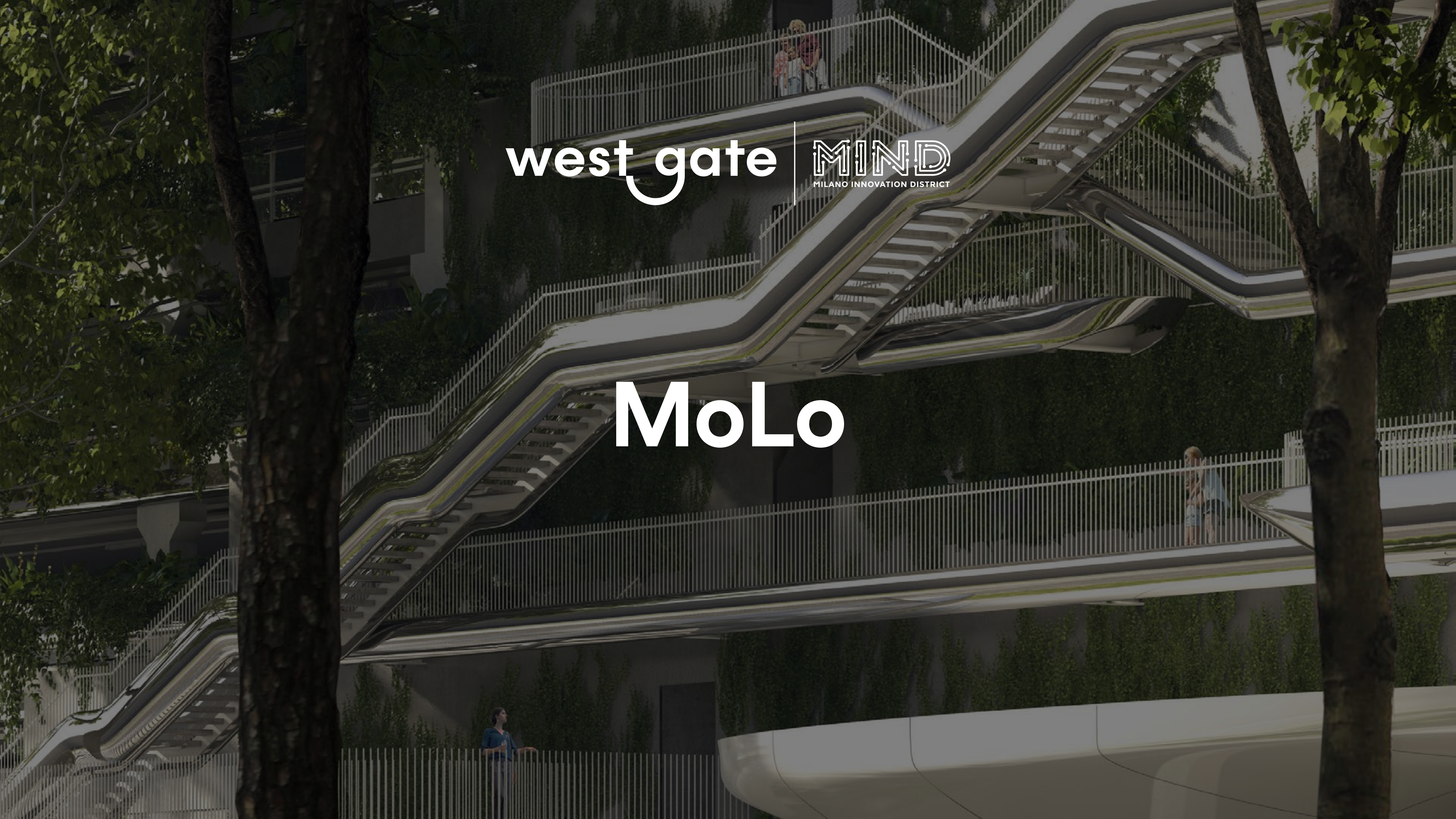


west gate

MIND
MILANO INNOVATION DISTRICT

MoLo



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



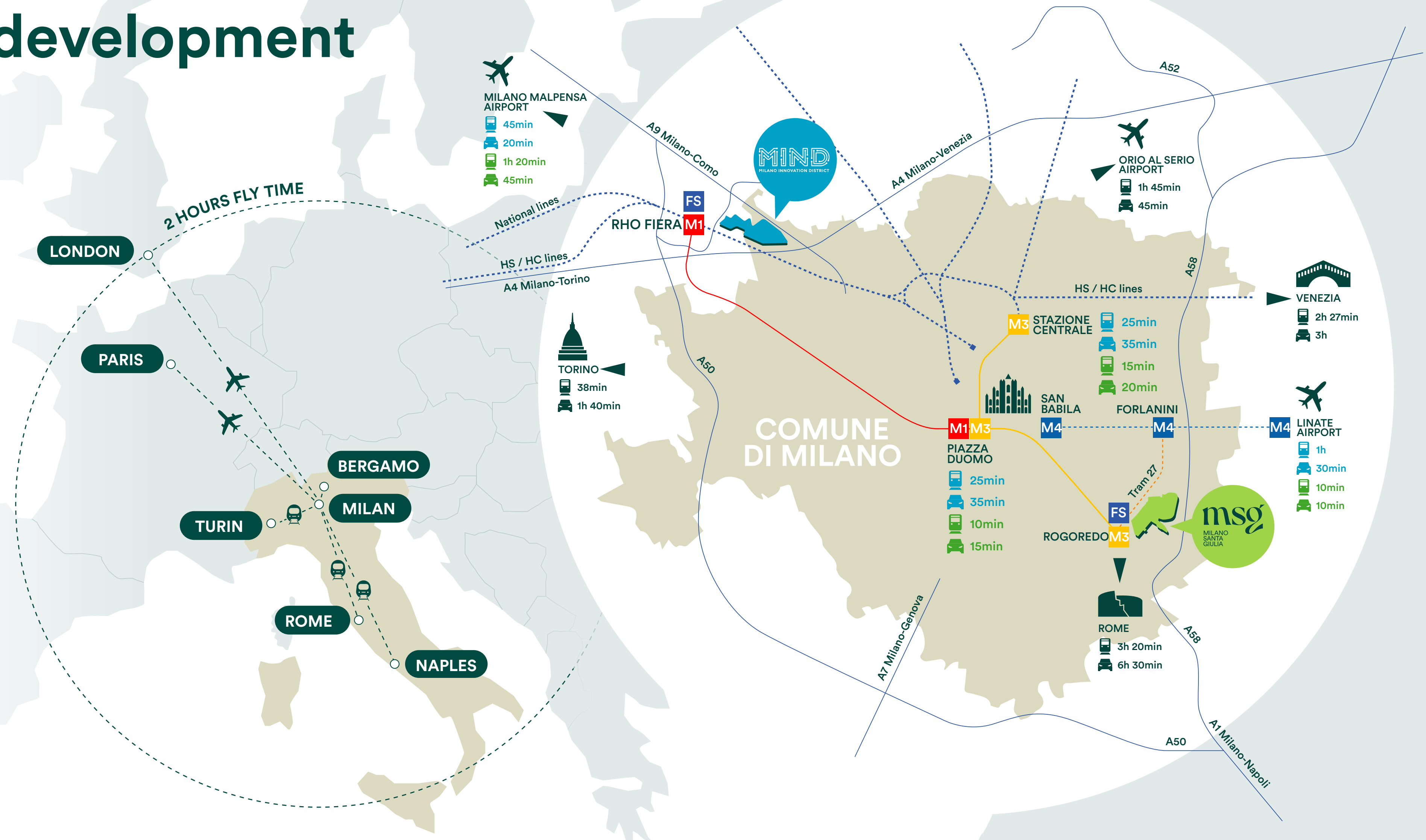
MIND has opened its doors to the public in 2022 and it is continuing its development

