

west gate

MIND  
MILANO INNOVATION DISTRICT

# Horizon



# Welcome to MIND - Milano Innovation District

A new milanese District  
and a model of urban  
regeneration responding  
to a vision of innovation  
and sustainable quality  
of life



# Imagine if...

▶ **PLAY VIDEO**



# A new milanese District and a model of urban regeneration responding to a vision of innovation and sustainable quality of life



## TO WORK

- 200,000 SQM of grade a offices (GLA)
- 20,000 SQM of co-working (GLA)
- 120,000 SQM of laboratories and light industrial (GLA)



## TO LIVE

- 1,500 BTR or serviced apartments
- 1,100+ student accomodation beds



## TO STAY

- 600 hotel rooms



## TO ENJOY

- 35,000 SQM of retail (GLA)



## PROJECT TARGETS

to deliver project in line with Resilient Cities Index



40 HECTARES of public open space



€50m+ investment in revenue generating infrastructure



€20m venture and social impact investing



60,000 people living and working



500+ innovation focused workers within the Village from 2021



10,000 daily users of hospital fully operational in 2021/2022







Village

West Gate



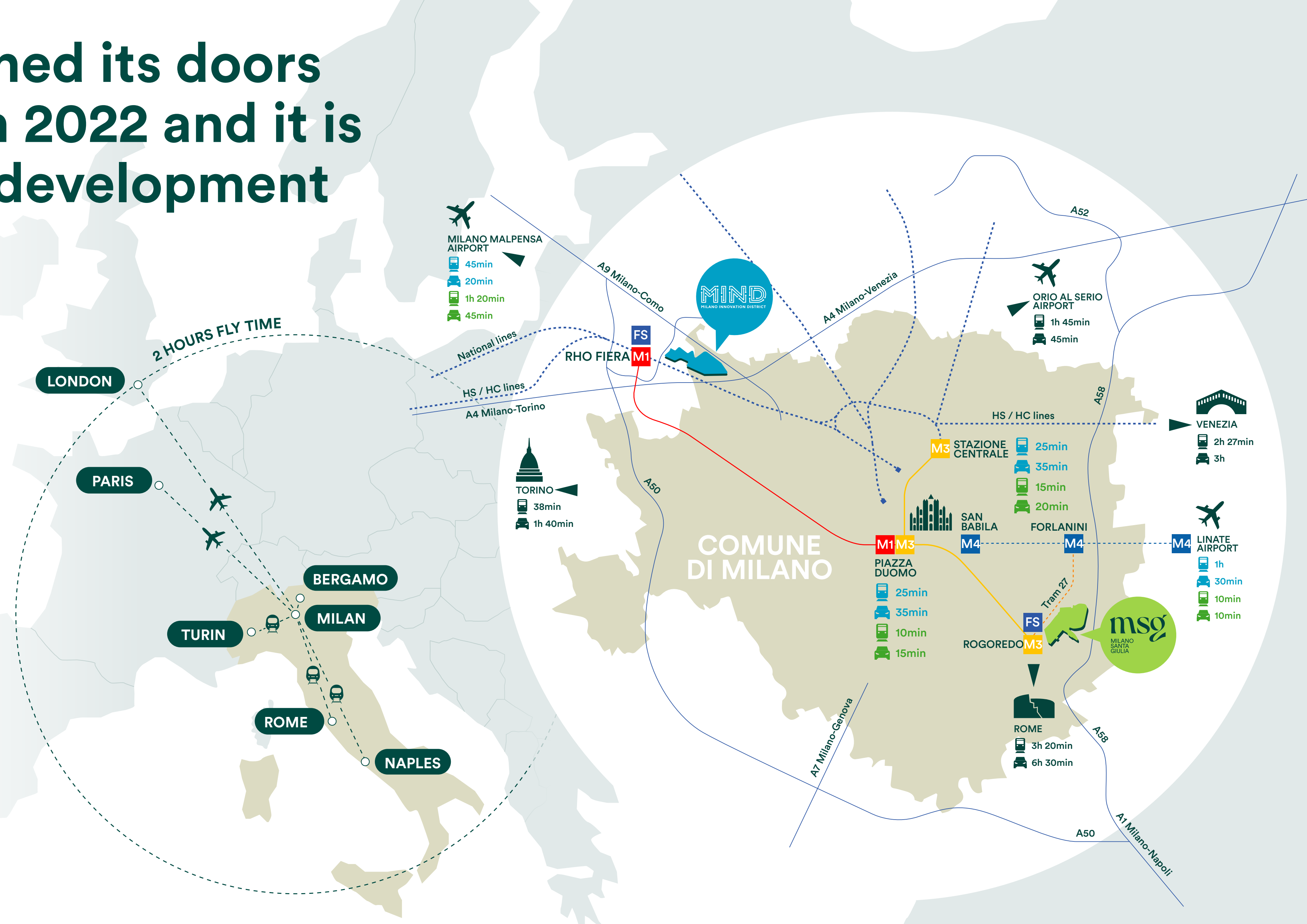
# MIND has opened its doors to the public in 2022 and it is continuing its development

Lendlease has chosen Milan for the development of 2 urban regeneration projects that share the same mission of defining a new urban model as well as a strategic position in the vibrant city outskirts.

-  3 international airports
-  5 interconnected metro lines
-  a dense road network
-  urban, suburban and high-speed train lines

**Distances**

- BERGAMO** – 45 min by car
- ROME** – 3h 20min by train
- NAPLES** – 5h by train





# MIND benefits from Milan's excellent infrastructure and transportation



## METRO DISTANCES

10min	M1 M5	Lotto
20min	M1 M2	Cadorna
24min	M1 M3	Duomo

## TRAIN DISTANCES

12min	Centrale station
16min	Garibaldi station
25min	Cadorna station

## LINES

S5	Varese-Milano-Treviglio
S6	Novara-Milano-Treviglio
S11	Chiasso-Como-Milano-Rho

## HIGH-SPEED RAIL DISTANCES

2h 47min	Venezia Santa Lucia
38min	Torino Porta Susa
3h 20min	Roma Termini

## AIRPORT DISTANCES

20min	Malpensa
30min	Linate
45min	Orio al Serio



## GALEAZZI-SANT'AMBROGIO HOSPITAL

(OPERATIONAL)

State of the art IRCCS hospital with over 500 beds

## CASCINA TRIULZA

(OPERATIONAL)

Existing heritage building dedicated to social association and activities

## THE HIVE

(OPERATIONAL)

Office + Retail

## HUMAN TECHNOPOLE

(OPERATIONAL,

FORECAST COMPLETION: 2028)

Life Sciences Research Centre

## UNIVERSITY OF MILAN

(FORECAST COMPLETION: 2026)

University of Milan's Science Campus

## MIXED USE ZONE 3

(FORECAST COMPLETION: 2031)

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

## MIXED USE ZONE 2

(FORECAST COMPLETION: 2028)

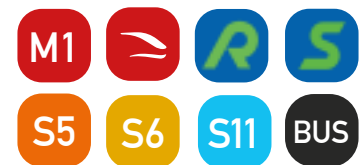
Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

## MIND MERLATA STOP

(FORECAST COMPLETION: 2026)

Location of Second Passante Stop

### TRANSPORT HUB Rho Fiera Milano



MOLO

BTR

HOTEL

HUB

ZENITH

HORIZON

C1

Village Pavilion

Paddock

The Value

Cocoon

Studio1

BIG THEATRE

S

west gate

FORECAST COMPLETION:  
2025 first part, 2027 second part

Commercial Workspace, Build-to-Rent, Light Industrial, Hotel and Placemaking Retail

