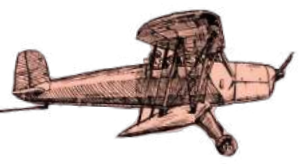


Private & Confidential



ONE

LIVERPOOL STREET





Indicative external view of One Liverpool Street

One community of many minds. One station for every destination. One address for all. One vision from many eyes. One beat to many drums. One outlook with many views. One planet made of many worlds. One team with many players. One opportunity for every taste. One heart with many minds. One location for day and night. One world for today and tomorrow. 175,000 sq ft of all-encompassing next generation space.

ONE
LIVERPOOL
STREET



Indicative external view of One Liverpool Street

INTRODUCTION



Your Outstanding New Headquarters



175,000 sq ft of sustainable,
next generation work space

Sustainably designed featuring demised
terraces with amazing **panoramic views**
and a biodiverse **green roof**

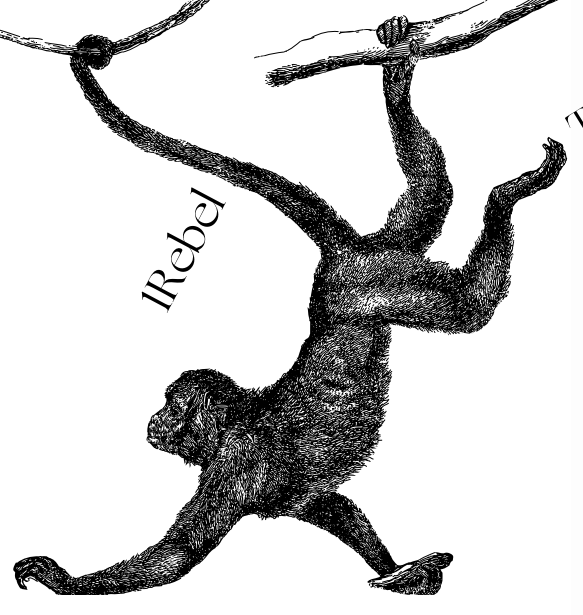
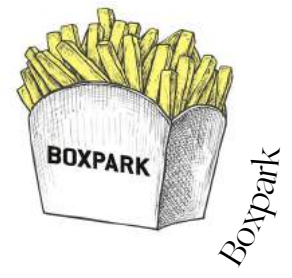
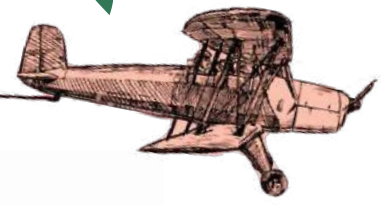
Targeting BREEAM Outstanding, **EPC A**,
Wiredscore Platinum and WELL Platinum

Exceptional connectivity, sitting just
seconds from **Liverpool Street** station

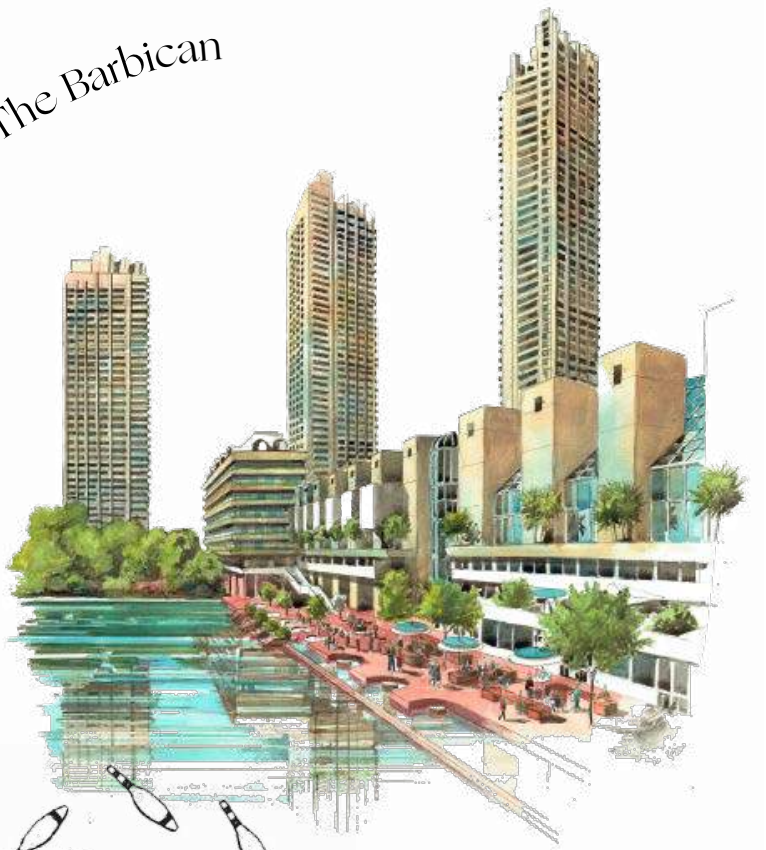
Intelligently designed double height
reception and collaborative **amenity hub**

High quality end of trip facilities,
with **29 showers** and **292 lockers**

Flight Club Shoreditch

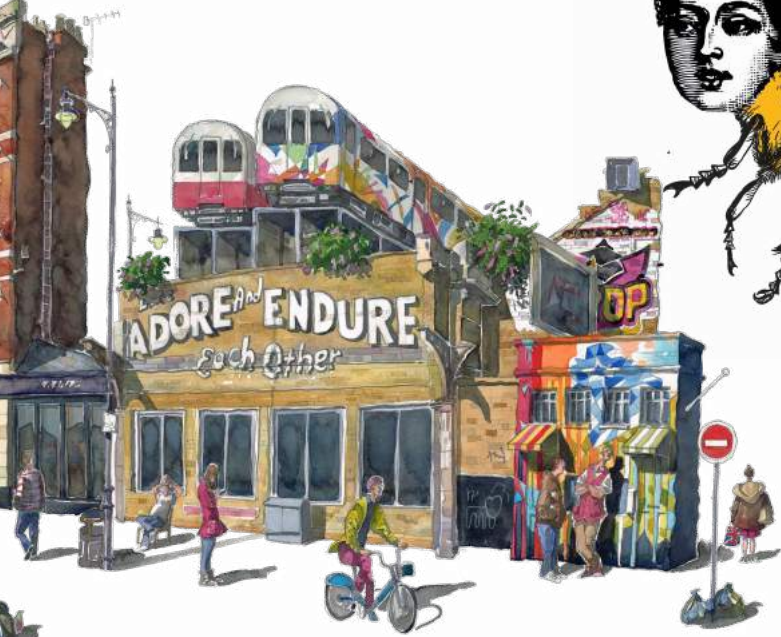


The Barbican

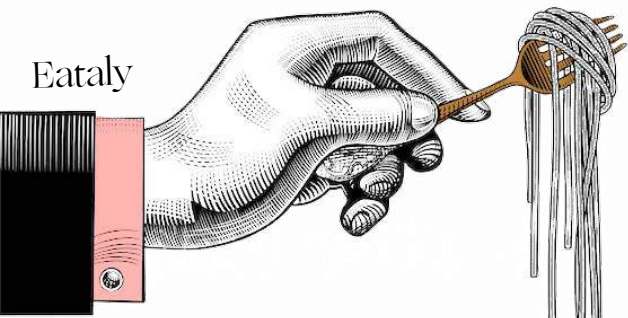


The Royal Exchange

One for Culture & Connectivity



Finsbury Square Circus



Eataly

The Area

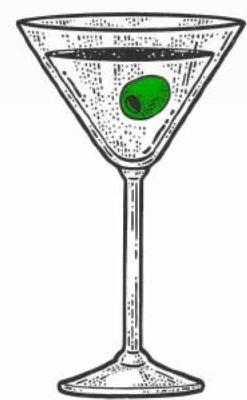


City Social



Spitalfields Market

Broadgate Circle





Within a 10 minute walk

82 RESTAURANTS
127 BARS & PUBS
29 CAFÉS
7 GREEN SPACES
17 GYMS
14 GALLERIES







Broadgate

ONE NEIGHBOURHOOD

Spitalfields



The area surrounding Liverpool Street has dramatically transformed in recent years. Nearby Broadgate underwent a ten-year redevelopment process that significantly improved food, drink and retail offerings.



An award-winning retail, food and drink destination a stone's throw from One Liverpool Street, Spitalfields brims with culture and is steeped in history.



