

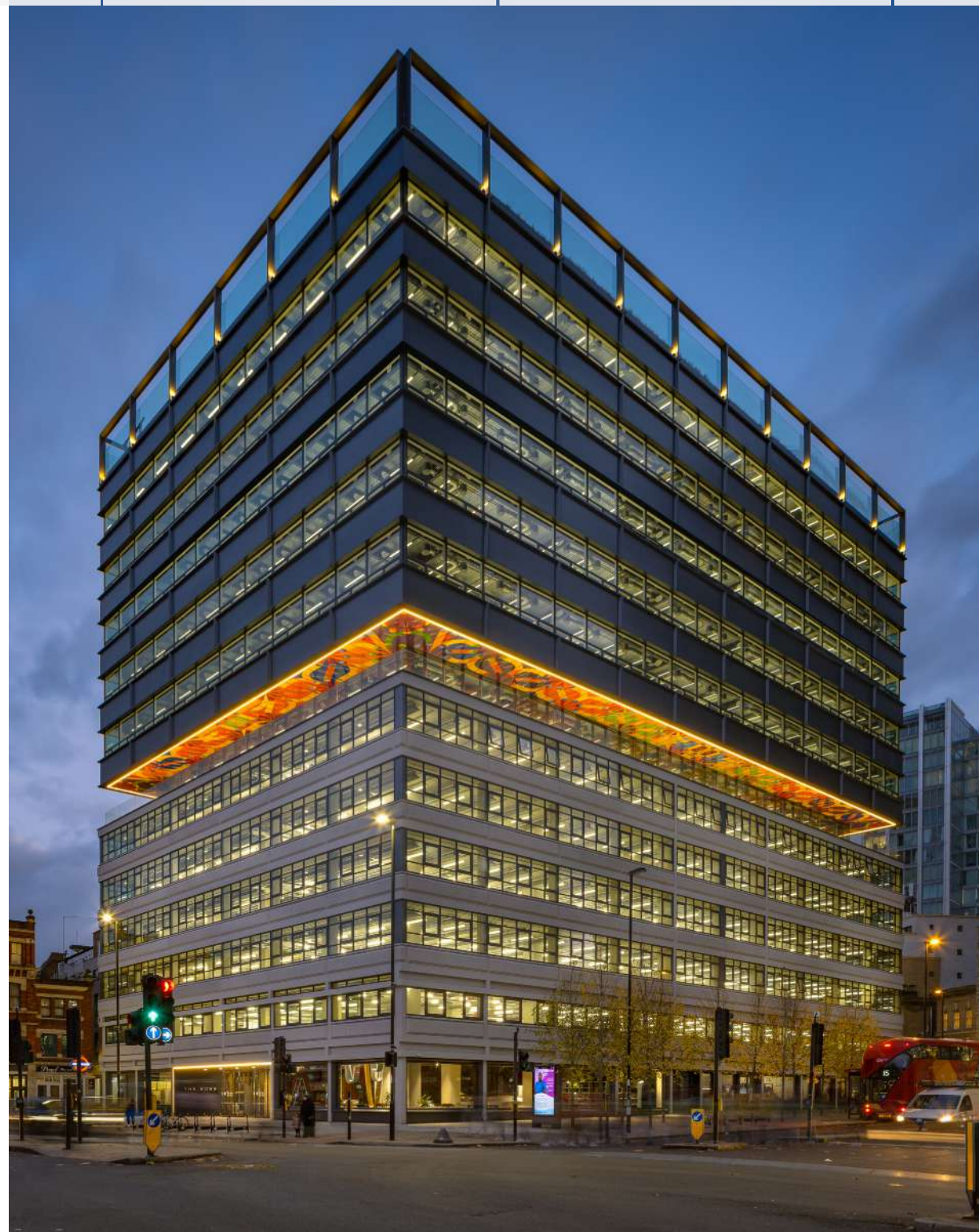
THE ROWE

A COLOURFUL BREAK WITH TRADITION
A BRIGHT FUTURE FOR WORKSPACES

60 WHITECHAPEL HIGH STREET
LONDON E1 7PE

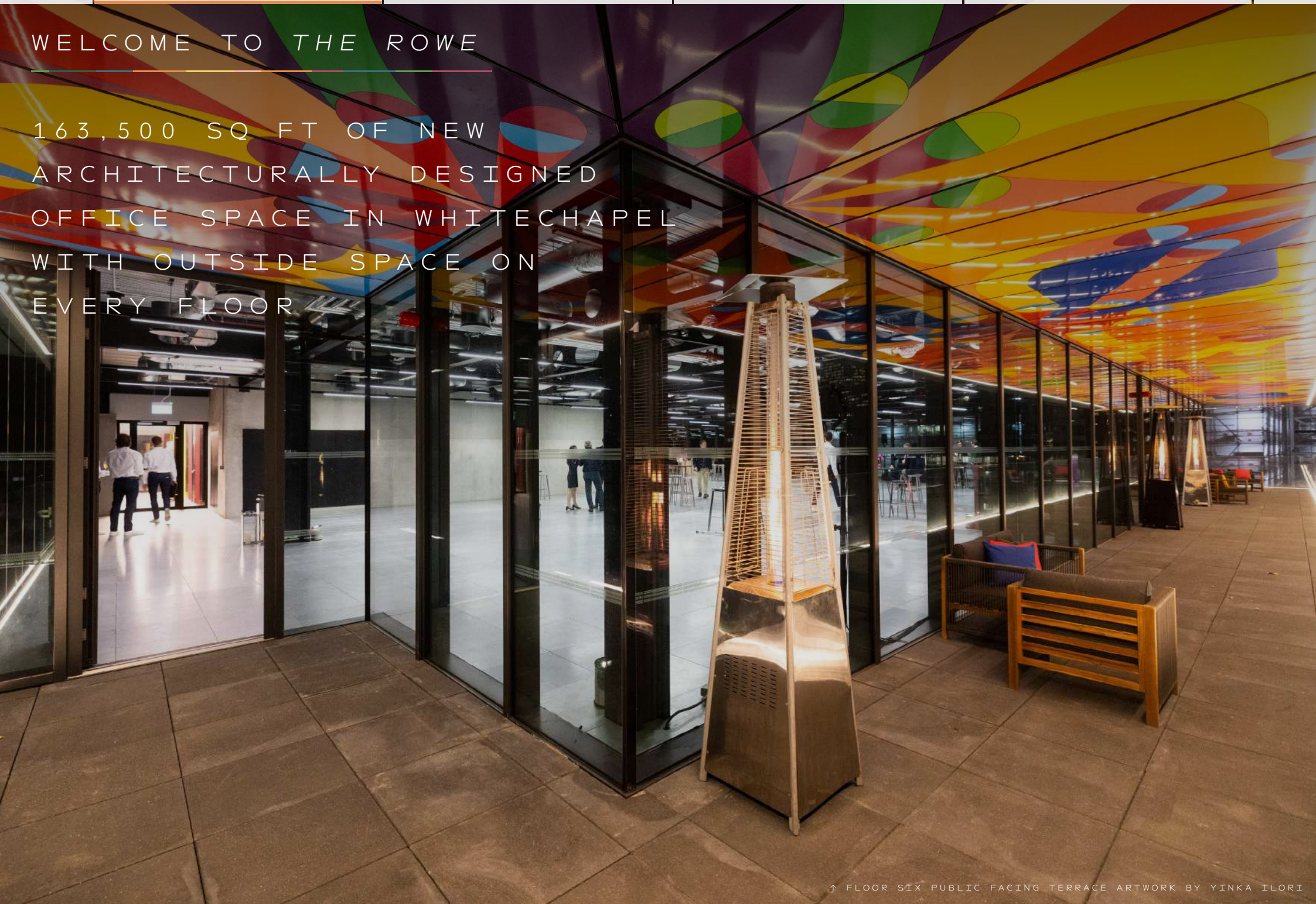
INTRODUCING THE ROWE

The name “THE ROWE” was inspired by the local context of Whitechapel; the rows of terraced brick housing that are emblematic of London's East End and the rows of market stalls that decorate Whitechapel High Street which are a symbol of the multicultural and energetic neighbourhood in which the building is located.



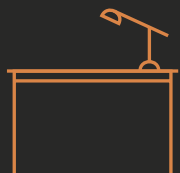
WELCOME TO *THE ROWE*

163,500 SQ FT OF NEW
ARCHITECTURALLY DESIGNED
OFFICE SPACE IN WHITECHAPEL
WITH OUTSIDE SPACE ON
EVERY FLOOR





KEY FEATURES



163,500 sq ft of brand new workspace designed by AHMM architects



Targeting **WELL 'Platinum'** certification, 47% of windows are openable providing exceptional air quality



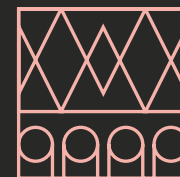
Flexible floor plates from **13,600 to 17,000 sq ft**



284 cycle spaces and a unique position on the **Cycle Superhighway 2**



5,673 sq ft reception area with high quality food and beverage amenity



Large scale public art installation by leading artist **Yinka Ilori**



17,000 + sq ft of external space, with private terraces on every floor and an 8,000 sq ft communal roof garden



Set to achieve **SmartScore 'Platinum'** accreditation and rated **WiredScore 'Platinum'** for its exceptional connectivity



