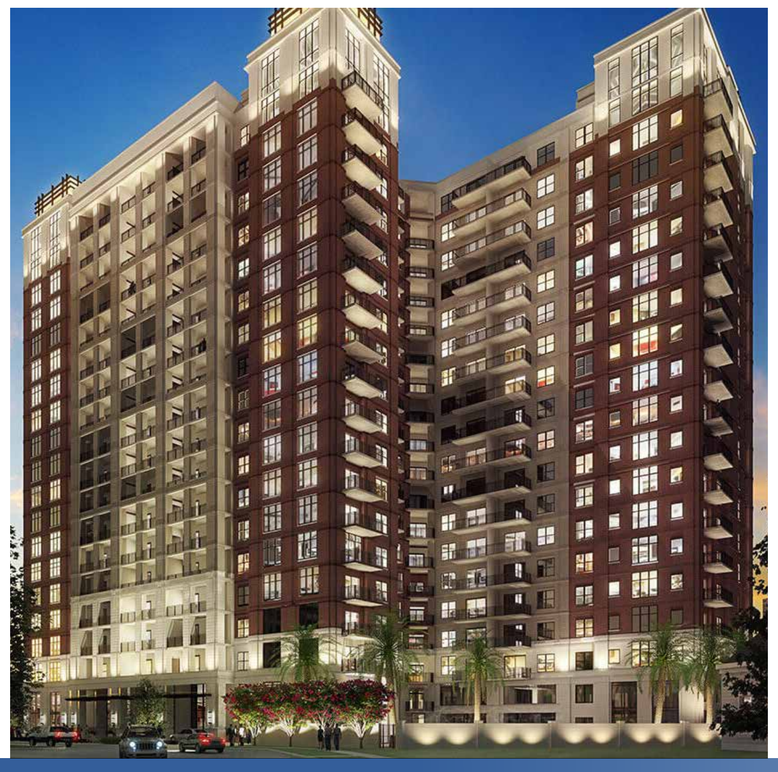
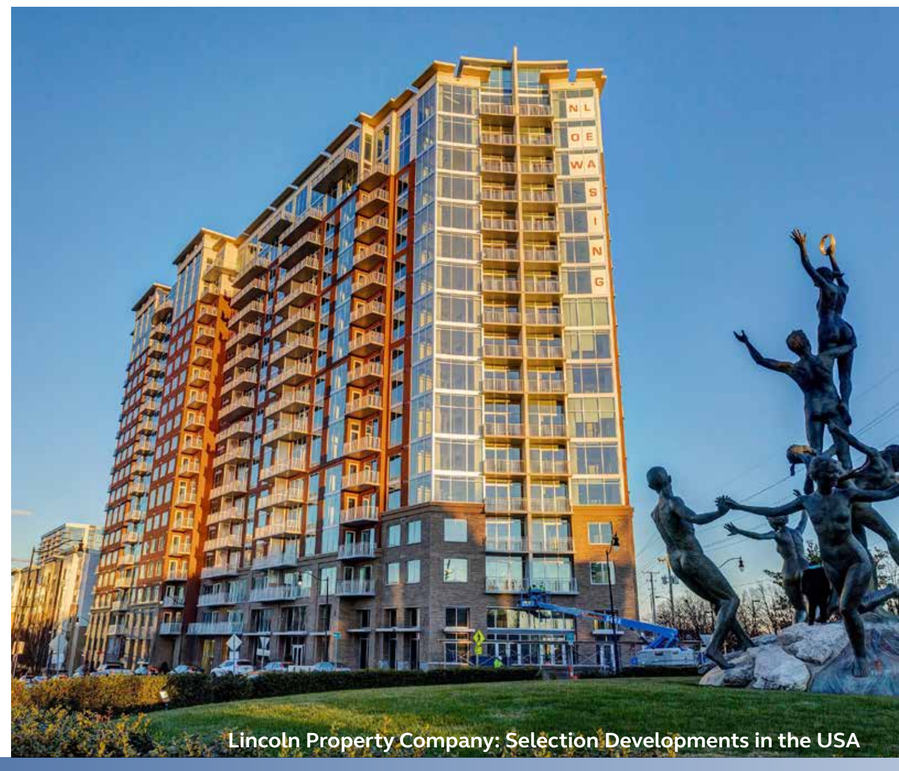
WELCOME TO THE
STATION HILL
PUBLIC EXHIBITION

Lincoln | mgt
A Joint Venture in Millennial Cities





Lincoln Property Company: Selection Developments in the USA

Lincoln MGT

Lincoln MGT is the joint venture company responsible for delivering the Station Hill development. It brings together the combined resources of the two companies with extensive experience in investment and delivery of significant projects.

Since acquiring the site in June 2018, Lincoln MGT has worked with Reading Borough Council to develop a renewed vision for Station Hill.

LINCOLN PROPERTY COMPANY

Lincoln is privately owned and provides focus and performance, consistency and stability to its communities, clients and employees.

We have dedicated local offices with management teams that know their communities.

We have a track record in pushing the boundaries of style, service and innovation to deliver and maintain considered placemaking.