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

MOLO

HOTEL

HUB

BTR

C1

Village Pavilion

Paddock

The Value

Cocoon

Studio1

S

west gate

FORECAST COMPLETION:
2025 first part, 2027 second part

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

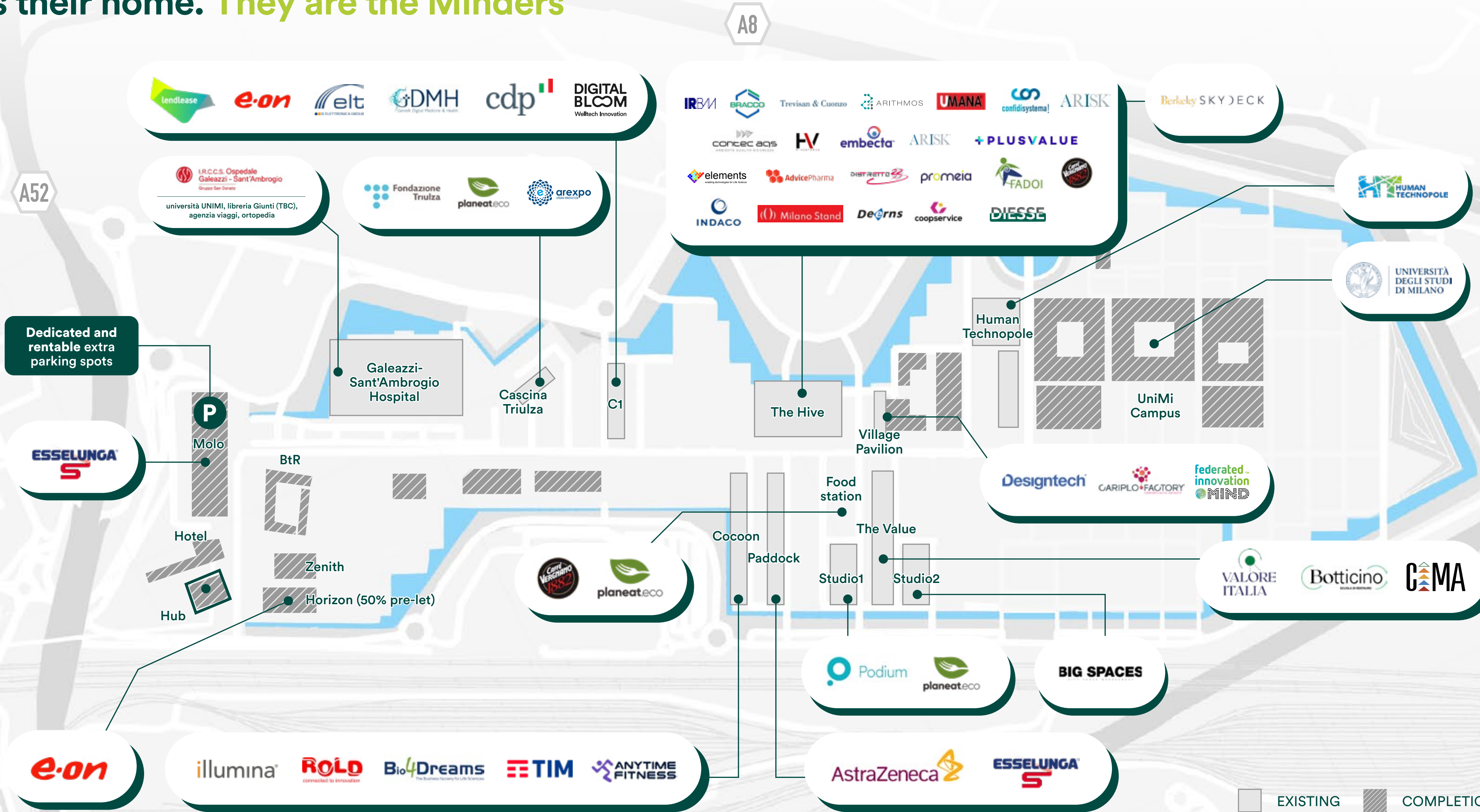
MINDVILLAGE

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

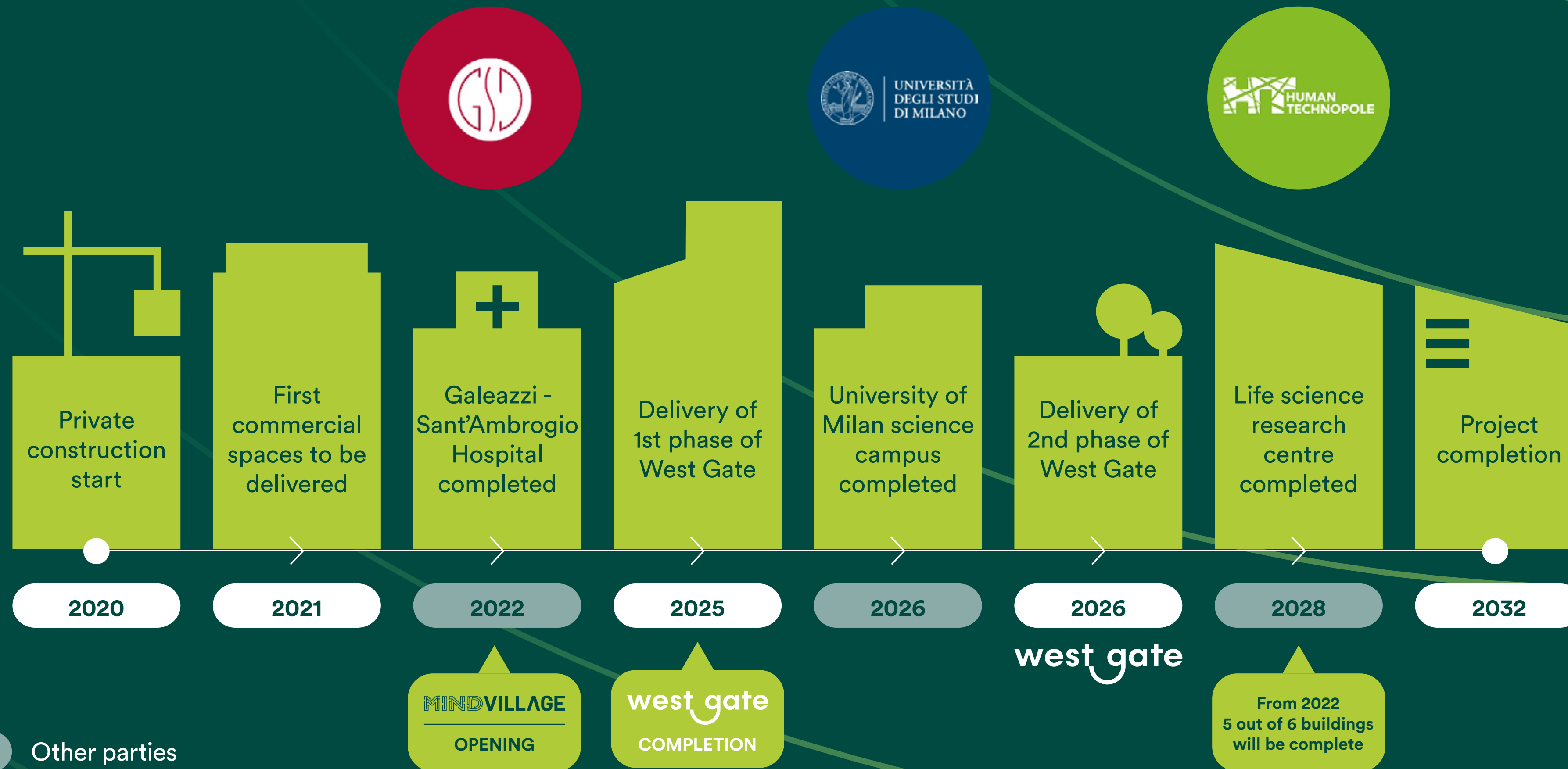


- M1
- S
- R
- S
- S5
- S6
- S11

TRANSPORT HUB
Rho Fiera Milano

EXISTING
 COMPLETION 26/27

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

A52

A8

A4



EXISTING
 COMPLETION 26/27

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

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



The leading research institute for life sciences in Italy.



The leading hospital for orthopaedic and prosthetic surgery.



Public teaching and research University, top performer in the Life Sciences domain.



Innovation network for the third sector.



Innovation ecosystem of private entities in partnership with key public authorities.