The Area

+ RESTAURANTS & MARKETS

+ ART & CULTURE

+ NEIGHBOURS



Restaurants & Markets

- | | |
|--------------------------|---------------------------|
| 1. Eataly | 41. Padella |
| 2. The Ivy City Garden | 42. Leroy |
| 3. 1901 Wine Lounge | 43. Dishoom |
| 4. Duck & Waffle | 44. Gloria |
| 5. Sushisamba | 45. Lyle's |
| 6. The Drift | 46. BRAT |
| 7. The Botanist | 47. Smoking Goat |
| 8. Yauatcha City | 48. Tonkotsu |
| 9. Gaucho Broadgate | 49. Spitalfields Market |
| 10. Franco Manca | 50. Petticoat Lane Market |
| 11. Baraka | 51. Leadenhall Market |
| 12. Bar Douro | 52. Royal Exchange |
| 13. New Street Grill | 53. Boxpark |
| 14. Humble Grape | 54. Bob Bob Ricard City |
| 15. Café Luca | 55. Coq D'Argent |
| 16. Cinnamon Kitchen | 56. The Nickel Bar |
| 17. The Alchemist | 57. Kaia |
| 18. City Social | 58. Shiock |
| 19. Piazza Italiana | 59. Jose Pizarro |
| 20. Pizza Pilgrims | 60. Kenza |
| 21. Burger & Lobster | 61. Beany Green |
| 22. The Mercer | |
| 23. COYA City | |
| 24. Temper | |
| 25. Angler | |
| 26. Goodman City | |
| 27. Aviary Rooftop | |
| 28. The Jugged Hare | |
| 29. Barbie Green | |
| 30. The Breakfast Club | |
| 31. Devonshire Terrace | |
| 32. Ottolenghi | |
| 33. Crispin | |
| 34. Gunpowder | |
| 35. Som Saa | |
| 36. Galvin La Chapelle | |
| 37. The Grocer | |
| 38. St John | |
| 39. Poppies Fish & Chips | |
| 40. Rosa's Thai | |



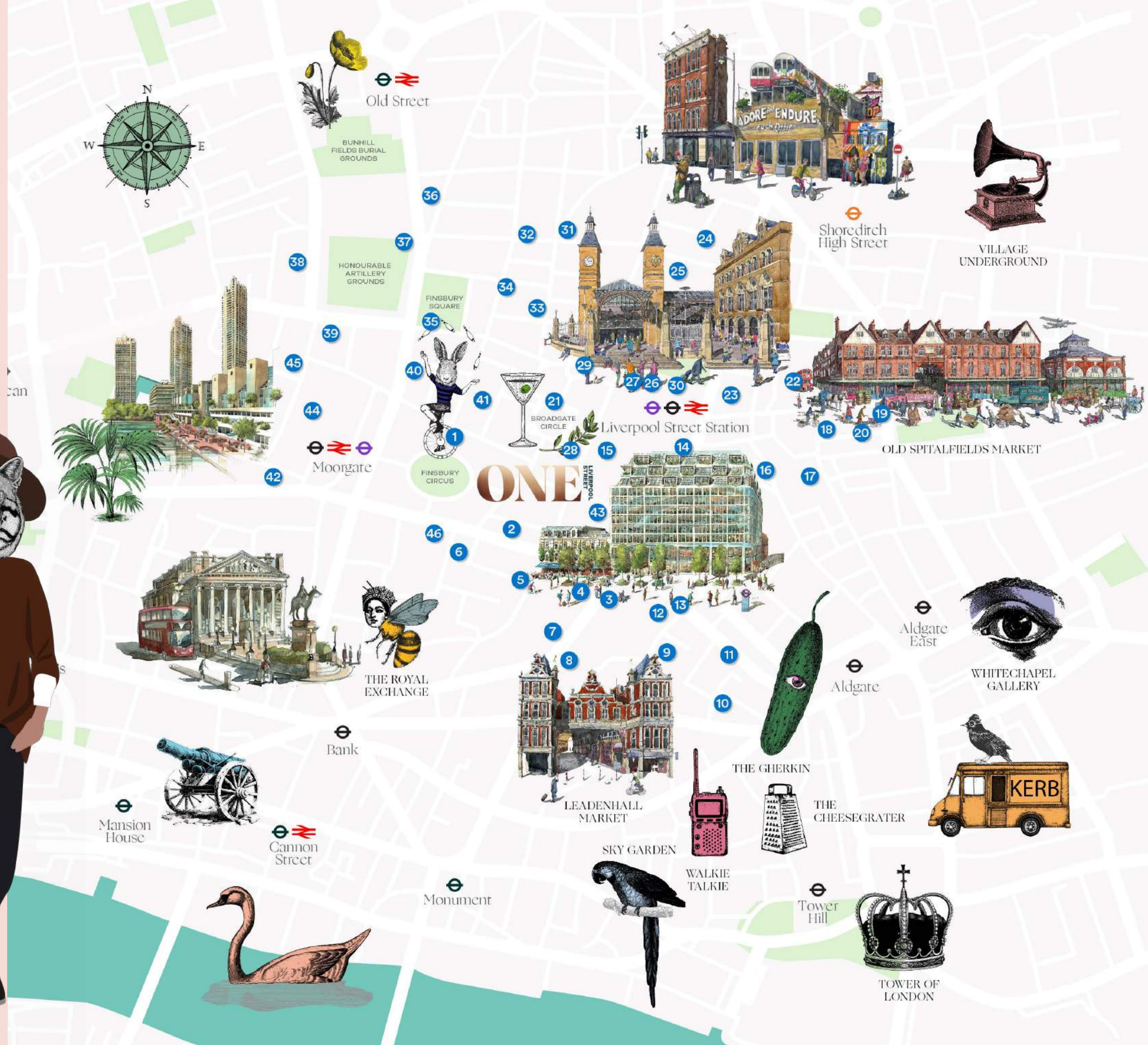
Art & Culture

1. Everyman Cinema
2. Public Gallery
3. New Diorama Theatre
4. Bank Of England Museum
5. London's Roman Amphitheatre
6. Guildhall Art Gallery
7. Guildhall Library
8. The Barbican
9. Howard Griffin Gallery
10. Trolley Gallery
11. Blackall Alley, Street Art Walkway
12. Whitechapel Gallery
13. Eleven Spitalfields Gallery
14. Jealous
15. Pure Evil
16. Kate MacGarry
17. Raven Row
18. The Gallery
19. Leyden Gallery Ltd
20. Village Underground
21. Red Eight
22. Clifford-Thames
23. Hales
24. Boswell Gallery
25. Eleven Spitalfields
26. Henarch Galleries
27. Quantus
28. Public Gallery
29. StolenSpace
30. WhiteChapel



Neighbours

- | | |
|--|--------------------------------|
| 1. GAM Investments | 38. Slaughter and May |
| 2. Sumitomo Mitsui Banking Corporation | 39. Macquarie |
| 3. Salesforce | 40. Oracle |
| 4. Freshfields | 41. Mimecast |
| 5. Latham | 42. Simpson Thacher & Bartlett |
| 6. Milbank | 43. Deutsche Bank |
| 7. Cooley | 44. Linklaters |
| 8. Covington & Burling LLP | 45. Simmons & Simmons |
| 9. Apple | 46. Clifford Chance |
| 10. Kirkland & Ellis | |
| 11. Nasdaq | |
| 12. Sidley Austin | |
| 13. Paul Hastings | |
| 14. Fried Frank | |
| 15. Cadwalader | |
| 16. Squire Patton Boggs | |
| 17. Starling Bank | |
| 18. CME Group | |
| 19. Improbable | |
| 20. Ashurst | |
| 21. Allen & Overy | |
| 22. Abrdn | |
| 23. TP ICAP | |
| 24. Amazon | |
| 25. Monzo | |
| 26. Herbert Smith Freehills | |
| 27. Mayer Brown | |
| 28. Peel Hunt | |
| 29. UBS | |
| 30. Reed Smith | |
| 31. Crédit Agricole | |
| 32. Microsoft | |
| 33. Pinsent Masons | |
| 34. Grant Thornton | |
| 35. Inmarsat | |
| 36. SEI | |
| 37. Cisco Meraki | |



Neighbours

FINANCIAL



TMT



LEGAL





Less than a 30 second
walk to the Elizabeth Line

Broadgate
on the doorstep

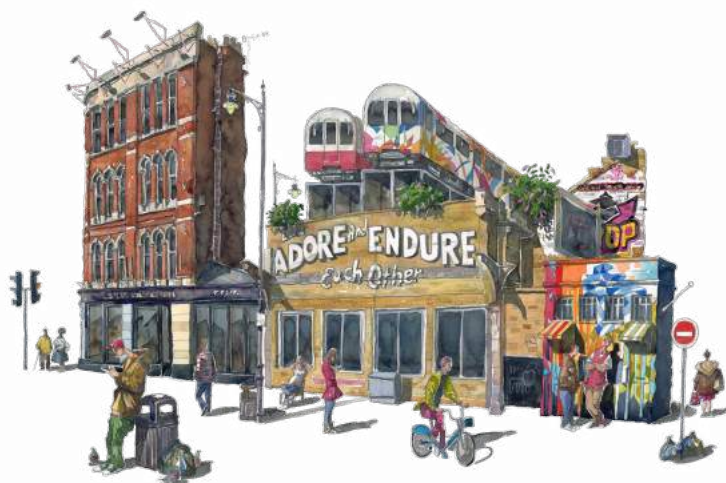
5 major train termini
within a 5 minute walk



