LONDON

Investment Prospectus

September 2025

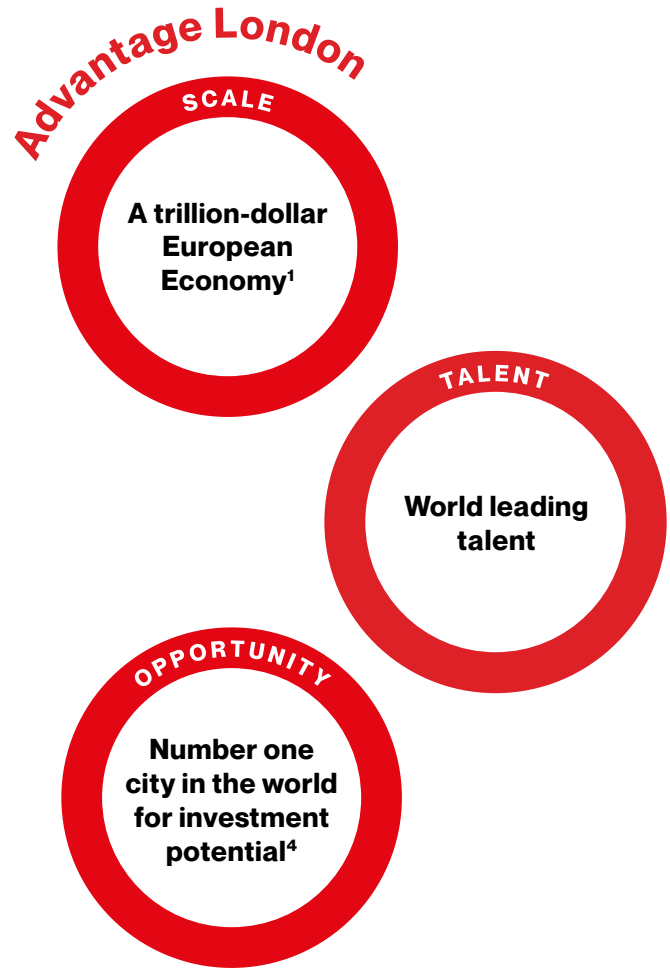
Your Front Door for Investing Into and Across London

London is the world's most traded global real estate city, a highly connected, trillion-dollar economy[1] where capital, talent and innovation converge. In a volatile world, it provides resilience and security, as well as strong returns in a trusted environment for capital to grow.

London has been at the crossroads of world trade, innovation and culture for generations. Today, it stands as the fourth-largest city economy in the world[2] and consistently tops the European charts for foreign direct investment, venture capital and real estate investment.[3]

Investors benefit from London's stable political, legal and financial systems and top talent. London leads the world in internationally competitive sectors; across professional services, creative industries, the 'experience economy' and increasingly technology and innovation — all of which is underpinned by a clear, investable pipeline in real estate and infrastructure.

This Investment Prospectus brings together London's immediate investment opportunities. They have been carefully selected and strive for inclusive and sustainable growth. The **Opportunity London Investment Prospectus** also identifies London's prime places where there is a strong pipeline of investable projects coming to market with core to opportunistic returns.



1. Urban region GDP estimates | Oxford Economics
2. Global Cities Index 2025 | Oxford Economics
3. fDi Markets from the Financial Times Ltd; Dealroom.co; JLL data supplied for Opportunity London (2024). Why invest in London? (Accessed 27 January 2025).
4. Urban region GDP estimates by Oxford Economics

WHY

Resilient returns in the world's capital city, that continues to reinvent itself

London's ability to attract and deliver investment lies in the strength of its foundations. Few global cities combine the scale to deploy capital with the agility to reposition it so effectively. Underpinned by clear policy direction, world-class expertise, and resilient supply chains, London offers more than immediate opportunities — it provides a platform for growth, innovation and long-term value creation. For investors, this is a market where ambition can be realised with confidence.

opportunity.london/why-london ↗



Scale and Liquidity

London is one of the few global cities where institutional capital can be deployed at scale and repositioned efficiently — our prospectus includes £22bn of the live projects across all major asset classes.



Market Ready Projects

Investor ready projects have buy-in at all levels of London Government — aligned with planning, funding and deliver capacity with strong and credible counterparties.



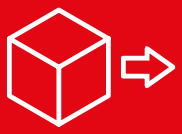
Policy Certainty

Policy is aligned to all levels of London and UK Government priorities for growth. These include London's 2035 Growth Plan and new spatial development strategy, the new London Plan which will be adopted by the Mayor in 2027.



Global Excellence

London is the global centre of excellence for the built environment. The sector collaborates and exports these expertise around the world and delivers unsurpassed knowledge, experience and innovation into and across London.



Strong Supply Chains

Notwithstanding the effects of construction costs globally, London has well established supply-chains and skilled workforce with experience in delivering complex schemes including piloting modern methods of construction.



Place-Based Leadership

Our leaders across the public and private sector are ambitious and share a mission, working with London's Business Improvement Districts (BIDs) to deliver economic growth and quality places that benefit London and Londoners, for the long-term.

WHO

London's capital investment partnership – unlocking the next £100bn

As London moves into its new 25-year development cycle, shaped by the new London Plan, London's built environment community is working together behind a shared vision.

Opportunity London's mission is underpinned by this, including The New London Agenda and London Growth Plan. The New London Agenda sets out a framework for best-practice city-making focusing on growth that is equitable, sustainable and prosperous. The London Growth Plan is an action-focused plan that setting out a set of clear priorities and growth opportunities for the city over this next decade.

Government Industrial Strategy
gov.uk/government/publications/industrial-strategy

London Growth Plan
growthplan.london/

The London Plan
london.gov.uk/programmes-strategies/planning/london-plan

London Infrastructure Framework
londoncouncils.gov.uk/London_Infrastructure_framework

The New London Agenda
nla.london/new-london-agenda

Growing the London Economy

London & Partners is the growth agency for London, a not-for-profit social enterprise. It runs foreign direct investment, trade, business support, tourism and events for the capital. Opportunity London is part of London & Partners' work to drive growth by winning international investment.



London's Built Environment Community

NLA's 30,000 members work across all aspects of city governance, planning, design, development and management, spanning public and private sectors. Providing an invaluable network of expertise and advice for investors seeking to support inclusive growth in the Capital.

Unlocking the next £100bn of capital investment, connecting to projects, places and partners across London.

HOW

London is complex; Opportunity London serves as your trusted partner to navigate it

Real estate and infrastructure development in London can be complex, with many regulations, processes and public bodies to navigate. Opportunity London is here to help you understand this complexity with expert, experienced advice and support. We are committed to continuing to build a city that works for residents, businesses, investors and visitors. All of our projects are market tested for readiness and align with our values to ensure that the city's future developments meet the highest sustainability standards and respect the city's rich historical and natural heritage.

- → **Gateway to London's ecosystem:** Providing a trusted and credible contact for engagement with London's investible opportunities.
- → **Cross-border capital introductions:** Connecting hundreds of investors within London's pipeline of promoters.
- → **Investor-ready portfolio:** Showcase of investable projects across London, developed in conjunction with our partners and councils across the city.

Together, we connect global capital to real opportunities with the potential to deliver long-term returns and inclusive growth.

We have a team that is ready to support you on your investment journey into the Capital — see **page 50** for contact details.

opportunity.london/how ↗

WHAT

From Risk to Opportunity: London's Asset Class Advantage

London leads the way across a breadth of sectors and strategic asset classes. Opportunity London works with all capital investment asset classes including commercial offices, residential, logistics, life sciences, and emerging mixed-use developments. London's real estate and infrastructure market is diverse — investors can access every major asset class within a single global city, from historic landmarks to cutting-edge innovation districts.

London leads the world in real estate and infrastructure

Real Estate



Commercial

Office, sustainable workspaces and retrofit



International Education & Learning

University facilities and global campuses



Experience Economy

Leisure, retail, cultural venues and creative production spaces



Frontier Innovation

Life sciences, deep tech, climate tech



Living

Affordable, build-to-rent, student accommodation and later living



Logistics & Light Industrial

Innovative warehousing and distribution hubs

Infrastructure



Data Centres

Carrier neutral and non-neutral facilities



Energy & Decarbonisation

Heat networks, energy efficiency and nature-based solution projects



Transport

Station redevelopments and new connections

Transport & Infrastructure – Unlocking Growth Opportunities

London continues to expand and upgrade its public transport system, this is backed by the London Growth Plan, the emerging London Infrastructure Framework and the UK 10-Year Infrastructure Strategy.[5] Since the Elizabeth Line was opened in 2022, it has become the UK's busiest railway, with over 700,000 daily travellers and bringing 1.5 million Londoners closer to their main employment and cultural centres.[6]

International funds have previously invested into and engaged with London's major infrastructure projects, and there will be further opportunities for institutional and private sector involvement.

Key investment opportunities include major station upgrades at Liverpool Street, Victoria, Euston and Waterloo, which will seek partnership from institutional investors, see **pages 24 – 25.**

London is also seeking opportunities to partner with private finance to enable the delivery of the next wave of priority transport schemes.