MINDVILLAGE

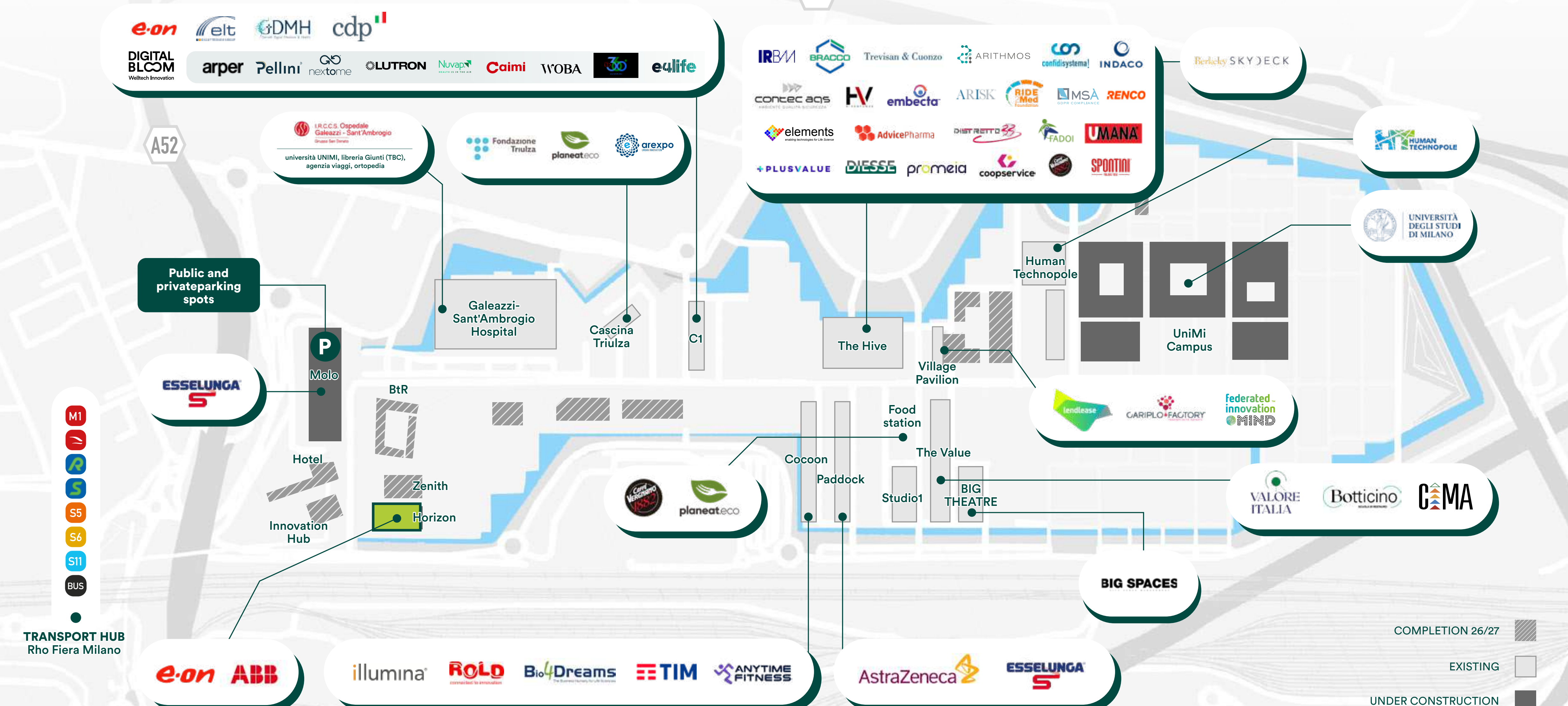
OPERATIONAL FROM:  
2022

Commercial Workspace, Laboratories, Retail, Amenities and Marketing Suite

- EXISTING
- ⋯ COMPLETION 26/27
- COMMERCIAL
- RESIDENTIAL
- RETAIL
- HOTEL
- LIGHT INDUSTRY-LAB
- STUDENT HOUSING
- PUBLIC PROGRAMME
- PUBLIC PROGRAMME PARKS
- PARKING
- TECHNOPOLO

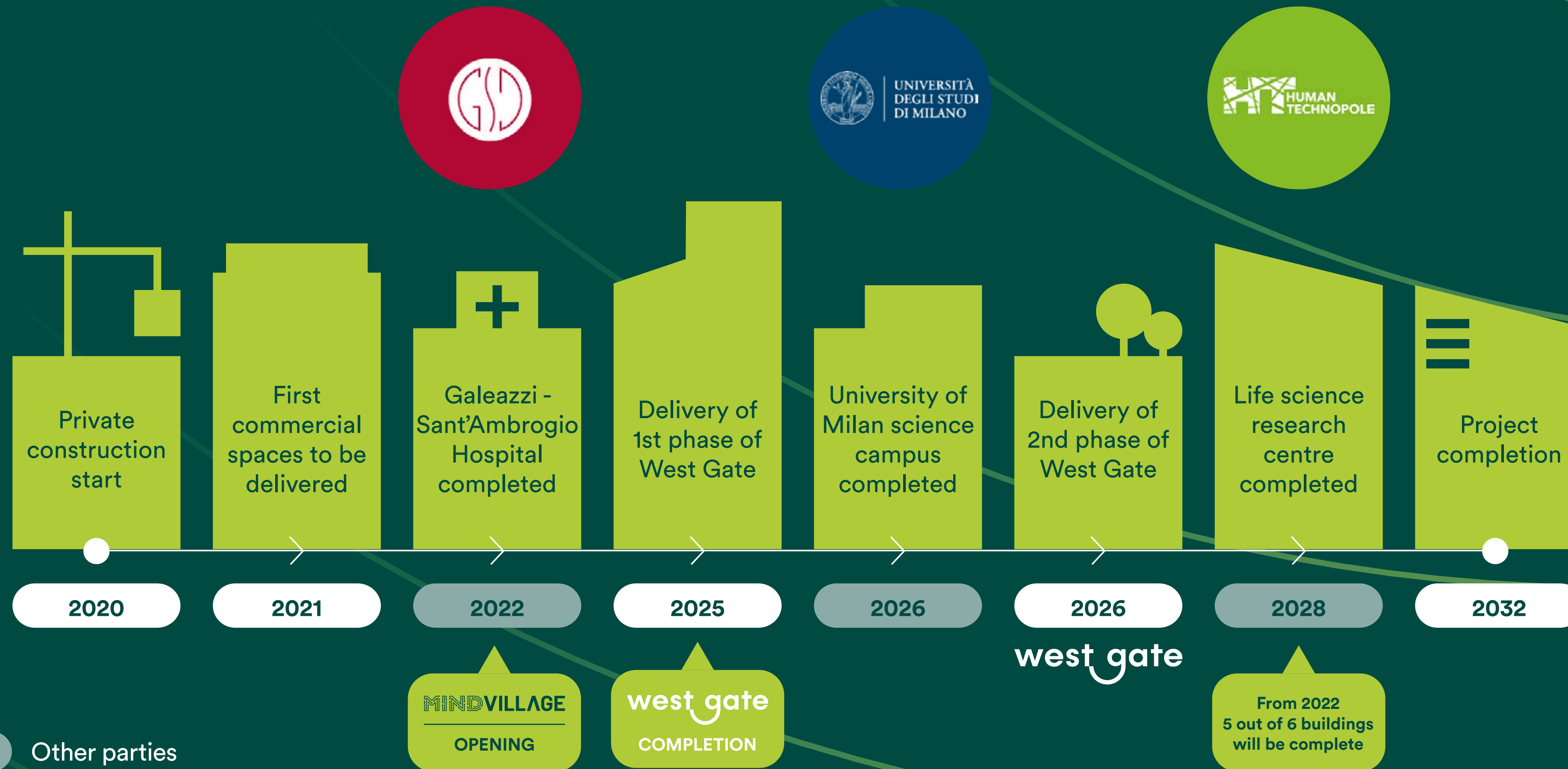


# Visionary corporates have already chosen MIND as their home. They are the Minders





# MIND has opened its doors to the public in 2022 and it is continuing its development



● Lendlease

● Other parties



# The entire area will host a diverse mix of services that will generate life and buzz



**MIND SHUTTLE STOPS** | 1. Transport Hub | 2. Cascina Triulza - Arexpo - C1 | 3. Mind Village | 4. Palazzo Italia - Human Technopole