5 min walk to
Spitalfields



6 min walk to
Bank



Easy walk to
Shoreditch

4 international airports
within 50 minutes

Brilliantly Connected

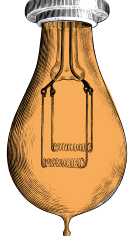
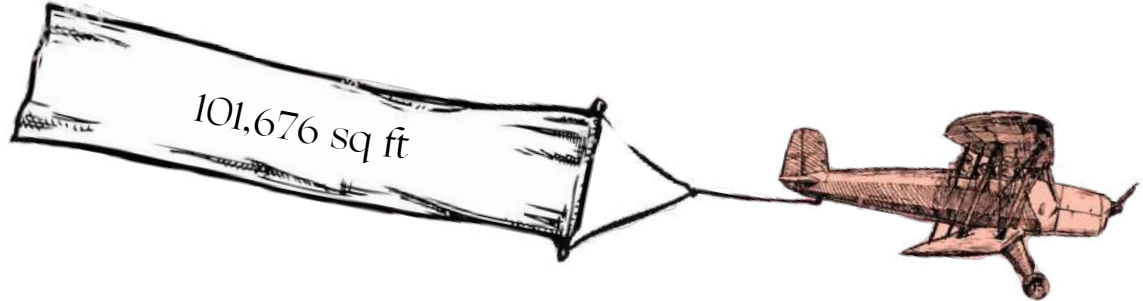


All times via Elizabeth Line

All times taken from TFL and Crossrail websites.

Station	Walking Times	Connections
Liverpool Street	30 seconds	Central, Northern, Elizabeth, Waterloo and City, District, Hammersmith, Jubilee, Metropolitan, National Rail
Moorgate	4 mins	Circle, Northern, Elizabeth, Metropolitan, National Rail
Bank	6 mins	Northern, Central, Waterloo and City, DLR
Shoreditch High Street	10 mins	Overground

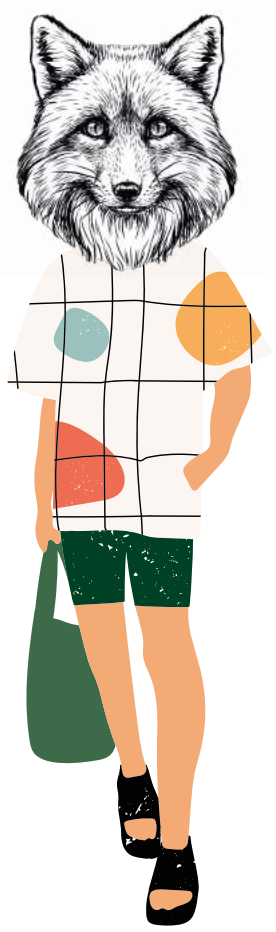
- CENTRAL
- NORTHERN
- PICCADILLY
- ELIZABETH
- CIRCLE
- WATERLOO AND CITY
- DISTRICT
- DLR
- HAMMERSMITH
- OVERGROUND
- JUBILEE
- NATIONAL RAIL
- METROPOLITAN