Docklands Light Railway Extension to Thamesmead

Extending the DLR from Gallions Reach to Thamesmead via Beckton Riverside would connect two major opportunity areas, supporting up to 10,000 new jobs and unlocking up to 25,000 new homes.

West London Orbital

A strategically important orbital public transport option across west and northwest London. The scheme is a catalyst for growth, unlocking new homes and jobs, and allowing nearly half a million more people to reach Old Oak Common within an hour's journey, building on the growth plan for the area supported by High Speed.

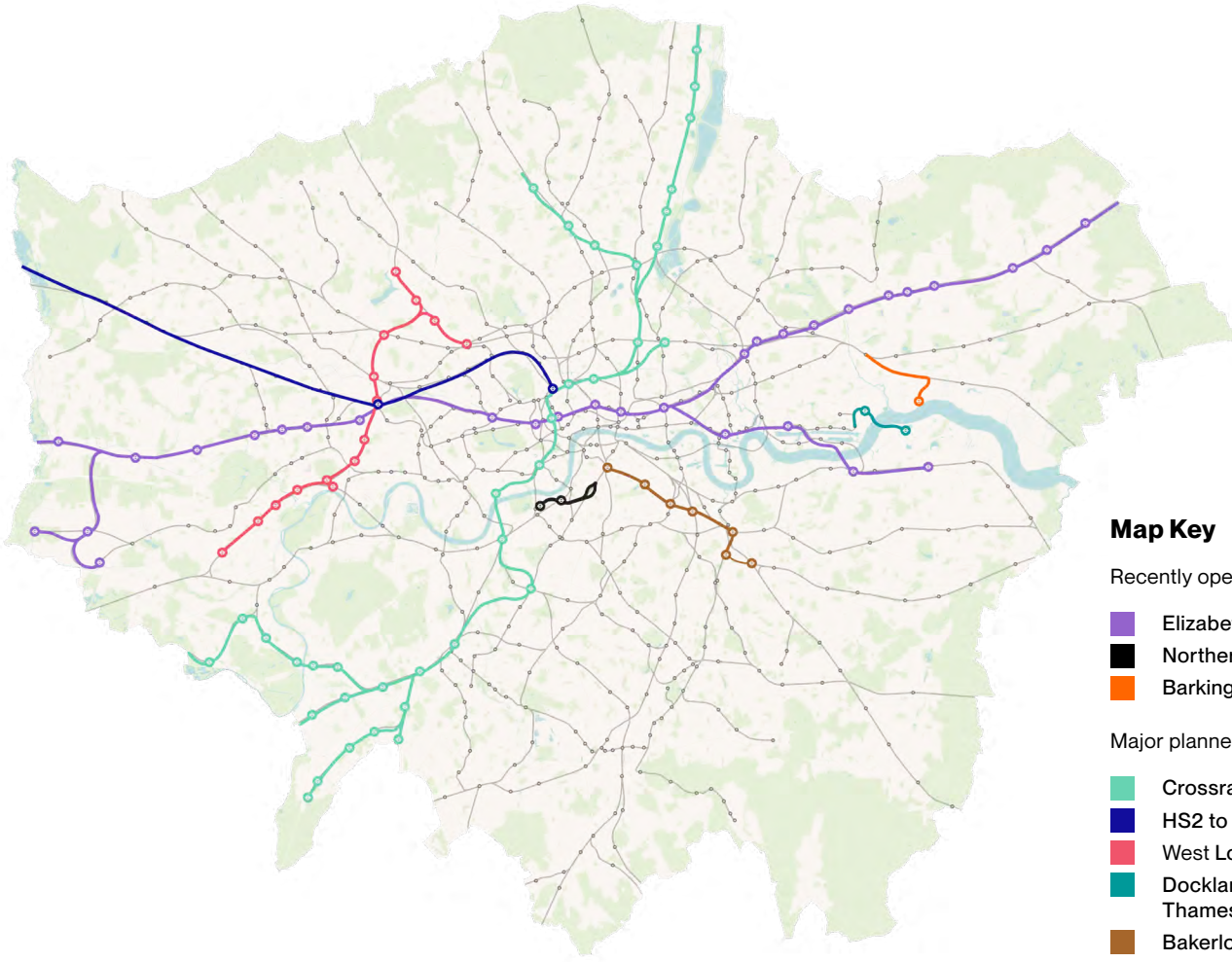
Bakerloo Line Extension

Connecting Elephant & Castle to Lewisham, with scope for a potential further extension to Hayes and Beckenham Junction. The extension would unlock 20,000 new homes in Old Kent Road, Lewisham, Catford and New Cross whilst significantly increasing access to jobs and services in central London, helping to generate £1.5bn a year in GVA.

Crossrail 2 remains a longer-term (2036) proposal that has the potential to unlock 200,000 new homes.[7]

5. gov.uk/government/publications/uk-infrastructure-a-10-year-strategy
6. Evidencing the value of the Elizabeth line 2022–2024 | Transport for London
7. crossrail2.co.uk/discover/new-homes/

Recent and future major transport links



Map Key

Recently opened

- Elizabeth Line
- Northern Line Extension to Battersea
- Barking Riverside Overground Extension

Major planned lines

- Crossrail 2
- HS2 to Euston
- West London Orbital
- Docklands Light Railway Extension to Thamesmead
- Bakerloo Line Extension
- Existing railway lines and stations

Source: Greater London Authority

WHERE

£22bn of investible opportunities totalling £81bn GDV*

The Opportunity London Investment Prospectus presents 25 live opportunities seeking over £22bn of investment, across all asset classes. It features an infrastructure development pipeline with four of London's major transport hubs, along with energy, residential across all tenures including student accommodation, logistics, life sciences and leisure schemes across the city.

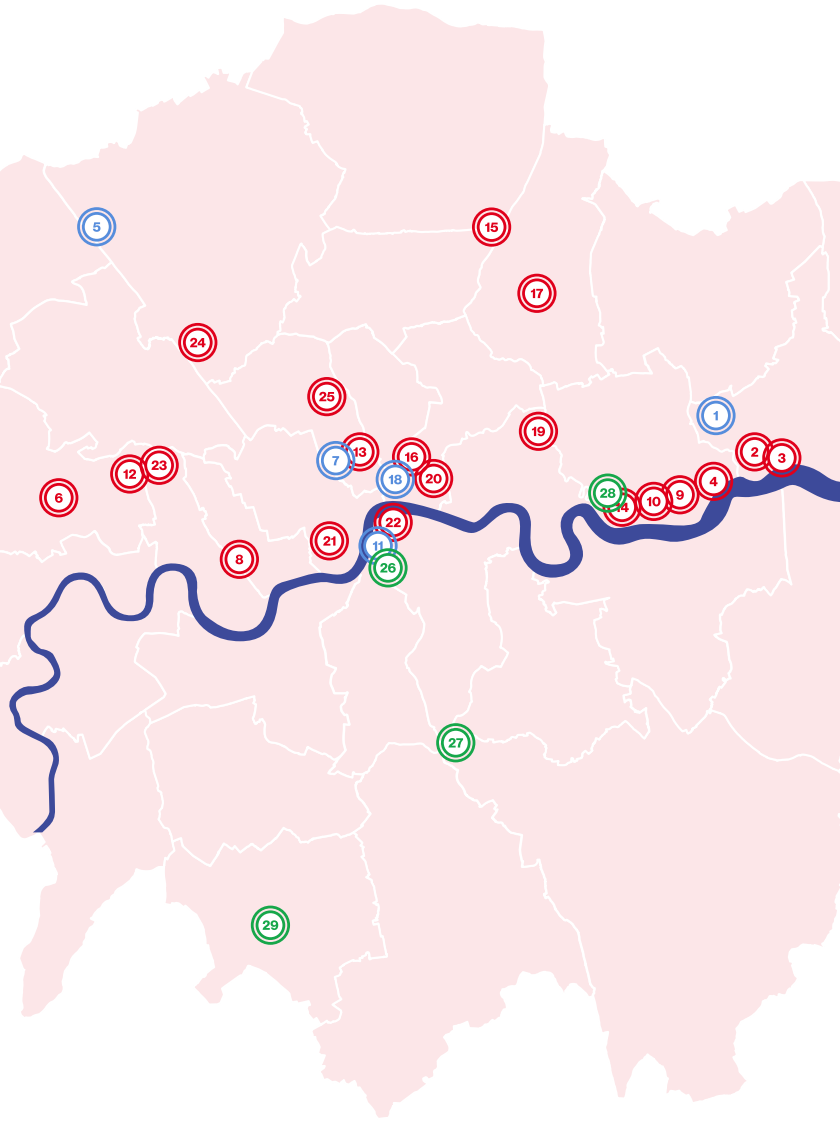
The featured schemes have been reviewed for market readiness, alignment to London's planning and development policies, and the values of Opportunity London. Each project has a team ready to engage with investors.

opportunity.london/where-in-london ↗

Map Key

- New investment opportunity
- Updated project timeline or investment proposition
- Investment or partnership secured

**All GDVs are indicative and have been provided by project promoters.*



1. Barking Town Centre
2. Thames Road, Barking
3. Barking Riverside
4. Beckton Riverside Phase 2
5. Edgware Town Centre
6. Broadway Connection, Ealing
7. Nexus London - Regent's Place, Euston
8. Earls Court
9. Royal Albert Docks, Education Campus
10. Royal Albert Dock
11. Royal Street, Lambeth
12. One Portal Way, Acton
13. Euston Over-Site Development
14. Silvertown, Royal Docks
15. Meridian Water, Enfield
16. South Islington Heat Network
17. Walthamstow Central Interchange Regeneration
18. London Tunnels, The Kingsway Telephone Exchange
19. Bow Goods Yard
20. London Liverpool Street
21. London Victoria
22. London Waterloo
23. Old Oak
24. Brent Cross Town
25. Camden Film Quarter
26. Lambeth New Homes 6
27. Crystal Palace Park Residential
28. Silvertown Partnership
29. London Cancer Hub, Sutton





Barking Town Centre

Be First (regeneration and development company wholly owned by Barking and Dagenham Council)

Seeking a strategic investment partnership opportunity to form a joint venture with the Council. The model will offer shared risk, long-term returns, and influence over placemaking, while accelerating delivery.