A TRACK RECORD

Founded in 1965, Lincoln Property Company is one of the most respected real estate developers, investors and managers in the US and Europe:

- No.1 ranked developer in the US
- The second largest Build to Rent operator in the US
- 212,000 residential units and 130m sq.ft commercial developed to date
- 403m sq.ft / $76bn residential and commercial assets leased or managed
- 190,000 Build to Rent units currently under management
- More than 8,000 employees in 450 offices worldwide

BUILD TO RENT: LINCOLN'S OFFER

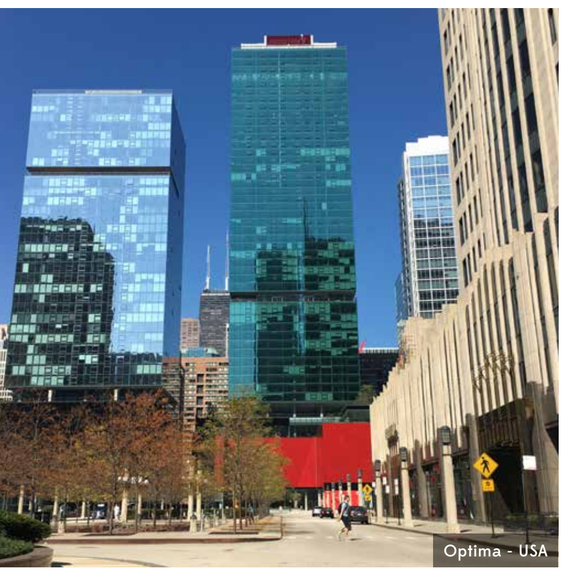
- High quality apartments built to specifically cater for the needs of renters
- On-site maintenance and professional management team
- On-site security
- A very visible, experienced and institutional landlord that residents can talk to on a daily basis
- Amenities – Managed, communal courtyard and rooftop gardens and leisure spaces
- Long-term interest in the building and local environment from the landlord
- Affordable housing pepper-potted throughout the scheme

MGT

MGT is an independent real estate investment management company with a current focus on the Build-to-Rent asset class in the UK and Europe.

We are long-term investors dedicated to sustainable growth opportunities in the UK and Europe, both originating and actively managing real assets for institutional and private investors

- Since 1995 our team has worked together for more than a decade, with investments in European real estate totalling €11 billion.