One Address for All

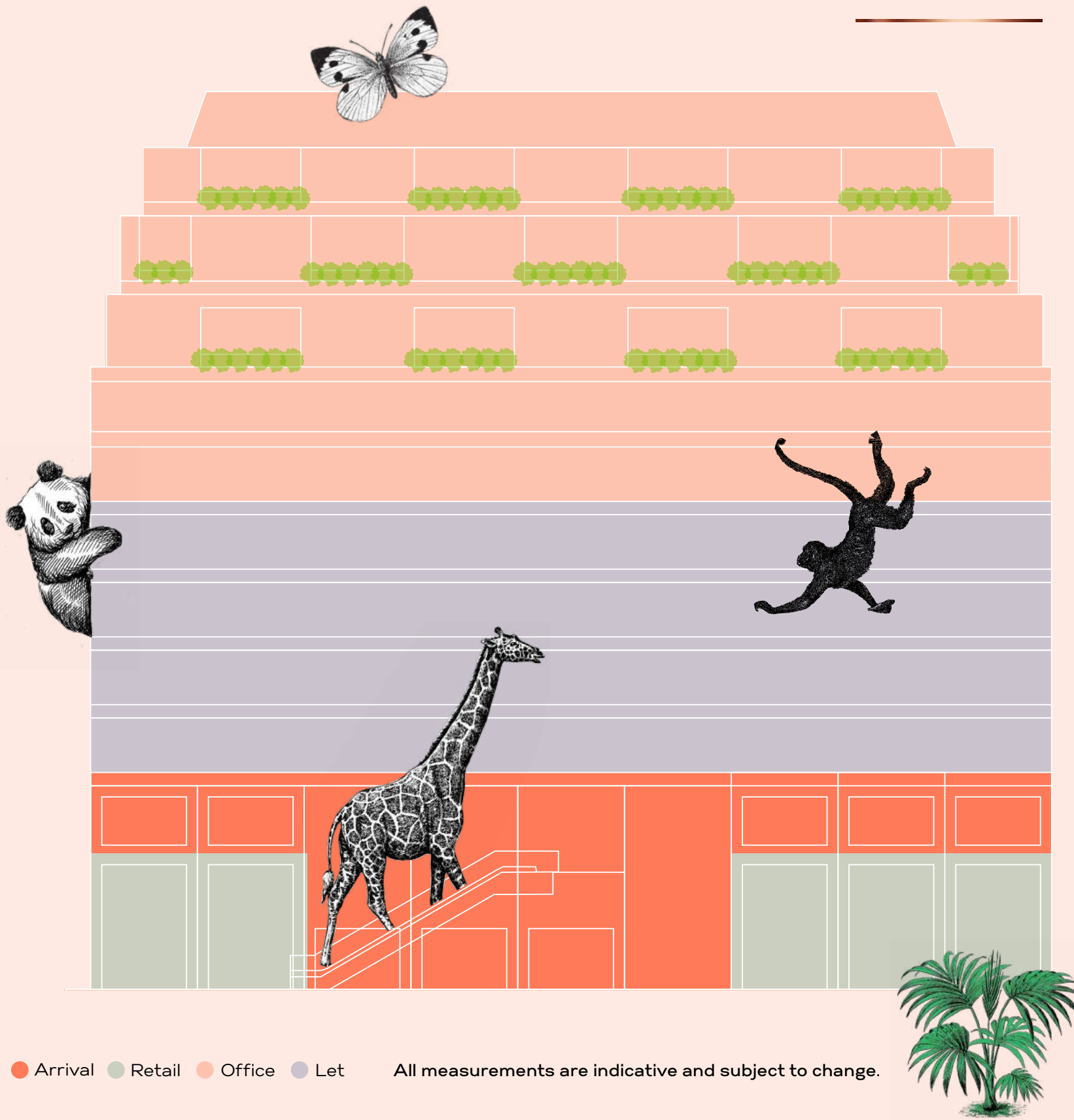


The Building





Schedule of Areas

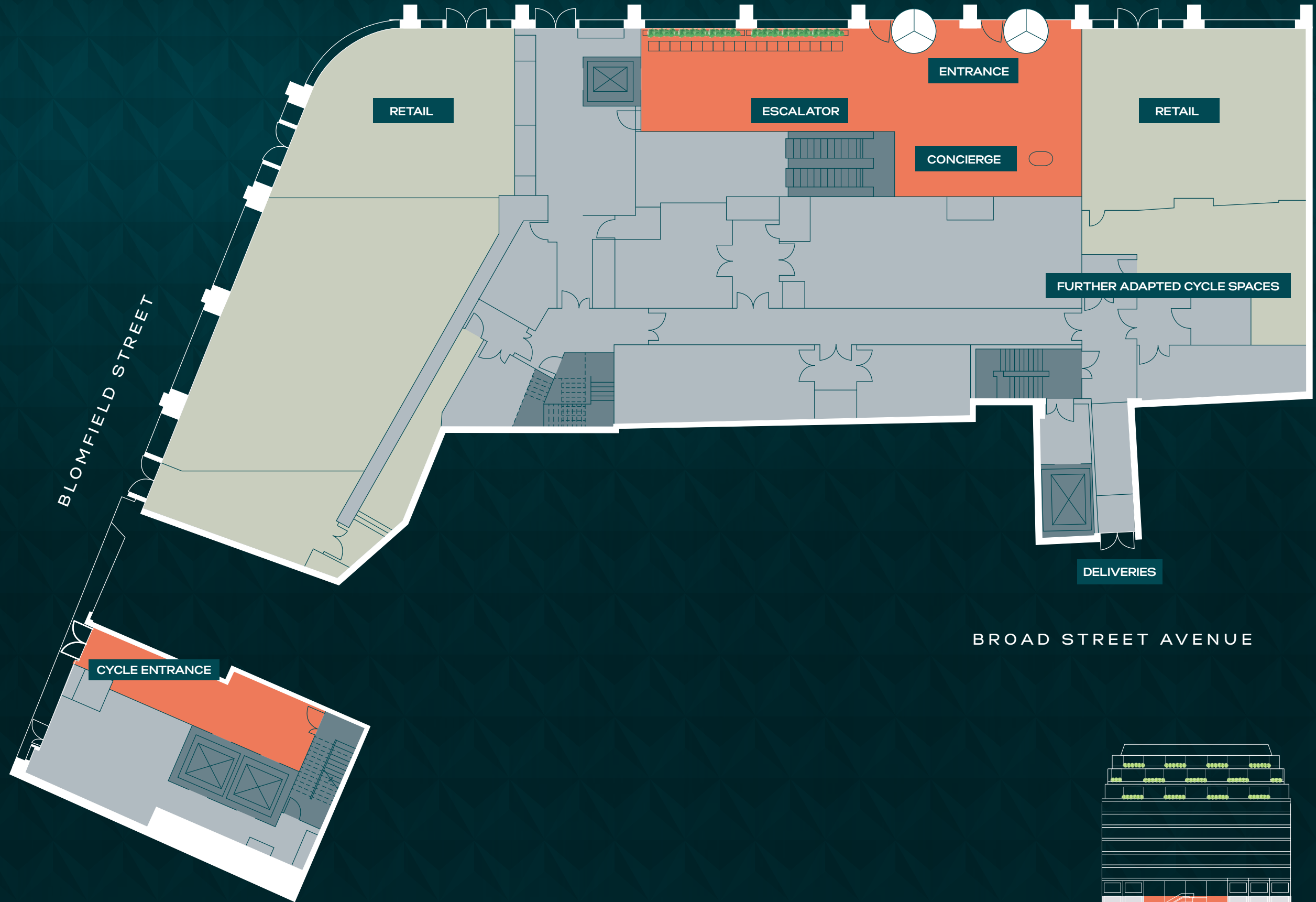


LEVEL	NIA (sq ft)	NIA (sq m)	Terrace (sq ft)
L10	15,560	1,446	990
L9	17,842	1,658	657
L8	20,075	1,865	441
L7	18,935	1,759	
L6	19,570	1,818	
L5		Let - Dentons	
L4		Let - Dentons	
L3		Let - Dentons	
L2		Let - Dentons	
L1		Reception & Amenity	
G		Reception & Retail	
TOTAL	91,982	8,546	2,088