Key facts:

- A public-private investment partnership opportunity to deliver housing-led regeneration in Barking Town Centre, a site with capacity for 1,500+ homes
- Partnership arrangement will combine private and institutional capital with public land and grant funding to deliver high-quality, mixed-tenure regeneration
- Exceptional existing transport links, including the London Underground, Overground, and National Rail cleared and consented sites
- Proven regeneration success - part of the award-winning Gascoigne Estate, offering credibility and momentum

GDV:
£600m across three sites within the primary phase

Project stage / timeline:
Two sites ready to start on-site now and one site in masterplanning

Asset class:
Living

Thames Road, Barking

Be First (regeneration and development company wholly owned by Barking and Dagenham Council)

Joint venture partnership opportunities across standalone sites or a package of sites, to deliver the second phase of Thames Road Factory District. A new destination for East London at the gateway to Barking Riverside.

Key facts:

- Strategic location within London Riverside, identified as a key Opportunity Area by the Greater London Authority
- 40% council-owned land and supporting infrastructure enabling scale, control and delivery certainty
- Joint venture - ready with flexible delivery models, co-location innovation and smart city potential
- Over 1,000 new homes proposed as part of Be First's South Barking New Town submission to Government's Expression of Interest process for potential 'new town' developments
- Target delivery by 2029

GDV:
£1.83bn

Project stage / timeline:
Feasibility and planning (pre-planning and planning permissions)

Asset class:
Living, Logistics & Light Industrial



Barking Riverside

Barking Riverside Limited (a joint venture between L&Q and the Mayor of London)

Bespoke investment opportunities including a low carbon energy centre, residential and commercial and social infrastructure such as a wellbeing hub, via the appointed Barking Riverside plot developers.

Key facts:

- Transport hub, including a new Overground station and River Bus pier, delivered in 2022
- £124m infrastructure funding package secured from Government in November 2024 for flood defence work, roads and parks, complementing the £56m previous Government grant funding secured in 2020
- 3,500 homes already built or under construction

GDV:
£6.6bn

Project stage / timeline:
3 to 5 years for the two investable projects of Main Energy Centre and the Health and Leisure Centre

Some plots ready to start on-site now

Outline planning for 10,800 homes, uplift planning application for 20,000 to be determined in 2026

Asset class:
Commercial, Living, Energy & Decarbonisation



Beckton Riverside Phase 2

St William Homes LLP (part of Berkeley Group)

The Docklands Light Railway (DLR) extension will unlock the second phase of the 34-hectare Beckton Gasworks regeneration site to deliver a new town centre, 3,000 new homes, community facilities, new schools and health and sports facilities on St William owned land.

Key facts:

- 34 hectares of land owned by St William
- Approximately 6,000 total homes across Phases 1 and 2
- Phase 1 has an existing planning application
- Phase 2 to be part of a future application subject to new transformative public transport infrastructure
- Opportunity for 6,000 homes on St William Homes' land, and the potential of thousands of additional homes on third party land

GDV:
£2.8bn for the 6,000 homes

Project stage / timeline:
Feasibility (Phase 1 starting on site in 2027), Phase 2 to deliver homes in early 2030s following the DLR extension

Asset class:
Leisure & Culture, Living, Transport



© Stanton Williams



Edgware Town Centre

Ballymore and Places for London

Open to discussions with investors on asset classes including affordable housing, build to rent, Purpose Built Student Accommodation (PBSA), later living, commercial, and transport infrastructure.

Key facts:

- Outline planning application approved for 3,365 new homes, including 1,150 affordable homes, as well as 463 student accommodation units and significant diverse and flexible commercial space (460,000 sq ft), on the 10.3 hectare site. Projected date for Stage 2 referral Dec 2025
- An estimated £1.7 billion investment that will create over 1,400 jobs and generate £80 million GVA
- Opportunity to transform Edgware with new homes, green infrastructure, centred around a modern, sustainable transport interchange

GDV:
In excess of £2bn

Project stage / timeline:
Outline Planning application approved at planning committee in July 2025, to be finalised by end of 2025

Asset class:
Commercial, Leisure & Culture, Living

Broadway Connection, Ealing

British Land

Seeking investor / developer to acquire Broadway Connection site to progress either the consented mixed-use scheme (granted February 2024) or a new planning application. British Land are flexible on deal structure, including freehold sale, joint venture partnership or other structures tailored to investor interest.

Key facts:

- 300,000 sq ft mixed-use redevelopment located directly opposite Ealing Broadway station, 12 minutes to Bond Street (central London) on the Elizabeth Line and 19 minutes to Heathrow Airport
- Full redevelopment of 1.4-acre site with some existing buildings retained and refurbished
- On the Elizabeth Line and near Ealing Metropolitan Centre, with commercial, retail, cultural and civic amenities, as well as a large portion of film/TV sector jobs

GDV:
£300m

Project stage / timeline:
Ready to start on site
5-year planning consent with flexible leases in place to obtain vacant possession c.4-year construction programme

Asset class:
Commercial, Leisure & Culture, Life Sciences & Innovation



Nexus London - Regent's Place, Euston

British Land

Singular opportunity to deliver an iconic office tower in central London.

Key facts:

- 2025 planning consent obtained comprising a 557,709 sq ft with a mix of office, labs and accelerator space
- Situated within Regent's Place, a 13-acre mixed use innovation campus of offices, labs, retail and public spaces in the heart of the Knowledge Quarter
- Key occupiers include Meta, Dentsu Aegis, Santander and SEFE

GDV:
£1.5bn

Project stage / timeline:
Ready to start on site (planning approved in 2025, potential to deliver by 2030)

Asset class:
Commercial, Leisure and Culture, Life Sciences & Innovation,



Earls Court

Earls Court Partnership Limited (ECPL) joint venture between Delancey, APG and Places for London. Managed by The Earls Court Development Company

ECPL is seeking a long-term aligned institutional capital partner to deliver Earls Court Phase 1 including infrastructure, sustainability and real estate. Future investment opportunities are available in this once-in-a-generation development opportunity that will span 20 years in delivery.

Key facts:

- 44-acre cleared development site in central London with 3 London Underground stations adjacent
- Up to 2.5m sq ft of office, commercial, culture and retail
- c.4,000 new homes including for sale, to rent, co-living, later living, student accommodation and affordable housing

GDV:
£10bn

Project stage / timeline:
Planning committee expected in late 2025

Asset class:
Commercial, Leisure & Culture, Innovation & Learning, Living



Royal Albert Docks, Education Campus

DPK

Seeking equity investment / a joint venture partner to support creation of a university campus in East London, comprising c.1,100 student beds and c.120,000 sq ft of teaching space.

Key facts:

- Conversion of c.500,000 sq ft of offices into an educational campus
- Excellent transport links by road, air, rail and river
- Proximity to several Higher Education Institutions (60 within 45 minutes travel time)
- Key element of the broader Royal Docks regeneration area

GDV:
c.£300m

Project stage / timeline:
Ready to start on site

Asset class:
Education & Learning, Leisure & Culture, Living (PBSA)



Royal Albert Dock, Royal Docks

Greater London Authority and Newham Council

The Mayor of London is seeking an innovative master developer to deliver a transformational mixed-use vision for Royal Albert Dock. Proposals will leverage the site's strategic location, scale, dockside setting and excellent transport links to establish a dynamic neighbourhood and visitor destination, characterised by innovation and enterprise, alongside new homes and community.