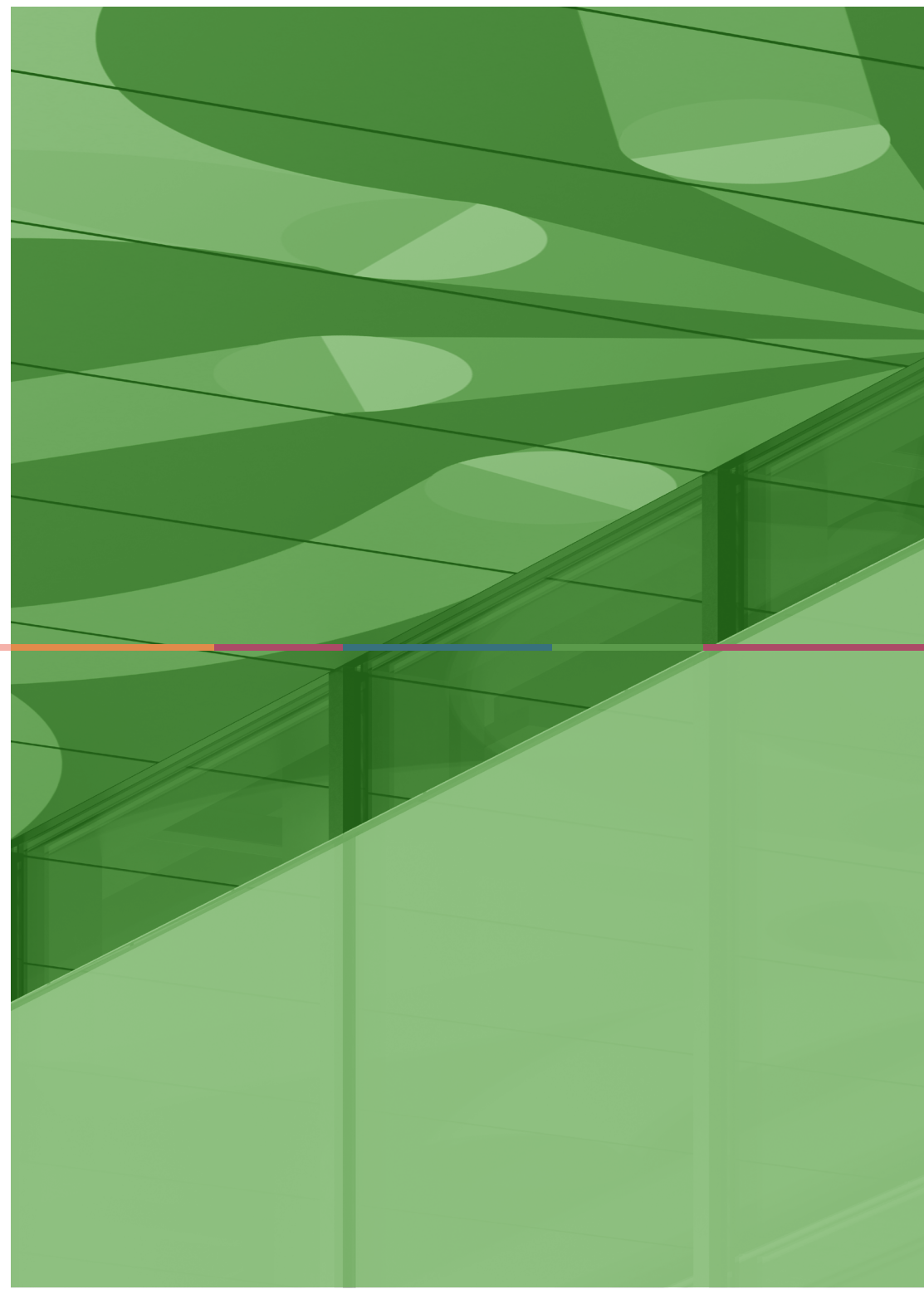
Awarded **London's highest transport rating** with 9 stations within a 10 minute walk



Targeting **BREEAM 'Excellent'** rating with **245 lockers** and **15 showers**

THE LOCAL AREA

LONDON'S CREATIVE
NEIGHBOURHOOD



WHERE TECH MEETS THE CITY, CULTURE MEETS COMMERCE, HISTORY MEETS THE HYPER-MODERN. Located to the east of the Aldgate intersection, with an entrance to Aldgate East Tube Station directly outside the building, The Rowe is in the heart of vibrant Whitechapel.



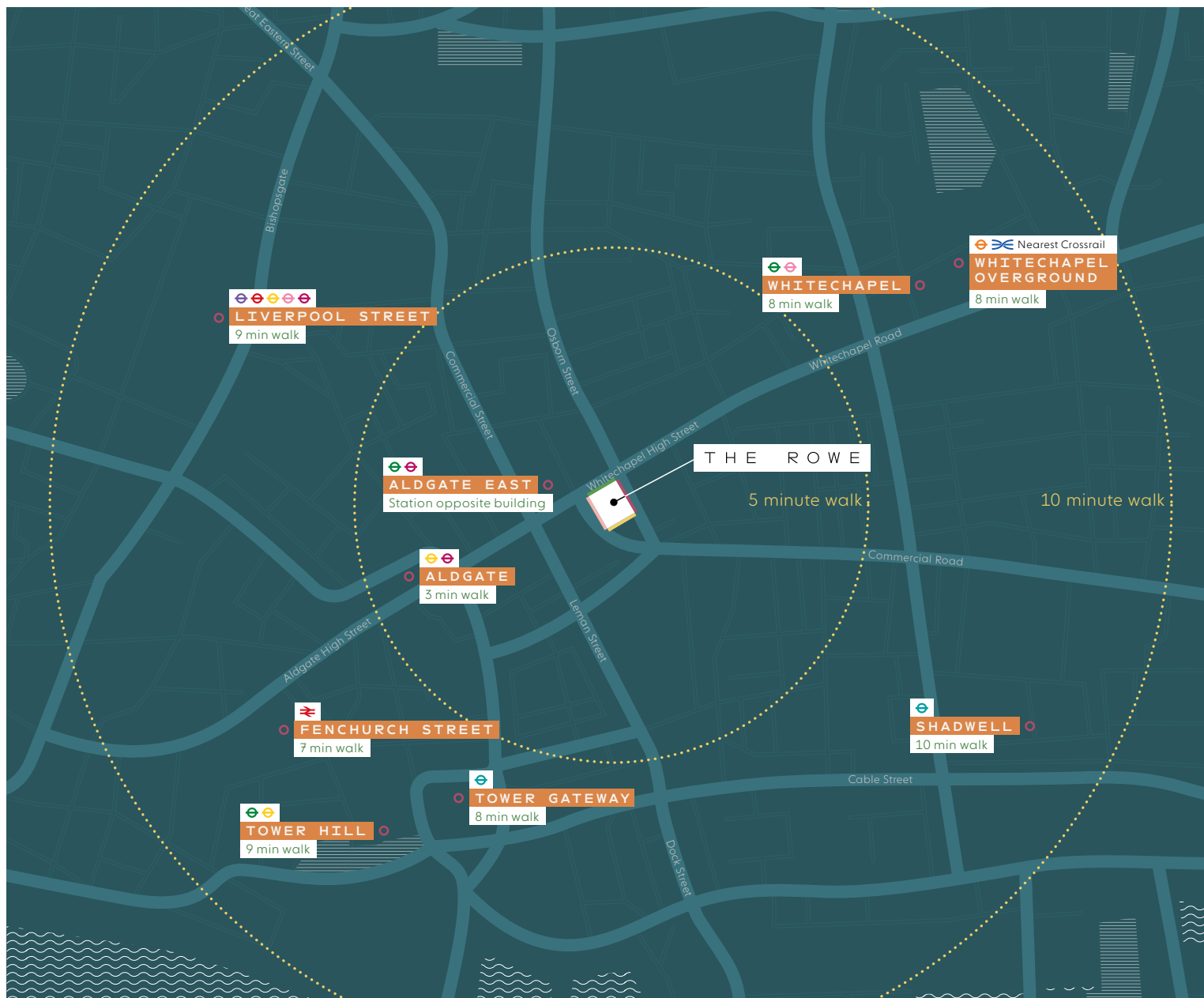
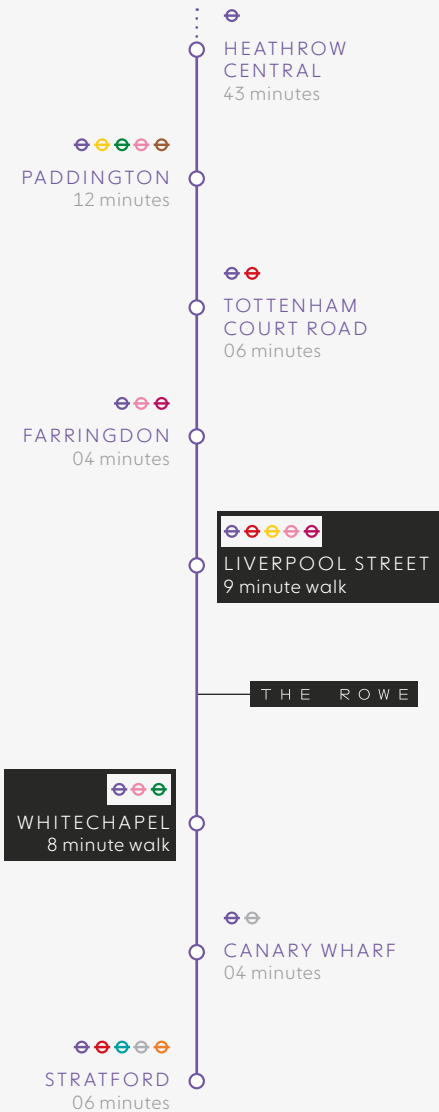