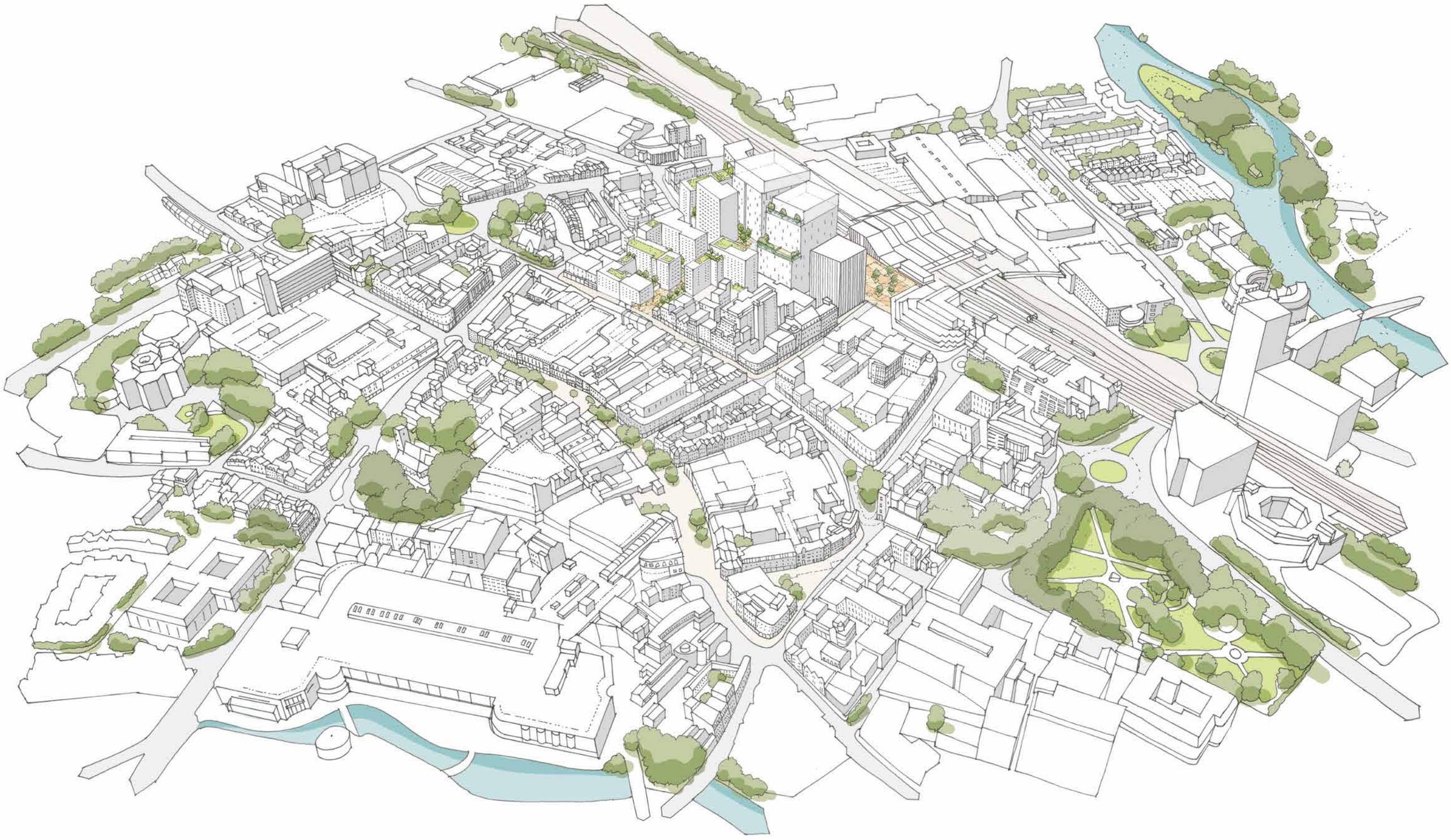


Optima - USA

Playa Runway, Los Angeles

White Square, Moscow

Legacy Union, North Carolina



Aerial view of the whole Station Hill development

A Connected Town

We see Station Hill as an **integral** and **connected** part of Reading, enhancing its **permeability**, creating an active town centre loop and delivering a new and **ambitious**, city scale skyline. This is a new **community**, a new **destination** and a place where people will want to be and to be seen.

