

BRINGING PROPERTY  
AND PLACES TO LIFE



QUINTAIN

Quintain transforms areas into places where people want to live, companies want to grow and neighbourhoods can come alive.

We are specialists in mixed-use regeneration and Build to Rent.

We are industry experts, delivering unrivalled mastery for more than 30 years.

Creative

People-first

Pioneering

Sustainable

Proud



Wembley Park completion CGI

# Wembley Park: our showcase

Quintain continues to transform Wembley Park from an unloved expanse of surface car parks, as it was in 2002 when we acquired the land, to a vibrant and self-sustaining neighbourhood for London.

We are leading its multi-billion-pound transformation by delivering new homes, restaurants, shops, offices and hotels, all of which

bring employment, strong community and a unique way of life to the land around the National Stadium.

Wembley Park epitomises everything Quintain stands for; expert Masterplanning, design, development, delivery, Build to Rent letting and operations, placemaking, and ongoing estate management.



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 over 8,500 new homes, three quarters of a million square feet of office space, and half a million square feet of retail and leisure space.

And with state-of-the-art connectivity built into our infrastructure, our Smart City design enables ultra-fast broadband, fibre to every home, a full 4G network and Envac, our revolutionary waste removal system.

“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 substantial track record of third-party asset management. We are proud of our partnerships with institutional owners and are leveraging our unrivalled expertise through new opportunities.

	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
	 <p>50:50 partner &gt;5,000 beds sold</p>	 <p>150 acre site masterplanned land sale &gt;£180m</p>	 <p>AUM peaked at &gt;£700m</p>	 <p>AUM &gt;£1.3bn</p>	 <p>36 acre site</p>	 <p>837 units developed</p>

# Large scale Build to Rent: trust Quintain

Quintain's showcase development at Wembley Park will boast 6,044 Build to Rent (BtR) homes, the largest concentration of BtR property on a single site in the UK.

Our portfolio is comprised of beautiful apartments, all-inclusive offers and exceptional shared social spaces.

Quintain Living, established in 2016, is our market-leading Build to Rent platform and provides first-class management of our property portfolio. Quintain Living's market position and track record invites exciting third-party management opportunities.

Quintain Living, Wembley Park

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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

# Quintain: the right BtR partner every time

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

Quintain Living is a dedicated and proven BtR platform with an established operational team; specialists at optimising rental growth, occupancy and driving platform efficiencies.

Quintain has developed unrivalled experience of large, complex sites drawing major event crowds; incorporating retail, leisure and commercial, Wembley Stadium and the OVO Arena.

Quintain understands the complexities involved in the lease up of 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 and 2024 achieved over 95% occupancy across the portfolio.

Quintain invests significantly in technology to increase leasing efficiencies, enhance the customer experience and streamline operations.

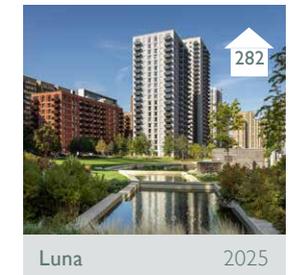
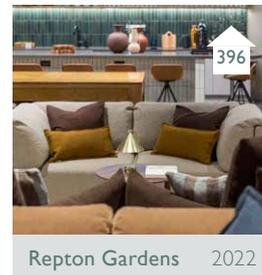
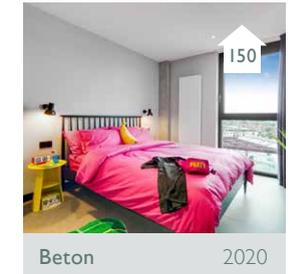
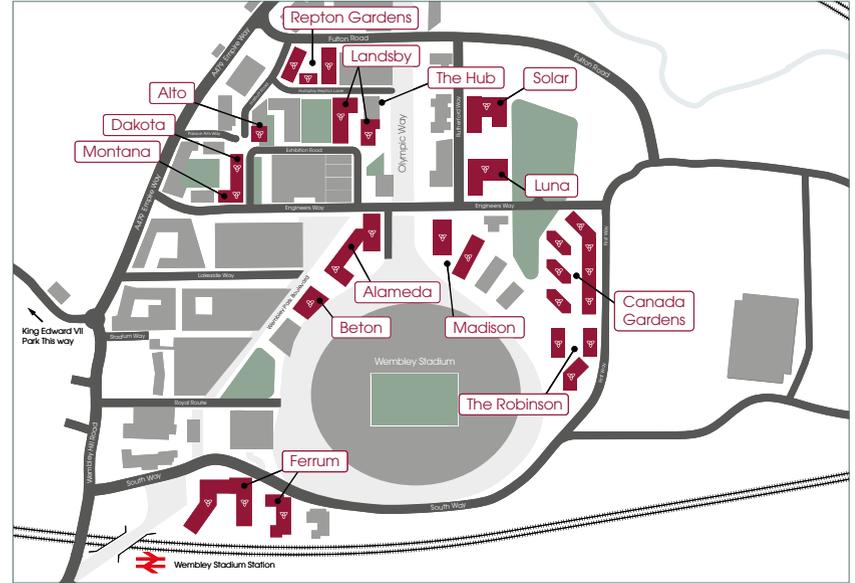
Quintain is a strong, vertically integrated company focussed on growth, with the ability to bring our expertise to any third-party management/joint venture opportunity.