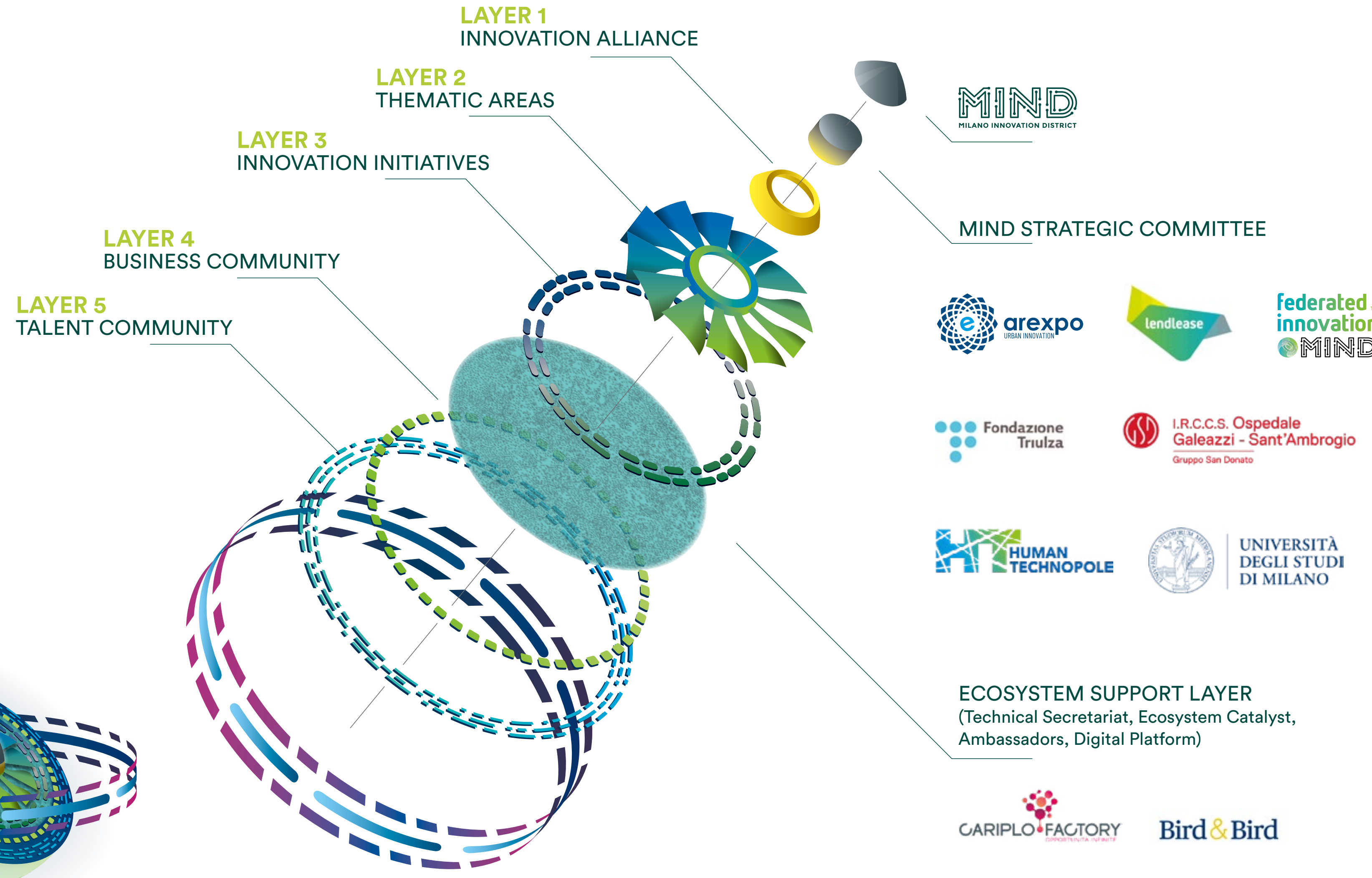
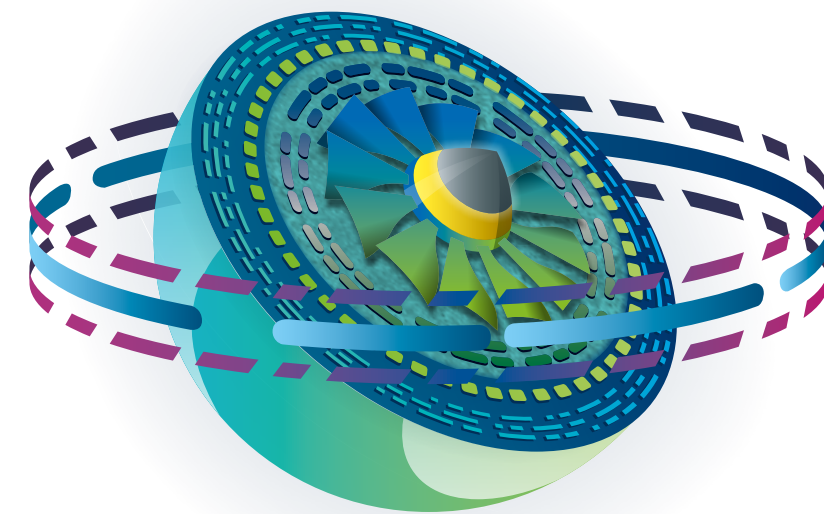
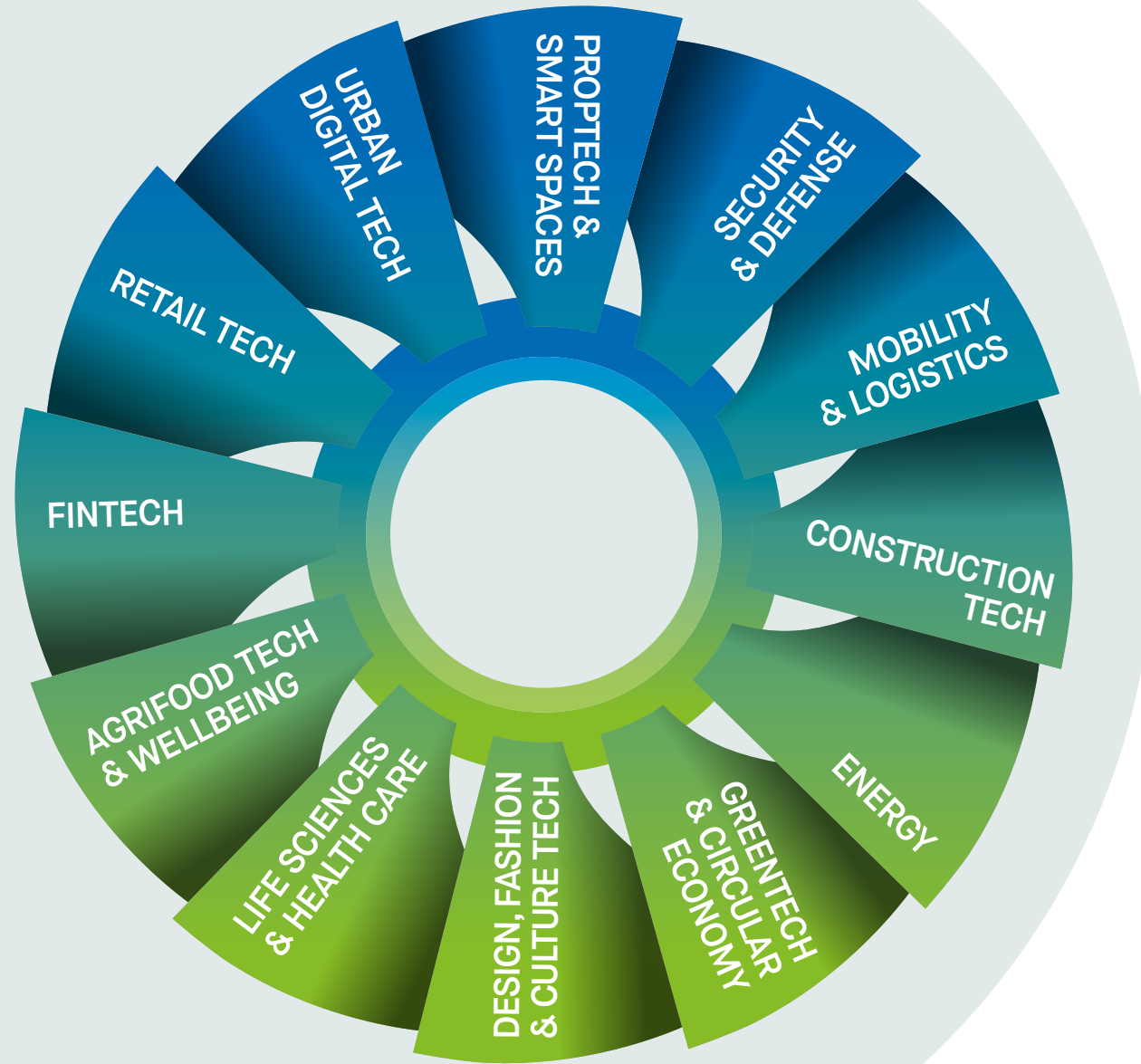