A New Destination

Bold Ambition

A Platform for Growth

Urban Density

A New Community

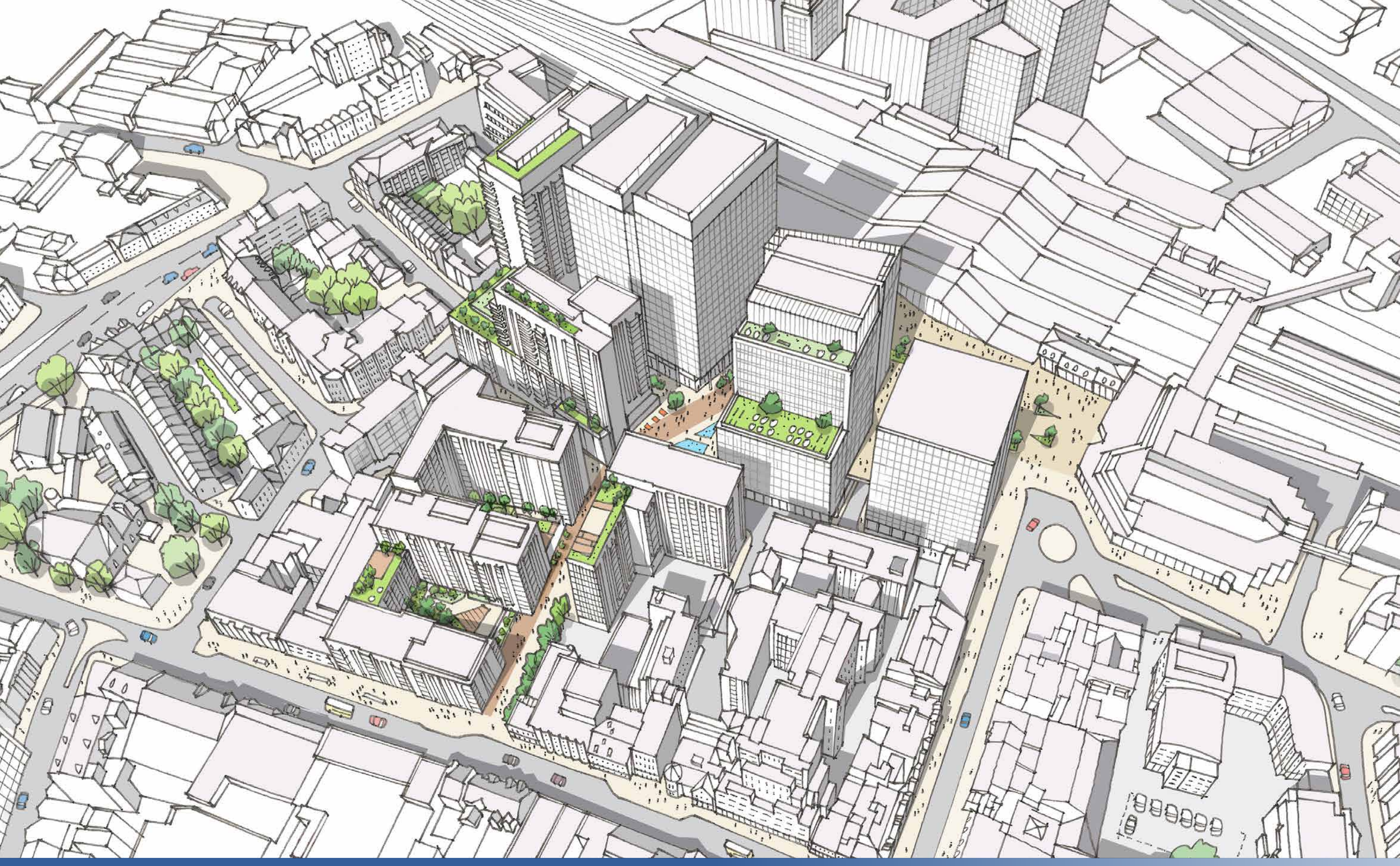
Living Reading

Accessible for All

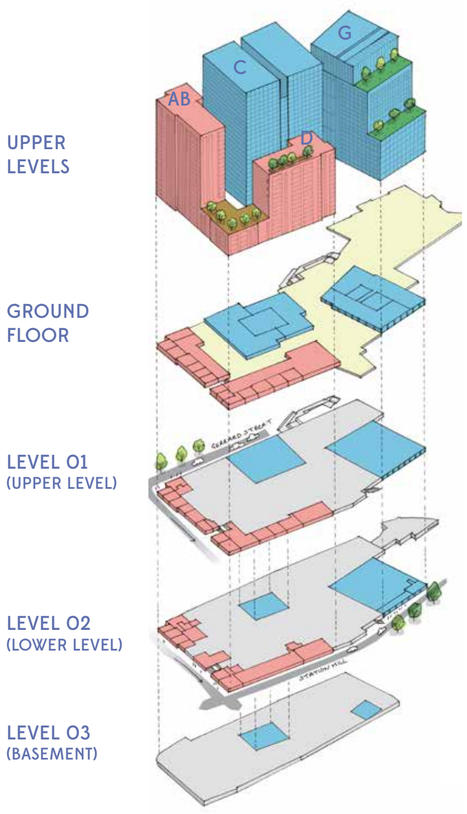
A New City Skyline

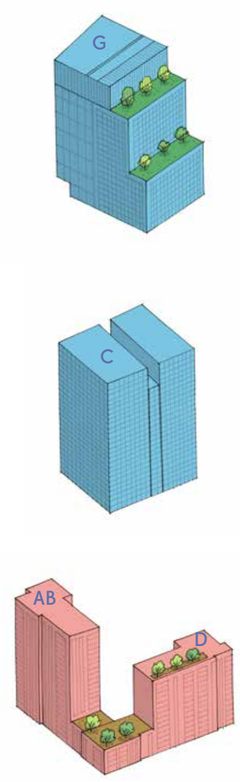
Human Scale

1. A VIBRANT PLACE FOR NEW EXPERIENCES
2. THE HEART OF BUSINESS AND LIVING
3. AN URBAN DESTINATION FOR THE FUTURE
4. ACCESSIBLE AND FOR ALL
5. A PLACE OF QUALITY AND DETAIL



The Development





Office Building G
(Detail Scheme)

- New Landmark office tower
- Dynamic co-working spaces
- Flexible floor-plates
- Activated frontages with new F&B anchors

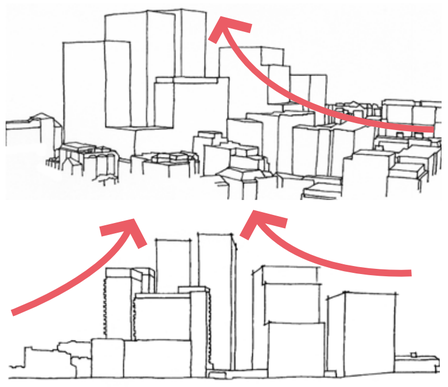
Office Building C
(Illustrative Scheme)

- A new beacon (Reading's tallest tower)
- Recognisable skyline
- Station Hill address
- Activated ground floor

Residential Plots ABD
(Illustrative Scheme)

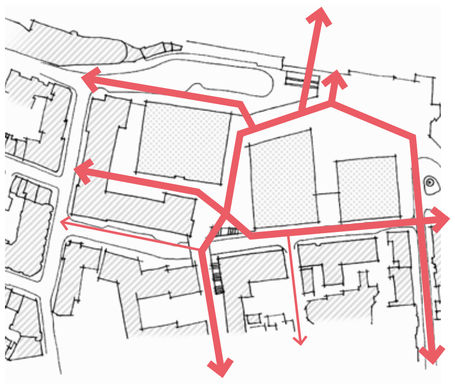
- New residential community
- High quality residential offer
- Managed amenities

STEPPED FORM



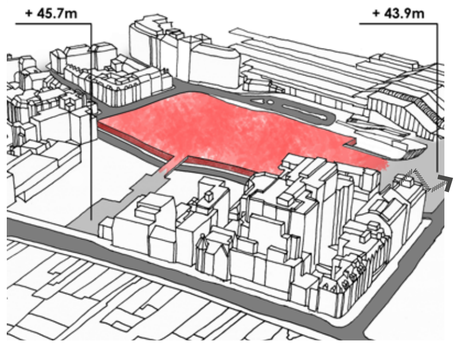
The buildings are stepped from the east, west and also from the south to create an iconic apex that is Building C.