Key facts:

- Located in Newham, the site forms a key part of the wider Royal Docks regeneration
- 4.3m sq ft of development potential across a 12ha site
- Excellent regional and international travel connections, including the Docklands Light Railway (DLR), Elizabeth Line and London City Airport

GDV:
£3bn

Project stage / timeline:
Formal procurement process launched

Asset class:
Education & Learning, Leisure & Culture, Living





Royal Street, Lambeth

Guy's & St Thomas' Foundation (Freeholder) and Stanhope (Development Manager)

Plot A , Royal Street (300,000 sq ft NIA) coming to market in Autumn 2025 with a view to secure a pre-let

Key facts:

- Plot A is 1 of 6 plots that will make up the 5.5 acres new Royal Street development that overlooks Archbishop's Park and is opposite St Thomas' Hospital
- Royal Street will be a new innovation district in Zone 1 central London. The scheme will deliver a new vibrant neighbourhood of innovative workspaces designed to accommodate a diverse mix of occupiers across the knowledge sector
- Fully consented development site – Plot A is the first commercial building to be constructed
- 7 minutes from Waterloo Station
- Wider site will comprise 1.2m sq ft office/lab enabled space,133 apartments, retail, and F & B
- 10 storeys with 25-35,000 sq ft floor plates

GDV:
c.£2.3bn for the whole site

Project stage / timeline:
The site has full planning consent

Asset class:
Commercial, Life Sciences & Innovation, Living

One Portal Way, Acton

Imperial College London

Seeking multiple long-term investment opportunities which are expected to come forward across a mixed-use masterplan. Deal structure for Phase 1 development is flexible.

Key facts:

- Full redevelopment of 4.5 acre site
- 1,325 new homes across various tenures, student accommodation and co-living, with 35% affordable housing
- c.50,000 sq ft commercial science and innovation facility due Q2 2026
- 200,000 – 300,000 sq ft of employment space
- Served by the Central and Elizabeth Lines and future transport super-hub Old Oak Common Station
- There will be further opportunities upcoming with Imperial College London across WestTech London

GDV:
£1.2bn+

Project stage / timeline:
Ready to start on site

Asset class:
Commercial, Education & Learning, Leisure & Culture, Life Sciences & Innovation, Living



Euston Over-Site Development

Lendlease

The redevelopment of Euston station is of national significance and is a key opportunity in central London, offering a diverse range of opportunities across life sciences, innovation, AI, technology, culture and residential development. This project is included in a proposed joint venture partnership between Lendlease and The Crown Estate.

Key facts:

- Transformation of 60 acres around and on top of the new HS2 and Network Rail's Euston Station into a thriving, sustainable mixed-use district
- Approximately 3.6m sq ft of employment space, 690,000 sq ft of retail, new hotels, up to 2,000 new homes and cultural facilities
- The project will elevate Euston into a world leading science and innovation ecosystem, building on the presence of existing institutions in the area

GDV:
£6bn+

Project stage / timeline:
Feasibility
Planning (planning submission targeted September 2026)

Asset class:
Commercial, Education & Learning, Leisure & Culture, Life Sciences & Innovation Living, Energy & Decarbonisation



Silvertown, Royal Docks

Lendlease, on behalf of The Silvertown Partnership

Silvertown is part of a proposed joint venture between Lendlease and The Crown Estate. The investment proposition allows for an opportunity to help create one of the most distinctive new neighbourhoods in London across living, leisure & culture and commercial sectors.

Key facts:

- Silvertown is on the cusp of revival as a new waterside location for London which will see up to 6,500 homes, a new town centre and a mix of workspace
- The 27ha waterfront site is set around the historic Millennium Mills, an iconic 20th century flour mill, and the distinctive Grade II-listed Silo D, both of which will be restored
- Given the significance of this opportunity Silvertown is being delivered in partnership with the Greater London Authority (as landowner), Homes England (as funder via infrastructure funding) and with the Newham Council (as planning authority)

GDV:
£5.2bn

Project stage / timeline:
Delivery - existing planning permissions for both living and commercial assets

Asset class:
Commercial, Leisure & Culture, Living



Meridian Water, Enfield

Enfield Council

Council is seeking development partners for a variety of upcoming residential, logistics/industrial and mixed-use opportunities to deliver high quality transformational regeneration. Partnership arrangements can be structured to meet the needs of the developer/investor and the specific opportunities presented by individual sites.

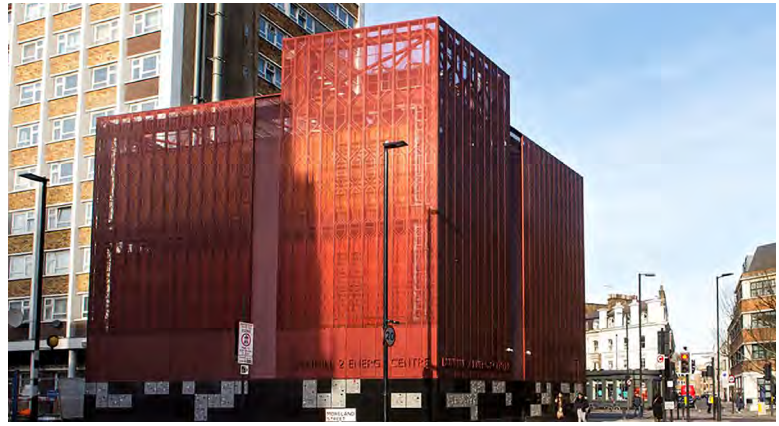
Key facts:

- 80 acres of land for mixed-use regeneration including residential, industrial and commercial land uses
- £6bn brownfield regeneration scheme to deliver thousands of new homes and jobs
- £195m Government funded infrastructure works completing in 2026 to unlock land for development and building on the new Meridian Water train station opened in 2019

GDV:
£6bn

Project stage / timeline:
First phases under construction. Future phases to be delivered over next 15 years

Asset class:
Commercial, Living, Logistics & Light Industrial



South Islington Heat Network

Islington Council

Seeking a range of investment partnership options to co-invest in a £310m expansion of a low carbon heat network. Offers strong long-term income (£1.08bn projected) and an approximate post-tax IRR of 9.5%

Key facts:

- Backed by Government policy and grants, £16.85 million invested to date
- Enabling policy framework and business case in place with UK Government (Department of Energy, Science and Net Zero) and Council
- Nominal capital cost of £310.2m and total nominal income of £1,081.1m
- A grant of £26.1m aids initial capital costs, providing a post-tax, post-grant of approximately IRR of 9.5%
- Will leverage waste heat and new energy centres to serve thousands of homes and commercial users

GDV:
£180.2m capital expenditure

Project stage / timeline:
Outline Business Case (further project design to be determined by partners)

Asset class:
Energy & Decarbonisation



Walthamstow Central Interchange Regeneration

Waltham Forest Council, New River and Transport for London

Equity partners are sought to co-invest c.£90m for a phased completion of this strategic transport hub to enable a long-term, place-based return on investment through mixed-use development opportunities.

Key facts:

- Delivery of a new underground ticket hall with expansion into the Shopping Centre resulting in two station entrances for Walthamstow Town Square
- Investment in the new station entrance will unlock wider place-based investment opportunities for a further 1,500 homes public sector land, in line with the Council's adopted Local Plan
- A formal partnership has been established with Waltham Forest Council, New River and Transport for London, who have successfully delivered Phase 1 and 2 of this mixed-use development

GDV:
c.£750m+ (wider mixed-use regeneration)

Project stage / timeline:
Planning for the interchange is approved, construction on Phase 1 is near practical completion. Phase 2 is shovel ready

Asset class:
Commercial, Leisure & Culture, Living, Energy & Decarbonisation



London Tunnels, The Kingsway Telephone Exchange

The London Tunnels

The London Tunnels are seeking capital investment through a combination of equity and debt.

Key facts:

- Last remaining large scale historical attraction that can be opened to the public in the Square Mile
- 86,000 sq ft in central London
- Design capacity up to 4.2m people per year
- Original location of Ian Fleming's "Q Branch"
- Existing relationship with The Military Intelligence Museum and the backing of the UK Armed Forces

GDV:
c.£723m

Project stage / timeline:
Planning permission received in 2024 from Council and UK Government. Project is shovel ready for an operator

Asset class:
Leisure & Culture



London Liverpool Street

Network Rail Property

Delivering a sustainable and well-connected landmark office building, combined with a transformed retail and leisure destination will secure the future of one of the world's great stations. The redevelopment will increase the size of the mainline station concourse and ticket hall and improve step-free access.

Key facts:

- Connects over 100 million people a year
- 1m sq ft of commercial space
- 200,000 sq ft of retail and leisure
- Fully accessible station
- Increased concourse capacity

GDV:
£2bn

Project stage / timeline:
Planning (determination in 2025, start on site in 2027)

Asset class:
Commercial, Leisure & Culture, Transport



London Victoria

Network Rail Property and Places for London

London Victoria is one of central London's main termini and is earmarked for an upgrade, having suffered from a disconnected bus station and underground passenger experience. A new, multi-modal approach will deliver a sustainable and accessible transport hub capable of supporting future demand, in the centre of London's heritage quarter. This project is ready for initial conversations with investors.

Key facts:

- The station upgrade vision is to create a new workplace, retail and leisure destination whilst simultaneously contributing to Westminster and London's economic success
- Up to 2m sq ft of commercial offices
- 300,000 sq ft of retail and food and beverage
- Wider residential opportunities of up to 1,000 homes

GDV:
£2.5bn

Project stage / timeline:
Planning application (masterplan) due to be submitted 2026

Asset class:
Commercial, Leisure & Culture, Living, Transport



London Waterloo

Network Rail Property, Places for London and Lambeth Council

A partnership has been established between Network Rail Property, Places for London and Lambeth Council to combine its expertise and assets that will unlock long-term benefits for businesses, institutions and communities. This project is at an early stage and ready for initial conversations with investors.