THE ROWE

PERFECTLY POSITIONED

9 STATIONS WITHIN A 10 MINUTE WALK

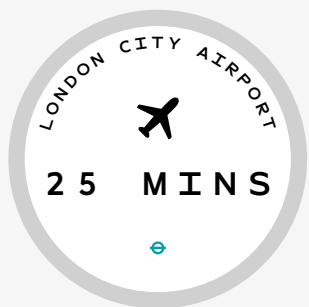
ELIZABETH LINE 2022



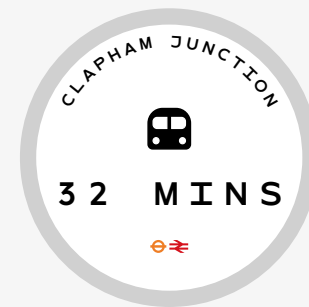
LONDON'S HIGHEST TRANSPORT RATING

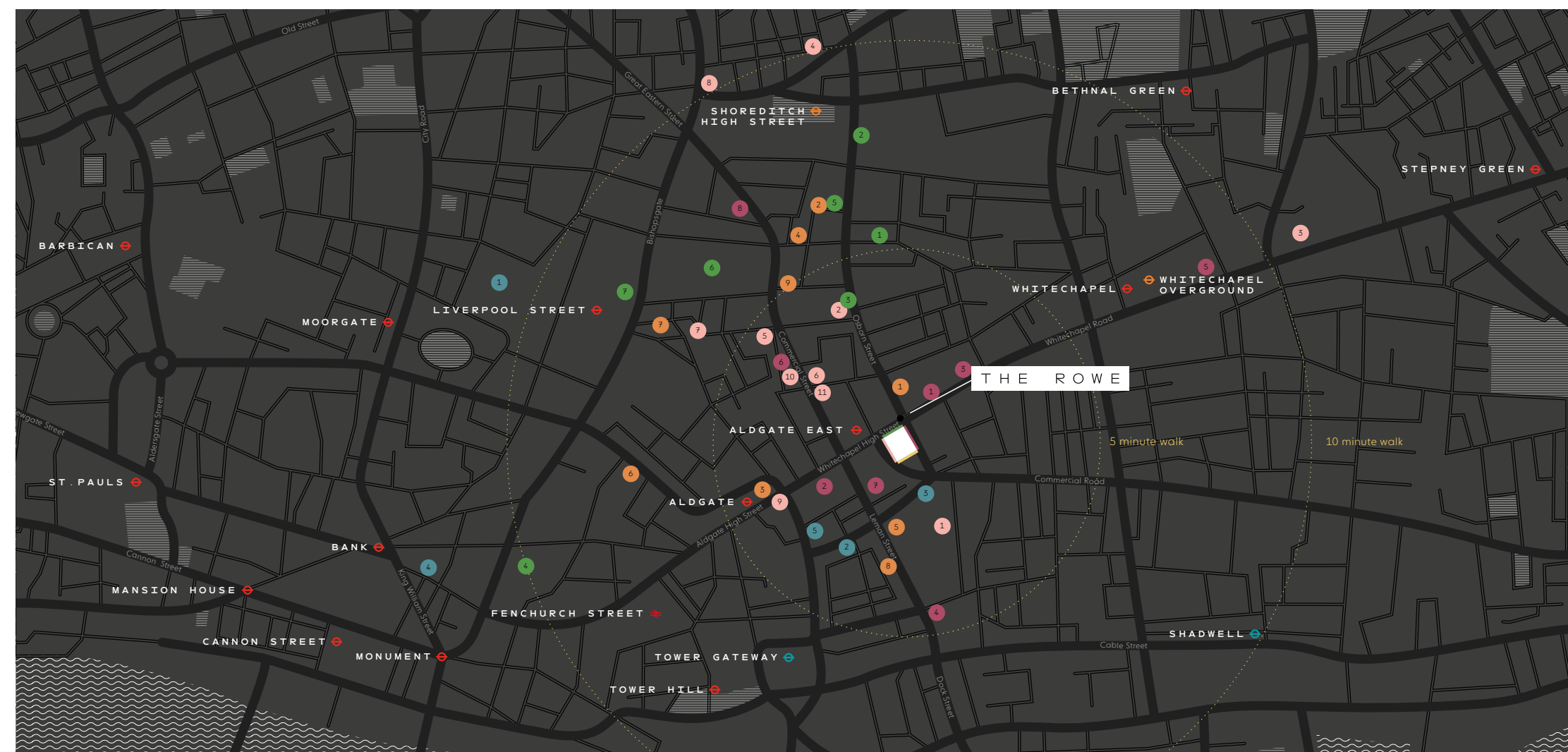
9 STATIONS WITHIN A 10 MINUTE WALK

AIRPORTS



NATIONAL RAIL





- | | | | | |
|---|--|--|---|---|
| <p>— COFFEE</p> <ol style="list-style-type: none"> 1. Exmouth Coffee Company 2. Grind Whitechapel 3. Grounded Coffee Company 4. Long Shot Coffee 5. Mouse Tail Coffee Stories 6. TRADE 7. Treves & Hyde 8. Watch House Spitalfields | <p>— RESTAURANTS</p> <ol style="list-style-type: none"> 1. Amber 2. Chez Elles Bistroquet 3. Chicken Shop & Dirty Burger 4. Franze & Evans 5. Gunpowder 6. HotBox 7. Ottollengi 8. Pizza East 9. Satyrio 10. Som Saa 11. The Culpeper | <p>— BARS</p> <ol style="list-style-type: none"> 1. Apples & Pears 2. Big Chill Brick Lane 3. Jin Bo Law 4. Juju's Bar & Stage 5. Leman Street Tavern 6. The Alchemist 7. The Mayor of Scaredy Cat Town 8. The Oliver Conquest 9. The Ten Bells | <p>— RETAIL</p> <ol style="list-style-type: none"> 1. Atika 2. Brick Lane Bookshop 3. Kill the Cat 4. Leadenhall Market 5. Rough Trade East 6. Old Spitalfields Market 7. Eataly | <p>— FITNESS</p> <ol style="list-style-type: none"> 1. 1 Rebel 2. Anytime Fitness 3. CrossFit 4. Gymbox 5. Orange theory Fitness |
|---|--|--|---|---|

THIS IS WHITECHAPEL
PERFECTLY POSITIONED
BETWEEN THE
CITY OF LONDON
AND THE TECH BELT
OF SHOREDITCH



Truman's brewery, Spitalfields



Beigel Bake, Brick Lane



Ottolenghi Spitalfields



Brick Lane Bookshop, Brick Lane



Bao Noodle Shop, Shoreditch



Whitechapel Gallery, Aldgate





Dark Sugars, Shoreditch



Trade Coffee, Whitechapel



Spitalfields Market



Flat Iron, Shoreditch



The Ten Bells, Shoreditch

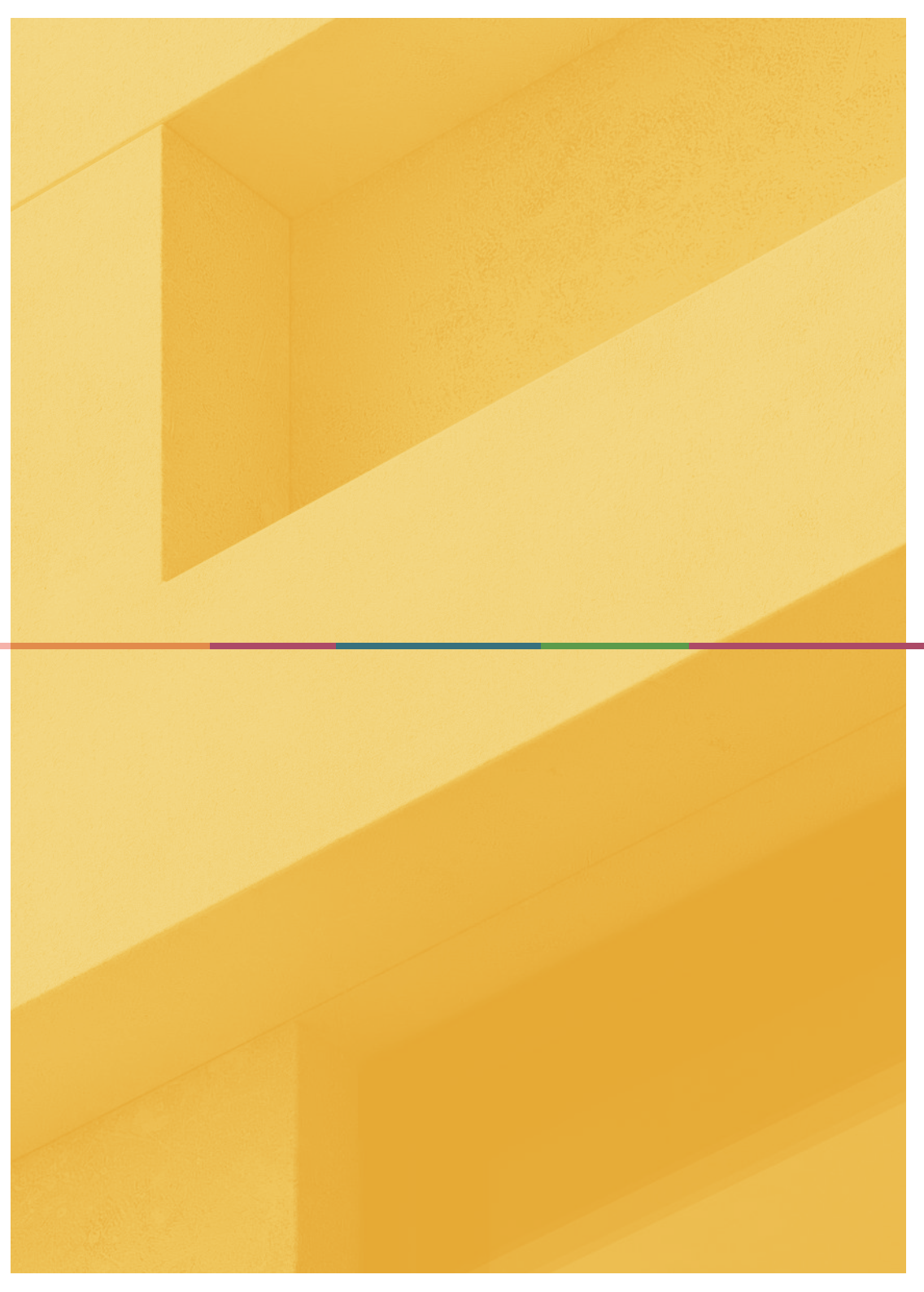


Bubala, Whitechapel

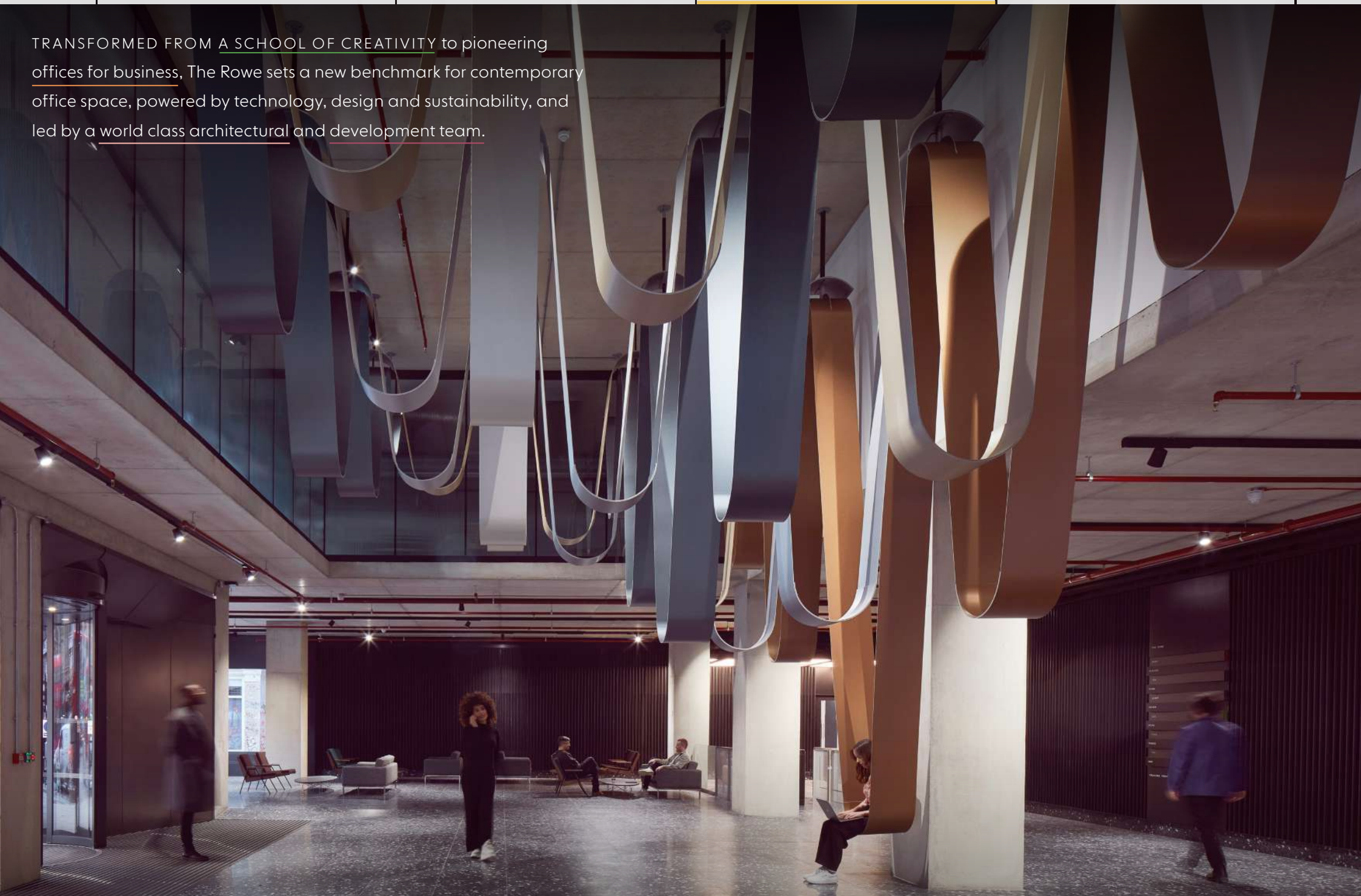


TECHNICAL INFORMATION

THE BUILDING
IN DETAIL



TRANSFORMED FROM A SCHOOL OF CREATIVITY to pioneering offices for business, The Rowe sets a new benchmark for contemporary office space, powered by technology, design and sustainability, and led by a world class architectural and development team.