CONNECTIVITY



North-south, and east-west routes are strengthened. Connectivity is also promoted through the buildings and across the public realm.

LEVEL ACCESS



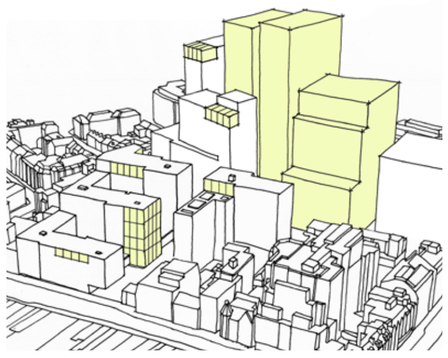
The elevated public realm connects the Station with Friars Walk and the town centre with level access.

The existing parking building is demolished and parking is concealed within the deck.

TRANSITION

The new residential plots create the ideal transition between the low density residential buildings west of Greyfriars Road and the new office buildings.

RESPONSIVE DESIGN

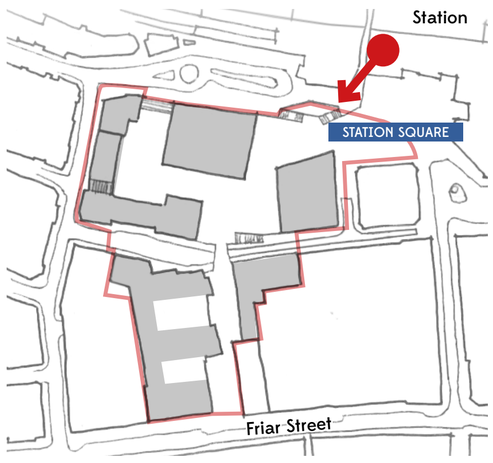


The architecture of the buildings is designed to create a series of lanterns from Friars street along Friars walk culminating in the two office towers as beacons of the development.

View looking South from the Station

Welcome to Reading

Station Hill is the **new front door to Reading** - from the moment of arrival at the station, the taxi rank or via the foot tunnel you are welcomed into a **reimagined civic square**, alive with activity, lush pocket parks and thoughtfully designed landscaping. It will create a distinct **sense of arrival** to Reading, a place with a **visible vibrancy and civic pride**, it will encourage residents and visitors alike to **explore a new route into the town.**



Artist Impression of folding landscape

Instagramable Moments

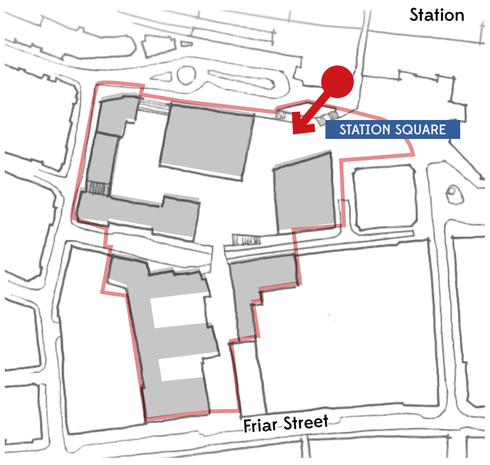
View from Reading Station

Olympic Park Stratford London

View looking West across Station Square

Station Square

Considered architecture allows the new office and retail to **blend into the public realm** creating an urban buzz within the new Station Square. By **blurring the lines between public and private space**, Station Hill delivers a place for the best talent to live, work and play. Clever landscape design guides you past mature trees and cascading garden steps creating a s**eamless link** through the south of the station to the interior of the scheme.