Key facts:

- The London Waterloo Station vision sets out an aspiration for transforming the station and its surrounding area through providing a new workspace, retail, leisure and cultural offering to deliver a revived South Bank neighbourhood
- Up to 1.5m sq ft of commercial
- 400,000 sq ft of retail, leisure & culture
- New retail and leisure destination for South Bank

GDV:
c.£3bn

Project stage / timeline:
Masterplanning 2025/ 2026, Planning 2026/27

Asset class:
Commercial, Leisure & Culture, Living, Transport



Bow Goods Yard

Network Rail Property

The investment opportunity is to partner in delivering multi-storey and last-mile logistics schemes, creating resilient, income-generating assets in one of London's most supply-constrained sectors.

Key facts:

- Protected for industrial use in a well-connected part of East London, forming part of NRP's £10bn London portfolio with a GDV of c.£1.2bn
- 30 acres brownfield industrial site landlocked for 50 years
- 620,000 sq ft logistics and employment use supported by up to 10,000 sq ft food and beverage offering
- 88,300 sq ft public realm
- Up to 5,000 new jobs

GDV:
Up to £3.5bn

Project stage / timeline:
Planning approval expected 2026

Asset class:
Logistics & Light Industrial



Old Oak

Old Oak and Park Royal Development Corporation

Seeking a long-term development and investment partnership to support the regeneration of Old Oak, delivering over 8,000 homes in a revitalised mixed-use urban district across approximately 70 acres of publicly owned land.

Key facts:

- 8,000+ homes, targeting 50% affordable homes
- Up to 2m sq ft of employment space
- 20 acres of public realm
- 6 acres of parks and green spaces
- 1km of canal enhancements
- Low-cost, low carbon energy from innovative district heat network

GDV:
£9.8bn+

Project stage / timeline:
Planning policy adopted, beginning developer and investment partner procurement in late Autumn 2025.

Asset class:
Commercial, Life Sciences & Innovation, Living, Energy and Decarbonisation



Brent Cross Town

Related Argent, in partnership with Barnet Council

Multiple investment opportunities expected through the 15+ year delivery lifecycle of regenerating Brent Cross Town.

Key facts:

- 180-acre park town comprising 6,700 new homes, 3m sq ft of workspace, a new high street with retail and restaurants, 3 redeveloped schools and 50 acres of parks and playing fields
- Gaining significant momentum, following the completion of the first residential building. New mainline train station, Brent Cross West, connects the development to St Pancras International in just 12 minutes
- In 2026, Sheffield Hallam University will open a satellite campus and occupy six of nine floors in 3 Copper Square - the neighbourhood's flagship office building

GDV:
£8bn

Project stage / timeline:
Planning (masterplan consented, approval needed for individual plots as more come forward)
Ready to start on site (ongoing investment opportunities)
Under construction (7 buildings under construction)

Asset class:
Commercial, Education & Learning, Leisure & Culture, Living, Transport



Camden Film Quarter

Yoo Capital

The project is open to investment.

Key facts:

- Transformation of a 70-year-old industrial estate in central London
- £1bn+ investment into the world's first dedicated film and television quarter in the middle of a major international gateway city
- Excellent transport connectivity with underground and overground connections
- 20-acre regeneration with 11 sound stages, linked to the National Film and Television School

GDV:
£1bn+

Project stage / timeline:
Planning (Submission in September / October 2025, targeting committee date in December 2025)

Asset class:
Commercial, Leisure & Culture, Living

PLACES

15 flagship places to invest; specific projects coming to market offering core to opportunistic returns (6–20+%)

Opportunity London has dozens of additional, exclusive, off market bespoke opportunities to share with our UK and global investor network, across public and private sector owned land, spanning various asset classes.

Our ongoing pipeline includes:

- → Multimillion pound development projects in partnership with the **City of London Corporation**
- → Major regeneration projects in **Barnet, Hillingdon, Lewisham, Newham, Merton, Croydon, Sutton and Kingston**
- → Pioneering energy projects and heat networks across London with **E.On, Vattenfall and in Haringey and Hammersmith & Fulham**
- → Transformational schemes in **Camden, Kensington & Chelsea, Lambeth, Greenwich and Wandsworth**

To explore London growth priority sectors and prime place opportunities across London's 32 Councils and the City of London Corporation visit the London Growth Plan.

Visit:
growthplan.london ↗

Prime Places of Investor Opportunity in London



Battersea Power Station

Battersea Power Station is one of the world's most ambitious and iconic urban regeneration projects. Following a decade of transformation, it has emerged as a vibrant new riverside destination in the heart of Central London.

The Grade II* listed Power Station opened to the public in 2022 and is home to Apple's London Campus, hundreds of new shops, restaurants and leisure venues, a glass chimney lift and a thriving residential community.

Connected by the Zone 1 Northern Line extension, the area has welcomed over 30 million visitors so far, cementing its place as a key part of London's cultural and commercial landscape.

With approximately half of the 42-acre masterplan still to go, and construction on the next phase expected to begin in early 2026, Battersea Power Station offers exciting opportunities for the future.

The project is owned by a consortium of Malaysian companies and managed by Battersea Power Station Development Company (BPSDC).



Barking and Dagenham

Barking and Dagenham is undergoing one of London's most ambitious growth programmes, with town centre renewal, modern industrial space and high-quality new homes transforming this prime Thames-side location.

Excellent transport links — including the London Overground extension to Barking Riverside and new River Bus services — alongside cultural investment, new schools, sporting facilities and award-winning green spaces are making Barking an increasingly attractive destination.

Be First, the Council's regeneration company, is driving projects across the borough, while Barking Riverside Limited — a joint venture between the Mayor of London and L&Q — is delivering Barking Riverside one of Europe's largest new neighbourhoods.

Explore investable opportunities in:

Barking Town Centre, page 14

Thames Road, page 14

Barking Riverside, page 15



© Barking Riverside Limited

Brent Cross

The transformation of Brent Cross is being led by Barnet Council and delivered through multiple public-private partnerships. The ambitious place leadership programme has a shared mission to deliver economic growth and improve the quality of life for existing residents, while ensuring the evolving Barnet community reflects and enhances the unique character of the area and creates opportunities for everyone.

The Brent Cross Cricklewood programme is Barnet Council's largest regeneration initiative, transforming an underused industrial area into significant new housing, improved public realm, community facilities, and transport connectivity within and beyond the area.

The project at Brent Cross Town is gaining significant momentum with the recent opening of the mainline train station, Brent Cross West, with connections to Central London (St Pancras International train terminal) in as little as 12 minutes and links to two of London's airports (Luton and Gatwick). With opportunities and further developments in the wider Brent Cross area expected in the investment pipeline.

For the investable opportunities within this place please see:

Brent Cross Town, page 26



Canada Water

Canada Water is a 53-acre mixed-use development in Zone 2; a new town centre for central London benefiting from outstanding transport connections via the Jubilee and Windrush lines, and with the Elizabeth Line just one stop away.

Surrounded by over 130 acres of parks and waterfront, Canada Water has been designed with sustainability at its heart with a low-carbon, all-electric strategy to create a highly energy-efficient neighbourhood, and a 67% environmental net gain across the development.