SCHEDULE OF AREAS

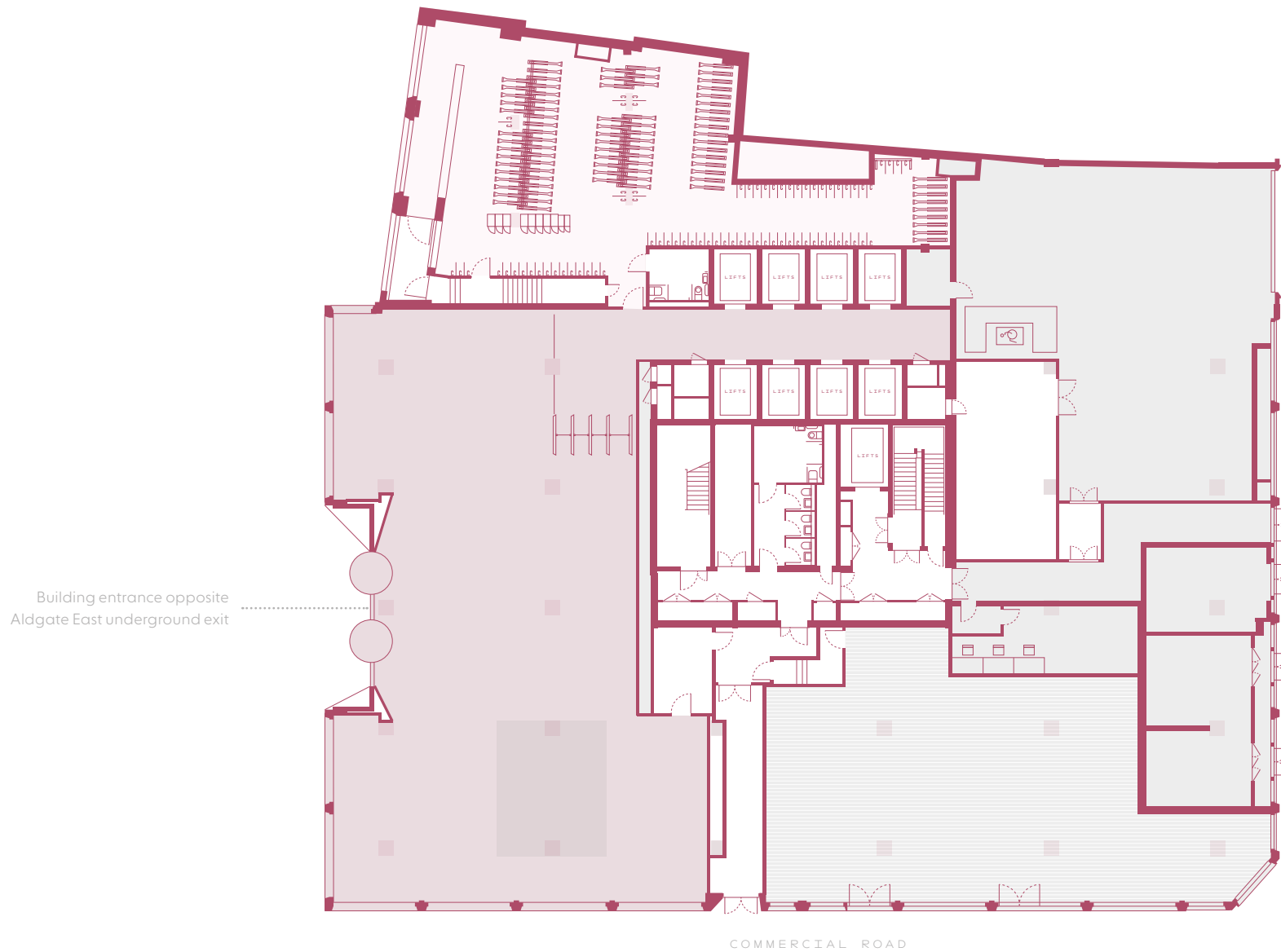
LEVEL	SQ FT	SQ M	TERRACES (SQ FT)
TWELVE			8,408
ELEVEN	13,875	1,289	299
TEN	13,875	1,289	299
NINE	13,868	1,288	299
EIGHT	13,862	1,288	299
SEVEN	13,873	1,289	299
SIX	10,846	1,008	3,027
FIVE	13,702	1,273	1,440
FOUR	15,234	1,415	1,667
THREE	16,873	1,568	364
TWO	17,178	1,596	127
ONE	14,248	1,324	994
RECEPTION	5,906	559	0
TOTAL	163,500	15,186	17,522
RETAIL (GROUND) SELF CONTAINED ENTRANCE	2,877	267	0

GROUND FLOOR

RECEPTION

5,673 FT²

527 M²



Building entrance opposite Aldgate East underground exit

COMMERCIAL ROAD



Floor plan is not to scale, for illustrative purposes only. May be subject to change.

Core
 Reception

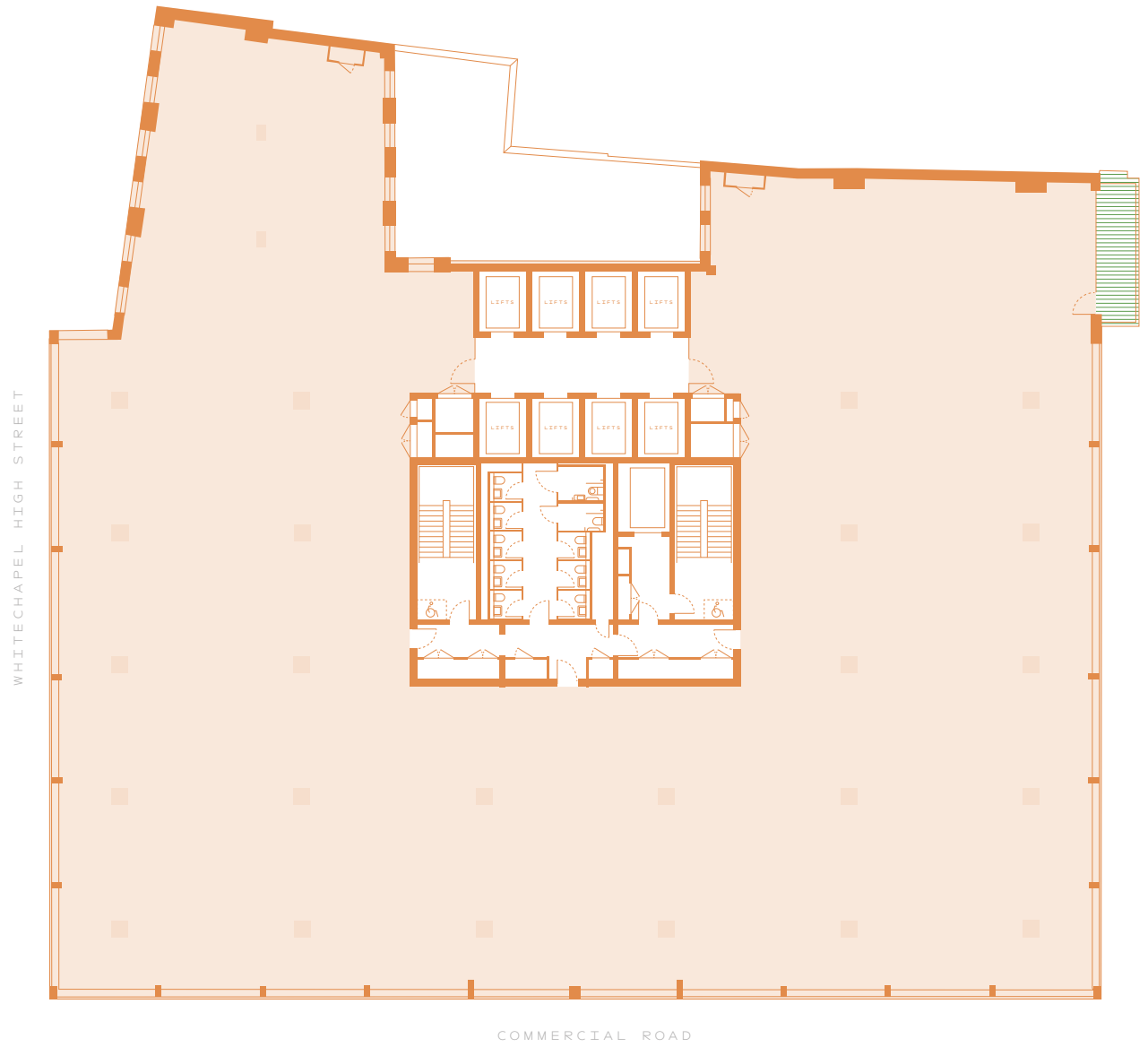
TOTALING 5,673 SQ FT, The Rowe's bright, double height reception features a café and library area for occupiers to enjoy. It also has the potential for a self-contained entrance on Commercial Road.



