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Lendlease ‘tops out’ landmark Stratford office building

One of the capital’s most exceptional new office buildings reached a major milestone this week as Lendlease and joint venture partner Canada Pension Plan Investment Board (CPP Investments) ‘topped out’ their landmark Turing Building at IQL Stratford.

Designed by architects Arney Fender Katsalidis, the 21-storey Turing Building has been created to maximise sustainability and wellbeing, and to support collaboration and new ways of working. When complete, it will include approximately 350,000 sq ft of Grade A office space, with roof terraces, event space, and diverse retail experiences. Last year, Lendlease announced it had signed luxury cinema concept Everyman as the anchor leisure tenant on the ground floor of the building.

With sustainability imbedded in its design, the Turing Building is targeting BREEAM Outstanding and Well Gold certification, as well as Wiredscore Platinum for its connectivity and tech credentials. The Turing Building will be Net Zero Carbon on completion, with a 30 per cent reduction in embodied carbon compared with industry benchmarks. The building will operate with a 57 per cent reduction in water demand, incorporate 90m² of rooftop solar panels and is targeting an EPC A Rating.

The Turing Building is being developed as part of a joint venture with CPP Investments. It is one of four major new office buildings planned for IQL, together they are expected to provide a total development area of 1.6m square feet when fully developed, with an estimated gross development value of approximately £1.5bn.

IQL Stratford is a flourishing 24-hour neighbourhood on the gateway to the Olympic Park, offering businesses award-winning workplaces with acres of green space, international standard leisure facilities and world-leading arts and educational organisations on their doorstep. It is already home to organisations such as Transport for London, Cancer Research UK, the British Council and Unicef and is part of the SHIFT Innovation District which launch on the Park in 2022. As well as Westfield Stratford, residents and visitors benefit from the new leisure, culture and higher

education offer at the neighbouring East Bank development. The institutions of East Bank including UAL: London College of Fashion, BBC music studios, Sadlers Wells dance theatre and the V&A Museum along with University College London's new East Campus contribute to a growing cluster of education and cultural uses in Stratford.

Elizabeth Line connections now link Stratford to Liverpool Street in eight minutes and Central London in 16 minutes. The new line built on the existing transport infrastructure that Stratford is known for – including Central and Jubilee Underground lines, Overground, DLR and national rail services. 220 trains leave Stratford across five lines every hour from Stratford station at peak times.

Michelle Letton, Executive Project Director at IQL, said: "This is one of the most exciting destinations for forward-thinking businesses in the UK. The Turing Building, which promotes sustainability, innovation and wellbeing, is unparalleled in its offer of dynamic, next-generation workspace with all the amenities and green space of the Olympic Park and fast transport connections on its doorstep. We know that demand for the highest-quality offices remains strong and the Turing Building is perfectly positioned to respond to businesses' evolving needs and to welcome more leading organisations and talent to Stratford."

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About Lendlease

- Lendlease (www.lendlease.com) is a globally integrated real estate group with operations in Australia, Asia, Europe and the United States. We create places where communities thrive. Headquartered in Sydney, Australia and listed on the Australian Securities Exchange. Lendlease has approximately 7,800 employees globally. Our core capabilities are reflected in our operating segments of Investments, Development and Construction. The combination of these three segments provides us with a sustainable competitive advantage in delivering innovative integrated solutions for our customers.

About CPP Investments

- Canada Pension Plan Investment Board (CPP Investments™) is a professional investment management organization that manages the Fund in the best interest of the 21 million contributors and beneficiaries of the Canada Pension Plan. In order to build diversified portfolios of assets, investments are made around the world in public equities, private equities, real estate, infrastructure and fixed income. Headquartered in Toronto, with offices in Hong Kong, London, Luxembourg, Mumbai, New York City, San Francisco, São Paulo and Sydney, CPP Investments is governed and managed independently of the Canada Pension Plan and at arm's length from governments. At March 31, 2023, the Fund totalled C\$570 billion. For more information, please visit www.cppinvestments.com or follow us on [LinkedIn](#), [Instagram](#) or [Twitter](#).