View looking South from the Station

Kings Cross - London

Reimagined Urban Scale

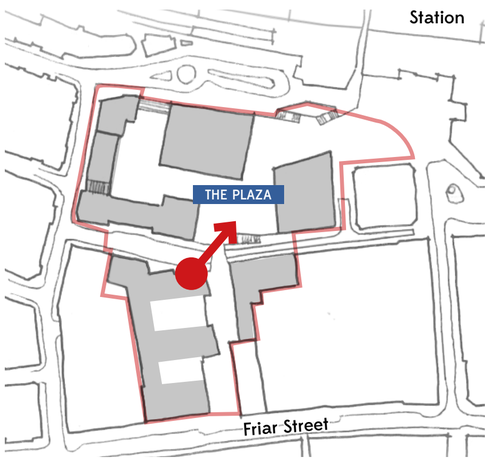
Landscaping

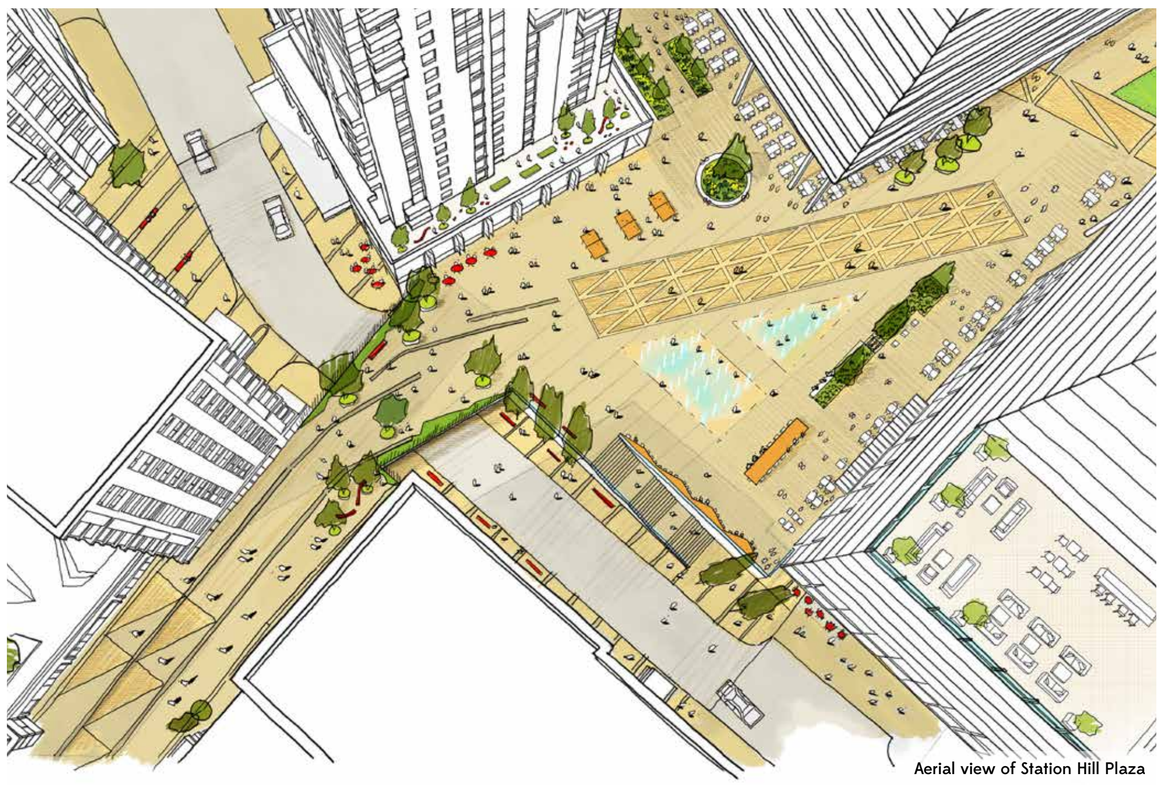
Pocket Park - Olympic Park

View looking North through Main Plaza

Station Hill Plaza

The new Station Hill plaza is **the true heart of the scheme**. A **level, accessible, city scale space** with the flexibility to support **a myriad of public uses**. This **new, carefully curated, urban space** will be part of a **managed estate** allowing it to be programmed and organised to deliver **a new destination for Reading**. One that supports a new community, not just for visitors but for the thousands of residents and employees who will frequent it daily.

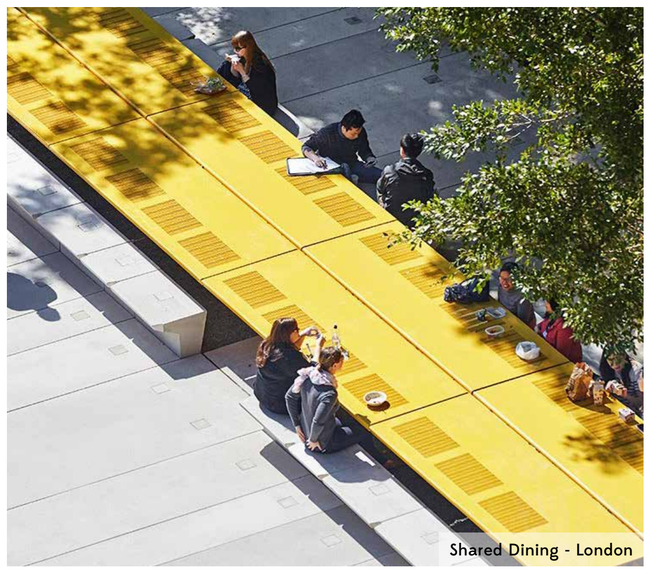




Aerial view of Station Hill Plaza

More London - London Bridge

Kings Cross - London



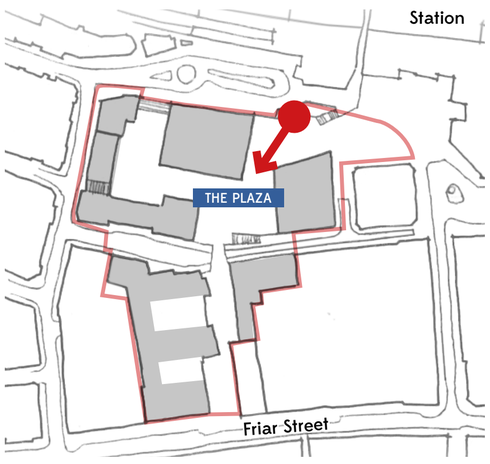
Shared Dining - London

Seattle, USA

View looking South through main Plaza

Station Hill Plaza

Our plaza can be adapted for **a wide range of public events** creating **a new cultural and economic facility** for Reading, active throughout the year. The site's edges are supported with multi-level commercial space delivering **permeability and a central focus**. The square extends to the south with views through to Friar Street and Reading's historic core.