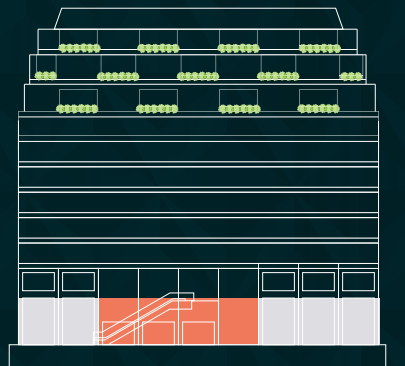
Level

G

LIVERPOOL STREET



- Retail
- Arrival
- Core



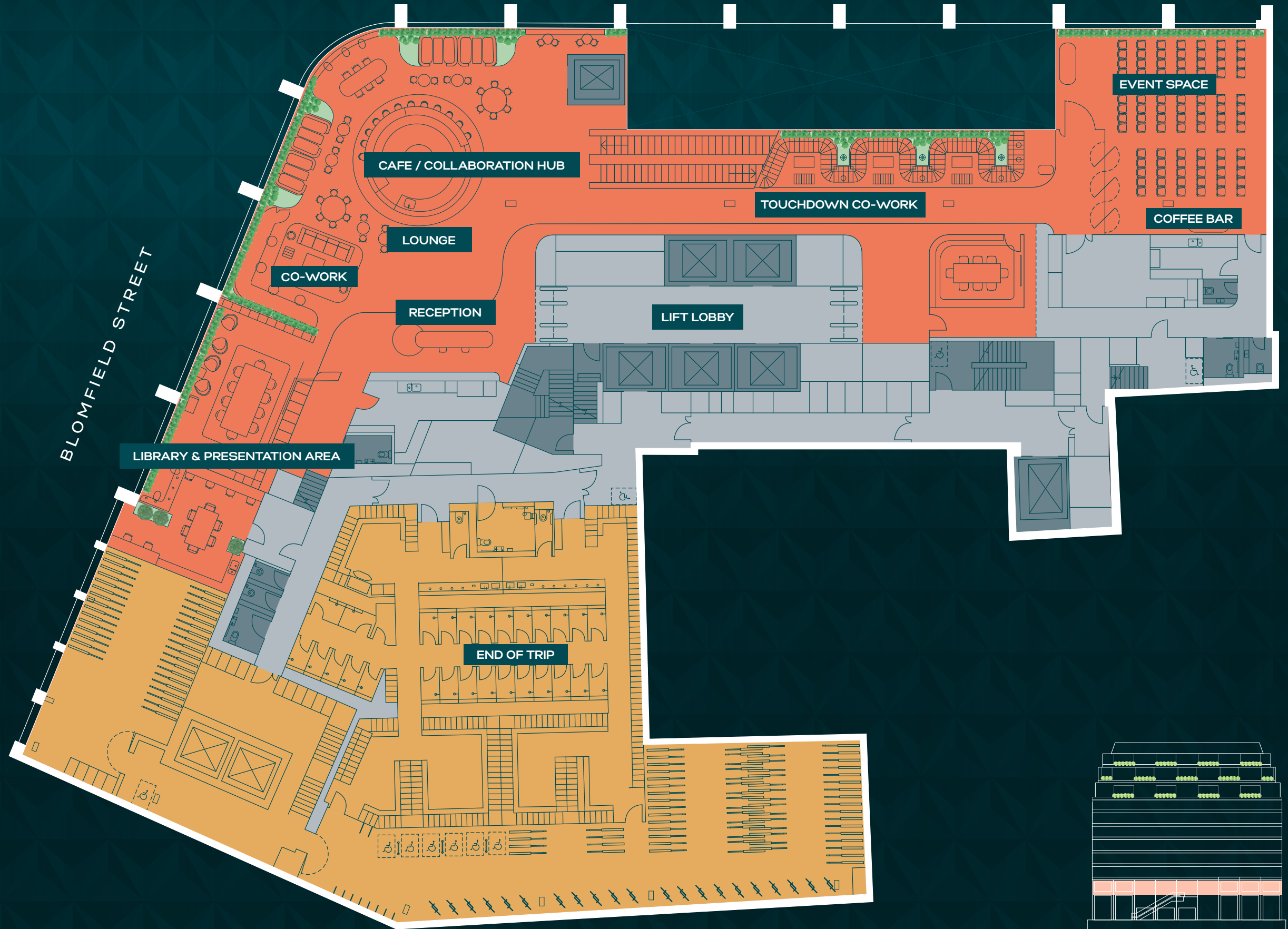


Indicative view of the arrival sequence

Level

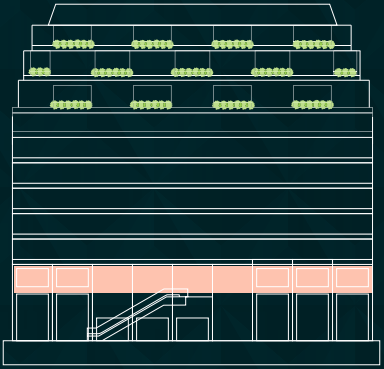
1

LIVERPOOL STREET



BLOMFIELD STREET

- End Of Trip
- Reception / Amenity
- Core





Indicative view of the reception



Indicative view of the event space



Indicative view of the event space

LIVERPOOL STREET

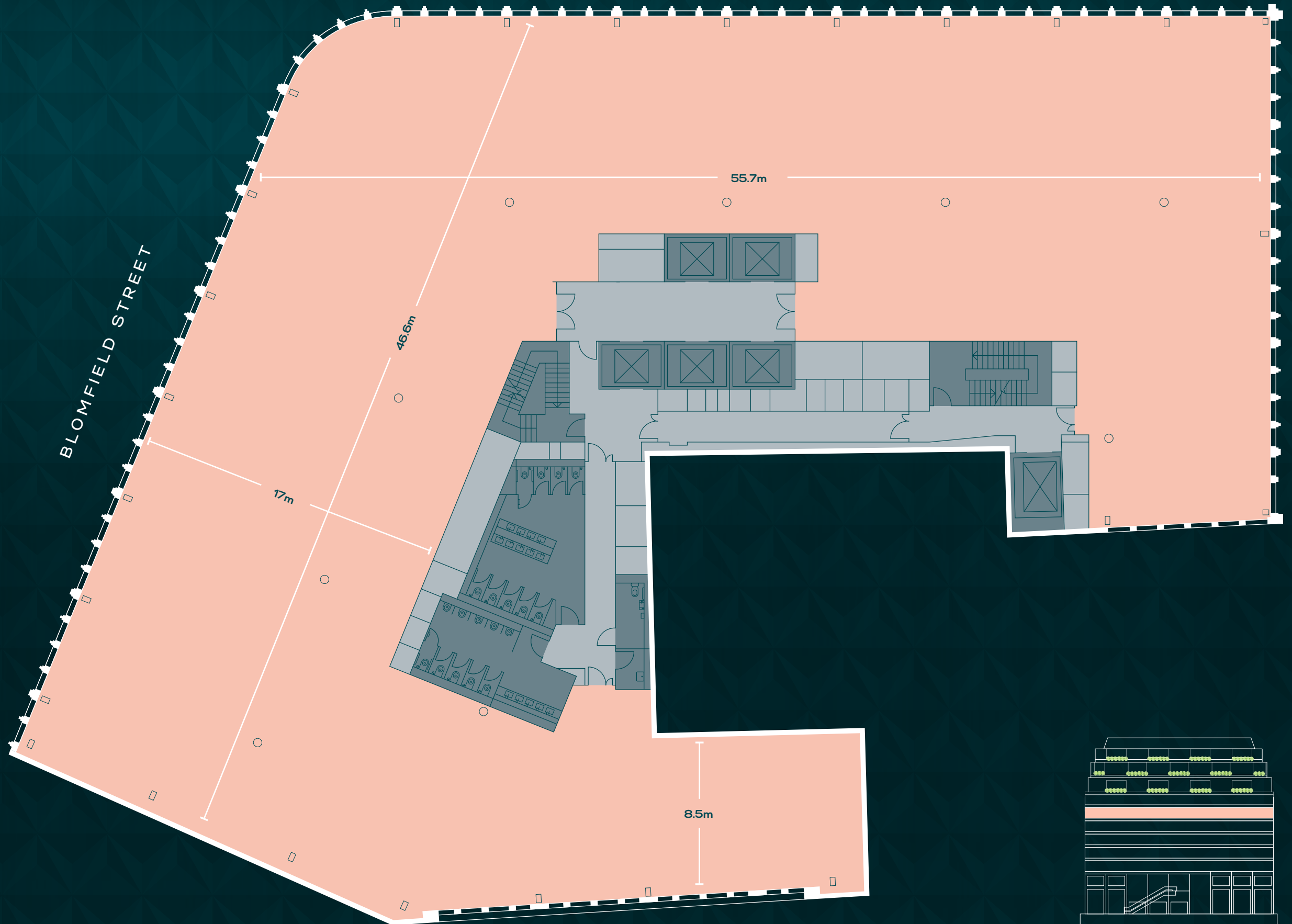


Level

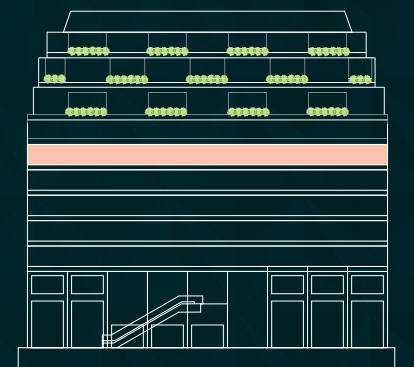
6

19,570 sq ft
1,818 sq m

BLOMFIELD STREET



- Office Space
- Core

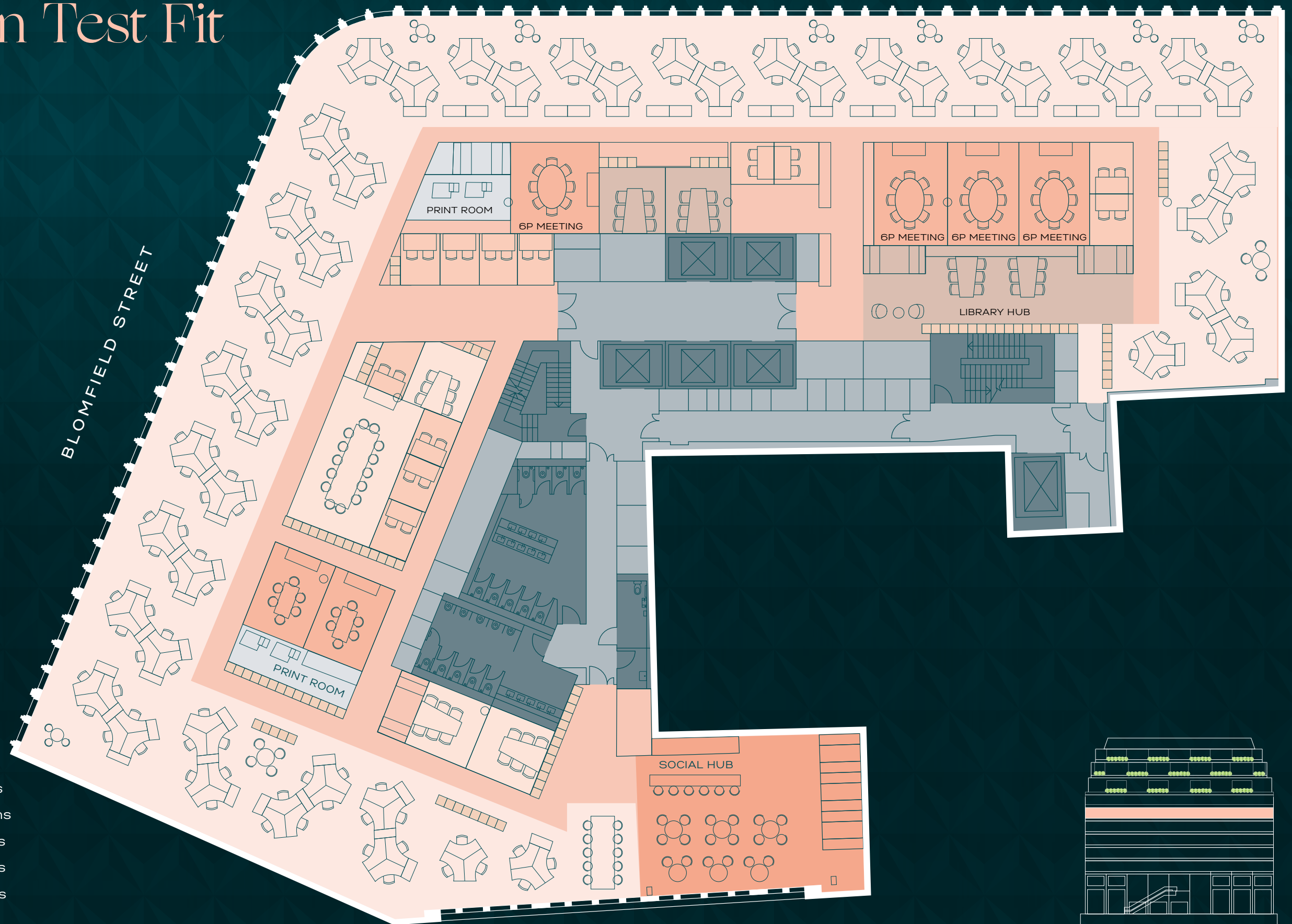




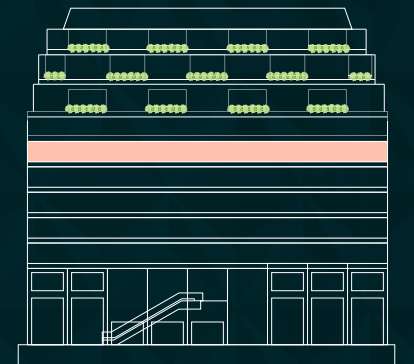
Open Plan Test Fit



BLOMFIELD STREET



- 144 open plan desks
- 12 x 2 person drop in rooms
- 5 x 6 person team VC rooms
- 2 x 6 person meeting rooms
- 4 x 8 person meeting rooms
- 1 x 14 person meeting rooms
- Core



