



BRINGING PROPERTY
AND PLACES TO LIFE



QUINTAIN

For 30 years, Quintain has transformed areas into places where people want to live, companies want to grow and neighbourhoods can come alive.

We are recognised as mixed-use regeneration and Build to Rent specialists and are competitively placed to take on new opportunities to utilise our unrivaled expertise.

Creative

People-first

Pioneering

Sustainable

Proud




Wembley Park completion CGI

We've created a new destination at Wembley Park

When we acquired the site in 2002, Wembley Park was an unloved expanse of surface car parks. We are leading its multi billion pound transformation, delivering new homes, jobs, restaurants, shops, offices and hotels, transforming the land around the National Stadium into a vibrant and self-sustaining new neighbourhood for London.

Our expertise at Wembley Park has included masterplanning, design, development, delivery, Build to Rent letting and operations, placemaking, and ongoing management.



Wembley Park, 2022

Over the past two decades, we have worked in close partnership with the London Borough of Brent, the Greater London Authority, Transport for London, Network Rail and numerous other stakeholders to obtain a series of Masterplan approvals that will deliver 8,500 homes, over 750,000 square feet of office space, and 500,000 square feet of retail and leisure space.

With state-of-the-art connectivity built into Wembley Park's infrastructure, our Smart City design enables seamless, estate-wide Wi-Fi, ultra-fast broadband to every home, a full 4G network, and Envac, our revolutionary underground waste removal system.



We are one of the largest mixed-use developers in Ireland

In Ireland we have a landbank that can accommodate over 9,000 residential units and almost 3,000,000 sq ft of commercial space.

Since 2016, the team in Ireland has delivered over 1,000 homes within our Adamstown and Portmarnock neighbourhoods. Our team works across all stages of housing delivery, from acquisition to masterplanning, design and construction through to sales and marketing.

With the existing Irish portfolio and the projected delivery from our team, Quintain Ireland is the third largest residential developer in the country.

Cherrywood Village, Ireland, completion CGI



Creating exceptional and affordable places to live

Quintain Ireland's ambition is to create exceptional and affordable places to live, which are at the forefront of sustainability, design, and placemaking for our communities.

To deliver this ambition, we are currently working across four locations in Adamstown, Clonburris, Portmarnock and Cherrywood. Across these locations, we will deliver over 9,000 homes, retail and leisure amenities. We have provided for six schools, two local sports facilities with all-weather pitches and approximately 80 acres of parks. Most importantly, all our locations were chosen for their efficient transport links.

“We have a pedigree and reputation for being a trusted partner that delivers results and creates exciting new places, proudly supported by a vertically integrated in-house skill set. Quintain should be your development partner of choice.”

Jason Margrave, Executive Director, Development, Quintain

Track record of institutional asset management

We have a long history of third party asset management roles alongside years of partnerships with institutional owners. We are competitively placed to take on new opportunities to utilise this unrivaled expertise.

	iQ	Greenwich Peninsula	Quercus	Welput	Quantum	Alto & Emerald Gardens
Key Partners	 	 	 			
Asset Manager	✓	✓	✓	✓	✓	✓
Development Manager	✓	✓	—	✓	✓	✓
JV Partner	✓	✓	✓	—	✓	✓
Other	Fund manager & founder	Project manager & founder	Founding partner	Property adviser	Founding partner	Project manager



50:50 partner
>5,000 beds sold



150 acre site
masterplanned
land sale >£180m



AUM peaked at
>£70.0m



AUM
>£1.3bn



36
acre site



837 units
developed



Proven success with third party management

Having established iQ in 2006, we acted as asset manager to the business which grew to become one of the UK's largest and most successful operators of purpose built student accommodation, achieving an average of 99% occupancy rate in 5,183 bedrooms across 13 properties, located in nine UK cities.

We disposed of our iQ shares in 2014 to our partner in the project, Wellcome Trust.

We're delivering Build to Rent on the largest scale

Wembley Park will have 6,044 Build to Rent (BtR) homes, the largest concentration of BtR property on a single site in the UK, with beautiful apartments, all-inclusive offers and exceptional shared social spaces.