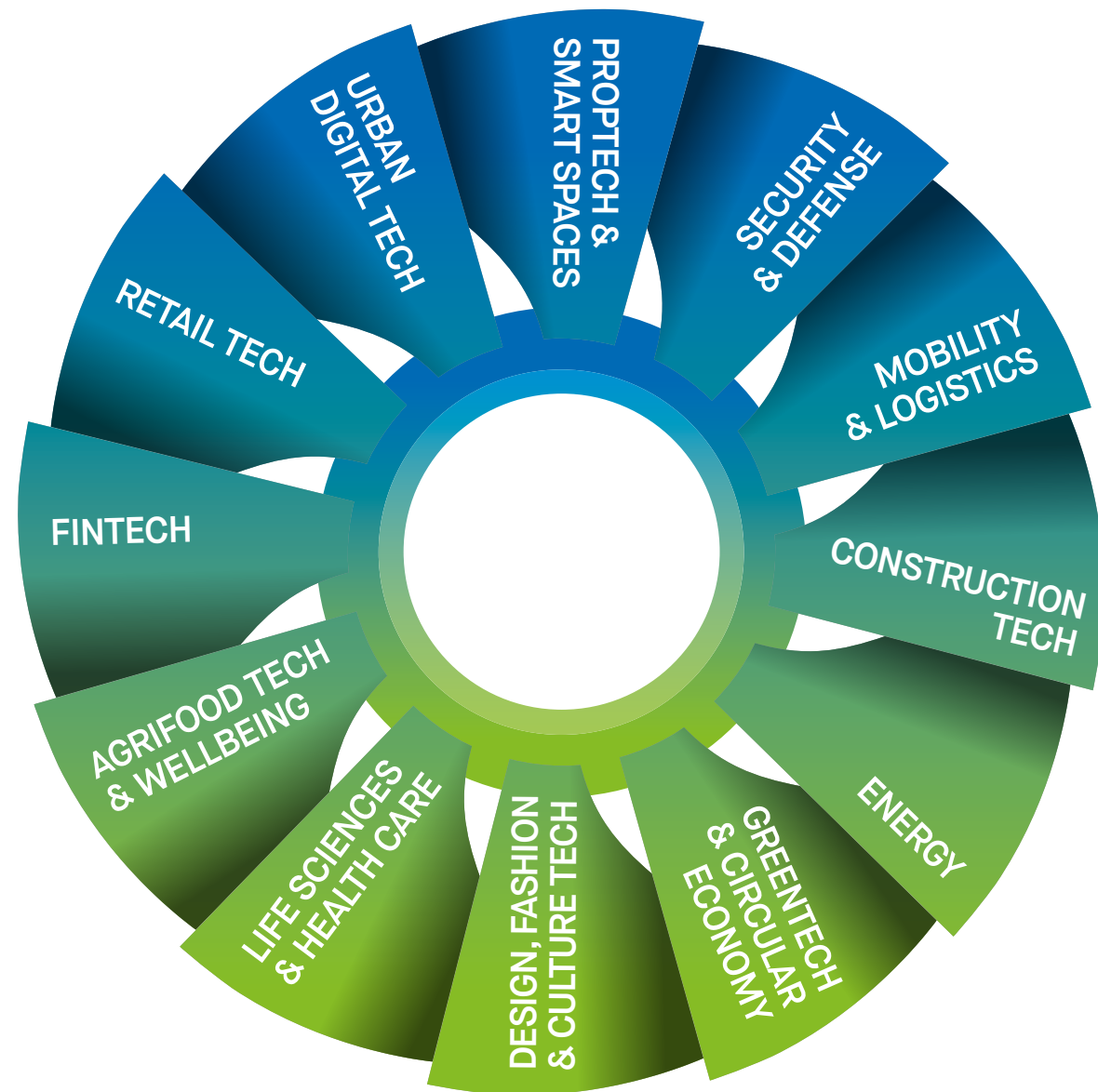
Public scientific-technological University, leader in teaching and research.



Arexpo owns the area where Expo Milano 2015 was held and has the task of developing MIND.

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

Office GLA	2,837 sqm
Office GLA	6,375 sqm
Retail GLA	2,700 sqm
Total GLA	17,450 sqm

WG HOSPITALITY
To stay

WG LIVING
To live

ZENITH
To work

Office GLA	20,767 sqm
Retail GLA	640 sqm
Total GLA	21,407 sqm

HORIZON
To work

Office GLA	20,218 sqm
Total GLA	20,518 sqm

INNOVATION HUB
To work

Office GLA	7,075 sqm
Retail GLA	760 sqm
Total GLA	7,835 sqm

COMMON GROUND
To enjoy



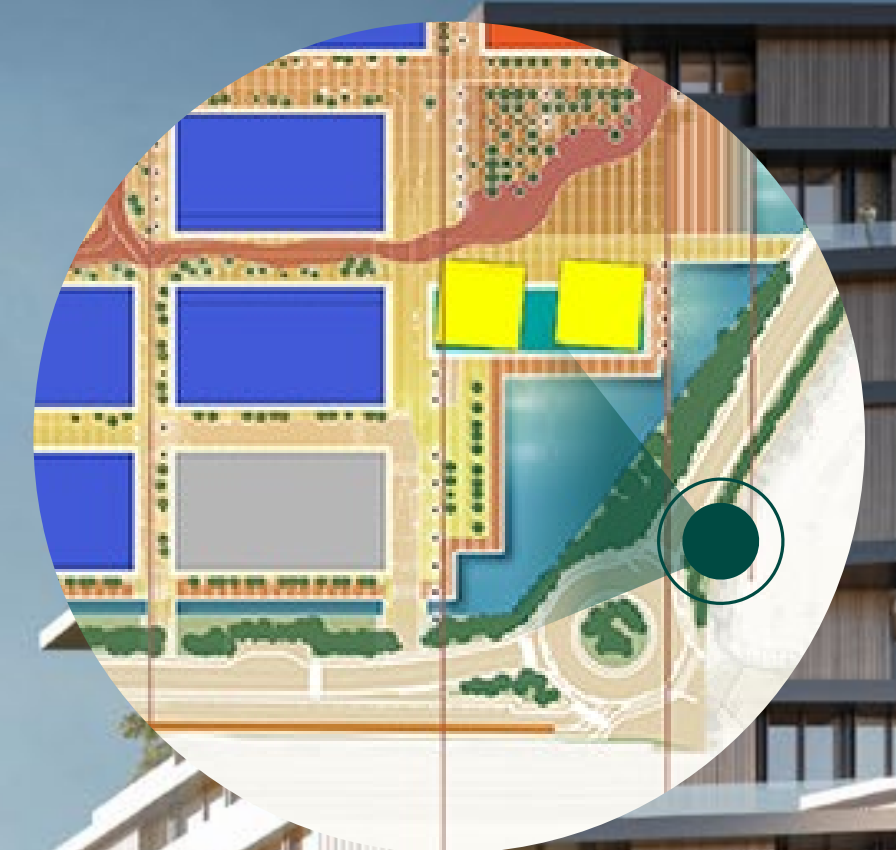
West Gate benefits from key location, accessibility and infrastructure

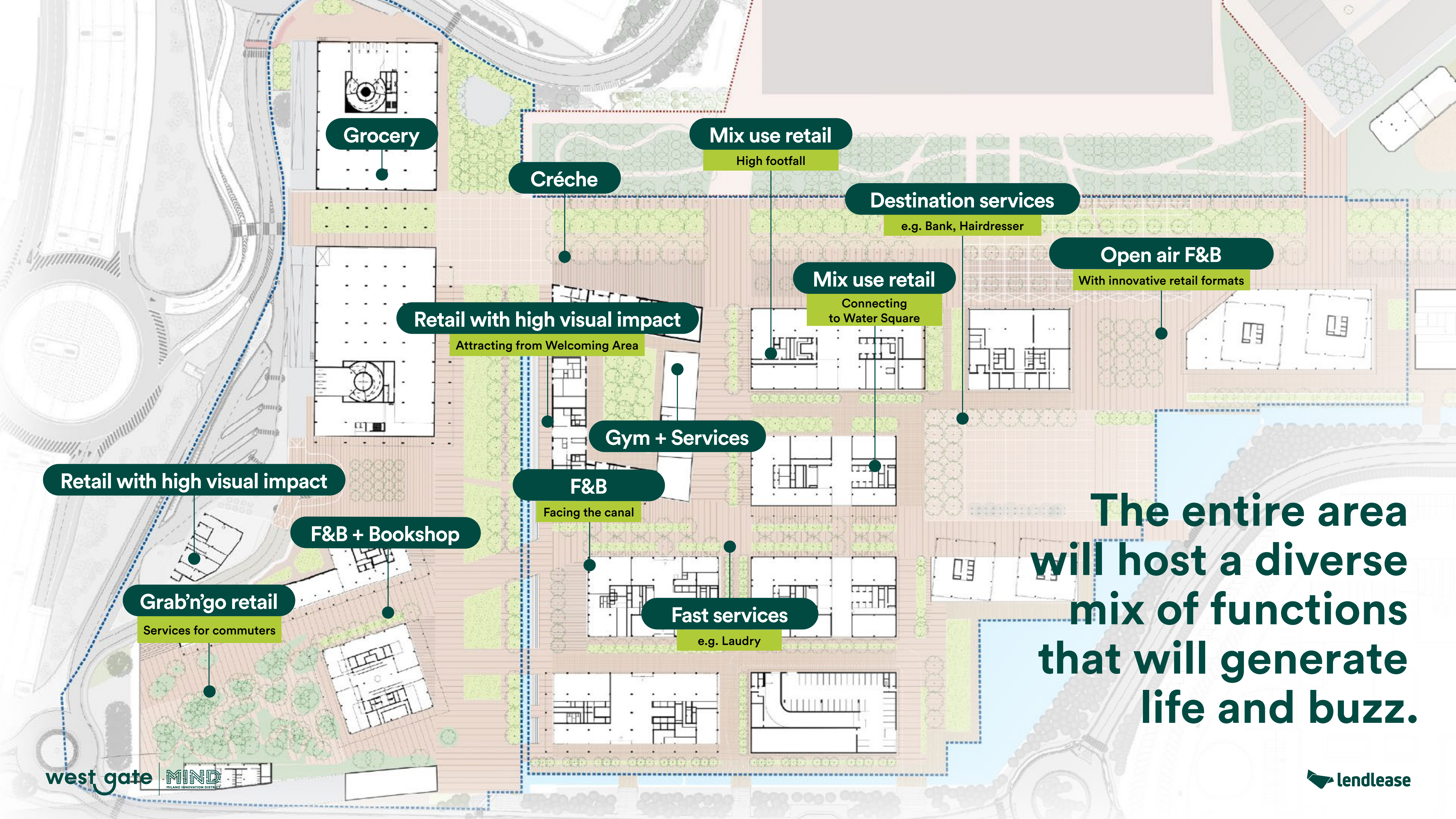
The project has an excellent connection thanks to both private and public means of transports which are located within the major regional infrastructure system.