LIVERPOOL STREET

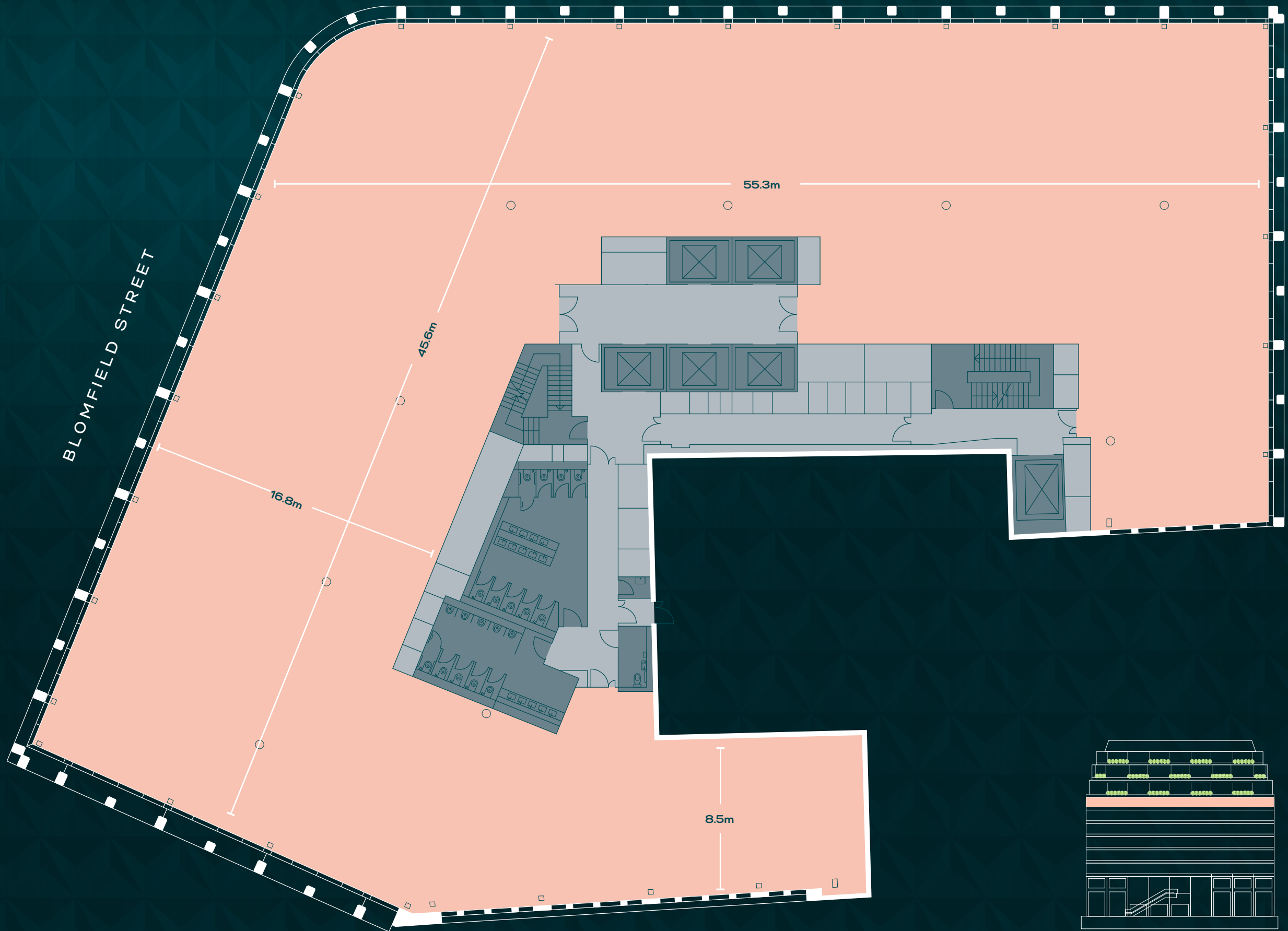


Level

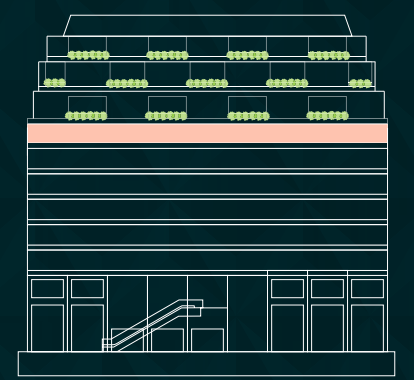
7

18,935 sq ft
1,759 sq m

BLOMFIELD STREET



- Office Space
- Core







Indicative view of the level 7 fitted space

LIVERPOOL STREET

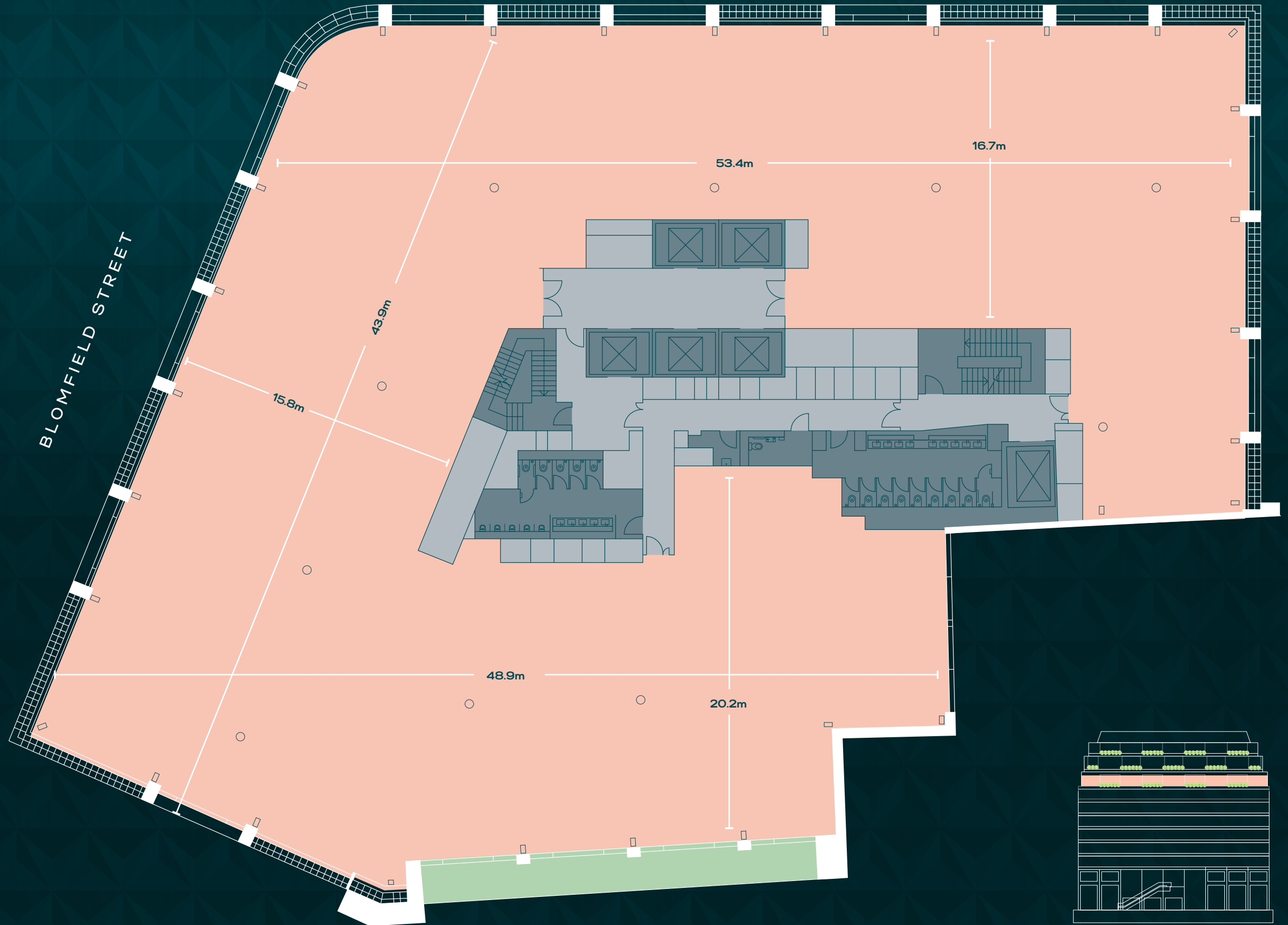


Level

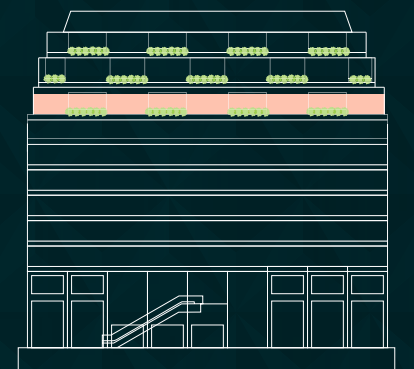
8

20,075 sq ft
1,865 sq m

Terrace:
441 sq ft
41 sq m



- Terrace
- Office Space
- Core



LIVERPOOL STREET

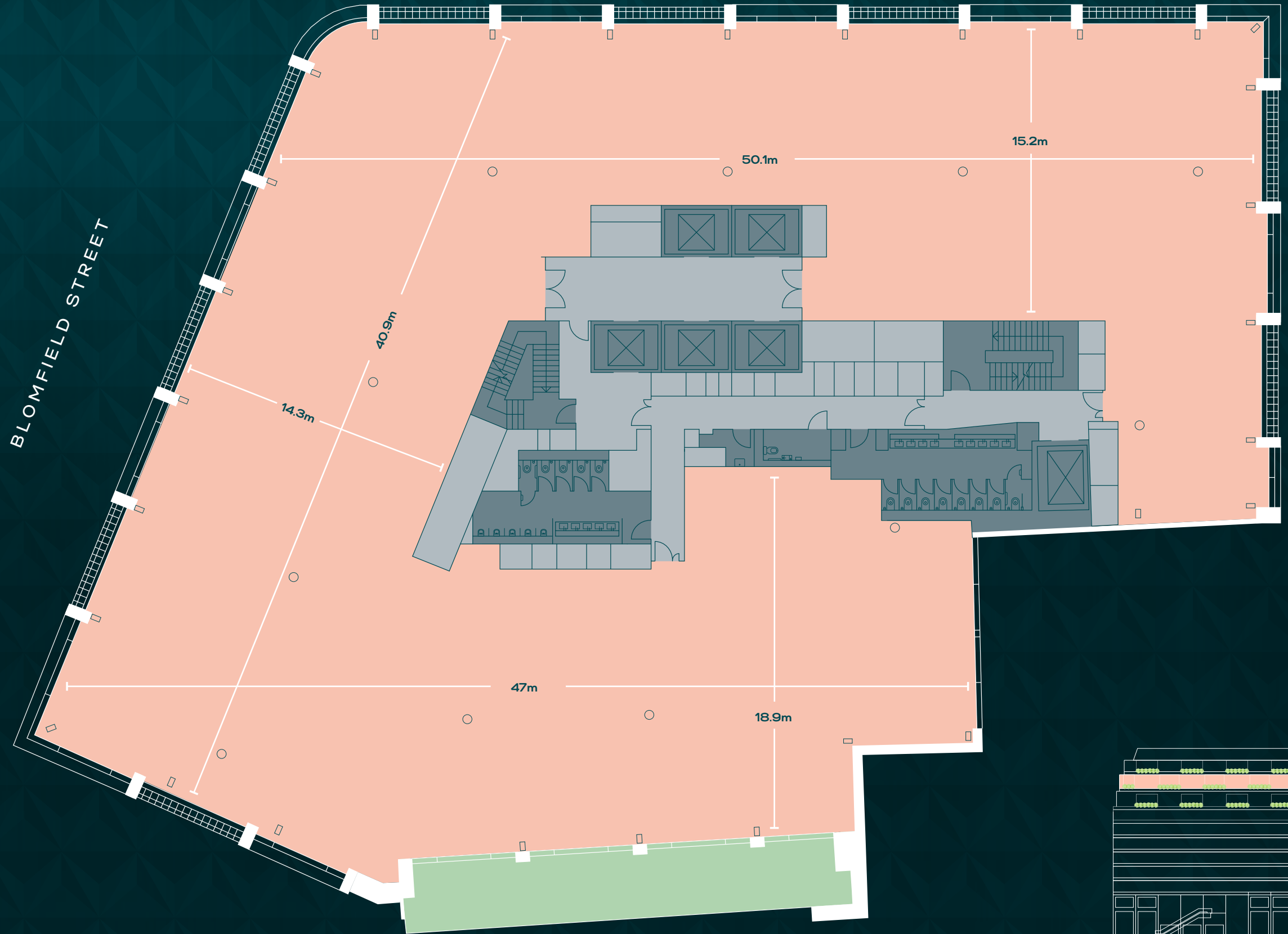


Level

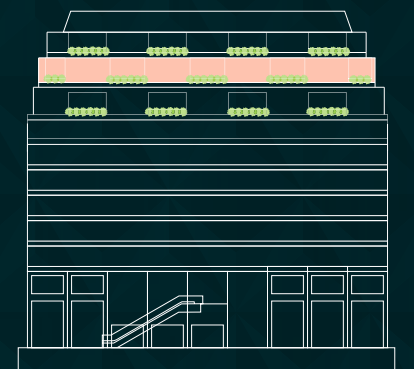
9

17,842 sq ft
1,658 sq m

Terrace:
657 sq ft
61 sq m



- Terrace