↑ GROUND FLOOR SEATING AREA

TYPICAL LOWER FLOOR (Two)
TERRACE

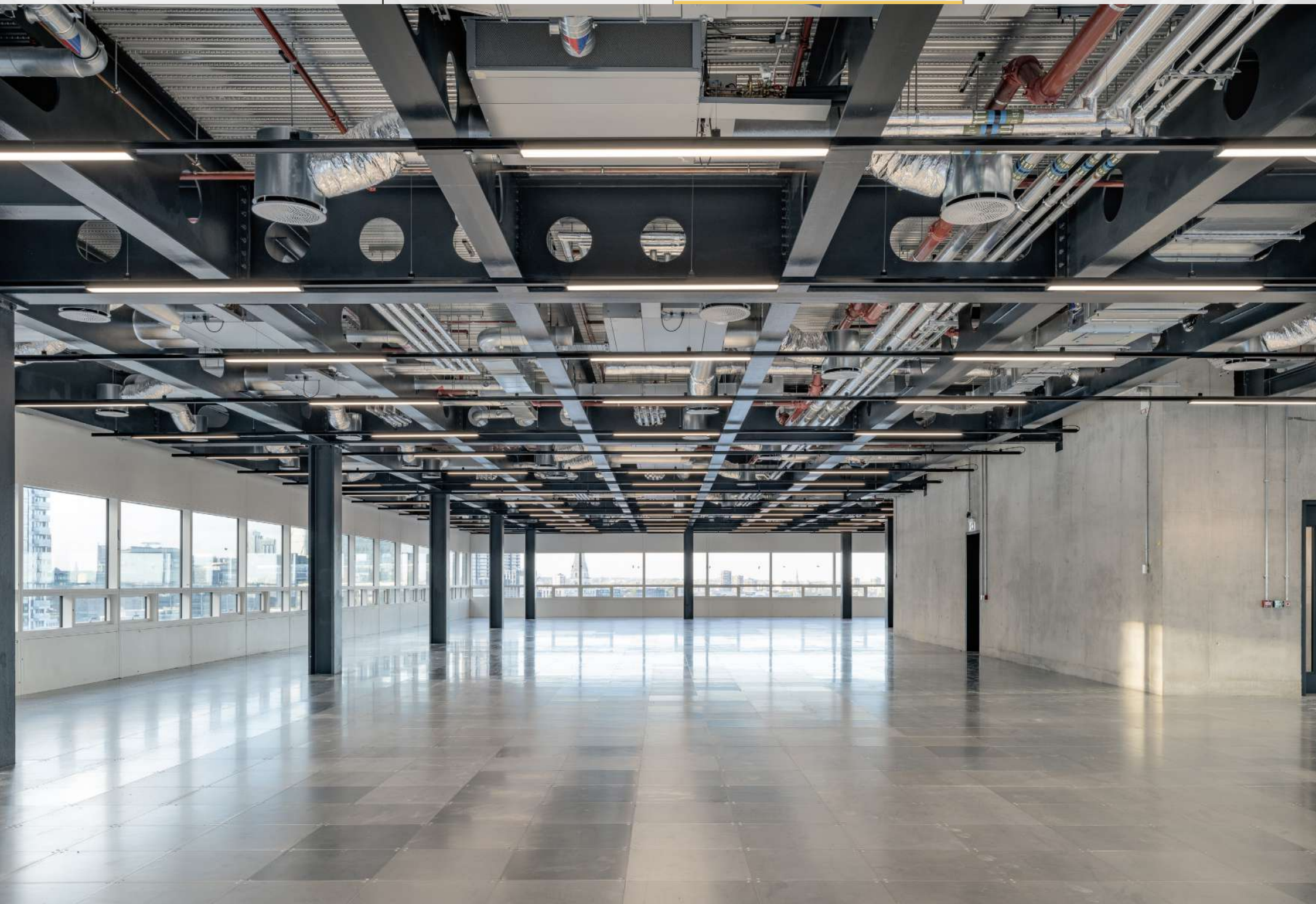
17,061 FT² 1,585 M²
129 FT² 12 M²



- Core
- Office
- Terrace

Floor plan is not to scale, for illustrative purposes only. May be subject to change.