Also, MIND is part of a larger development area that includes the mixed used development of Cascina Merlata and that will generate a new Milanese destination.



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





Grocery

Mix use retail

High footfall

Crèche

Destination services

e.g. Bank, Hairdresser

Open air F&B

With innovative retail formats

Mix use retail

Connecting to Water Square

Retail with high visual impact

Attracting from Welcoming Area

Gym + Services

F&B

Facing the canal

Retail with high visual impact

F&B + Bookshop

Grab'n'go retail

Services for commuters

Fast services

e.g. Laundry

The entire area will host a diverse mix of functions that will generate life and buzz.

Something to do, all over the day



Services
22%

F&B
26%

Mobility
8%

Households
14%

Electronics
3%

Health
& Beauty
4%

F&B Refuel
6%

Personal
items
17%

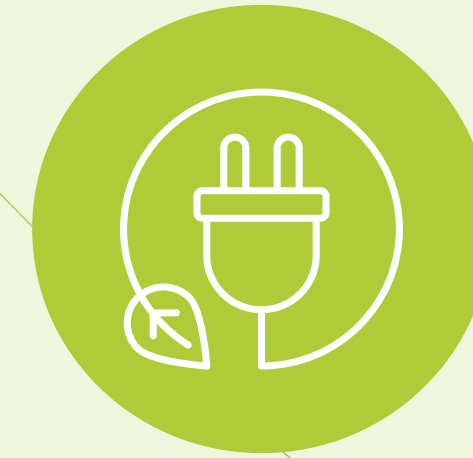






MIND will be an urban pilot for the european green transition.

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



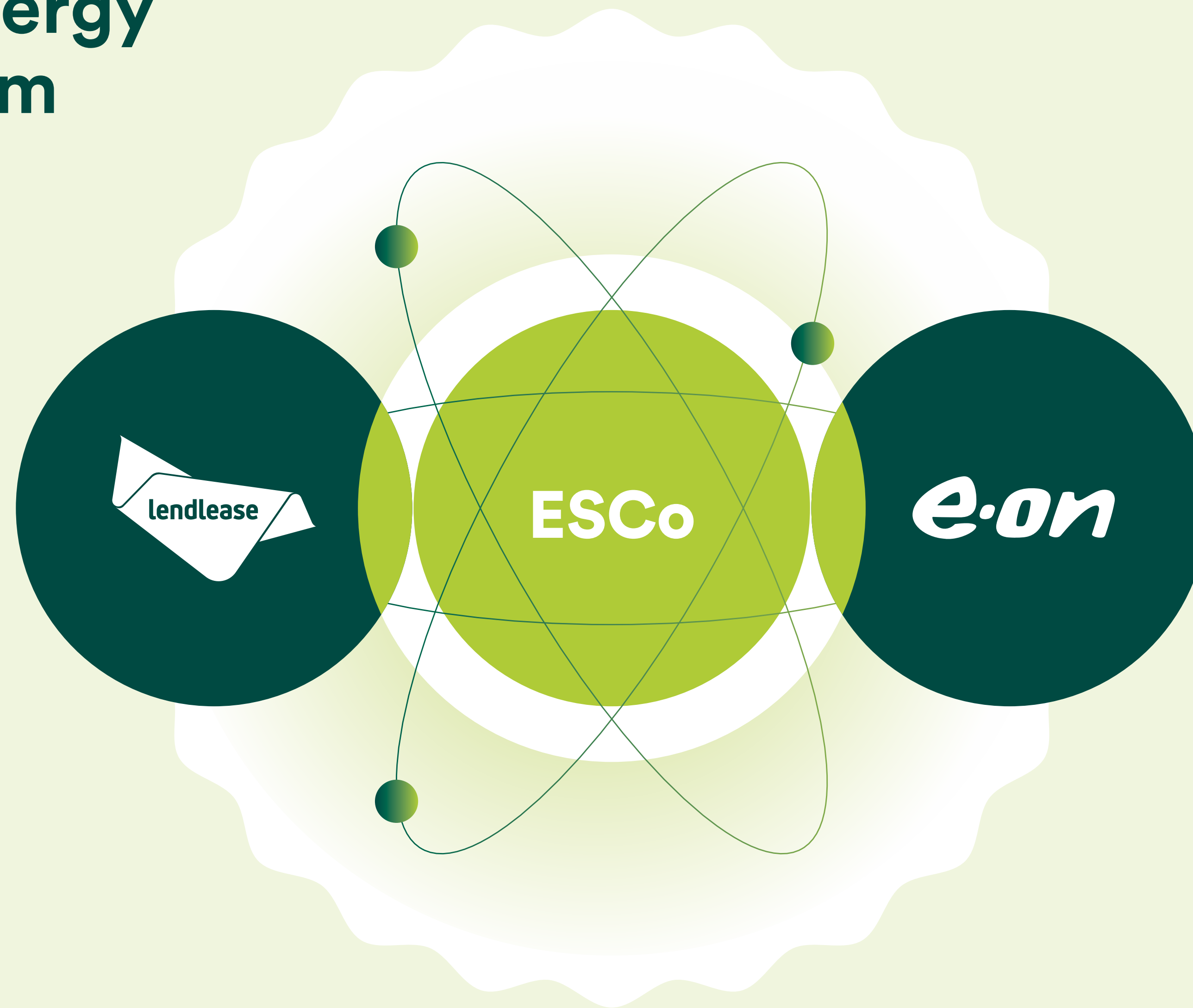
Environmental impact transparency

Impact will be monitored and verified by third independent party

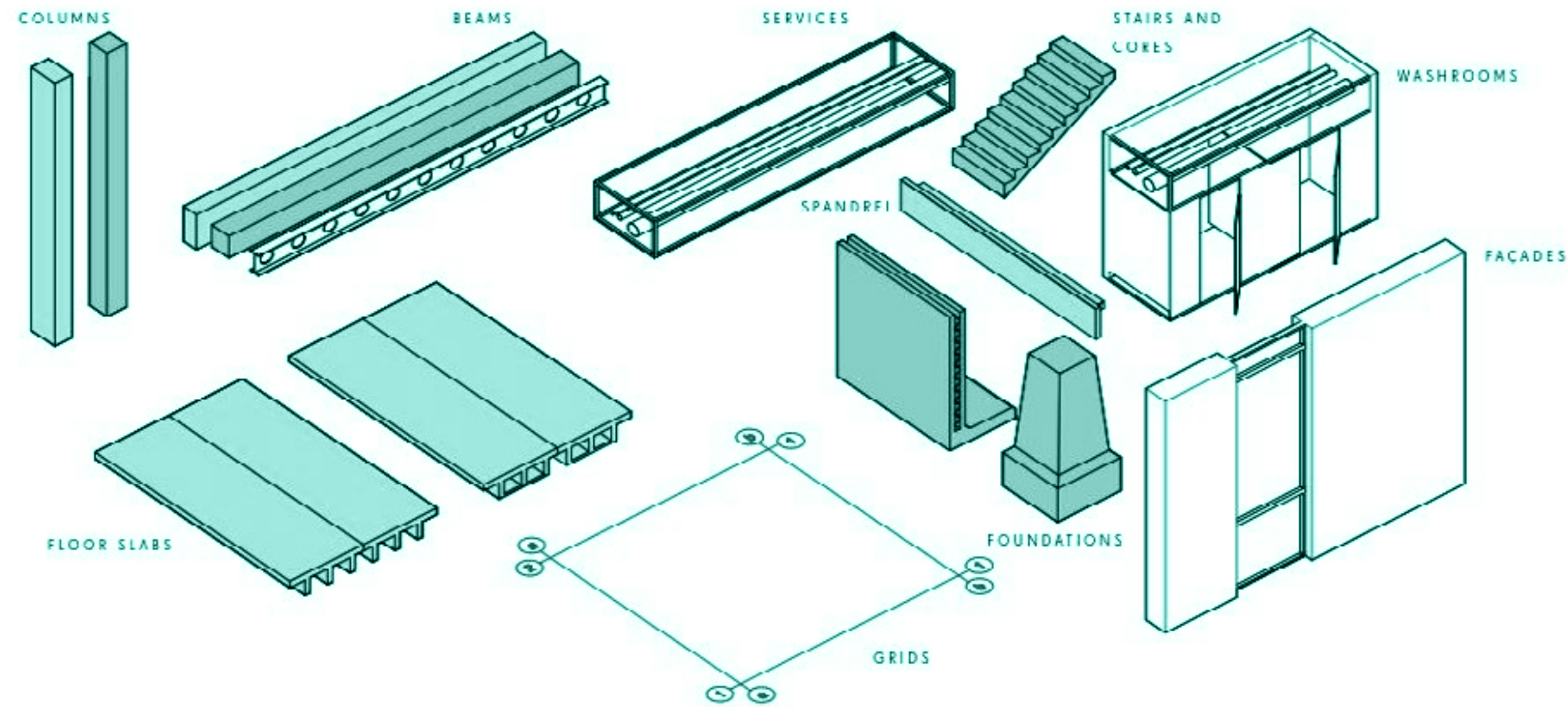
Lendlease and Eon together to provide new and clean energy to the entire MIND ecosystem