<p><b>AUDITORIUM</b></p> <p>Large spaces for conferences, meetings and events</p> <ul style="list-style-type: none"> <li>Galeazzi</li> <li>Cascina Triulza</li> <li>Digital Bloom</li> <li>Palazzo Italia</li> </ul>	<p><b>PLAYGROUND AREA</b></p> <p>Space dedicated to sport activity</p> <ul style="list-style-type: none"> <li>2 basketball fields</li> <li>1 volleyball field</li> <li>Chess</li> <li>Ping Pong</li> <li>Gym</li> </ul>	<p><b>SERVICE POINT</b></p> <p>Inside you will find:</p> <ul style="list-style-type: none"> <li>Laundry room</li> </ul>	<p><b>FOOD STATION</b></p> <p>Space dedicated to tasting and meeting</p> <ul style="list-style-type: none"> <li>Bar</li> <li>Restaurant</li> </ul>	<p><b>COMMON AMENITIES</b></p> <ul style="list-style-type: none"> <li>Water house</li> <li>Fountain</li> <li>EV charger</li> <li>Bike racks</li> <li>Changing room</li> <li>Creche</li> </ul>	<p><b>STORES</b></p> <ul style="list-style-type: none"> <li>Grocery</li> <li>Retail</li> <li>Bookshop</li> </ul>
--	---	---	--	---	--



# MIND offers meeting rooms of different sizes and other fully-equipped spaces to host your next big event





# **MIND** **Ecosystem**

**A global excellence  
in lifescience  
to propel innovation**



# MIND Ecosystem: a global excellence in lifescience to propel innovation

Six anchors are driving MIND's development and will catalyze an influx of innovative companies and excellent projects.



arexpo URBAN INNOVATION + lendlease

99 YEARS

## Public-Private Partnership

BEST PRACTICE FOR INNOVATION DISTRICT SUCCESS



**(OPERATIONAL, COMPLETION: 2028)**  
The leading research institute for life sciences in Italy.



**(OPERATIONAL)**  
The leading hospital for orthopaedic and prosthetic surgery.



**(GROUNDBRAKING: OCT '23)**  
Public teaching and research University, top performer in the Life Sciences domain.



**(OPERATIONAL)**  
Innovation network for the third sector.



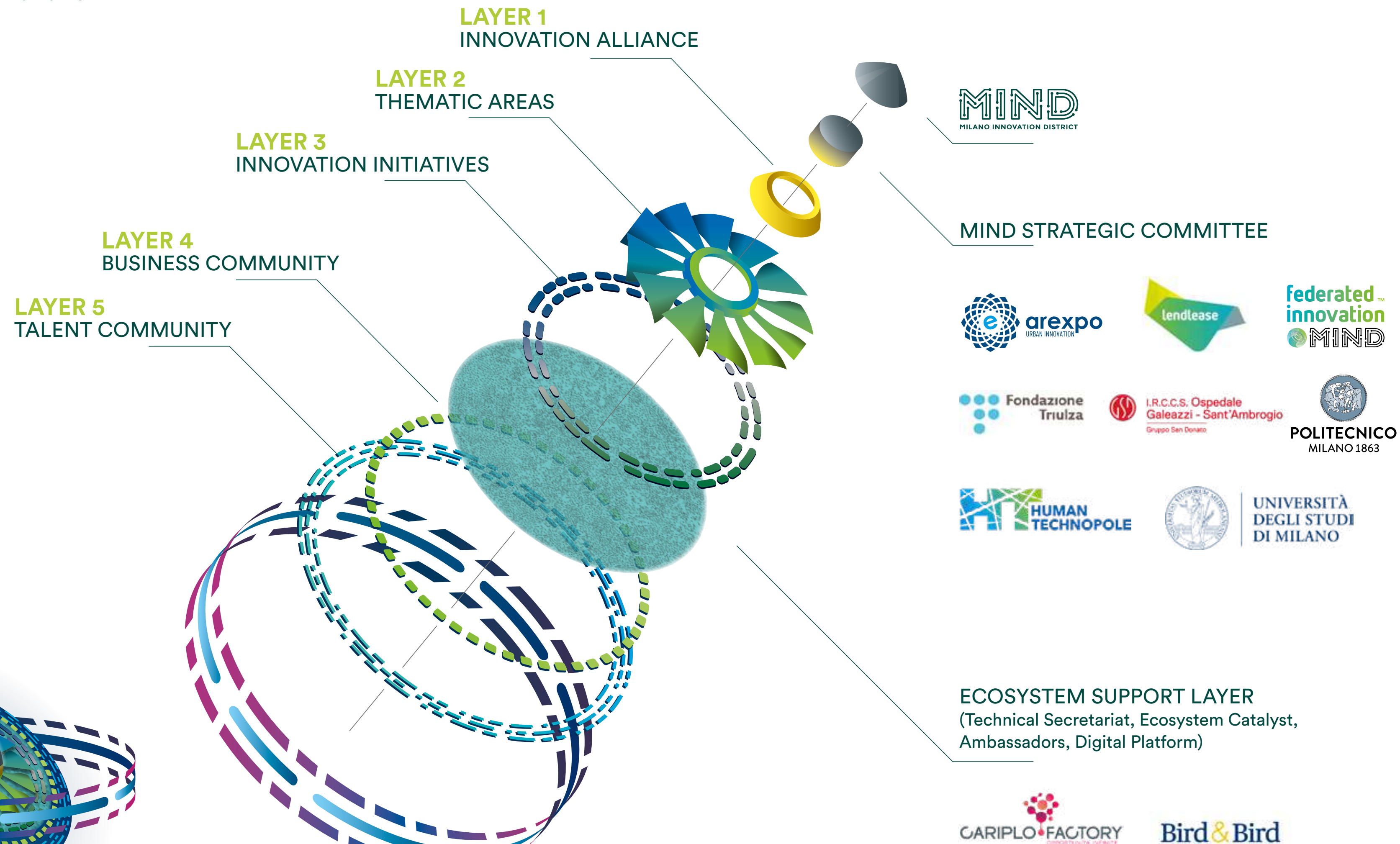
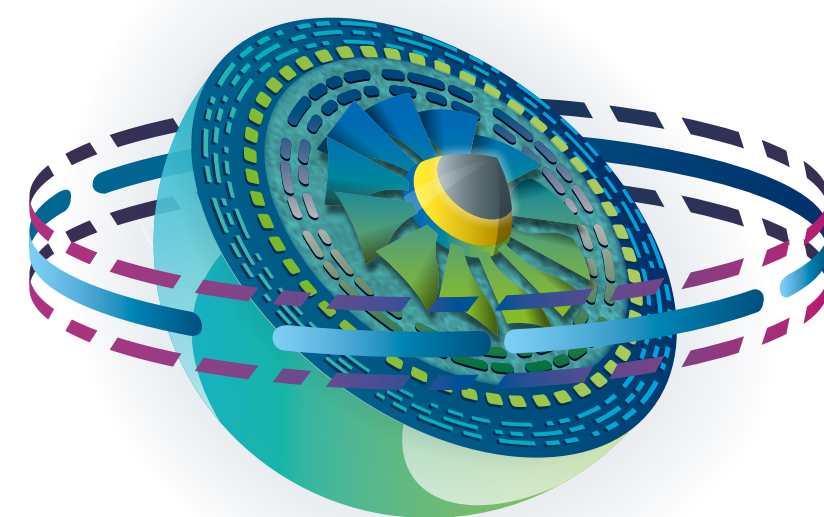
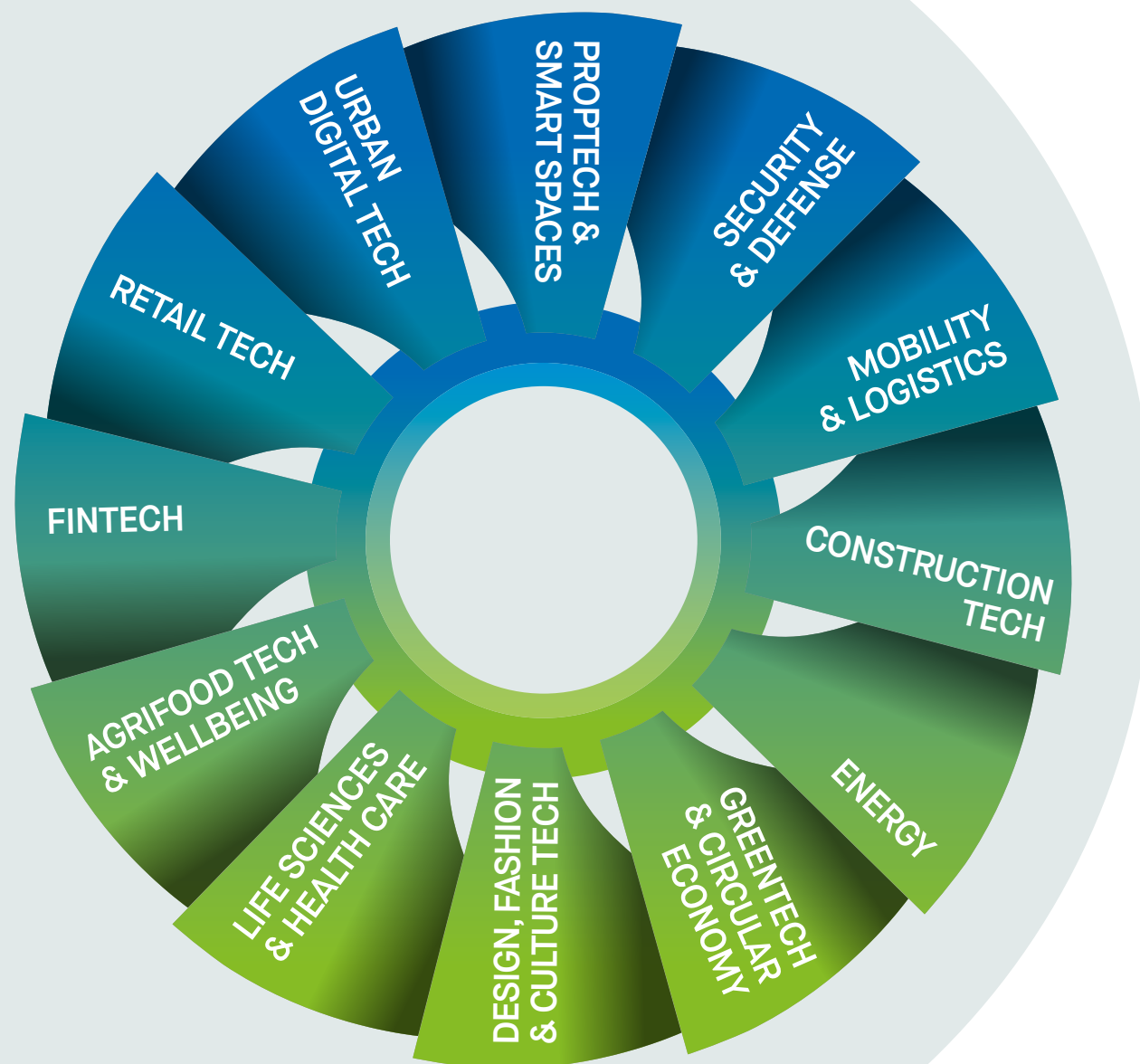
**(OPERATIONAL)**  
Innovation ecosystem of private entities in partnership with key public authorities.