We've also created a market leading Build to Rent operating platform, called Quintain Living, established in 2016 to provide first class management of our property portfolio. With six years of operational experience, the Quintain Living team are looking for third-party management opportunities.

Quintain Living, Wembley Park

QUINTAIN
LIVING



Benefits
include:

No fees and
zero deposits

Utilities and
broadband set up

App-based
management

On-site
gym

Social
spaces

24 hour
support

Pet
friendly

Secure
parking



Why Quintain is the right BtR partner for you

Quintain Living is a purpose built, dedicated BtR platform with an established operational team, optimising rental growth, occupancy and driving platform efficiencies.

Part of Quintain, a mixed use and multifamily specialist with 30 years' experience in bringing property and places to life and building communities.

Unrivalled experience of large, complex sites with major event crowds; incorporating retail, leisure and commercial, Wembley Stadium and the OVO Arena.

We understand how to lease up a large portfolio of apartments, arriving in quick succession, on a single site at a premium to the competition.

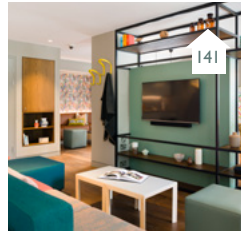
Demand for Quintain Living's homes soared in 2021 with 1,843 reservations taken, a 184% increase on 2019.

Significant investment in technology has increased leasing efficiencies, enhanced the customer experience and streamlined operations.

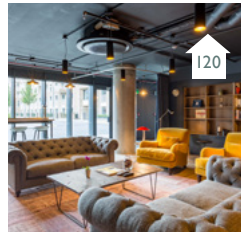
We are a strong, vertically integrated company focussed on growth, with the ability to bring our expertise to any third party management venture.

Developments designed to appeal to and retain a wide resident base

At Wembley Park, our building designs are influenced by extensive research into customer lifestyles and practical needs. Our design brief includes detail on building aesthetics, interior styles, amenity spaces, fitness provision, work at home spaces, apartment layouts and finishing. The unique interiors and extensive amenity spaces attract a wide demographic whilst the practical design features such as apartment layouts and on-site teams support retention.