Thanks to E.ON's **ectogridTM 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.



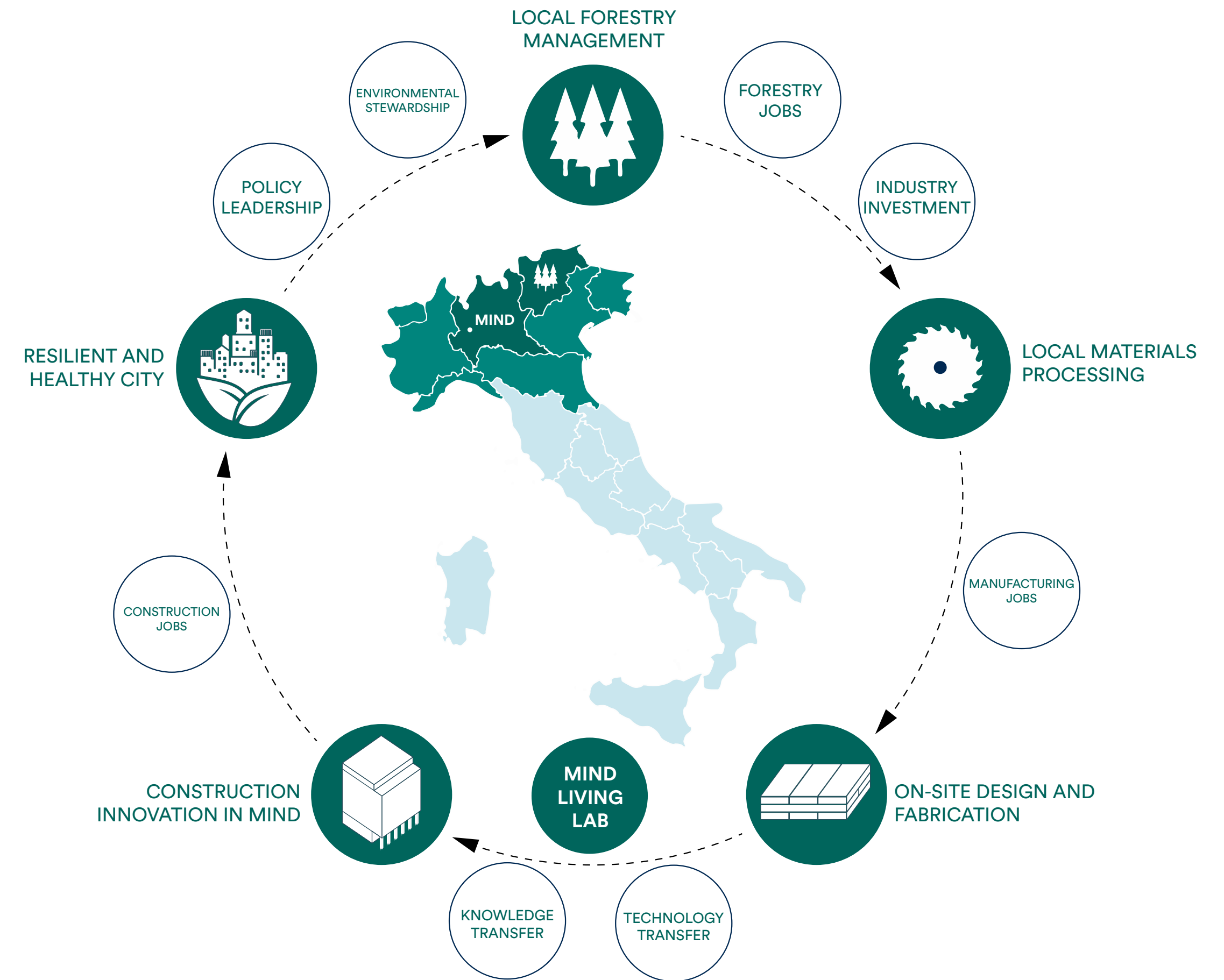
MIND office buildings will use **Cross laminated timber** as a principle material, with proven benefits in **sustainability, health and wellbeing and aesthetic.**



Lendlease has experience in delivering CLT office product and see an opportunity to pursue a hybrid timber design solution for MIND office plots. The hybrid approach is expected to maximise the timberness of the building through CLT beams and slabs in prepanel (a prefab timber hybrid system).