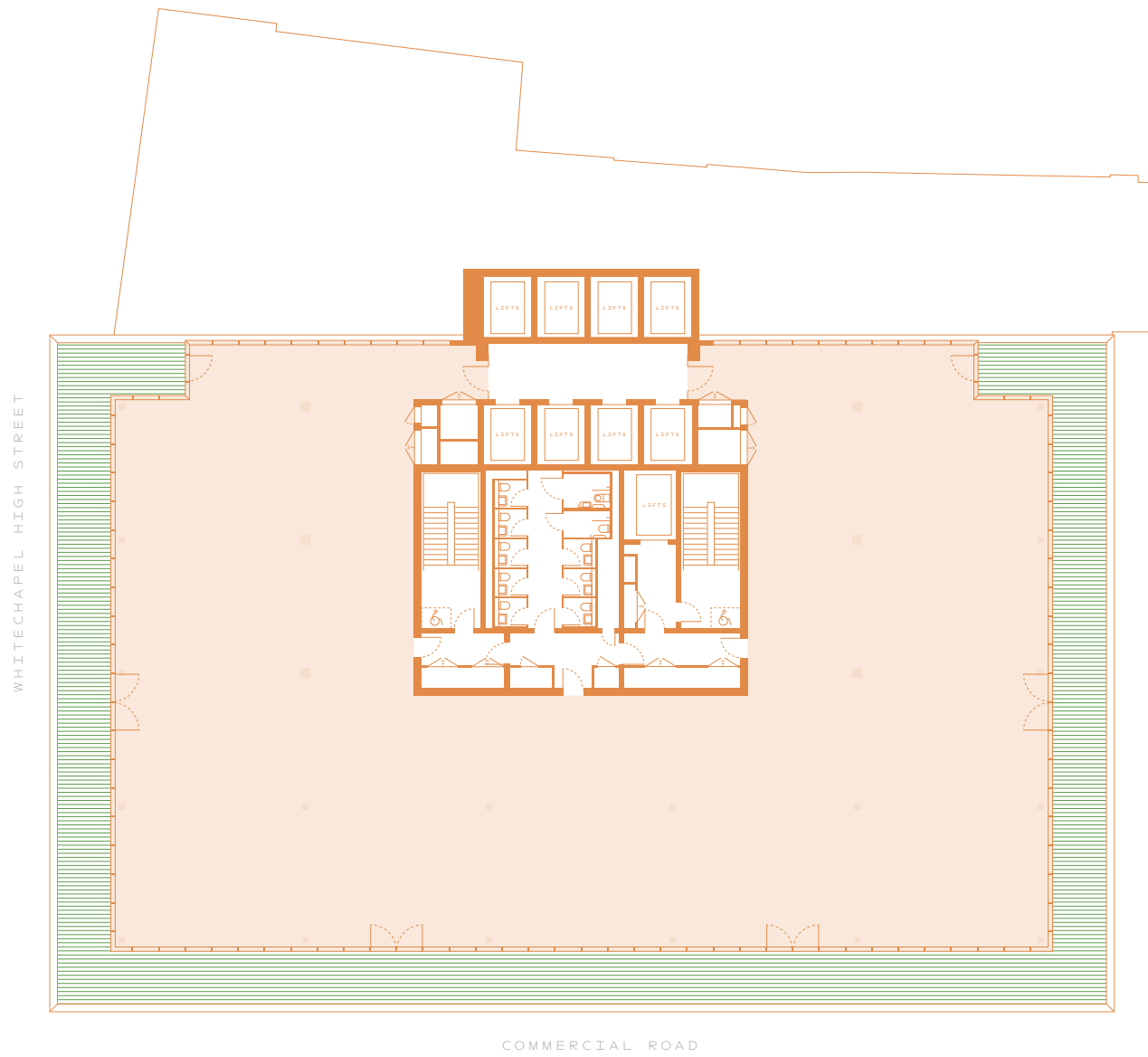




FLOOR SIX
TERRACE

10,667 FT²
3,111 FT²

991 M²
289 M²

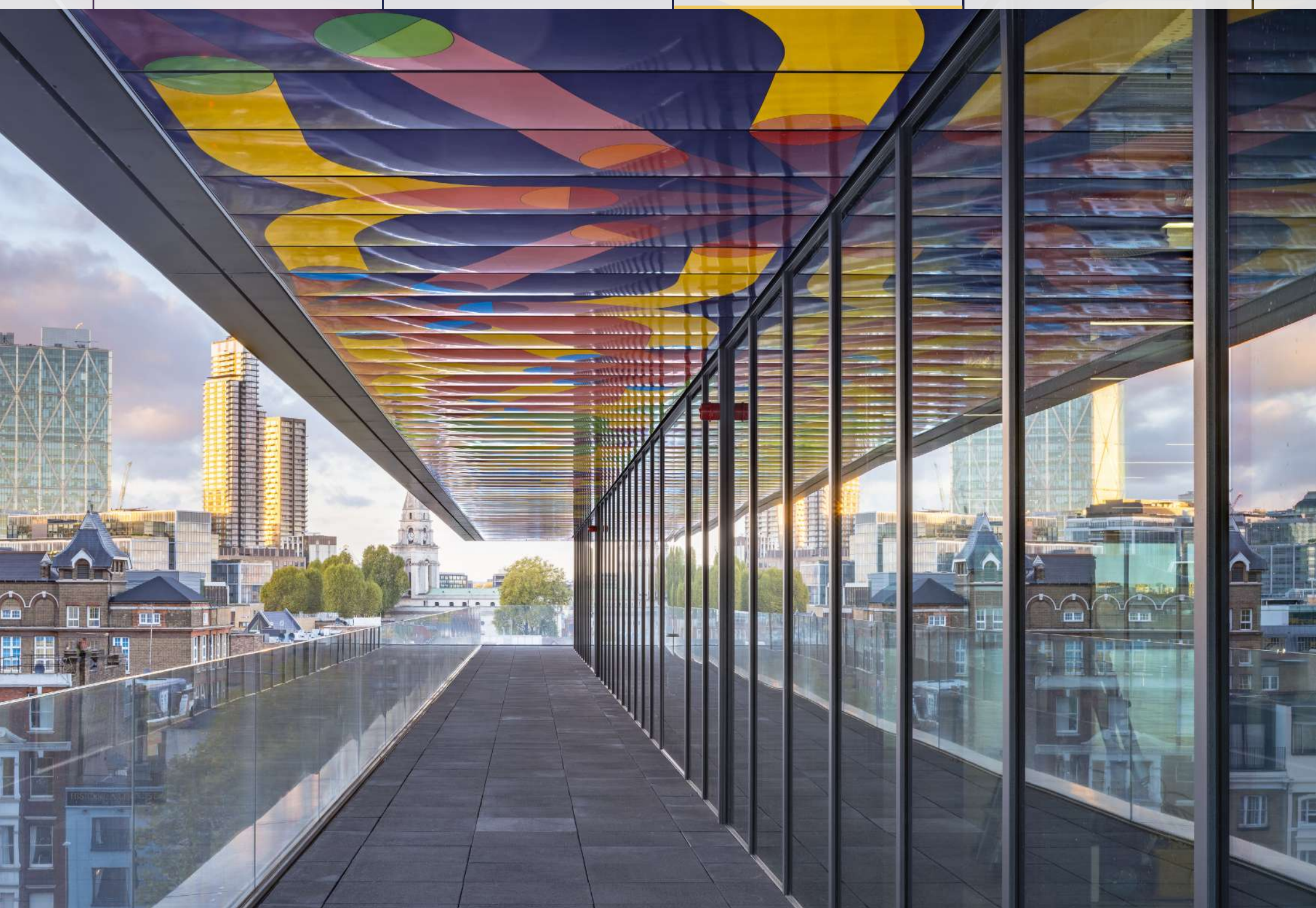


- Core
- Office
- Terrace



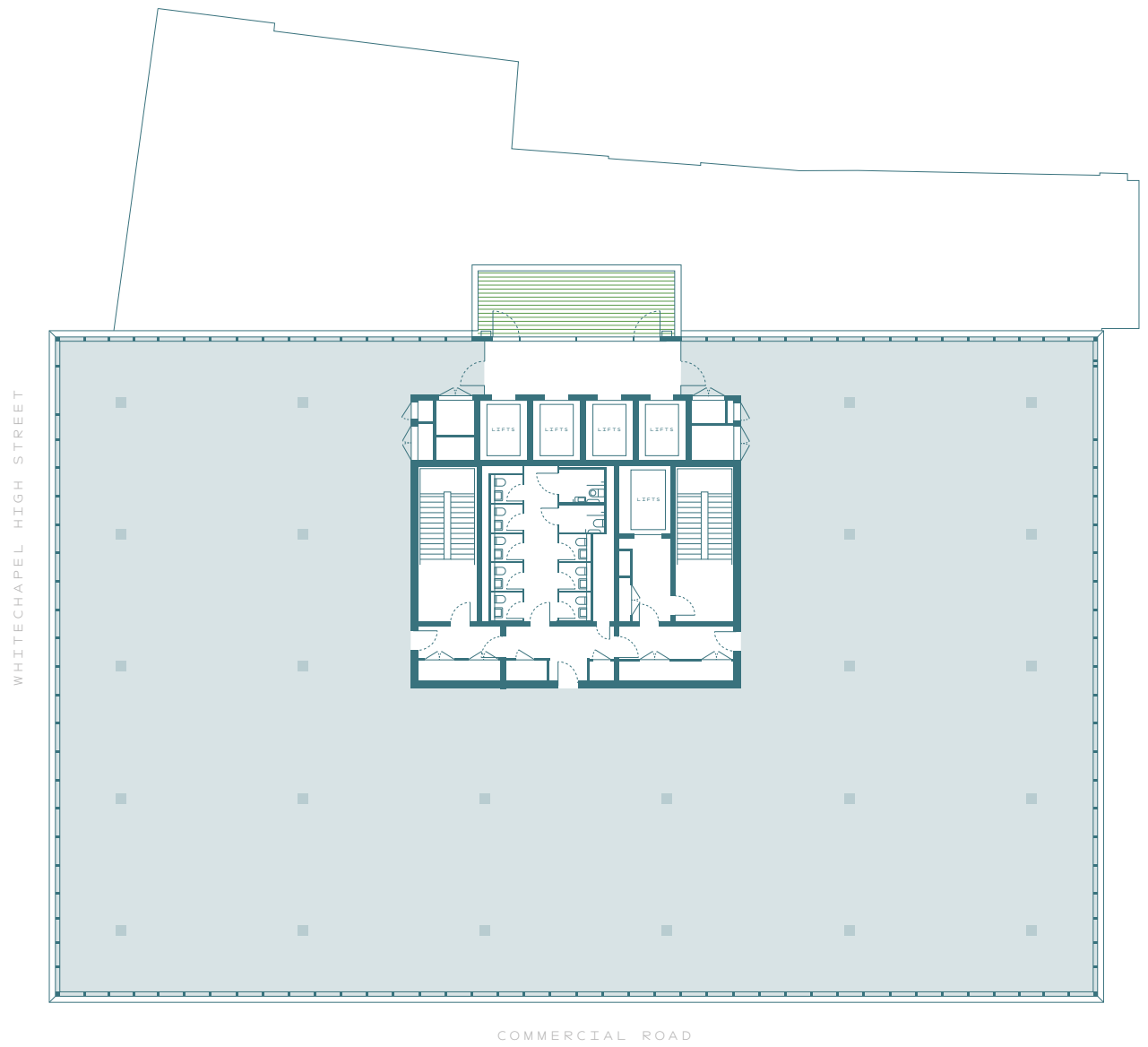
Floor plan is not to scale, for illustrative purposes only. May be subject to change.





TYPICAL UPPER FLOOR (EIGHT)
TERRACE

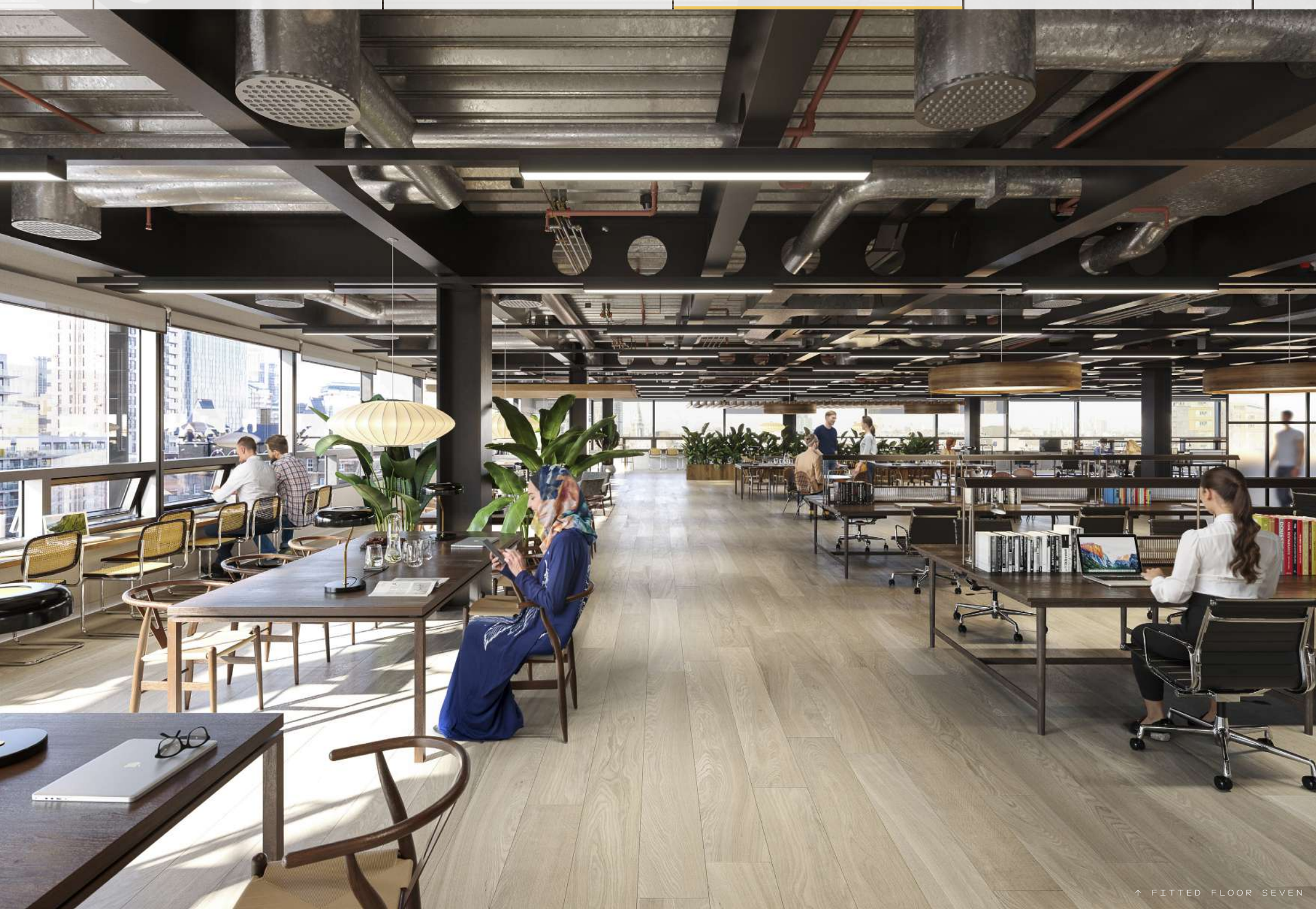
13,821 FT² 1,284 M²
301 FT² 28 M²

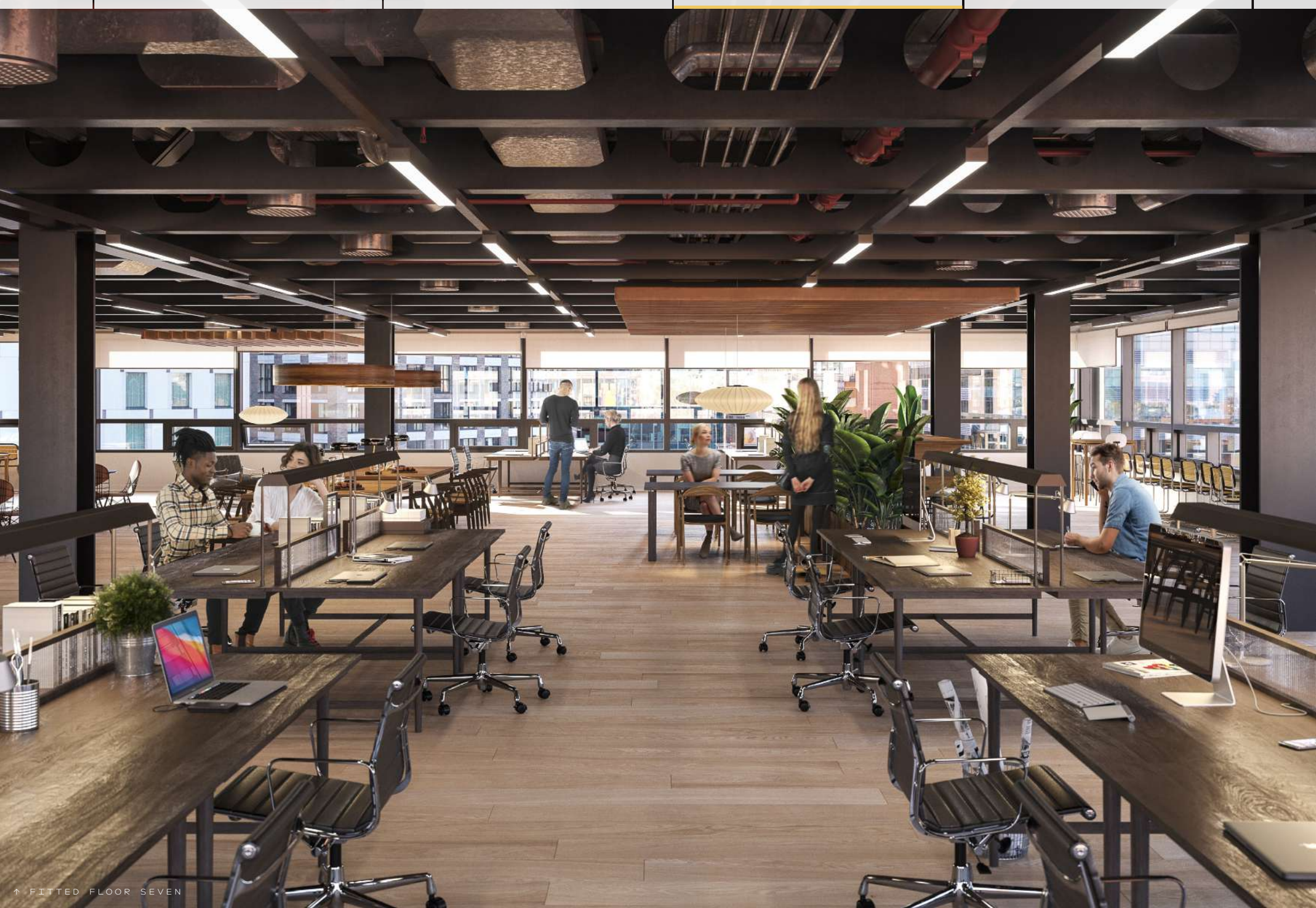


- Core
- Office
- Terrace

Floor plan is not to scale, for illustrative purposes only. May be subject to change.