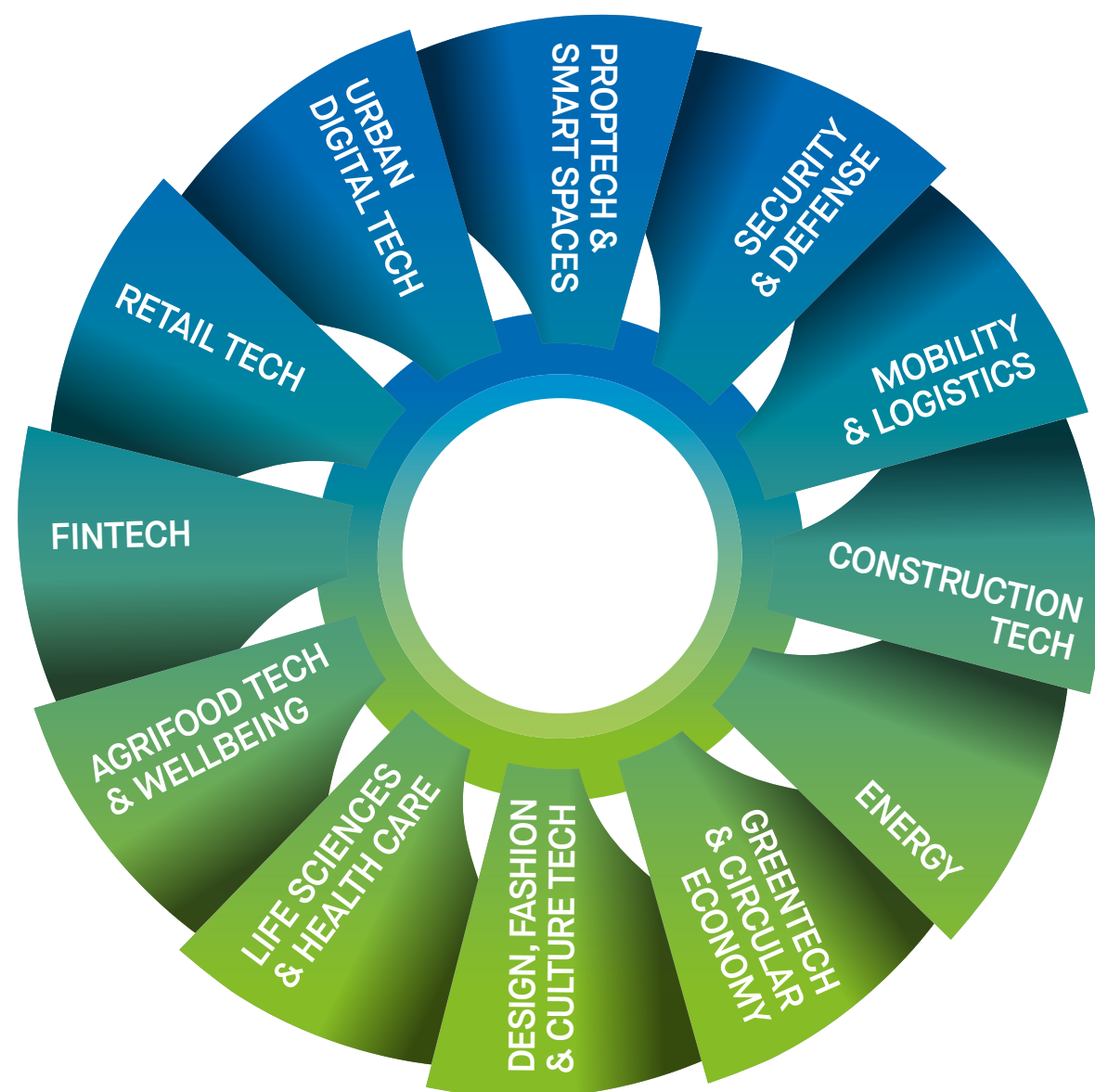
**POLITECNICO MILANO 1863**  
Public scientific-technological University, leader in teaching and research.



Federated Innovation@MIND is a space for innovation, a partnership of private and public entities born to turbocharge innovation in Lifescience and City of the Future.