# Wide resident base: design and appeal

Quintain's building designs are influenced by extensive research into customer lifestyles and practical needs.

At Wembley Park, our design brief includes detail on building aesthetics, interior styles, amenity spaces, fitness provision, work at home spaces, apartment layouts and finishing.

Our developments attract a wide demographic through unique interiors and varied amenity provision. We support retention through practical design features such as apartment layouts and on-site support teams.





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

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.

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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 is 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





## Rental experience: premium

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.



# Third-party asset management: proven success

Quintain asset managed iQ, a business we established in 2006. iQ grew to become one of the largest and most successful operators of purpose-built student accommodation.

iQ achieved an average of a 99% occupancy rate in 5,183 bedrooms from 13 properties across nine UK cities.

Quintain divested of the iQ shareholding in 2014 to our JV partner in the project, Wellcome Trust.



Fresh Arts community centre, Wembley Park

# Communities: established and nurtured

At Quintain we believe we have a social responsibility to the local communities that transcends the buildings we create.

Fresh Arts is our community space at Wembley Park. Our engagement strategy aims to foster a vibrant and thriving neighbourhood by bringing people together through a balanced, accessible and dynamic programme.

# ESG: unlocked

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

We work tirelessly to ensure each initiative aligns with the United Nations Sustainable Development Goals. More information about these goals is at: [www.sdgs.un.org/goals](http://www.sdgs.un.org/goals)

## GOVERNANCE

People

Place

Property

Diversity & Inclusion  
Sustainable Communities  
Safety, Health & Wellbeing  
Education, Skills & Employment

Transport & Connectivity  
Public Realm & Placemaking  
Biodiversity

Climate Change  
Resource Efficiency  
Technology & Innovation  
Sustainable Procurement

“True regeneration is about creating a lasting legacy; a legacy that can only be realised if the local community feels connected to the developer who helps shape their neighbourhood. Everyone matters.”

Claudio Giambrone, Head of Marketing and Cultural Programming

# Wembley Park: London's most exciting new neighbourhood

Quintain has created an exceptional destination for culture, food and shopping, boasting delights such as London Designer Outlet, Troubadour Wembley Park Theatre, the OVO Arena Wembley, plus exciting retail experiences including London's largest BOXPARK, Bread Ahead, a host of independent retailers and an innovative Amazon Fresh grocery store.

Wembley Park not only showcases our market-leading Build to Rent credentials, it is the model upon which our growth aspirations rest. Our legacy lies not only in the built environment but also in the culture and communities we are driven to create. Our neighbourhoods generate unique atmosphere and subtle attributes that make them the pride of Quintain.

Partner with us.



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

Matt Slade, Retail Director, Quintain



Greenwich Peninsula

# Masterplanning: iconic

We have built a strong track record as a trusted partner in creating exceptional neighbourhoods.

Following a land swap in 1999 we acquired a large site next to what was 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 that time, it was the largest single planning application in London.

We facilitated AEG's entry into the London market; a vital party in the conversion of the Millennium Dome into The O2, a landmark entertainment venue.

With the Masterplan permission secured, Quintain was also instrumental in delivering the early phases of development at Greenwich Peninsula. This included the 150,000 square foot Ravensbourne College, 440,000 square foot office space at 14 Pier Walk and 6 Mitre Passage, and a 280-room student block.



Ravensbourne College, Greenwich Peninsula

# Partnerships: the Quintain way

Establishing and nurturing our long-term partnerships is one of our core principles; it's the way we do business at Quintain. We have a framework of contractors at Wembley Park some of whom we have worked with for over 17 years. We develop deep working relationships based on mutual trust and a sharing of values, enabling our contractors to deliver outstanding results.

We are proud to be in partnership with Samsung, having signed a deal

for their inaugural 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 for the neighbourhood.