Active Public Space

Entertainment

Play

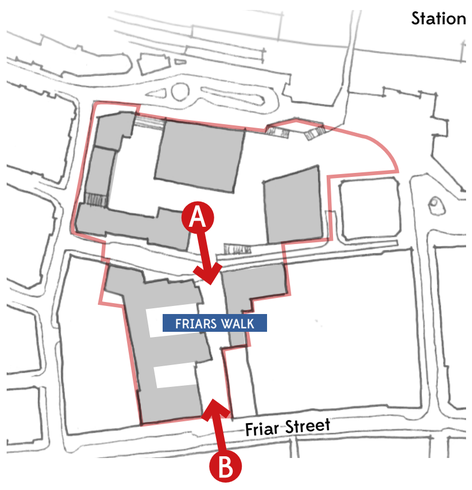
Experiences

Food

View looking South down Friars Walk (View A)

Friars Walk

Friars Walk delivers **an intimate retail thoroughfare** with independent retailers, local heroes and carefully selected anchor brands, creating **a new and distinct retail experience** for Reading. Human scale, domestic shops create a calm and pleasant place to browse and relax. Station Hill Square and Friars Walk will become the **preferred choice of pedestrian route** through Reading town centre.



View looking north down Friars Walk (View B)

More London - London Bridge

St Christopher's Place - London

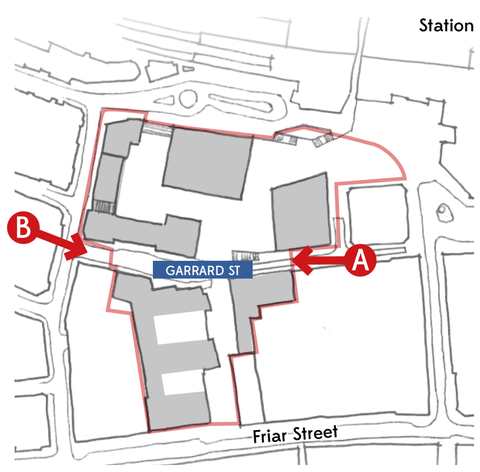
Slingsby Place - London

White City - London

View looking West on Garrard Street (View A)

Garrard Street

We have totally **reimagined Garrard Street**, paying careful thought to its activation and integration into the whole of the Station Hill experience. Buildings connect to it at ground level, interacting with the street and its connection between Friars Walk and Station Hill square, creating **one seamless public realm** from north, south, east and west.



View looking East down Garrard St (View B)

Cafe London

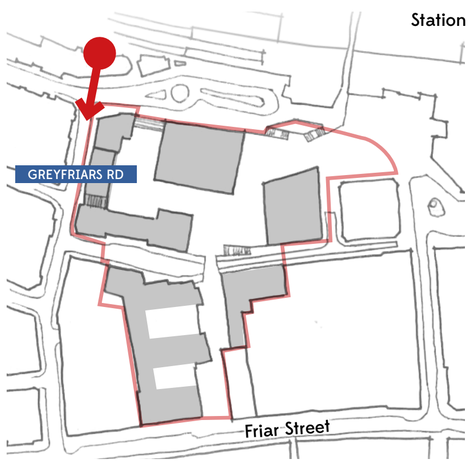
Gym London

Cafe Japan

View looking South Greyfriars Road

Greyfriars Road

Greyfriars Road has **a residential scale**. A **green** street with front doors and **active frontages**, a place to greet your neighbours and welcome your guests. It provides an **important pedestrian route** from the west side of the site and we consider it **key to the permeability of the scheme**.



View looking down Stanshawe Road

Brooklyn - New York

Residential Facade

Residential Facade

Residential Facade

View looking to east Station Hill

Station Hill

Station Hill itself will soon become a **major drop off point for taxis,** coming into the train station from the west and south. In this key corner of the site, the **buildings will cascade to the ground** forming a **clear, varied and well articulated street frontage** to this **key transport hub.**

Cycle Friendly

Office Entrances

Active Street Scape

Taxi and Bus Drop Off

Delivering the Vision – Phase 1

Extensive
TIME FOR MORE
ACTIVE FRONTAGE

250,000 SQ FT
TIME FOR MORE
OFFICE SPACE WITH PARKING

30,000 SQ FT
TIME FOR MORE
LIFESTYLE LED GROUND FLOOR

1.6 Acres APPROX
TIME FOR MORE
PUBLIC REALM

538
TIME FOR MORE
BUILD TO RENT & AFFORDABLE HOMES WITH PARKING

2,500
TIME FOR MORE
JOBS

Station Hill Plaza

Temporary Activation

KEY DATES

June	2018	Purchase Site
March	2019	Submit RMA on Phase 1 (c.538 apartments)
March	2019	Start PPA Planning on North Site
June	2019	Public Consultation
Sept	2019	Demolish Car Park
Sept	2019	Submit Hybrid Application
June	2020	Start on site - Phase 2
Q4	2022	First office building completed Phase 1 - c.538 Apartments completed Public Realm delivered