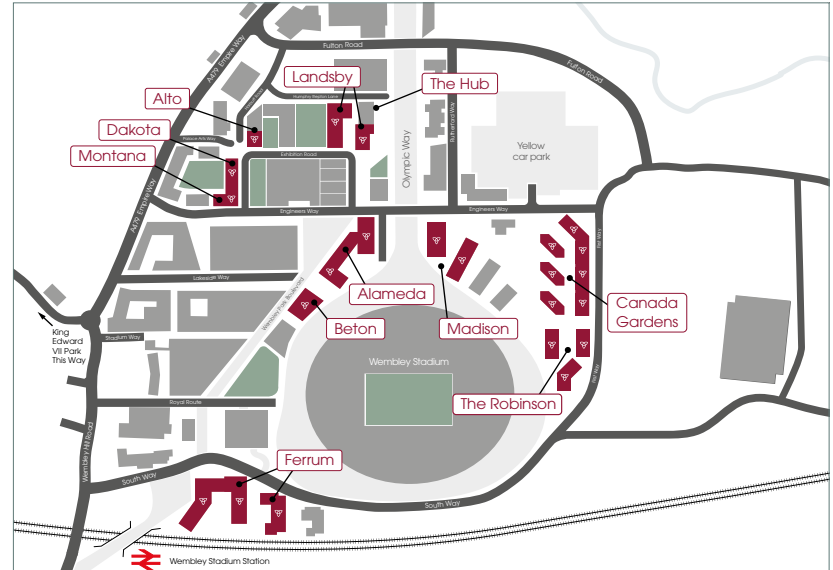
Emerald Gardens 2016



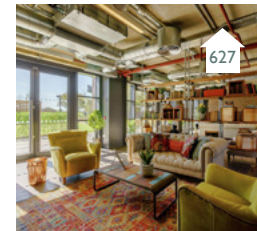
Alto 2017



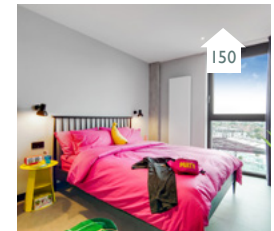
Landsby 2018



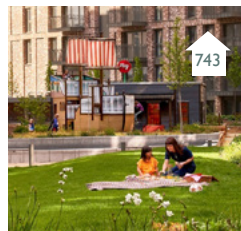
Alameda 2019



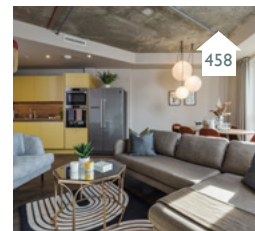
Ferrum 2019



Beton 2020



Canada Gardens 2020



The Robinson 2021



Madison 2021



Repton Gardens 2022

The resident Supper Club with MasterChef finalists
Billy and Jack. Quintain Living, Wembley Park

Our customer is at the heart of what we do. We don't just create homes, we create spaces where people come together. Our Quintain Living app allows residents to book events, join clubs, and connect with their neighbours to form a lasting community.

QUINTAIN
LIVING

Our residents:

"I genuinely feel like I can call this place my home. There's a real personal touch and the team here care about me and my wellbeing."

"It is game changing. It has set the bar so ridiculously high for everything else in the future."

"Everything about these homes are so modern. From the art and decor to the technology, it truly is luxury living."



“We’re applying best practice from the team’s experience of Built to Rent in the US, tailored to local demand and designed for customer service and optimised management.”

Danielle Bayless, Chief Operating Officer, Quintain Living





A rental experience
like no other

In addition to their apartment, residents have access to social spaces such as rooftop terraces, landscaped podium gardens, children's play sheds, work-from-home spaces, allotments, a library, and clubhouse. Quintain Living's exceptional team provides a 24-hour concierge service and in-house maintenance.



We're building communities

We believe we have a social responsibility to the local communities beyond the buildings we create.

The Yellow is our community centre at Wembley Park and our engagement strategy aims to foster a vibrant and happy neighbourhood by bringing together existing and new residents, workers and local groups through a well thought out, balanced and accessible programme.

Our sustainability objectives address environmental, social and governance issues at Quintain. Supporting our corporate vision of 'bringing property and places to life', activity is directed around three focus areas: People, Place and Property.

We have worked to identify ways in which each of our objectives under these focus areas can align with the United Nations Sustainable Development Goals. More information about these goals is at: sdgs.un.org/goals

PEOPLE

DIVERSITY & INCLUSION



EDUCATION, SKILLS & EMPLOYMENT



SAFETY, HEALTH & WELLBEING



SUSTAINABLE COMMUNITIES



PLACE

BIODIVERSITY & NATURAL CAPITAL



PUBLIC REALM & PLACEMAKING



TRANSPORT & CONNECTIVITY



GOOD GOVERNANCE



PROPERTY

CLIMATE CHANGE



RESOURCE EFFICIENCY



SUSTAINABLE PROCUREMENT



TECHNOLOGY AND INNOVATION



“True regeneration is about creating a lasting legacy, and that can only occur if the local community feels connected to the developer who helps shape their neighbourhood.”

Ash Patel, Community Engagement Manager, Quintain

London's most exciting new neighbourhood

Wembley Park is an exceptional destination for culture, food and shopping, with London Designer Outlet, Troubadour Wembley Park Theatre, the OVO Arena Wembley, plus exciting retail experiences including London's largest BOXPAK, Bread Ahead, a host of independent retailers and an innovative Amazon Fresh grocery store.

As a result of our expertise and ongoing stewardship, Wembley Park is now an exemplar, 15-minute neighbourhood for London. We are actively seeking the next regeneration project to utilise our skills and experience gained at this iconic site.



“I passionately believe that retail and leisure are a powerful catalyst to regeneration and a fundamental component of placemaking.”