- Office Space
- Core



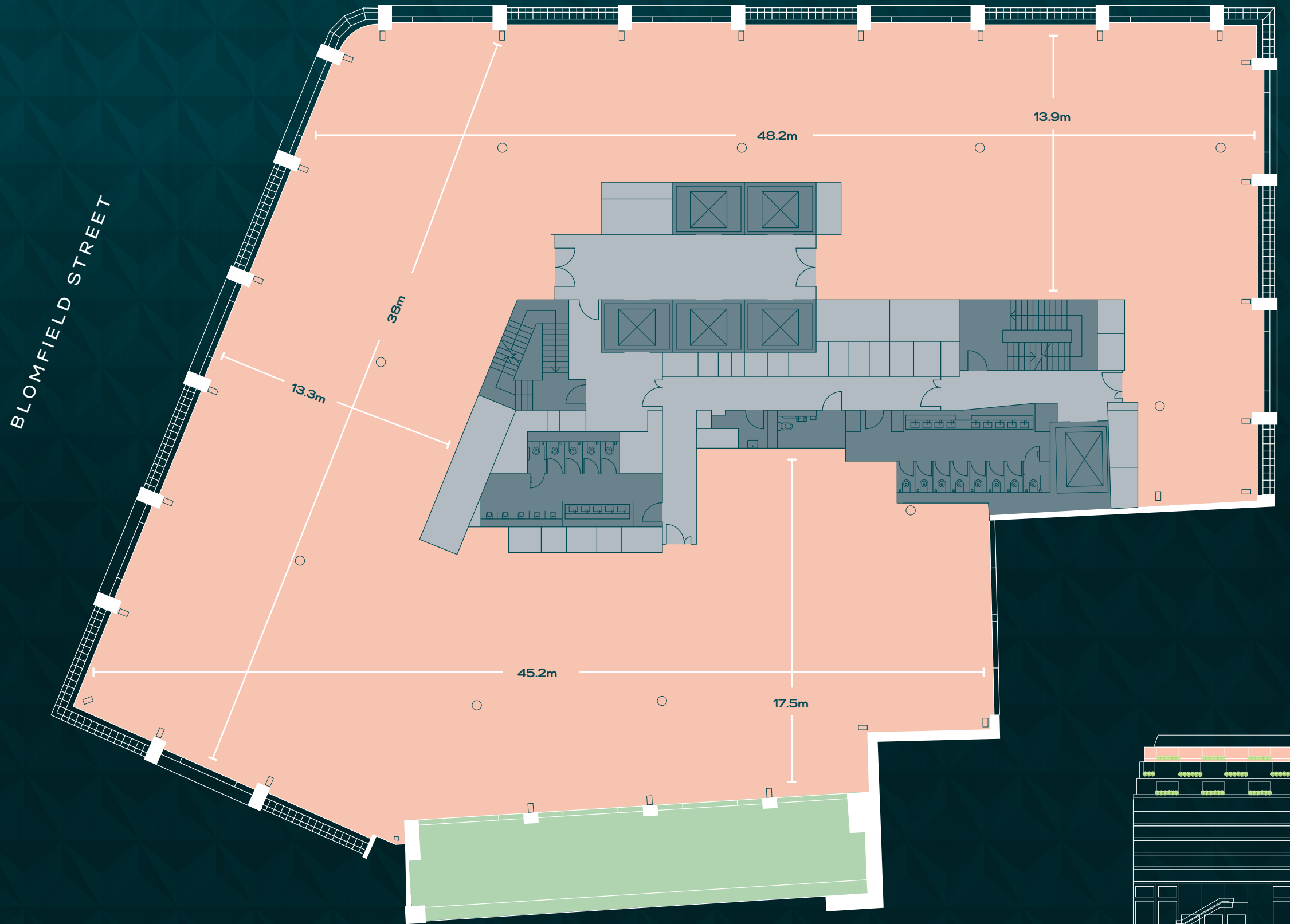


Level

10

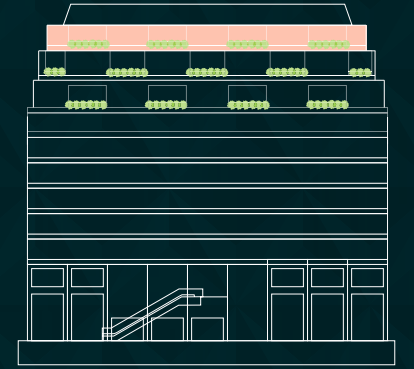
15,560 sq ft
1,446 sq m

Terrace:
990 sq ft
92 sq m



BLOMFIELD STREET

- Terrace
- Office Space
- Core





Indicative view of the level 10 corporate fitted space



Indicative view of the level 10 creative fitted space



Indicative view of the level 10 fitted space



Indicative view of a roof terrace fitted space

Summary Specification



91,982 SQ FT OF
CONTEMPORARY
WORKSPACE



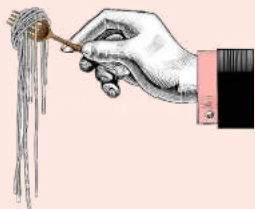
PROMINENT CORNER
LOCATION NEXT TO
CROSSRAIL STATION