- New public realm linking from the station to Friar Street
- Signature designed HQ office building c.250,000sqft
- Meanwhile uses to the new public realm

Aerial view of the whole Station Hill development

Station Hill Completed

Gateway
TIME FOR MORE
READINGS NEW FRONT DOOR

450-600k SQ FT
TIME FOR MORE
OFFICE SPACE WITH PARKING

50,000 SQ FT
TIME FOR MORE
LIFESTYLE LED GROUND FLOOR

2 Acres APPROX
TIME FOR MORE
PUBLIC REALM

1,000-1,200
TIME FOR MORE
BUILD TO RENT & AFFORDABLE HOMES WITH PARKING

4.5-6k
TIME FOR MORE
JOBS

Welcome to Reading

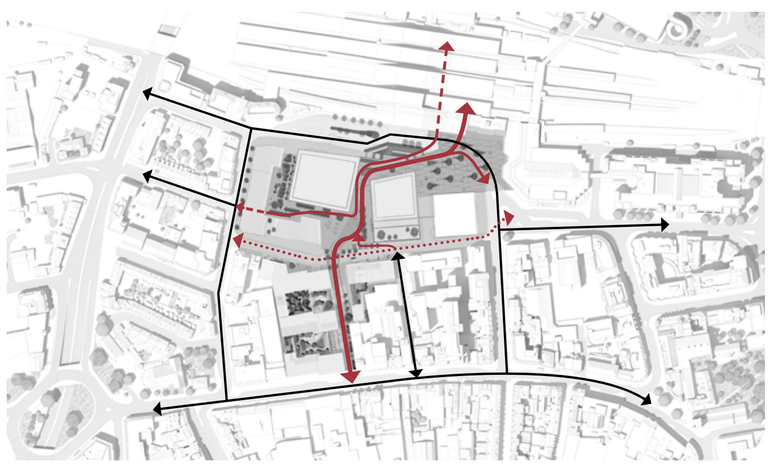
Station Square

Station Plaza

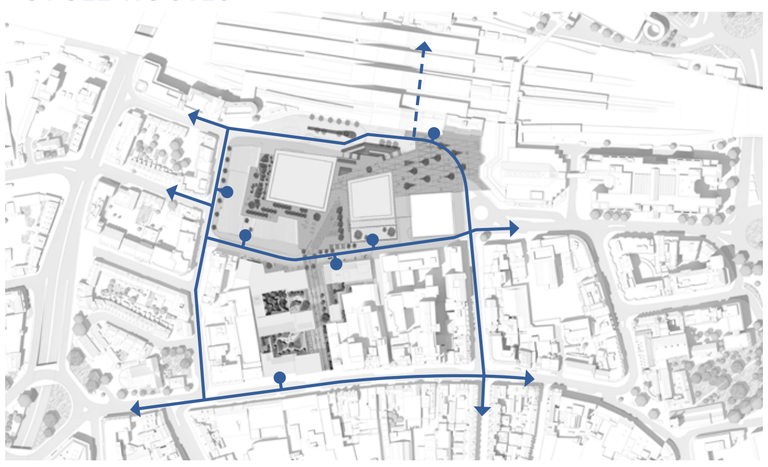
Garrard Street

Masterplan

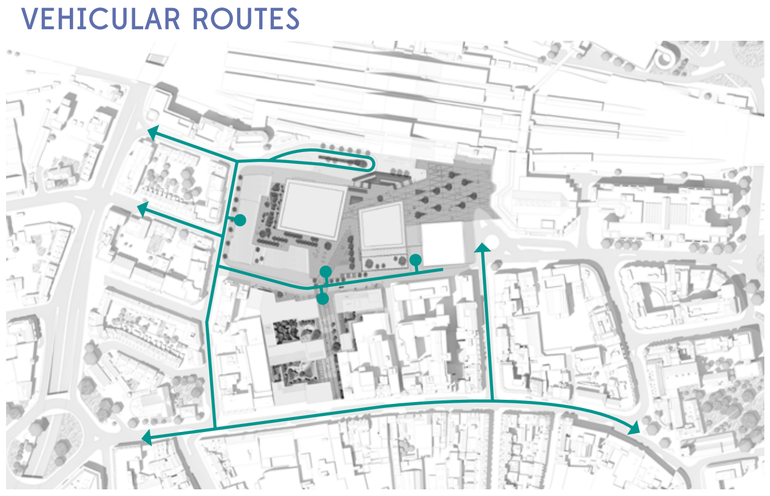
PEDESTRIAN LINKS



CYCLE ROUTES



VEHICULAR ROUTES



THANK YOU FOR PARTICIPATING

Please feel free to ask us any questions and fill out the feedback form. If you need any help with filling the form out someone from our team can assist you.

Below is as a link to the public exhibition website and contact details for further inquiries'

www.stationhill.co.uk

estateoffice@stationhill.co.uk

Lincoln | mgt
A Joint Venture in Millennial Cities