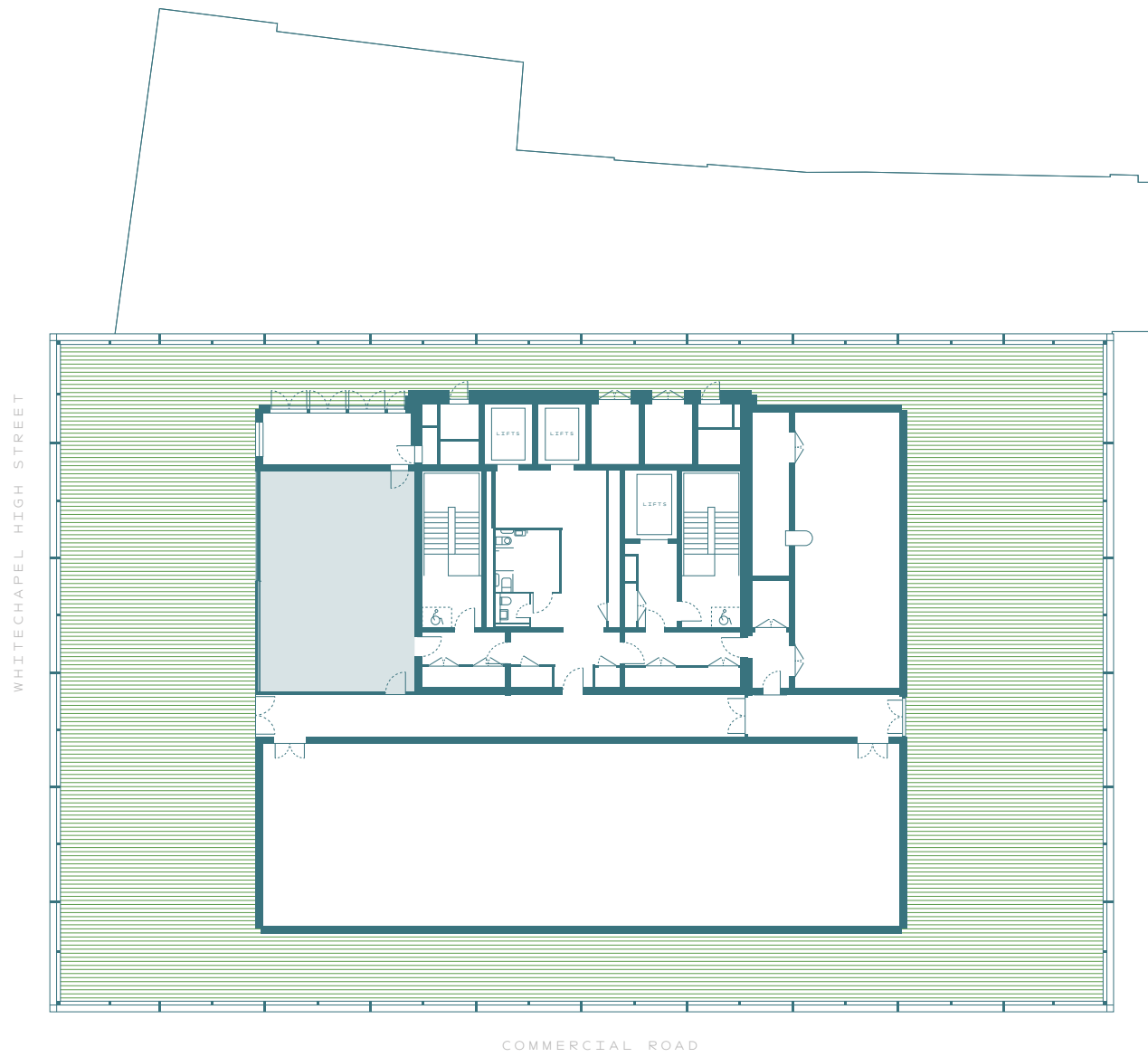




FLOOR TWELVE TERRACE

8,320 FT²

773 M²



- Core
- Amenity
- Terrace

Floor plan is not to scale, for illustrative purposes only. May be subject to change.





↑ ROOF TERRACE VIEW

COMMUNAL ROOF TERRACE

A connection to nature has been paramount throughout the development with over 17,300 sq ft of outdoor space, equivalent to over eight tennis courts. Tenants can enjoy a striking 8,000 sq ft communal rooftop garden with panoramic views across the city.



SUSTAINABILITY

The Rowe is targeting BREEAM 'Excellent' New Construction certification, representing best practice in building design for sustainable outcomes. The Rowe will be run on 100% renewable electricity and see a carbon emission reduction of 45% compared to a standard office building.

Key sustainability features include:

- Windows carefully designed to balance daylight, heat loss and heat gain
- Efficient mechanical ventilation systems with heat recovery
- Low energy lighting throughout
- Chill beams provide cooling to the lower floors
- Smart sub-metering will enable occupiers to monitor their electricity consumption.
- Highest efficiency energy equipment throughout to reduce operational costs
- Water efficient equipment and fixtures installed throughout
- Constructed using sustainably sourced materials, prioritising low embodied carbon materials
- Sustainable drainage system (SuDS) on the roof



BREEAM 'Excellent' New Construction certification



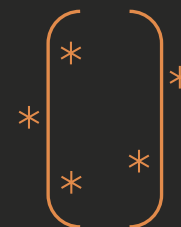
WELL Shell and Core 'Platinum' rating



Enhanced biophilia



Nearly half of the windows in the building are openable



Chilled beam system on lower floors



Smart building features

HEALTH & WELLBEING

The Rowe is pursuing WELL 'Platinum' Certification and with WELL principles incorporated in the core design, health and wellness are a central aspect of the occupier offer at The Rowe.

Key health and wellness benefits include:

- Underground end of journey hub with 284 cycle spaces, 15 showers, 245 lockers, and high-quality bicycle maintenance tools
- Unique position on the Cycle Superhighway 2, connecting Aldgate to Stratford
- A large-planted terrace at roof level and outside space on every floor
- Shared multi-use amenity space on the roof and ground floor
- Indoor air quality maintained at the highest standard, through 100% fresh air intake with high ventilation rates and sensors to ensure CO2 levels are kept to a minimum
- Excellent natural light

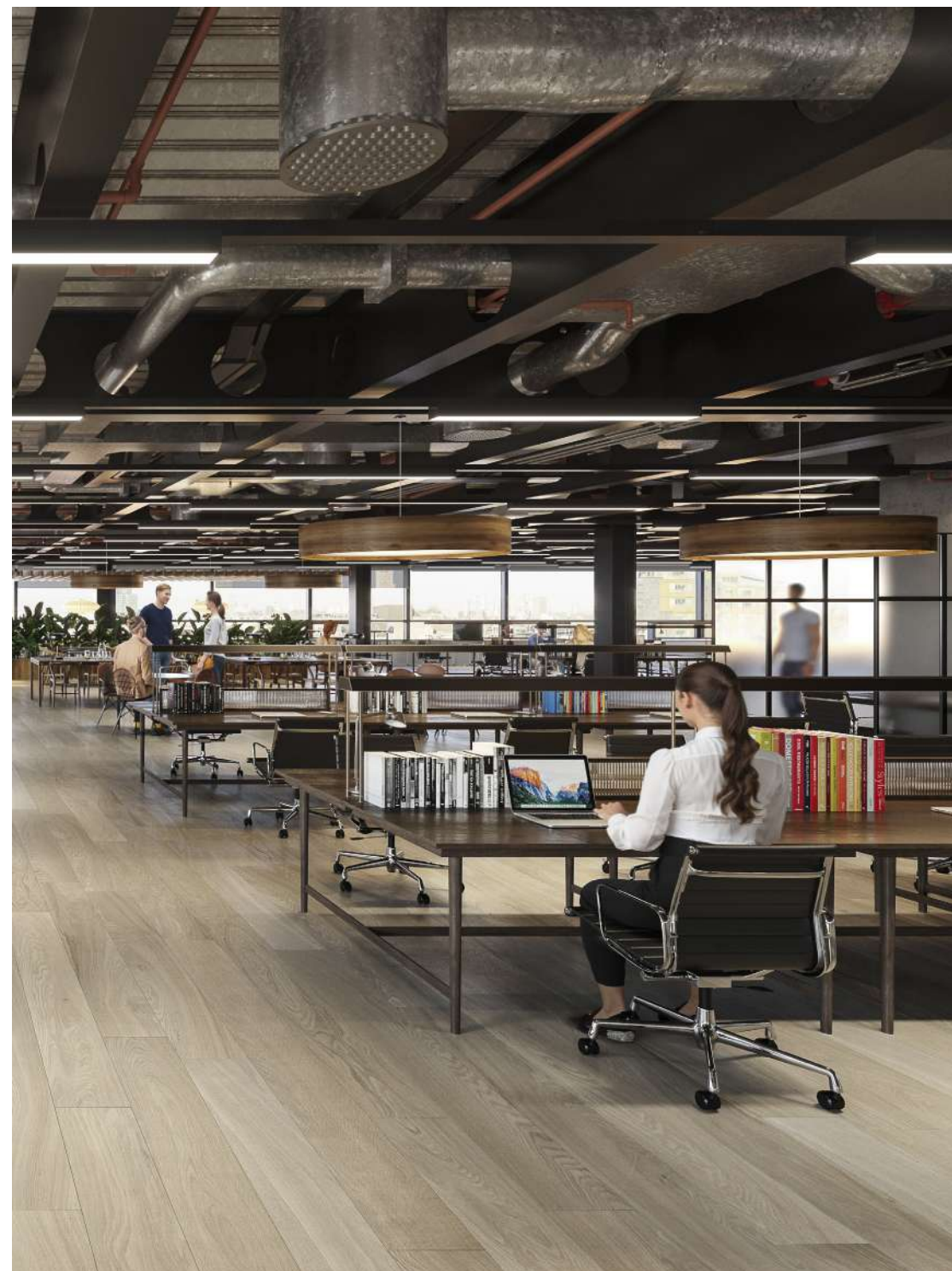


TECHNOLOGY



The Rowe is targeting SmartScore certification, providing tenants with an innovative, dynamic and future proofed workspace. Built into the fabric of The Rowe is a technological foundation that will have direct benefits to tenants' experience in the following areas:

- Limitless fibre direct to floors providing the fastest Internet speed available for offices in the UK
- Sustainability - The Rowe will monitor data of the building's utility use to optimise efficiencies and environments
- Health and wellbeing - Systems will be available to hone the working environment and monitor air quality
- Arrival - Centralised and seamless system to provide enhanced arrival experience and wayfinding for employees and visitors
- Community and services - Amenity and events booking and access to building and local services
- Cybersecurity - Clear structured strategy for building's network and systems