DEMISED TERRACES
ON LEVELS 8-10 &
PANORAMIC VIEWS



COLLABORATIVE
SOCIAL HUB AND
COMMUNAL EVENTS
SPACES



2 RETAIL UNITS AT
GROUND FLOOR



2.75-3.0M FLOOR TO
CEILING HEIGHTS



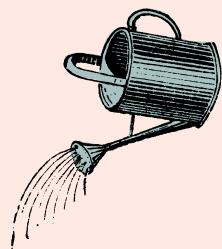
1:8 SQ M
OCCUPANCY



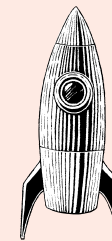
SMART BUILDING
MANAGEMENT



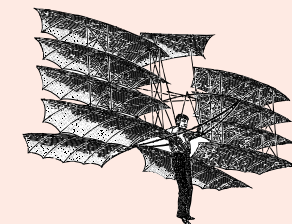
292 CYCLE SPACES
(INC. 12 ADAPTED &
30 FOLDING BIKE
SPACES)



29 SHOWERS &
292 LOCKERS



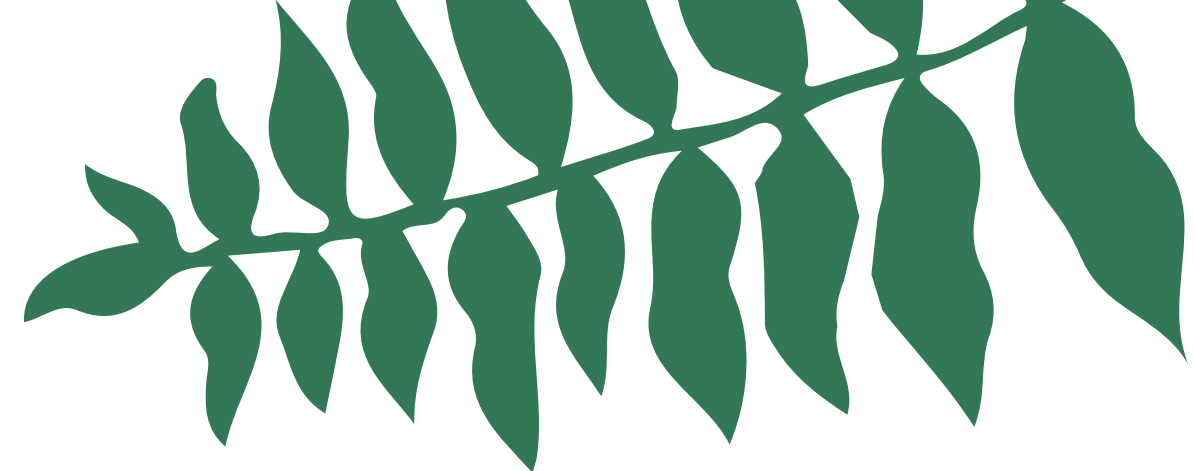
5 LIFTS &
4 ANCILLARY LIFTS



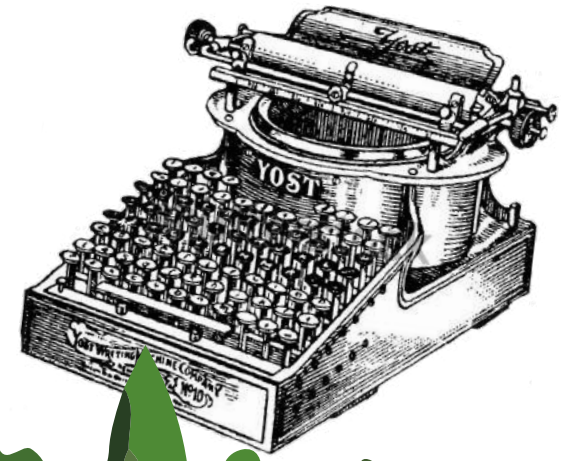
4 PIPE FAN COIL AIR
CONDITIONING



Indicative view of a roof terrace fitted space



Biodiversity



One for Wellness & Sustainability

ESG





ONE BUILDING

Sustainability & Wellness

33% carbon saving over current Building Regulations

100% electric, no gas to the building

Extensive energy metering

PV cells generate **low carbon electricity**

High performance HEPA filters remove at least **99.97% of particles** from the air

Green roof enhances biodiversity and provides rainwater attenuation

TARGETING WIREScore PLATINUM

TARGETING EPC A

TARGETING BREEAM OUTSTANDING

TARGETING WELL PLATINUM

ONE BUILDING

Aviva Investors Commitment

"At Aviva Investors we're committed to building a sustainable world through ESG integration and investing for long term impact. And this is why we have invested in 1 Liverpool Street because it pushes us forward towards our 2040 goals. It is also why we will endeavour to operate the building as efficiently as possible to help achieve our low carbon goals."

As long term investors in real assets we invest in the buildings and infrastructure we need to build a sustainable world:

We are one of the UK's largest investors in social infrastructure with **£13.3 billion or AUM**.

We invest in projects which support social mobility, from building affordable housing to financing social care.

We're building **500,000 square feet of wellbeing-focused office space**.

We are making great progress following our commitment to reaching **net zero by 2040**:

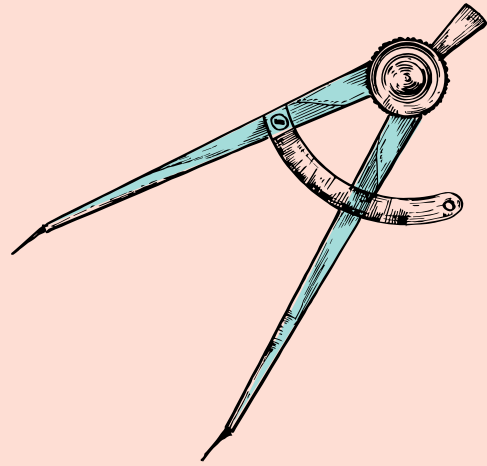
In **2021** alone we **financed £1.2 billion** of low-carbon infrastructure and buildings.

Since 2019 we have delivered **£783 million** in real estate **sustainable transition loans**.

Our smart buildings programme has delivered **£3 million in energy cost savings** since 2016.



Professional Team



Development Management

Aviva Investors

Architect

Eric Parry Architects

Interior Architect

Gensler

Planning Consultant

DP9

Project Manager

WT Partnership

MEP Engineer

Aecom

Quantity Surveyor

Gardiner & Theobald

Construction Legals

Addleshaw Goddard

Rights of Light & Neighbourly Matters

Point 2

Structural Engineer

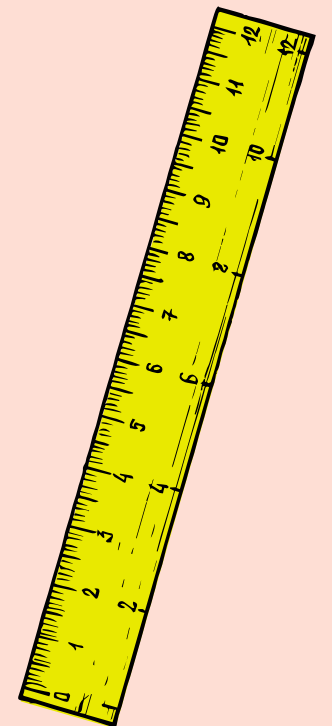
Robert Bird Group

Façade

FMDC

Contractor

Mace



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This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Issued Q2 2024.