**+ 5000**  
Average Employees

**+48%**  
Women employed

**+31%**  
Women presence at Board level

**+2M €**  
Average budget for R&D

**+40,000 €**  
Average budget for Federated Innovation projects

## Federated Innovation @MIND Members per Thematic areas

### AGRIFOOD TECH & WELLBEING



### CONSTRUCTION TECH



### ENERGY



### FINTECH



### GREENTech & CIRCULAR ECONOMY



### LIFE SCIENCES & HEALTH CARE



### MOBILITY AND LOGISTICS



### PROPTech & SMART SPACES



### RETAIL TECH



### SECURITY & DEFENSE



### URBAN DIGITAL TECH



### DESIGN, FASHION & CULTURE TECH





# WestGate: Nurturing innovation every day

The first mixed-use  
milestone  
carrying the whole  
District's vision





**Welcome to West Gate,  
the place to stay, work, live,  
connect and enjoy**



**MOLO**  
To work

Carpark bays	182
Office GLA	2,837 sqm
Office GLA	6,375 sqm
Retail GLA	2,700 sqm
<b>Total GLA</b>	<b>17,450 sqm</b>

**WG HOSPITALITY**  
To stay

**WG LIVING**  
To live

**ZENITH**  
To work

**HORIZON**  
To work

Office GLA	15.804 sqm
Labs GLA	1.868 sqm
<b>Total GLA</b>	<b>20.793 sqm</b>

**INNOVATION HUB**  
To work

**COMMON GROUND**  
To enjoy





# Connections and accessibility

Horizon building benefits from direct access to public transport hub, as well as taxi and delivery drop off.

The car park building (adjacent to Horizon) has direct access to the A52 motorway and local roads.

Internal mobility services are available today to facilitate connection across site and will be further implemented in line with site development. Here's the list of the existing ones:



## MIND SHUTTLE

e-shuttle service with 4 stops:  
Cargo 6 / Cascina - C1 / MIND Village / Palazzo Italia  
active 7.30 - 20.00 / monday - friday



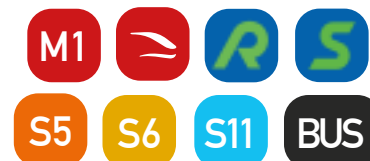
## MIND SHARING

e-mobility sharing service  
25 personal vehicles powered by Helbiz

## TRANSPORT HUB Rho Fiera Milano

(OPERATIONAL)

Metro, Regional and  
High Speed Rail



VEHICLE ACCESS  
(DIRECT FROM A52)



MOLO CAR PARK



HORIZON

IN

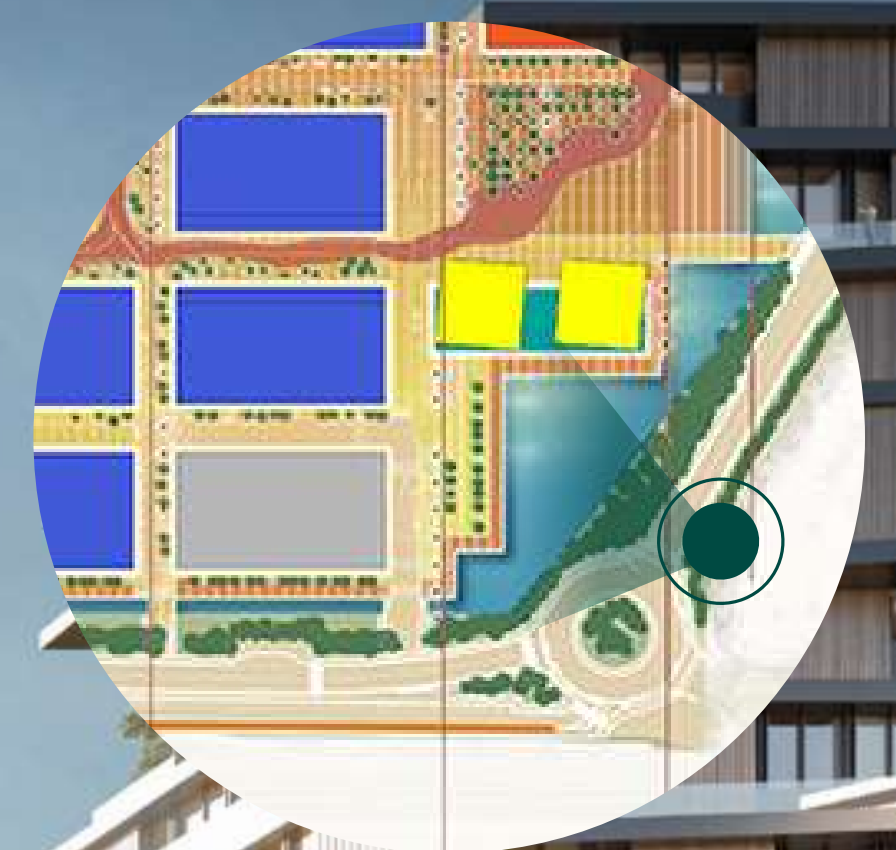
IN

OUT

DIRECT PEDESTRIAN LINK  
TO RHO FIERA STATION



WestGate will reshape your experience of urban life: come find your way of working, living, connecting and enjoying





# Something to do, all over the day



Services  
**22%**



Health  
& Beauty  
**4%**

F&B  
**26%**



Mobility  
**8%**



Households  
**14%**



F&B Refuel  
**6%**

Personal  
items  
**17%**

Electronics  
**3%**













# MIND will be an urban pilot for the European green transition.

It will bring together the public and private sector and the European Investment Bank to advance the following environmental criteria. Lendlease has established a series of indicators and monitoring tools to ensure that these ambitions are being realised on the way to absolute zero.



## Energy performance

The whole electricity demand will be 100% renewable



## Resource management

No waste approach and high standard recycling objective



## Green mobility strategy

Fully electric transport onsite, walkable and cyclable routes



## Water management strategy

Integrated strategy to reduce sitewide potable water demand



## Embodied carbon in construction

50% reduction against RICs carbon footprint benchmarks



## Resilience to extreme weather

Masterplan considers the effect of heat islands and urban flooding



## One Health principles approach

MIND is designed to increase both people and planet's wellbeing



## Engagement and behavioural change

Engaging audience to take the greenest and healthiest choices



## Environmental impact transparency

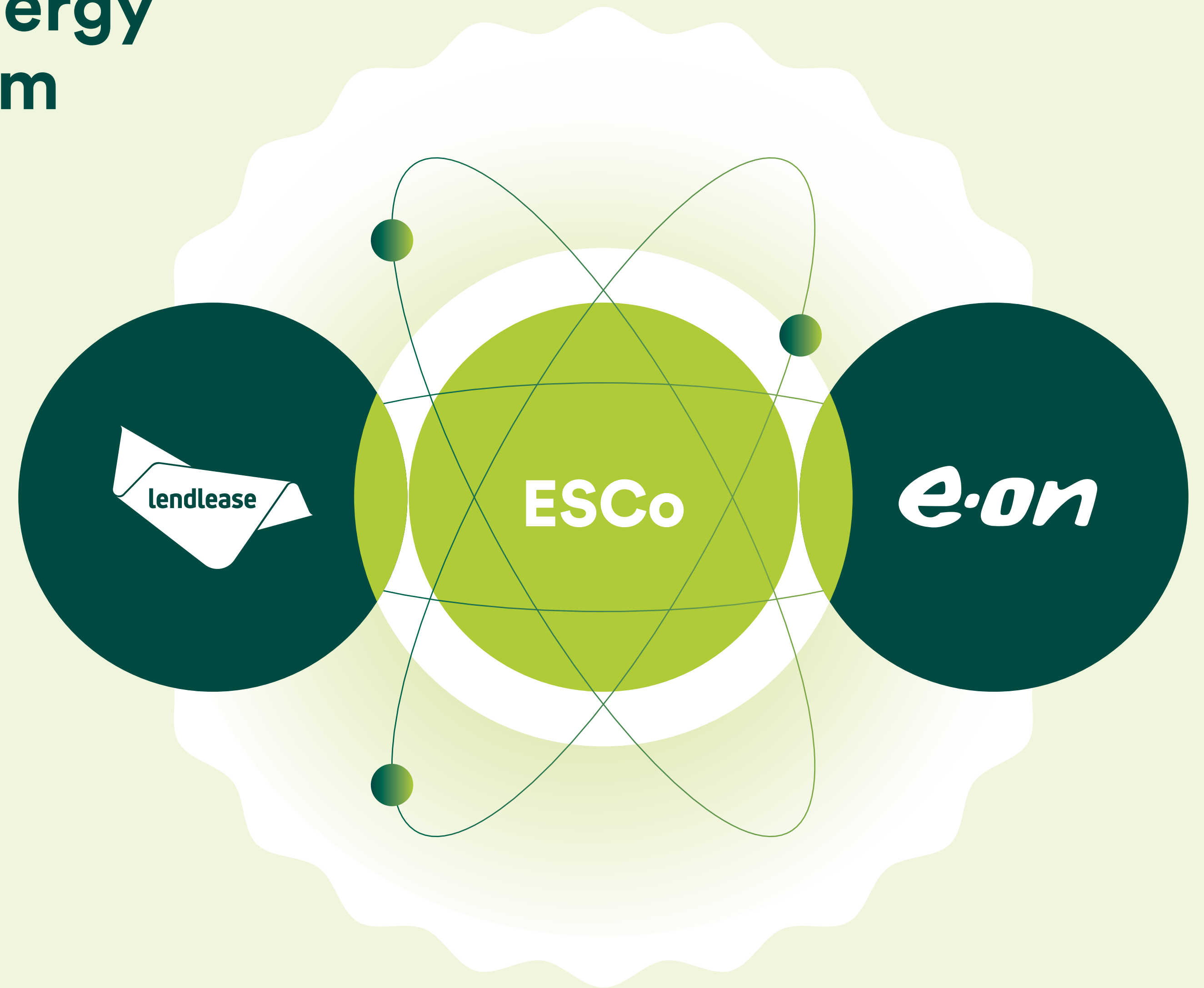
Impact will be monitored and verified by third independent party