Matt Slade, Retail Director, Quintain



Greenwich Peninsula

A Masterplan at another iconic London site

We have been involved with creating exceptional neighbourhoods for years.

Following a land swap in 1999, we acquired a large site, next to what was then the Millennium Dome, now The O2 and secured planning permission for a 14 million square foot mixed-use Masterplan across the 150 acre site. At the time this was the largest single planning application in London, if not the UK.

We even facilitated AEG's entry into the London market, converting the Millennium Dome into The O2 entertainment venue.

Alongside the Masterplan we were instrumental in delivering the early phases of development at Greenwich Peninsula, including the 150,000 square foot Ravensbourne College, 440,000 square foot of office space at 14 Pier Walk and 6 Mitre Passage and a 280 room student block.



Ravensbourne College, Greenwich Peninsula

We establish long term partnerships

Establishing long term partnerships is one of our core values. We have a framework of contractors at Wembley Park, some of whom we have worked with for over 15 years. We develop deep working relationships, enabling our contractors to deliver outstanding results.

We are proud to be in partnership with Samsung, having signed a deal for their first ever leasing agreement with a property company, to supply state-of-the-art digital appliances to over 3,000 homes at Wembley Park. We have also signed similar deals with John Lewis & Partners and Kohler. In 2019 we formed a partnership with the Royal Philharmonic Orchestra that will see the Orchestra move its headquarters to Wembley Park, furthering our cultural ambitions at the site.

Construction Partners:



On-site Partners:



“The history of a place can shape its future and deliver added value; economic, social and environmental.”

Julian Tollast, Head of Master planning & Design, Quintain



We embrace heritage

We understand the importance of heritage to communities and are not afraid of scale or complexity.

We undertook a substantial renovation of the iconic Grade II listed The OVO Arena Wembley (formerly Wembley Arena). As well as preserving the original, 1934 built, Empire pool beneath the auditorium, we introduced state-of-the-art acoustic treatments to transform the sound quality for events.

The Empire Pool, 1934 (now The OVO Arena Wembley)



We're always
forward facing

Arena Square

We offer an holistic approach to the built environment, looking beyond the present and to the long-term future benefits.

As part of the reconfiguration of the OVO Arena Wembley, we had the foresight to rotate the building to face the National Stadium so the two venues could 'connect' across Arena Square. The square was the first major piece of public realm we completed at Wembley Park. With fountains, music and lighting displays incorporated into the infrastructure, it proves particularly popular in the summer time with families and before major events.



Canada Gardens, Wembley Park

We offer
exceptional project
management

A lot takes place behind the scenes and it needs planning and support.

Our team is diverse. We have the right mix of old experience and young innovators, local and international, challengers and technical experts covering a broad range of specialisms. Our hands-on and personal approach gives confidence that our team will realise the vision and ambition of any site.



We're committed
to excellence

We built the Bristol & Bath Science Park, held in a joint venture with Aviva Investors plc, a 59 acre innovation hub and home for the region's many science and technology businesses.

Designed with a centralised energy centre, the buildings achieved BREEAM Excellent and the public realm and engineering were awarded CEEQUAL Excellent.

We have a vertically integrated team

We have the right in-house experience, skills, reputation and credentials to be the best long term development and management partner.

Under the expert guidance of Jim Eaton-Terry, our Chief Technology Officer, an in-house team is in place to ensure that technology underpins everything we do from data management, marketing, pioneering methods of construction, website development, resident and retail apps, utilities management and to customer service. Ultimately ensuring we operate our buildings in the most sustainable way.



Land
Acquisition



Masterplanning
and Design



Development



Delivery



Finance
and Investment



Build to Rent
(design, construction
and operators of scale)



Letting
and Marketing



Management
and Placemaking



Disposal

Technology

“Quintain has the unique ability
to develop and asset manage
Build to Rent at scale, delivering
on a strategy for long term
ownership and investment.”

James Saunders, Chief Executive, Quintain



Q U I N T A I N

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