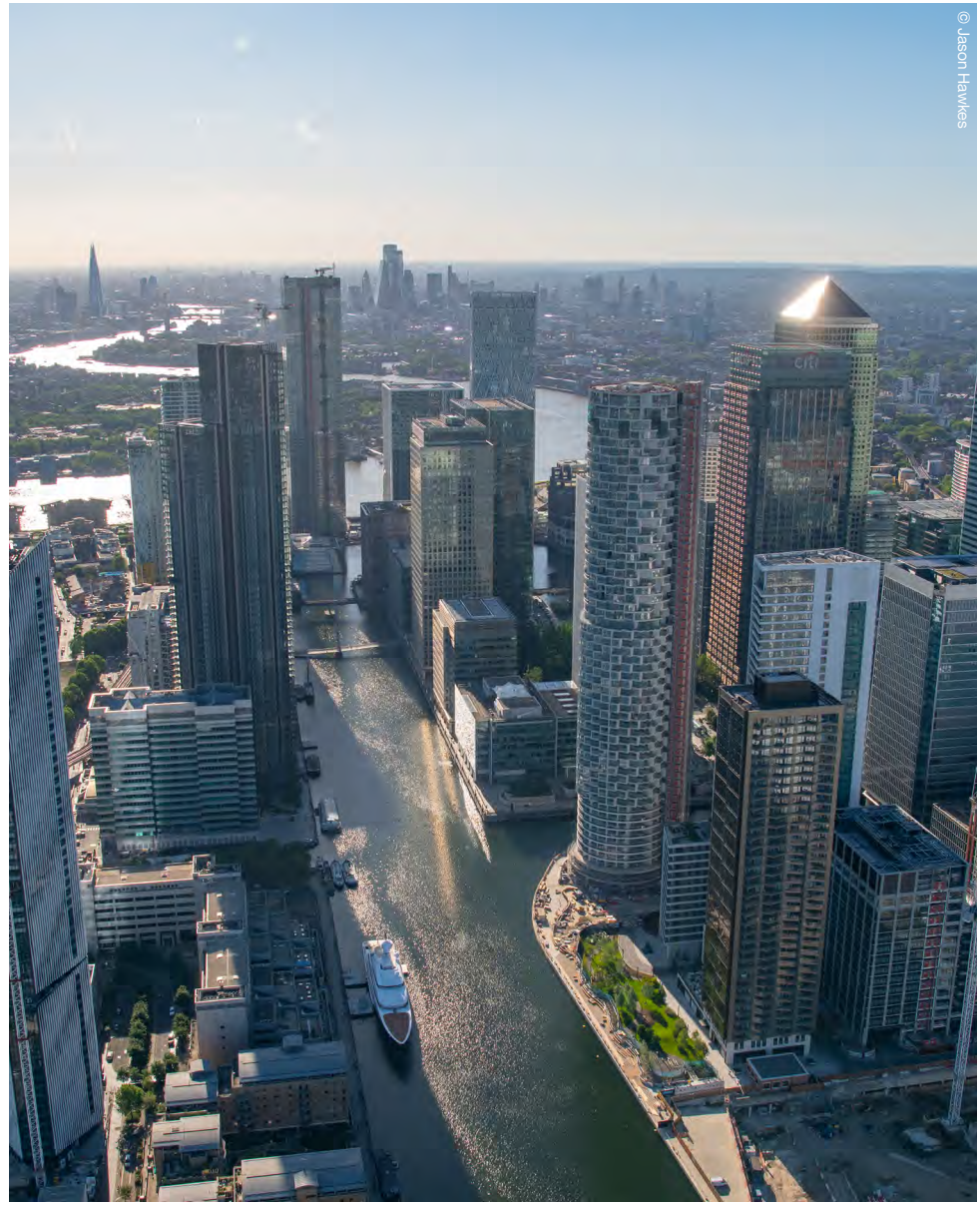
British Land and AustralianSuper are working in partnership with Southwark Council to deliver around 3,000 new homes, c.2m sq ft of workspace and 1m sq ft of retail, leisure, cultural and educational space, alongside 12 acres of new public realm including a 3.5-acre park and a new town square the size of Leicester Square. It is strategically positioned to attract higher education anchors with opportunities for innovative research and development investment.



Canary Wharf

London's internationally significant business district continues to evolve as it repositions itself from a pure finance hub into a 24/7 destination full of life and leisure. Canary Wharf is attracting a new generation of tech companies, and with footfall of c.72 million in 2024, retail leasing strengthened, and major corporate recommitted leases, it demonstrates resilient demand and diversified income streams. The new Elizabeth Line station has catalysed the development of a new vibrant mixed-use area which embraces its natural surroundings. Canary Wharf Group have implemented best practice placemaking to create a thriving neighbourhood that includes London's largest collection of outdoor public art and a new partnership with the Eden Project that has helped reimage its docks by reconnecting people with nature.

Canary Wharf Group are the major landowner in the area.



City of London

The City of London — known as the 'Square Mile' — is the driving force behind the Capital's status as a global financial and legal hub, and the 'Square Mile'. Through its new City Business Investment Unit, the City of London Corporation offers investors concierge-style support, market intelligence and access to skills. It is a top destination for global business and trade and has a healthy pipeline of consented major schemes with valuable pre let and letting figures.

The Corporation is further diversifying its multi-billion pound asset base and will be looking to partner with investors through varying partnering structures in the future. They are keen to work with investors, developers and occupiers who are motivated to take on the unique commercial and environmental challenges and opportunities of the Square Mile.



Euston / Knowledge Quarter

The Knowledge Quarter is the innovation district at the heart of Central London, located around King's Cross, Euston Road and Bloomsbury. It is home to a world-class cluster of scientific and knowledge-based institutions and companies specialising in high-value area including life sciences, data and technology. The area is progressing at pace and will be further catalysed by projects including the British Library extension and the redevelopment of Euston Station.

The redevelopment is being led by a consortium of partners including Camden and Islington Councils, British Land, Lendlease, The Crown Estate and Reef + Partners.

For the investable projects within this place please see:

Euston Over-Site Development, page 20

Nexus London – Regent's Place, page 17



Queen Elizabeth Olympic Park

Catalysed by the London 2012 Olympic and Paralympic Games, Queen Elizabeth Olympic Park features thriving business districts that sit alongside Olympic venues that are open to all. The Park has transformed East London into a world-class creative and education cluster now home to Saddlers Wells East, University College London, London College of Fashion – UAL and V&A East Storehouse (with V&A East Museum to open next year). The area has a target to deliver 33,000 homes by 2030 and continues to grow with future capital investment opportunities expected to enter the market between 2025 – 2030.

Queen Elizabeth Olympic Park is one of three Innovation Districts in the London Growth Plan. The development is being led through strong partnership between public and private sectors with a shared ambition to maximise local benefits from the ongoing development and Park operation. A community-led, long-term vision provides a framework for delivering the Park with inclusive growth, community and opportunity at its heart.

The Park is being developed and managed by the London Legacy Development Corporation (LLDC).



Old Oak and Park Royal

A £1.7 billion investment into Old Oak Common Station will unlock a critical pipeline of housing and infrastructure for West London. It will be the largest newly built station in the UK served by HS2, the Elizabeth Line and the Great Western Mainline. The area is home to an ambitious creative and business community in Park Royal, London's largest industrial estate and home to key natural assets including the Grand Union Canal and Wormwood Scrubs. Large-scale regeneration across the Old Oak and Park Royal Opportunity Area is intended to deliver 25,000 new homes and tens of thousands of new jobs.

The development is being led by the Old Oak and Park Royal Development Corporation (OPDC) — a mayoral development corporation.

For the investable projects within this place please see:

One Portal Way, page 19

Old Oak, page 26



Royal Docks

The Royal Docks is the Mayor of London's largest regeneration programme, spanning 175 hectares of public land at the centre of an expanding east London region.

Once the UK's gateway to global trade, today the Royal Docks is re-emerging as a distinctive new urban quarter, with £10bn in live investment opportunities and 36,000 new homes and 55,000 jobs forecast over the next twenty years.

The area is uniquely positioned, offering 12 miles of prime waterfront, excellent transport links via the Elizabeth Line, DLR and London City Airport, and proximity to world-class organisations including Excel London, Tate & Lyle and the University of East London.

The project is led by the Royal Docks team — a dedicated team established by the Mayor of London and Mayor of Newham.

For the investable projects within this place please see:

DPK Education Campus, page 18

Royal Albert Dock, page 18

Silvertown, page 20



Regent Street, Piccadilly Circus and Haymarket

The nature of cities is changing, with new challenges and opportunities emerging. Ensuring the West End remains a global destination is central to The Crown Estate and Westminster City Council's forward-thinking partnership to transform the public realm of Regent Street, Haymarket and Piccadilly Circus. Their shared ambition is to revitalise the heart of the West End as a greener, more inclusive and accessible destination, ensuring London remains competitive on the world's stage. Their proposals include creating and improving over 376,000 sq ft of public space, as well as maximising opportunities for climate adaptation in the wake of increasing temperatures and rainfall. To bring this transformation to life, the partnership is seeking to work with investors who share their ambitions to deliver economic growth and prosperity through this once-in-a generation opportunity.



What our partners say...

"Opportunity London has been a valuable platform for The Crown Estate to build meaningful relationships and spark new conversations. It has enabled us to identify collaborative opportunities that align with our ambition to invest in a more inclusive, greener, and resilient city—one that strengthens London's and the UK's economic and cultural vitality.

From MIPIM and UKREiiF to a recent visit to New York, the team have helped us connect with global exemplars and deepen our engagement with London's public and private sector leaders."

The Crown Estate

"What I consistently value about Opportunity London is their ability to get the right people from local boroughs in the room and around the table. That kind of focused collaboration, especially between local authorities and private sector partners, makes all the difference. It's thoughtful, it feels purposeful—and it's the kind of early dialogue we need to ensure new investment-ready opportunities achieve their low carbon objectives in the long term."

Vattenfall Heat UK

"Opportunity London is the embodiment of the best of public-private partnerships. Its charge is to partner with the private sector and support them with access to Government resources to raise national-scale foreign investment that the private sector can invest into the creation of tens of billions of pounds in urban regeneration and infrastructure delivery. They work seamlessly with commitment, focus and passion, and their actions have already delivered tangible results in the form of actual significant capital commitments to the UK private sector as well as global awareness of the attractiveness of the London investment market."

Yoo Capital

"Being part of Opportunity London's international mission to Korea—supported the by Deputy Mayor for Housing and Residential Development—showed the real value of bringing the public and private sectors together. We were able to present the London story alongside global peers and meet directly with key investors who now understand both the scale of the capital and the unique potential of Royal Docks. The follow-up and one-to-one discussions have created genuine momentum across East London, building relationships that will shape long-term investment and place-making at the Royal Docks."