# Lendlease and Eon together to provide new and clean energy to the entire MIND ecosystem

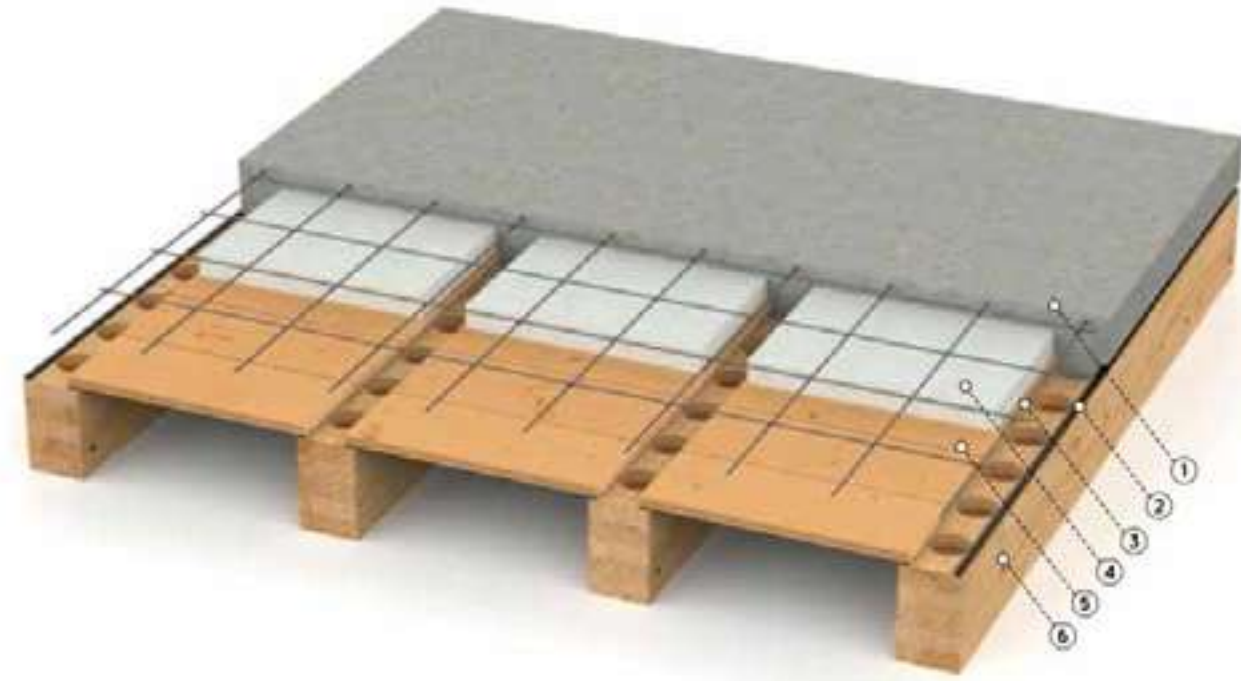
Thanks to E.ON's **ectogrid<sup>TM</sup> technology**, ESCo will supply buildings with thermal vectors, for heating and cooling, produced with energy from 100% renewable sources.

Compared to a traditional energy production system, this innovative technology will result in a reduction of around **10,000 tons of CO2 emissions** annually, equivalent to the energy consumption emissions of 3,350 households.





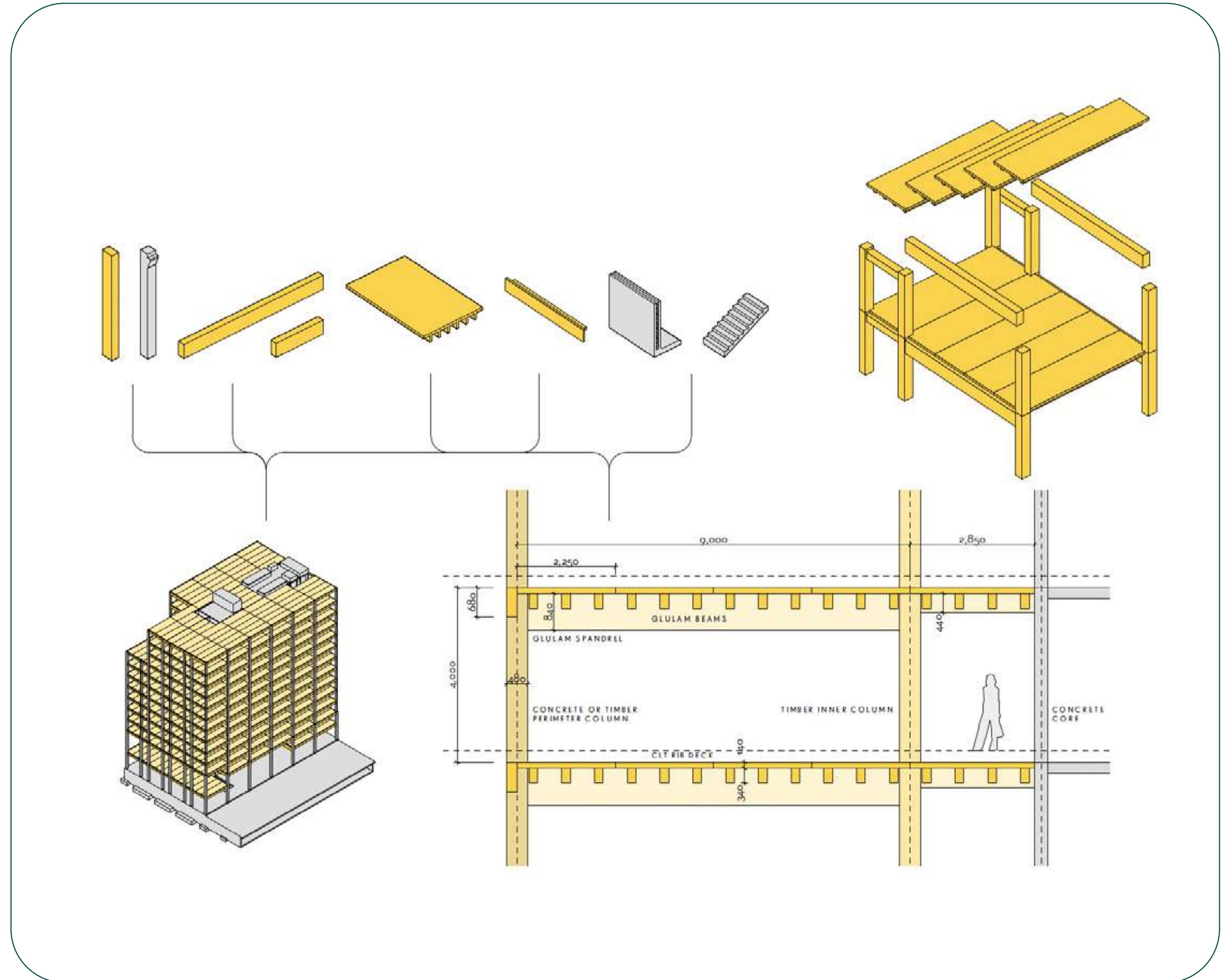
# WestGate buildings implemented a DFMA structural system