SPECIFICATION

OCCUPANCY

- Workspace density (NIA per workspace): 8m²
- Means of escape: 6m²
- On floor services: 8m²

PLAN EFFICIENCY

- NIA: GIA 78% average

PLAN DEPTH AND CEILING HEIGHT

- Window to window: min 31m
- Window to core: 15m / 17m
- Finished floor to underside of ceiling (refurbishment): 2.46m generally to underside of lighting (L01-05)
- Finished floor to underside of ceiling (new build) L06 - L11 :2.77m to underside of lighting
- Reception: 3.1m / 6.6m

GRIDS

- Column grid: 8.7m x 6.3m

TOILET PROVISION

- NIA per person (Typical Office): 1 person / 8m²
- Unisex: 100%
- Distance to travel to toilet:
 - L01-05: max 40m
 - L06-11: max 30m

CYCLE PROVISION AND SHOWERS

- Secure cycling spaces: 284
- Shower facilities: 15
- Secure lockers: 320
- Car spaces: 1 blue badge

LIFTS & VERTICAL TRANSPORTATION

- NIA per person: 1 person / 6 sqm with 80% utilisation factor
- Car loading: 0.21 m² per person with car loading factor of 80%
- Average waiting time during the morning peak period of no more than 25 seconds
- Average waiting time during the lunchtime peak period of no more than 40 seconds
- Handling capacity (up-peak): 12%
- Handling capacity (two-way lunchtime): 13%
- Number of destination input panels: 248 people arriving at ground floor in 5 minute period. 4 no. Destination control panels provided = 1 per 62 passengers.
- Ride Quality (Passenger Lifts):
 - Horizontal vibration ISO18738/ISO8041 system: pk-pk 12 milli-g
 - Vertical vibration ISO18738/ISO8041 system: pk-pk 15 milli-g
- Goods Lift (travel time to highest floor): On a single non-stop trip the goods lift will travel to the highest level served within the required time.
- Goods Lift (Rated Load): 1500kg

RAISED ACCESS FLOORS

- Typical floors (new build): 100mm
- Typical floors (refurbishment): 100mm
- Point load: 3.0 kN/m² over an area of 25mm x 25mm
- Uniformly distributed load: 8 kN/m²
- Fire performance: Class O

STRUCTURAL LOADING

- Above ground office: 2.5kN/m²
- High load areas (5% of each lettable area): 7.5kN/m²
- Balconies/ terraces: 4.0 / 5.0kN/m²
- Loading bays: 5.0kN/m²
- Plant rooms: 7.5kN/m²
- Retail space: 5.0kN/m²
- Cafes/restaurants/lounges: 5.0kN/m²
- Partitions: 2.4 - 4.0kN/m²

COOLING LOADS

- L01 to L05 office: Active chilled beams
- L06 to L11 office: Fan coil units

Typical Office

- On floor peak: 25 W/m²
- Terminal unit: 17 W/m² de3
- Central plant: 14 W/m²

High Density Office

- On floor peak: 25 W/m²
- Terminal unit: 20 W/m²
- Central plant: 16 W/m²
- Lighting cooling loads: 8W/m²

SMALL POWER & LIGHTING LOADS

Typical Office:

- On floor peak: 23 W/m²

High Density Office:

- On floor peak: 23 W/m²
- Central plant: 15 W/m²
- Lighting cooling loads: 8W/m²

LIGHTING

- Average maintained illuminance: 300-400 lux
- Room surface illuminance: Ceiling >100 lux; Wall >150 lux
- Uniformity: Immediate surround: > 0.4
- Uniformity: Task: > 0.6
- Maximum unified glare rating (UGR): 19

VENTILATION AND AIR QUALITY

- 47% of the windows are openable
- Fresh air: 12l/s (Occupancy 1 per 8m²)
- Indoor air quality: Filtration: EU7 standard
- Airtightness: 4m³/hr/m² @ 50Pa
- Zoning (terminal control unit): Perimeter zone: 6m wide by 4.5m deep (FCU Floors Only)
- Zoning (terminal control unit): Internal zone: 50 to 70m² (FCU Floors Only)

AIR CONDITIONED SPACE

- Summer: 24°C ± 2°C
- Winter: 20°C ± 2°C
- Thermal comfort: PMV 0 to -0.5; PPD < 10%

PUBLIC HEALTH

- Water storage: 18 l/per person per day

NOISE CRITERIA

External Noise Intrusion:

- Open plan: NR40 (LeqT)
- Speculative: NR38
- Regular individual noise events - aircraft/trains: < 55dBLA01.1

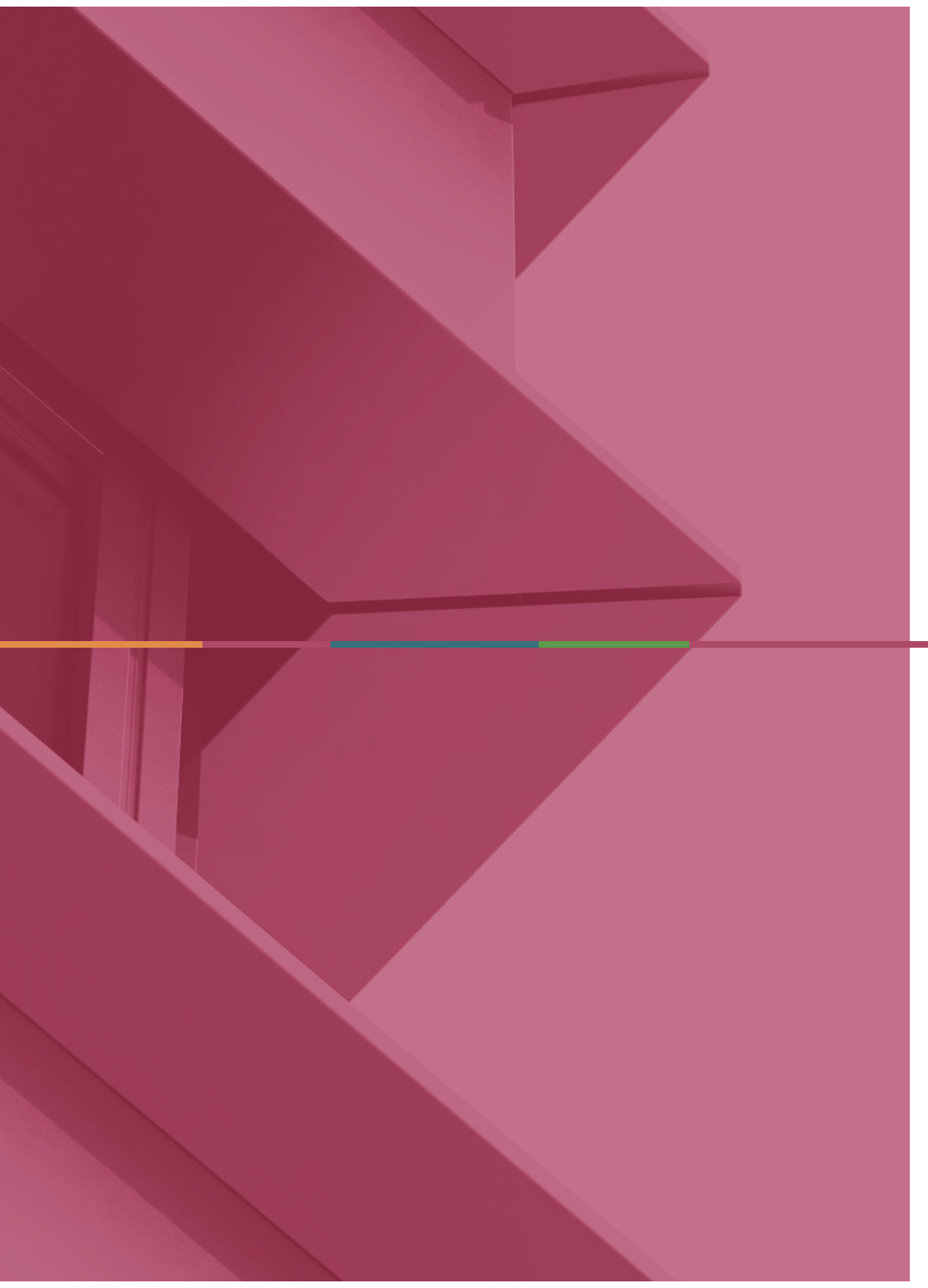
ACCREDITATIONS

- BREEAM rating: Excellent
- WELL certification: Platinum
- WiredScore rating: Platinum
- Targeting SmartScore rating: Platinum



MEET THE COLLABORATORS

WORLD CLASS
DEVELOPMENT TEAM



FRASERS PROPERTY

Fraser's Property Limited (FPL) is a multi-national real estate company listed on the Singapore Stock Exchange with total assets of S\$39.2 billion under management across five property classes; residential, retail, commercial & business parks, industrial & logistics and hospitality.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on people, Fraser's Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It has committed to be a net-zero carbon corporation by 2050 and aims to create lasting shared value for its people, the businesses and communities it serves.

In the UK, Fraser's Property is the largest owner of office space in the Thames Valley and has developed a well-diversified portfolio of S\$2.2 billion of assets under management. Fraser's Property UK has developed over 1,165 homes and continues its residential activities in addition to growing its commercial property pipeline which includes The Rowe, Whitechapel.

S \$ 3 8 . 1 Billion assets under management

7 0 + Cities 2 5 Countries 5 Asset Classes



AHMM ARCHITECTS

ALLFORD HALL MONAGHAN MORRIS IS BASED ON A FIRM COMMITMENT TO THE DESIGN OF BUILDINGS OF ECONOMY, ELEGANCE AND DELIGHT.

Satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Winner of the RIBA Stirling Prize and recipient of many other awards for architecture and design, the practice has received public and media acclaim for its work across sectors. AHMM is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the University of Amsterdam, the Barbican, New Scotland Yard and 1 Finsbury Avenue, as well as key new commercial, residential and education developments in London, around the UK and internationally.



INTERSECTING
AHMM'S REMODELLED
EXTERIOR IS A
LARGE-SCALE PUBLIC
ART INSTALLATION
BY YINKA ILORI

YINKA ILORI

YINKA ILORI IS A LONDON-BASED MULTIDISCIPLINARY ARTIST OF A BRITISH-NIGERIAN HERITAGE, WHO SPECIALIZES IN STORYTELLING BY FUSING HIS BRITISH AND NIGERIAN HERITAGE TO TELL NEW STORIES IN CONTEMPORARY DESIGN.

Humorous, provocative and fun, every project that he creates tells a story. Bringing Nigerian verbal traditional into playful conversation with contemporary design, Yinka Ilori's work touches on various global themes that resonate with different audiences all over the world.

Yinka's artwork on the sixth floor terrace of THE ROWE represents the multicultural environment that's woven deep within East London.

The purpose of the artwork is for the people in the area, reminding them of the rich history contained and the power of their own destiny, how it contributes to the future narrative of East London; uplifting them whenever they see the mural from afar or within the space.



THEROWE . LONDON | @THEROWE . LONDON