The Royal Docks

BIDS

Place Investment Driven by London's Leading Business Improvement Districts

Business Improvement Districts (BIDs) are business led initiatives that improve areas in cities, enhancing real estate performance and long-term asset value.

There are **over 70 BIDs in London** that strengthen local market performance and de-risk investment. They have deep knowledge of their places, the networks within them and undertake critical activities to support their places including;



Convening public and private capital, to attract further funding for regeneration, infrastructure, and cultural projects.



Sustaining London's global appeal as a place to work, visit, and invest through the delivery of world-class public space, activation and night-time economy schemes.



Promoting their places through campaigns, branding and marketing.



Improving public safety through providing additional funding for security, cleaning and maintenance that protects asset value and occupier confidence.

Central London BIDs have generated **millions of pounds of additional business investment,** reinvesting this back into the area by improving the business environment and placemaking. Within the central London BIDs there are **110,000 businesses and 900,000 employees**, as well as **more than 20 London Underground stations and 8 mainline rail stations**.

BIDs in Action: Strand / Aldwych

Once a heavily polluted gyratory, this place has been reimagined into 75,000 sq ft of high-quality, car-free public space (equivalent of a football pitch) linking some of London's most prestigious institutions, including King's College London, London School of Economics and Somerset House Trust. This £22m+ transformation, has:

Increased footfall and dwell times due to improved pedestrian experience, driving uplifts in retail and hospitality;

Boosted commercial occupancy rates, with prime retail rents and office enquiries rising;

Catalysed private sector reinvestment, enabling nearby landlords to commit to refurbishment programmes and new development proposals;

Delivered significant ESG gains, including air and noise pollution improvements as well as biodiversity planting, aligning with investor priorities for sustainable assets.

Northbank BID has invested into an enhanced maintenance regime, ensuring footfall remains high and an increase in retail and hospitality rents.

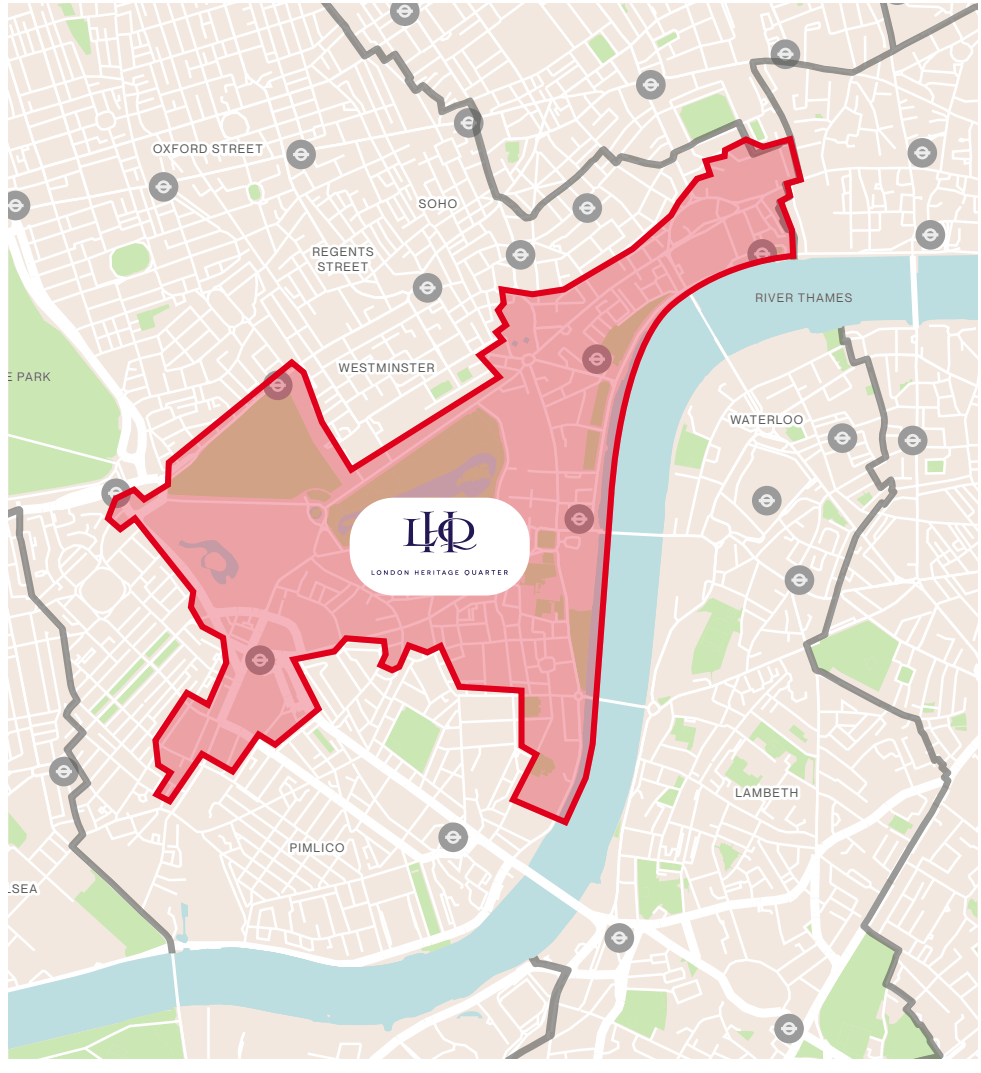


London Heritage Quarter

LONDON HERITAGE QUARTER

The London Heritage Quarter includes four key central London Business Improvement Districts; Victoria Westminster, Victoria, Whitehall and Northbank. It includes Parliament Square, Trafalgar Square and key Government Departments. It has:

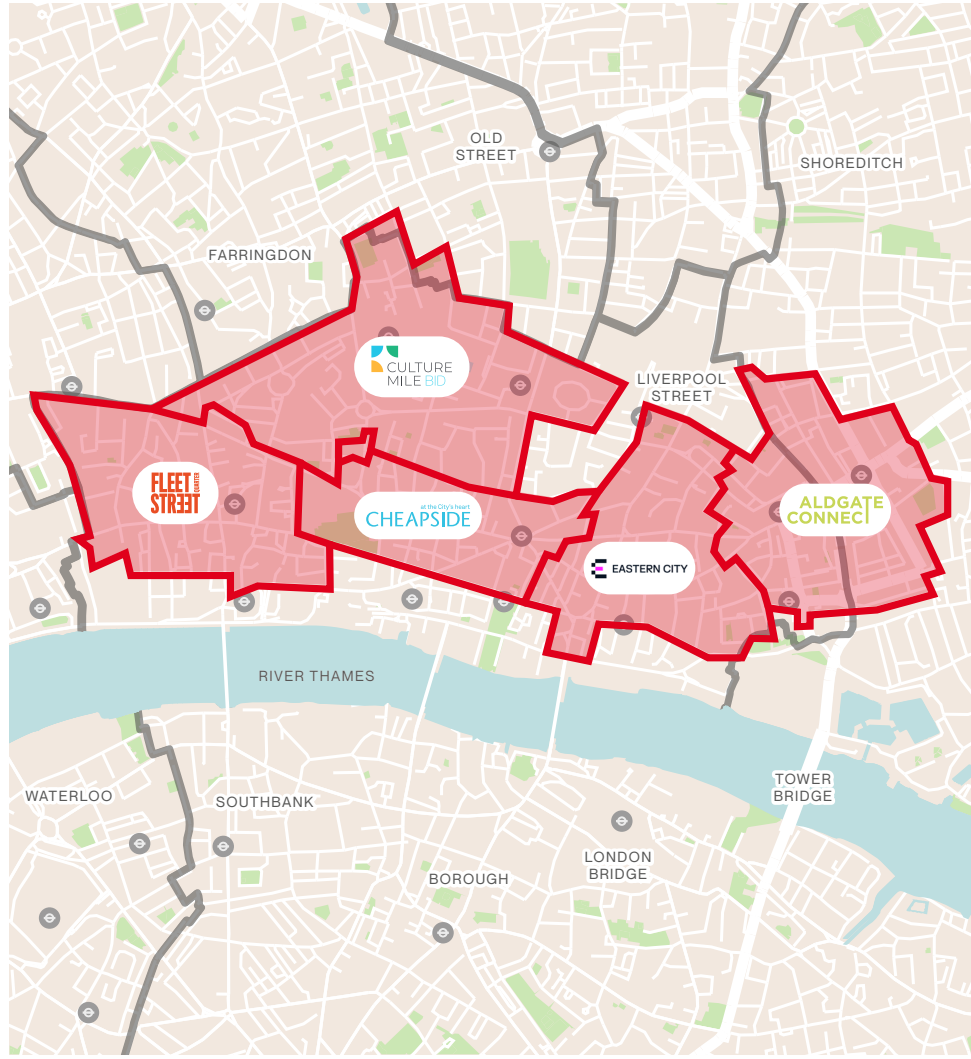
- → **223,000 employees working for businesses in the London Heritage Quarter BIDs**
- → **13,000 businesses operating in the BID areas**
- → **Over 5 years, members of the BIDs contribute over £20m to their districts**
- → **6 London Underground stations and 2 major mainline stations**
- → **Home to London landmarks such as Buckingham Palace, Westminster Abbey and the Houses of Parliament**