Prepanel is a totally precast element composed by:

- **Glulam beams**
- **20-25 mm timber boards**
- **Precast reinforced concrete screed (dry)**
- **Structure is compliant to DFMA\***

\*(Design for Manufacture and Assembly) the elements of a building are created in manufacturing environment improving efficiency, and construction time reducing waste of materials





West Gate  
office space

Where  
ideas have  
space to grow,  
blossom  
and spread



# Horizon

## To work







**Horizon is convinced with State-of-the-art materials and design principles to respect the environment and sustain humans**







**Work & leisure, formal & casual,  
privacy & openness: the contrasts  
innovation relies on to spark**







## Stacking plan

GLA sqm

8	Office	1,851
7	Office	2,325
6	Office	2,325
5	Office	2,325
4	Office	2,325
3	Office	2,325
2	Office	2,325
1	Office	1,868
0	Lobby	1,760
B1	Basement	1,359





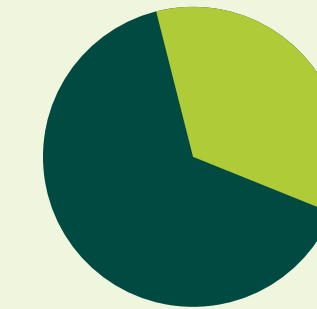
# Monotenant layout



● Toilets ● Stairways, elevators

Please consider that the floorplan can adjust minimal variations according to the development engineering of the project.

- Support spaces:**
- 3 L meeting rooms
  - 4 M meeting rooms
  - 4 S meeting rooms
  - 8 phone booths
  - 2 quiet rooms
  - 2 copy areas
  - 2 project space
  - 2 wardrobes
  - 1 lockers room
  - 1 break area



**31%**

**69%**

**Work desks:**  
96 desks  
19 closed offices

Open spaces

Closed spaces

**83%**

**17%**

Max floor crowding: **257**

Total desks: **135**



# Bitenant layout



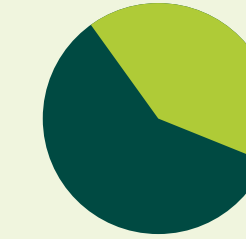
● Toilets ● Stairways, elevators

Please consider that the floorplan can adjust minimal variations according to the development engineering of the project.

## Tenant 1

Support spaces:  
 2 L meeting room  
 2 S meeting room  
 1 modular meeting room  
 2 phone booths

1 quiet room  
 1 copy area  
 1 wardrobe  
 1 lockers room  
 1 break area



44%

56%

Work desks:  
 48 desks  
 5 closed offices  
 4 reserved desks

Open spaces

92%

Closed spaces

8%

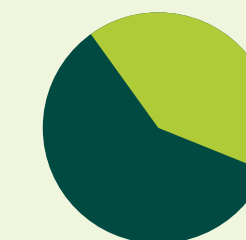
Max floor crowding: **128**

Total desks: **72**

## Tenant 2

Support spaces:  
 2 L meeting room  
 2 S meeting room  
 2 modular meeting room  
 2 phone booths

1 quiet room  
 1 copy area  
 1 wardrobe  
 1 lockers room  
 1 break area



45%

55%

Work desks:  
 24 desks  
 6 closed offices  
 4 reserved desks

Open spaces

96%

Closed spaces

4%

Max floor crowding: **128**

Total desks: **72**



# Horizon

## 4.1.1

Offices: Class A Open spaces

### LOCATION:

West Gate, MIND  
Milano Innovation District  
Milan Municipality

Metro every 4minutes to Duomo,  
5 minute by train to/from Milano Centrale.  
30 minutes to Linate, 35 minutes to Milano Malpensa Airport

### PROPOSED COMPLETION DATE:

Q1 2026

### TOTAL AREA GLA:

20,793 sqm (GLA Global - Revision 16)

### Context

- Connectivity
- Public space
- Visibility
- Common ground

### Low impact

- Passive Design
- Low Embodied Carbon
- Life Cycle Positive

### Health & Wellbeing

- Green areas
- LEED, WELL, Wired Score
- Walkability

### FLOOR PLATES:

Typical floor plates are approximately GLA: **2,325 sqm**  
Maximum workplace density Nia: **1:8**  
Efficiency Nia/Gia: **85%**  
Soft spots for interconnecting stairs

### BUILD QUALITY:

BOMA International Investment Class A  
Shell & Core + Category A fitout including raised floor, finished lobby and amenities.  
Provision for ceiling up to 2700 high, 3500 high.

### TIMBER FLOOR DECKS:

Reinforced concrete core, in correspondence with the stairwells, elevators and technical areas and made of cast in place reinforced concrete. Typical floor decks until L2 in reinforced concrete cast in place slab and precast timber from L3 to Roof.

### AIR QUALITY:

Fresh air supply: **1.5 l/s m2**  
with potential to increase to  $\approx 2$  l/s m2 on some floors (3).

Passive chilled beams and operable windows.

### PRIVATE CARPARK BAYS:

**182 bays available**

Includes electric vehicles and car share spaces for entire building.

### LIFTS AND SECURITY:

- Destination control
- Touchless access controls
- Designed to CIBSE Guide D standards

### AMENITIES:

- Lobby

### WEST GATE AMENITIES:

- Active ground floor
- End of trip facilities
- Childcare

### ENVIRONMENTAL TARGETS:



**LEED:** Gold & Platinum  
**WELL:** Gold  
**WIRED:** Platinum



# Horizon

## 4.1.1

### Offices: Class A Open spaces

#### ARCHITECTURE:

The permeable lobby is the building's distinctive element.

- The double-height glazing emphasises its visual permeability, just as the permeability of the pedestrian pathways within the building becomes an innovative element with respect to canonical urban space.

**2 restroom blocks, 4 toilets + 1 handicap accessible toilet**

**6 lifts + 1 freight lift**

#### STRUCTURES (DFMA):

The interior and elevated structure of the building (floors, beams and columns) are made of wood.

- Building designed considering a life cycle assessment and to respond positively to the Carbon Strategy.

**basement and core:** reinforced concrete

**ground floor-2nd floor:** beams and pillars are in reinforced concrete, while the floors are in wood

**upper floors:** the structure is made entirely of wood

The outdoor spaces on the roof will host air handling units

#### FLOORS:

raised, excluding floor finish (carpet, PVC or other); 11 cm sub-floor space

#### FALSE CEILINGS:

not envisaged, the systems will be visible on the wooden structure.