A CIRCULAR ECONOMY FOR BUILDING CONSTRUCTION, IN LINE WITH THE RESILIENT CITIES INDEX



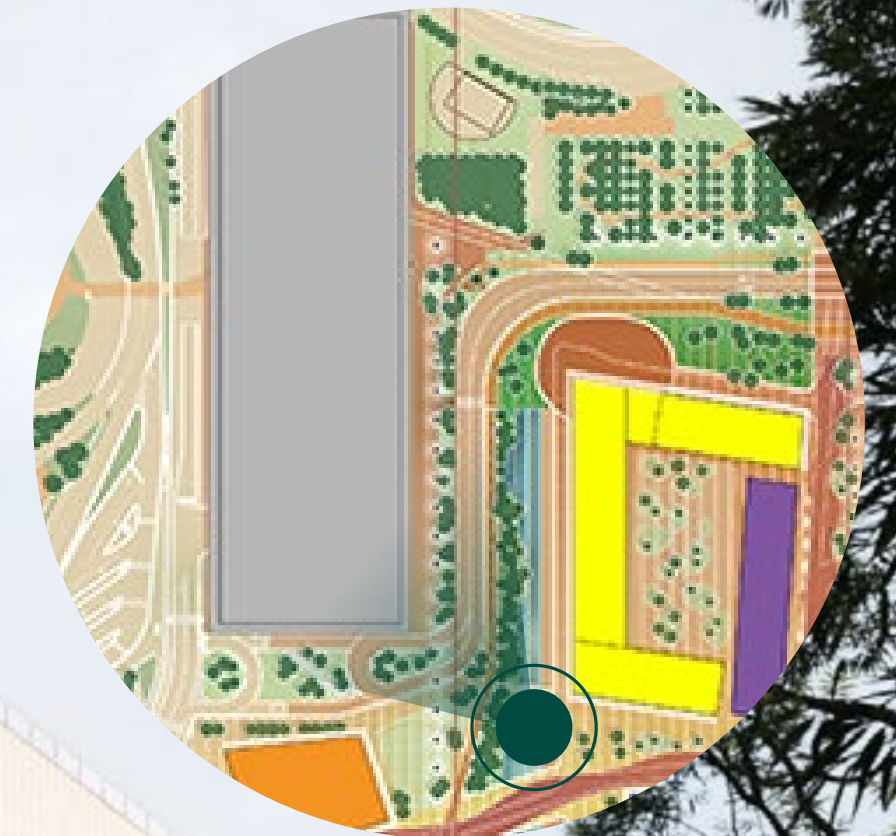
West Gate
office space

Where
ideas have
space to grow,
blossom
and spread

Molo

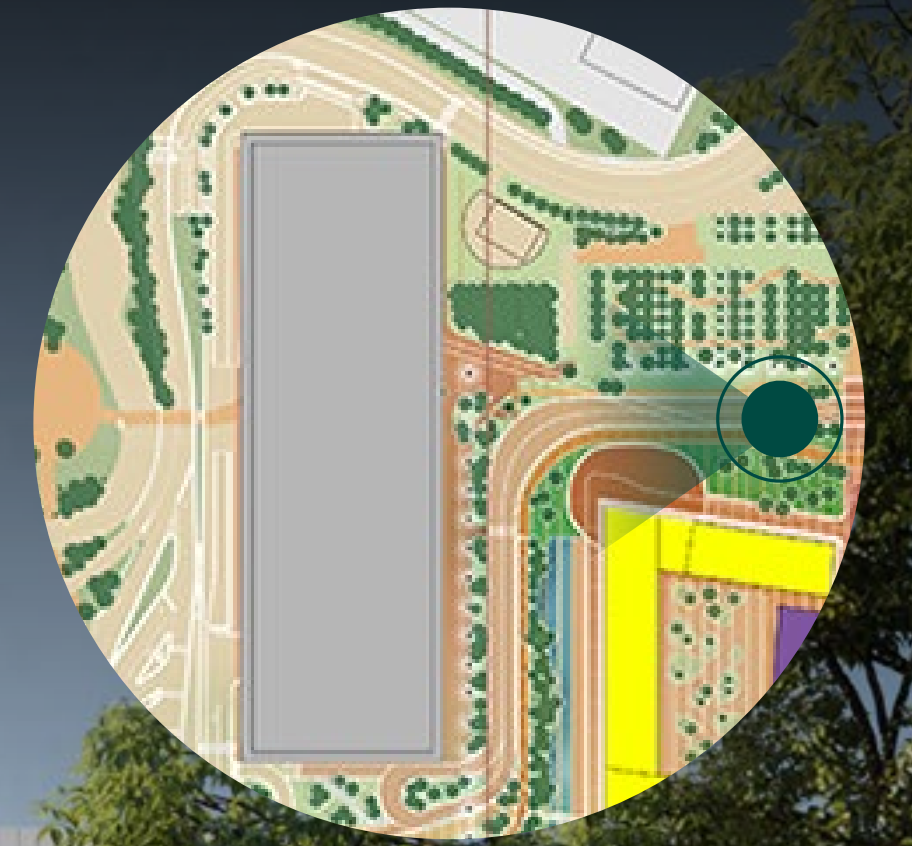
To work





At MoLo you will find the right spaces to research and pursue innovation, with an eye on connectivity

This multi-storey building will provide car parking, canteen, shops, and warehouses, all “dressed in green”









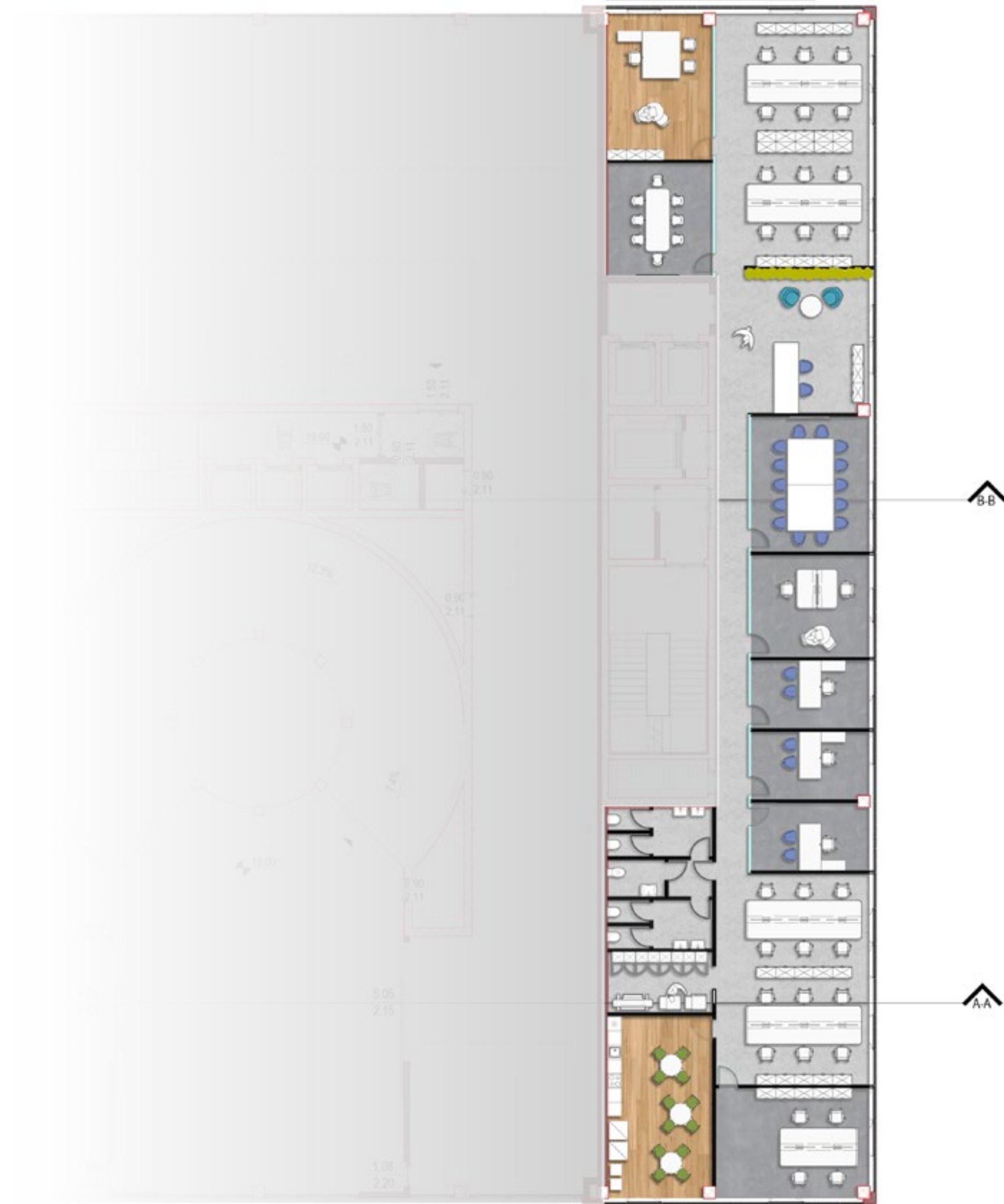
Stacking plan

GLA sqm

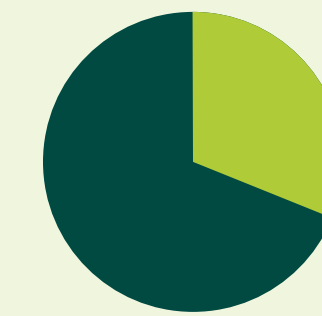
6	Labs	6,374
	Office	703
4	Office	554
3	Office	504
2	Office	529
1	Office	546
0	Retail	2,600



Typical floor Traditional floorplan



Support spaces:
 1 L meeting room
 1 M meeting room
 2 copy areas
 1 new toilets area
 1 lockers room
 1 break area



31%

69%

Work desks:
 24 desks
 6 closed offices

Open spaces

Closed spaces

80%

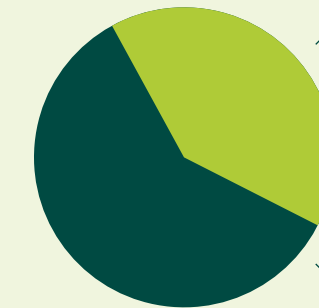
20%

Max floor crowding: 50

Total desks: 36

Typical floor Smart floorplan

Support spaces:
 1 M meeting room
 1 S meeting room
 1 quiet room
 1 phone booth
 1 project room
 2 copy areas
 1 new toilets area
 1 lockers room
 1 break area