## Construction Partners:



Established 1859



## On-site Partners:



ROYAL  
PHILHARMONIC  
ORCHESTRA

**BOXPARK  
WEMBLEY**

**SAMSUNG**

**LONDON  
DESIGNER  
OUTLET**  
WEMBLEY PARK



**SALTO**  
inspired access

**VELOCITY**   
Bringing Smart Cities to Life

**KOHLER**



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

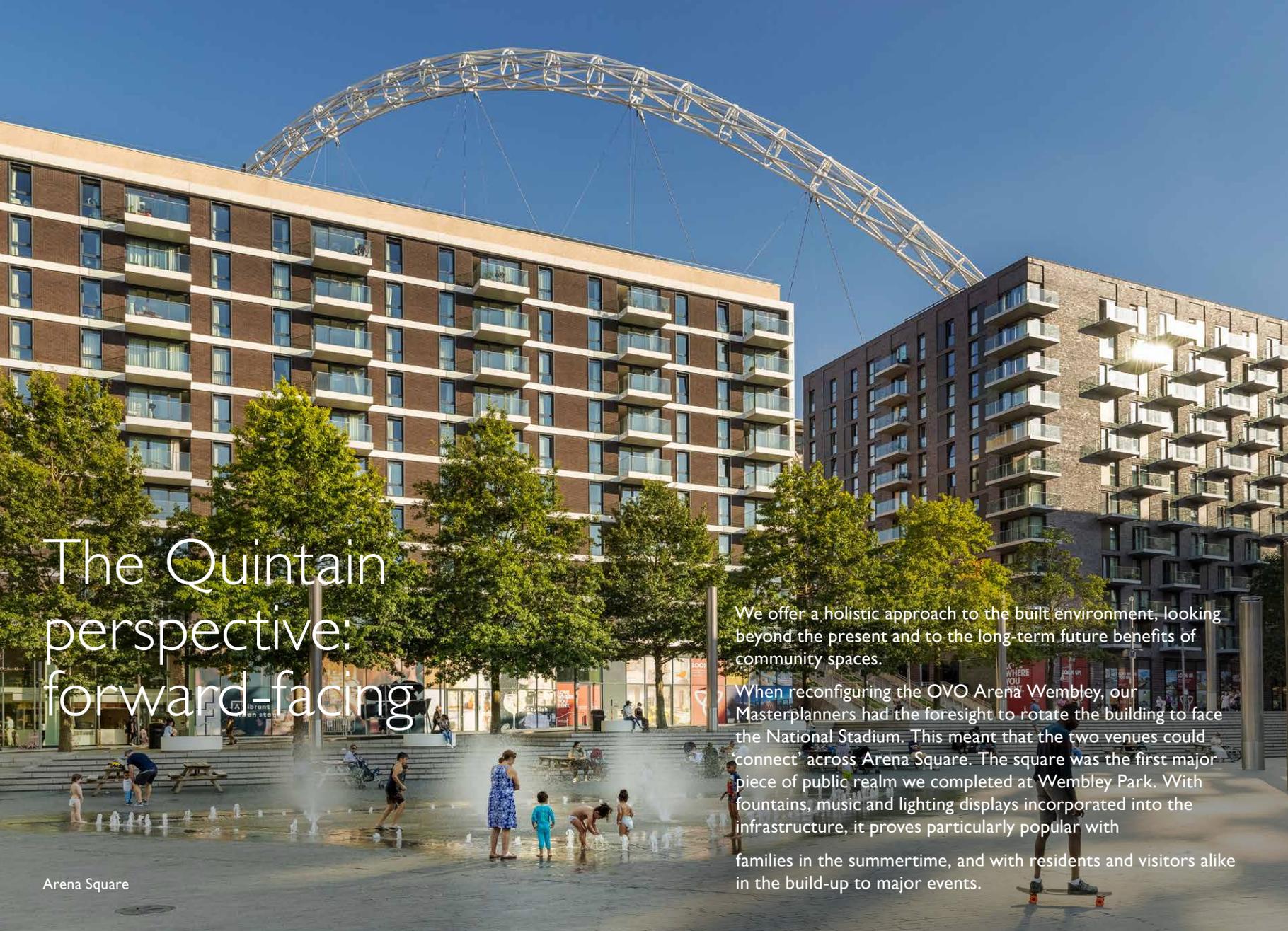
Julian Tollast, Head of Masterplanning & Design, Quintain



# Heritage: embraced

At Quintain we understand the importance of heritage to communities. We are experts in undertaking significant developments of scale and complexity.

We renovated the iconic Grade II listed The OVO Arena Wembley (formerly Wembley Arena). In addition to preserving the original 1934 Empire pool beneath the auditorium, we introduced state-of-the-art acoustic treatments to transform the sound quality for events.



# The Quintain perspective: forward-facing

We offer a holistic approach to the built environment, looking beyond the present and to the long-term future benefits of community spaces.

When reconfiguring the OVO Arena Wembley, our Masterplanners had the foresight to rotate the building to face the National Stadium. This meant that 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 with families in the summertime, and with residents and visitors alike in the build-up to major events.



Canada Gardens, Wembley Park

# Project Management: exceptional

Behind every building is a solid foundation and our team at Quintain is no different. Worldclass developments demand specialist planning and support. Our team is diverse. We have a market-leading experience alongside young innovators, local and international

specialists, challengers and technical experts, all performing a broad range of disciplines.

Our hands-on and personal approach gives confidence that our team will realise the vision and ambition of any site.



# Quintain: a commitment to excellence

In a joint venture with Aviva Investors plc, Quintain built the Bristol and Bath Science Park; a 59-acre innovation hub and home to the region's science and technology industry.

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

# Vertical integration: the Quintain solution

We are proud of our in-house team; we have the experience, skills, reputation and credentials to be a steadfast long-term development and portfolio management partner.

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

This market-leading framework ensures 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

“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 Riddell, Chief Executive, Quintain



Q U I N T A I N

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