#### MECHANICAL PLANTS:

ACTIVE COLD BEAM HEATING AND COOLING  
WITH BMS SYSTEM

SMOKE AND HEAT EVACUATION

DOMESTIC WATER SUPPLY

SEWERAGE AND RAINWATER DISCHARGE

PRESSURISATION OF SMOKE-PROOF FILTERS

FIRE EXTINGUISHING SYSTEM, WITH AUTOMATIC  
EXTINGUISHING VIA DRY SPRINKLERS

LED LIGHTING WITH DALI SYSTEM

EVAC, CCTV, BMS, INTRUSION  
AND ACCESS CONTROL SYSTEM

PHOTOVOLTAIC SYSTEM ON THE ROOF

CENTRALISED AIR TREATMENT SYSTEM

MECHANICAL VENTILATION AND EXTRACTION



# View from Central Piazza / Rho Fiera entrance





# View from external loop





# Virtual tour: external

VIEW FROM CENTRAL PIAZZA / RHO FIERA ENTRANCE



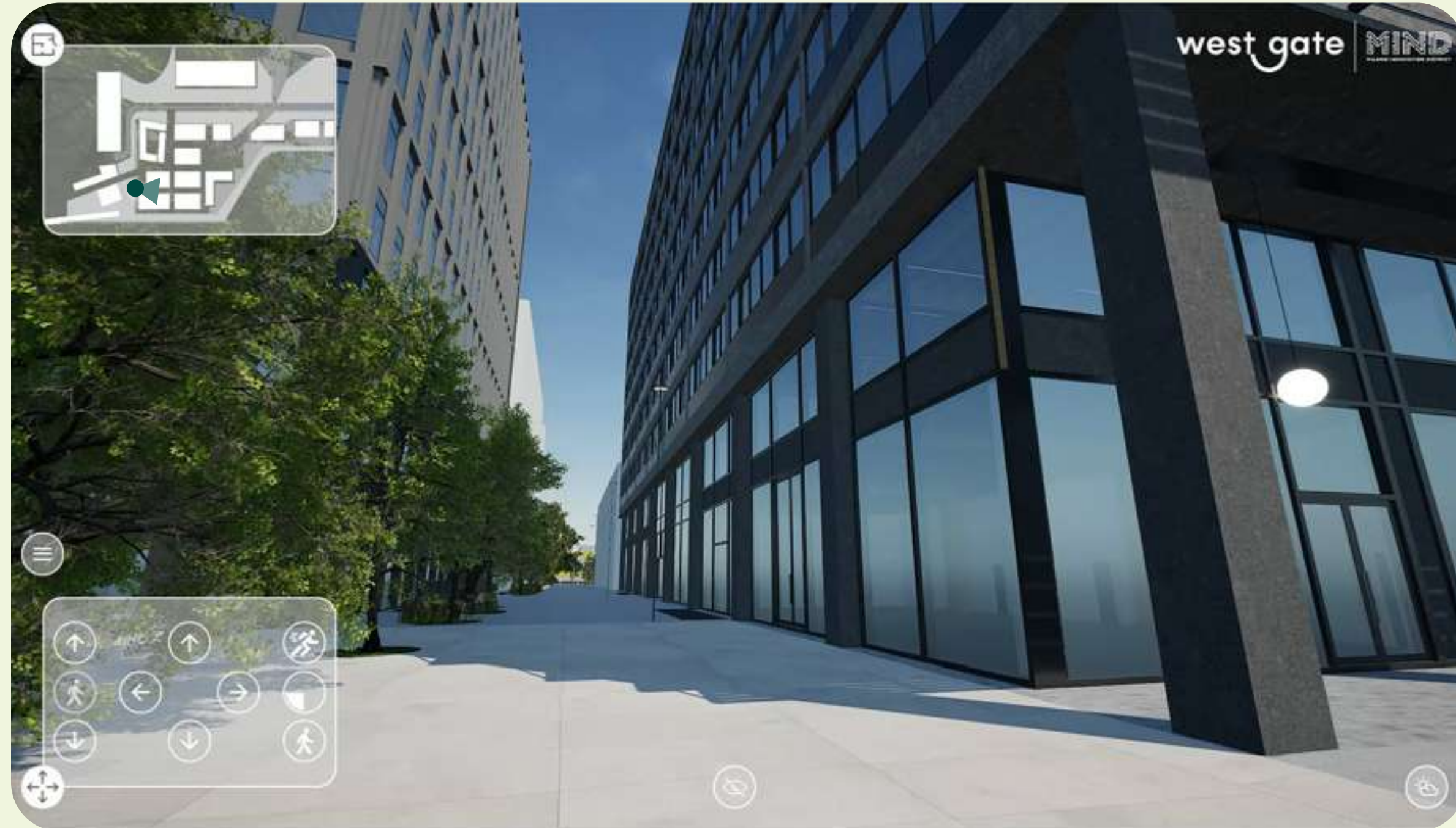
HEADING TO HORIZON FROM CENTRAL PIAZZA





# Virtual tour: external

HEADING TO HORIZON FROM CENTRAL PIAZZA - ENTRANCE



VIEW BACK TO CENTRAL PIAZZA





# Virtual tour: internal





# Virtual tour: internal





# Virtual tour: internal





# Virtual tour: internal







# Thank you

## Disclaimer

This presentation has been prepared and issued by Lendlease Europe Holdings Limited (“LEHL”). None of LEHL, Lendlease, nor any of their respective associates or directors makes any warranties or representations regarding the timeliness, quality, accuracy or completeness of the information in this document. Recipients must make their own independent assessment, after making such investigations as they deem necessary (including independent analysis of any other information they consider relevant). This presentation does not constitute a recommendation by, or advice from LEHL, Lendlease, nor any of their respective affiliates, associates or any other person to any recipient of this presentation. Investors and recipients of this presentation must rely on their own representatives and advisers, including their own legal advisers and accountants, as to legal, tax and related matters.

In particular, any targets, projections, estimates, forecasts and opinions necessarily involve significant elements of subjective judgement, assumptions as to future events and analysis, which may or may not be correct and each recipient of this presentation should satisfy itself in relation to such matters. There are usually differences between projected and actual results and these differences may be material. Neither LEHL, Lendlease, nor any of their respective associates or directors guarantee the future success of any investments, the repayment of capital or any particular rate of capital or income return. Investment-type products are subject to investment risk, including the possible loss of capital invested. The information contained in this presentation is confidential and is provided for the exclusive use of the recipient.

This presentation may not be copied or distributed (except to the recipient’s professional advisers, who must be informed of its confidentiality) and the recipient and its professional advisers must keep confidential all matters contained within it which are not already in the public domain or subsequently become public other than through the fault of the recipient or its advisers.

By receiving and retaining this document, investors agree to be bound by and observe these confidentiality restrictions. Unless otherwise indicated, information contained in this presentation is current only as at the date of issue of this presentation.



# Contact us to discover more about your future office!

west gate

MIND  
MILANO INNOVATION DISTRICT

## EXCLUSIVE AGENTS:



Via Manzoni 37  
20121 Milano  
+39 02 6328141  
office@savills.it



Piazza A. Diaz 7  
20123 Milano  
+39 02 80 29 21  
office@dils.com

## Disclaimer

This presentation has been prepared and issued by Lendlease Europe Holdings Limited (“LEHL”). None of LEHL, Lendlease, nor any of their respective associates or directors makes any warranties or representations regarding the timeliness, quality, accuracy or completeness of the information in this document. Recipients must make their own independent assessment, after making such investigations as they deem necessary (including independent analysis of any other information they consider relevant). This presentation does not constitute a recommendation by, or advice from LEHL, Lendlease, nor any of their respective affiliates, associates or any other person to any recipient of this presentation. Investors and recipients of this presentation must rely on their own representatives and advisers, including their own legal advisers and accountants, as to legal, tax and related matters.

In particular, any targets, projections, estimates, forecasts and opinions necessarily involve significant elements of subjective judgement, assumptions as to future events and analysis, which may or may not be correct and each recipient of this presentation should satisfy itself in relation to such matters. There are usually differences between projected and actual results and these differences may be material. Neither LEHL, Lendlease, nor any of their respective associates or directors guarantee the future success of any investments, the repayment of capital or any particular rate of capital or income return. Investment-type products are subject to investment risk, including the possible loss of capital invested. The information contained in this presentation is confidential and is provided for the exclusive use of the recipient.

This presentation may not be copied or distributed (except to the recipient’s professional advisers, who must be informed of its confidentiality) and the recipient and its professional advisers must keep confidential all matters contained within it which are not already in the public domain or subsequently become public other than through the fault of the recipient or its advisors.

By receiving and retaining this document, investors agree to be bound by and observe these confidentiality restrictions. Unless otherwise indicated, information contained in this presentation is current only as at the date of issue of this presentation.