43%

57%

Work desks:
 18 desks
 2 closed offices
 4 reserved offices

Open spaces

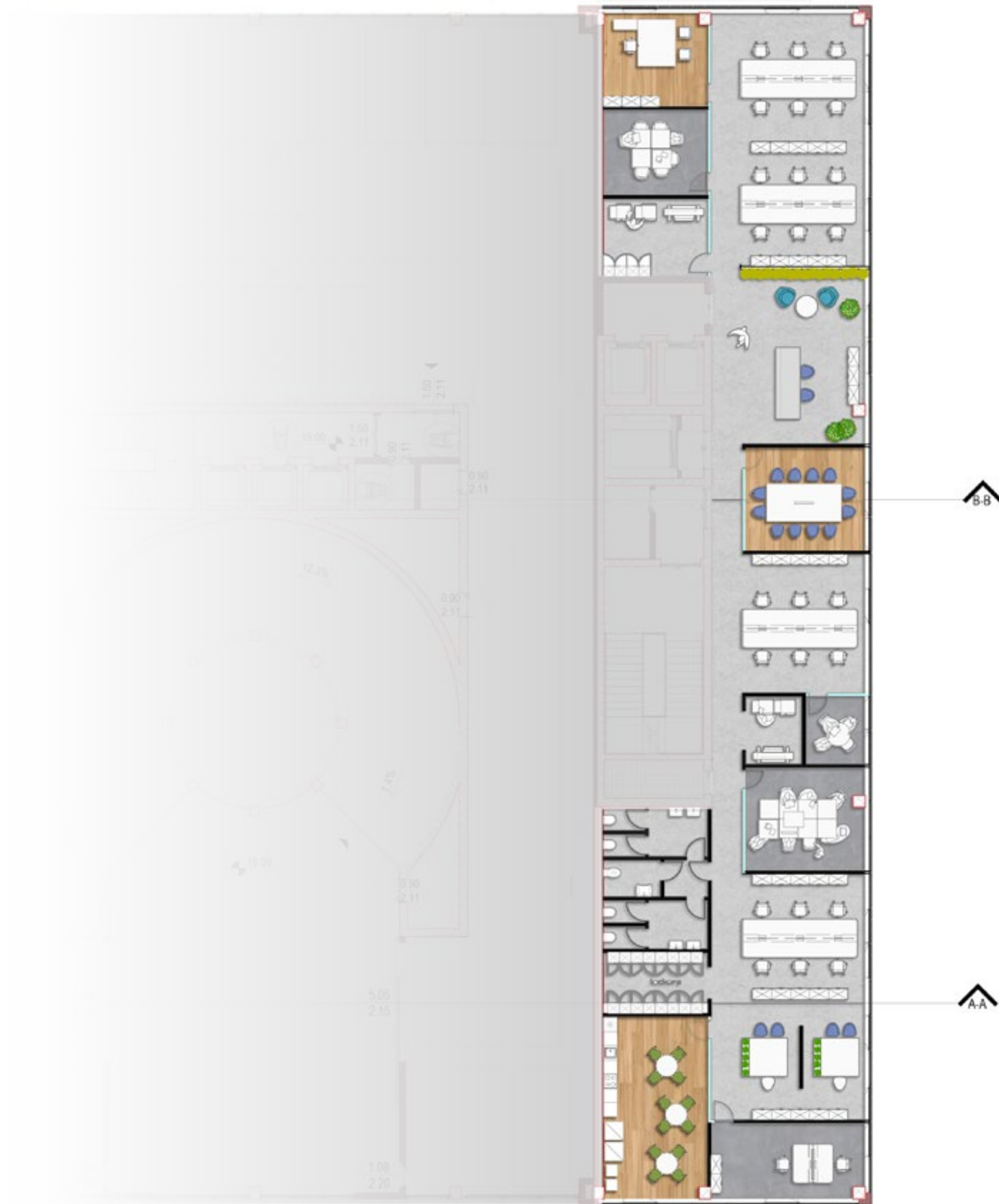
Closed spaces

92%

8%

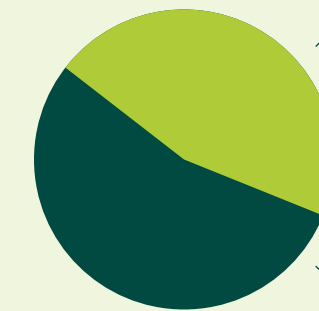
Max floor crowding: **50**

Total desks: **27**



3RD floor Smart floorplan

Support spaces:
 1 M meeting room
 1 project room
 2 copy areas
 1 wardrobe
 1 lockers room
 1 break area



44%

56%

Work desks:
 24 desks
 2 closed offices
 2 reserved desks

Open spaces

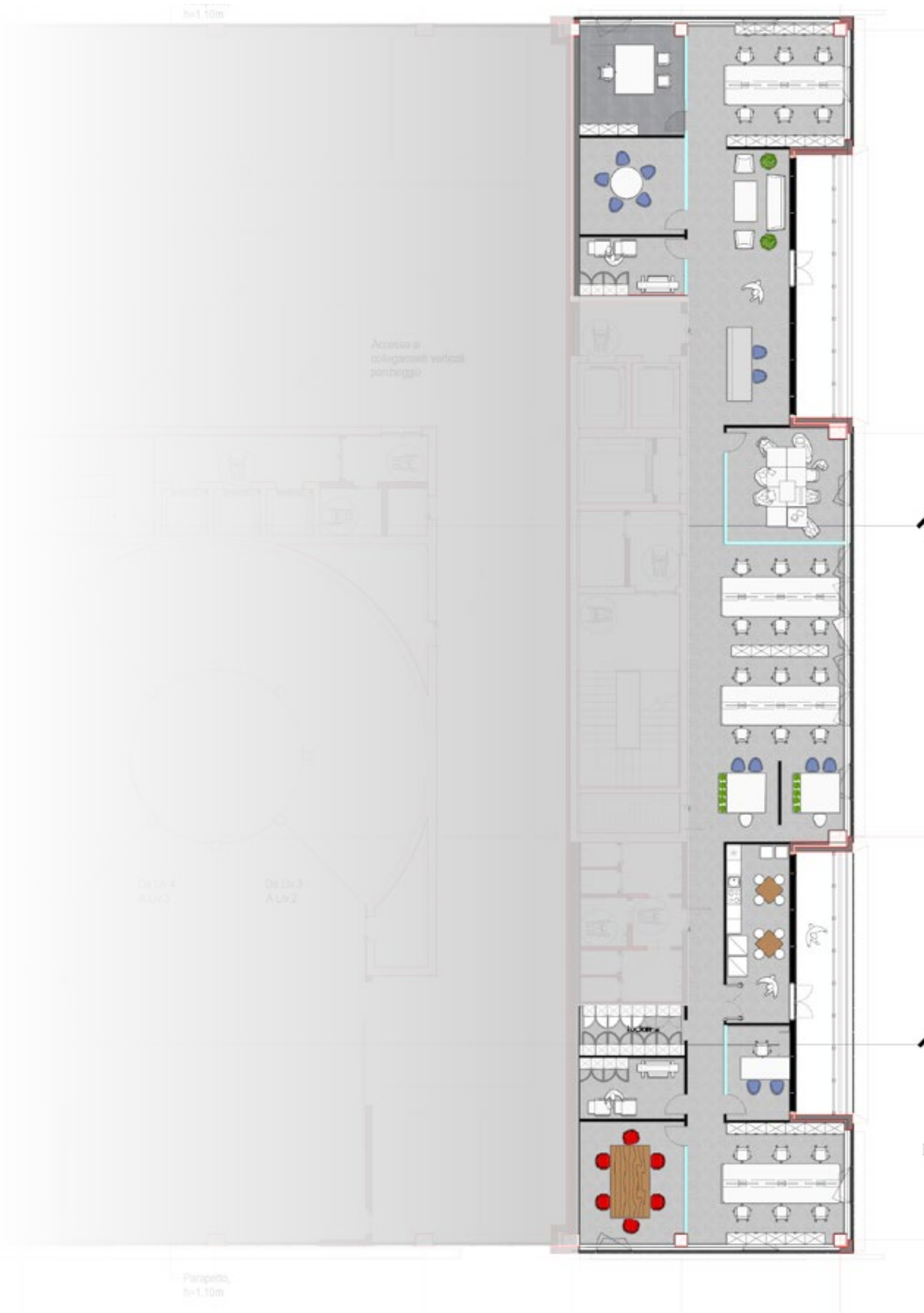
Closed spaces

93%

7%

Max floor crowding: 50

Total desks: 30



Molo

Offices: Class A Open spaces

Laboratories: Shell & Core Open spaces

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

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:

Q4 2025

ENVIRONMENTAL TARGETS:



LEED: Platinum
WELL: Gold
WIRED: tbd
PARKSMART: Silver

ARCHITECTURE:

Pedestrian entrance from the south front, via dedicated lobby
From the first floor it is possible to directly access the offices from the car parks located near the entrance.

Ground floor/first floor height: 6 m,
Upper floor height, depending on the function:

- 3,00m internal workshop height
- 2,70m internal office height

1 restroom block with 1 handicap accessible toilet and 4 toilets.
2 lifts

STRUCTURES (DFMA):

The interior and elevated structure of the building: floors, beams and columns are made of pre-cast concrete. (Cores and foundations are in concrete cast on site, and therefore excluded)

FLOORS:

raised, excluding finish (carpet, PVC, etc.)

FALSE CEILINGS:

installed in the office area with recessed systems

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

Molo

Offices: Class A Open spaces

Laboratories: Shell & Core Open spaces

Offices

1°–4° floor

Designed as an open space with a Cat. A finish, the offices have extensive glazing on three sides and are equipped with shading systems on the south front.

Laboratories

6° floor

Designed as an open space with Shell & Core finish, the workshops overlook the external perimeter to enjoy natural lighting and ventilation, and internal courtyards created in the centre of the building close to the structural joint.

Max floor
crowding:

50 people



Thank you

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