City BIDs

The City of London is home to key sectors that are critical not only to the Capital, but to the whole UK economy. It includes global financial and professional services firms and leading British media companies. It has:

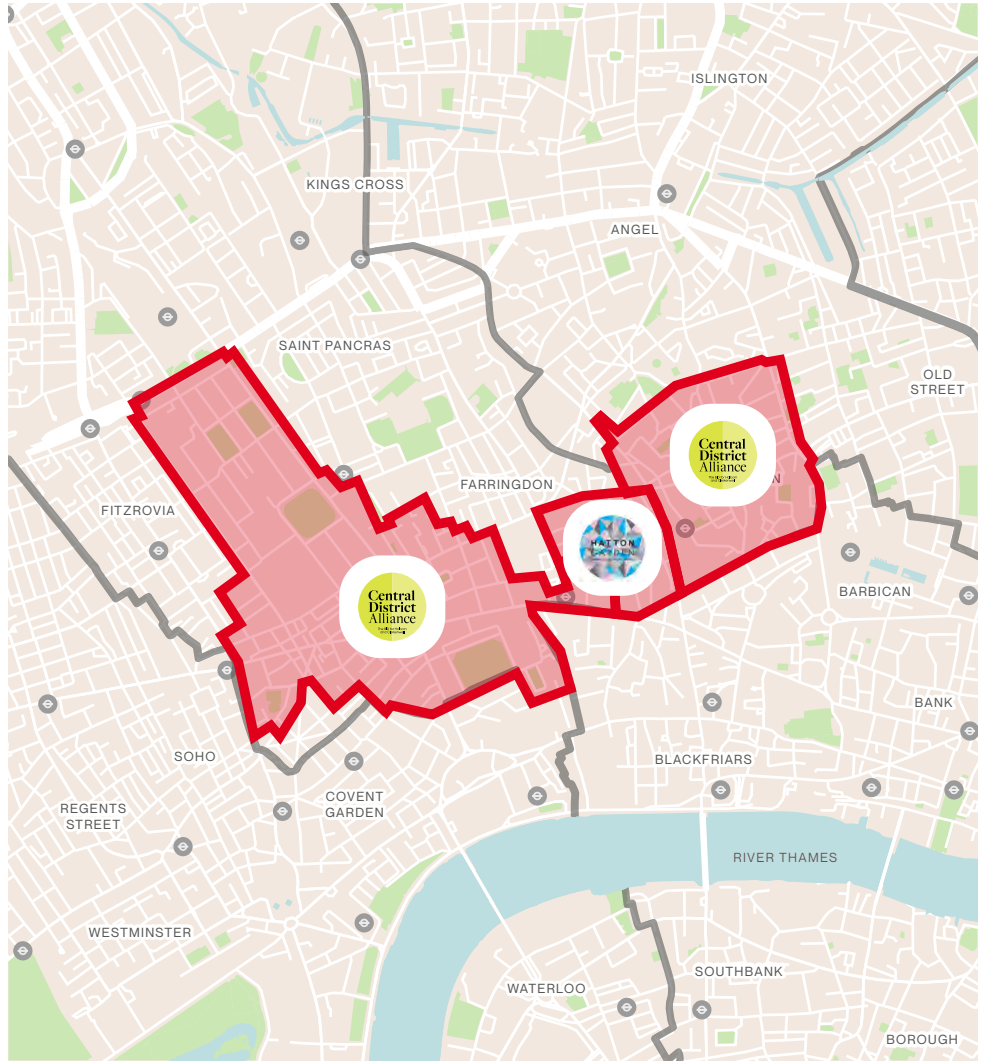
- → **476,000 employees working for businesses in the City BIDs**
- → **55,000 businesses operating in the BID areas**
- → **Over 5 years, members of the BIDs contribute over c.£50m to their districts**
- → **5 London Underground stations and 3 mainline stations**
- → **Home to London landmarks such as St Paul's Cathedral, the Gherkin and the Barbican Centre – as well as the heart of London's financial sector**



Central District

The CDA and Hatton Garden BID areas span Holborn, Bloomsbury, Clerkenwell and London's jewellery quarter. Anchored by global employers they deliver ESG-focused placemaking, green infrastructure and destination marketing. With Elizabeth Line hubs at Farringdon and Tottenham Court Road, the BIDs drive connectivity, occupier demand, resilient rents and asset performance.

- → **152,000 employees working for businesses within the BID areas**
- → **c.14,400 businesses operating in the BID areas**
- → **Over 5 years, members of the BIDs contribute c£14m to their districts**
- → **CDA BID area is connected by the Elizabeth Line at Tottenham Court Road and Farringdon; with connections to Thameslink hub and Chancery Lane**
- → **Home to The British Museum, Lincoln's Inn Fields, Bloomsbury Square; award-winning public realm like Princes Circus, as well as Leather Lane Market the jewellery quarter**



A Unique Partnership for London

Principal Partners:









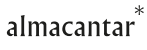
A joint venture by





Team London Partners:





































































Team London Supporters:



Lead Advisors:



Affiliated With:



Programme Advisors:



Developer Directory

Residential / Mixed Use

Ballymore
Mixed-use developer with residential-led schemes
ballymoregroup.com ↗

Barratt London
National housebuilder and residential developer
barratthomes.co.uk ↗

Barking Riverside Limited (JV with L&Q)
Long-term regeneration developer (residential-led, large-scale)
barkingriverside.london ↗

Be First (LB Barking & Dagenham)
Local authority delivery arm, regeneration and development manager
befirst.london ↗

Berkeley Group
Major UK housebuilder and mixed-use developer
berkeleygroup.co.uk ↗

Mount Anvil
London-focused residential developer
berkeleygroup.co.uk ↗

Urbanest
Student housing developer and operator
uk.urbanest.com ↗

Wates
Developer and contractor with mixed-use and residential focus
wates.co.uk ↗

L&Q
Housing association and residential/mixed-use developer
lqgroup.org.uk ↗

Peabody
Housing association and regeneration-led developer
peabody.org.uk ↗

Places for People
Housing association and large-scale residential/mixed-use developer
placesforpeople.co.uk ↗

Regeneration / Major Mixed Use

Battersea Power Station Development Company
Master developer and asset manager
batterseapowerstation.co.uk ↗

Canary Wharf Group
Developer, owner, and operator of large-scale commercial/mixed-use estates
group.canarywharf.com ↗

The Earls Court Development Company
Regeneration-led mixed-use developer
theearlscourtdevelopmentcompany.com ↗

London Legacy Development Corporation
Public body acting as regeneration developer
queenelizabetholympicpark.co.uk/legacy-corporation ↗

Old Oak & Park Royal Development Corporation
Public body acting as regeneration developer
london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc ↗

The Crown Estate
Strategic landowner and mixed-use developer
thecrownestate.co.uk ↗

Related Argent
Mixed-use regeneration developer
argentllp.co.uk ↗

Commercial / Mixed Use

Lendlease
Global developer with regeneration and mixed-use focus
lendlease.com/uk ↗

British Land
Developer and landlord with major urban regeneration portfolio
britishland.com ↗

Royal Docks (GLA)
Public body-led regeneration programme
royaldocks.london ↗

Yoo Capital
Developer/investor specialising in regeneration
yoocapital.com ↗

Jamestown
Regeneration-led developer/investor
jamestownlp.com ↗

Muse Developments
National urban regeneration developer
museplaces.com ↗

Almacantar
Commercial and mixed-use developer
almacantar.com ↗

The Arch Company
Developer/operator focused on retrofit and railway arch regeneration
thearchco.com ↗

Criterion Capital
Developer/landlord with retrofit and residential-led mixed-use schemes
criterioncapital.co.uk ↗

Crosstree
Developer/investor in mixed-use urban projects
crosstree.com ↗

Delancey
Developer/investor/operator with major London regeneration schemes
delancey.com ↗

Fabrix
Developer with focus on retrofit and mixed-use schemes
fabrix.london ↗

Ghelamco
European developer with commercial and mixed-use focus
ghelamco.com ↗

Landsec
Developer/landlord with large-scale regeneration and commercial portfolio
landsec.com ↗

LS Estates
Retro-first developer and asset manager focused on the London market
ls-estates.co.uk ↗

Reef + Partners
Developer with regeneration and mixed-use schemes
reefgroup.co.uk ↗

Shaftesbury Capital
West End landlord and mixed-use developer
shaftesburycapital.com/en/index.html ↗

Third.i
Residential-led mixed-use developer/investor
thirdigroup.com.au ↗

Let's Talk

For more on Opportunity London and investment opportunities in this prospectus, please contact our team

Jace Tyrrell, Chief Executive

jace.tyrrell@opportunity.london

Yasmin Malik, Investor Relations Manager

yasmin.malik@opportunity.london

Isabel Alonzo, Strategic Partnerships Manager

isabel.alonzo@opportunity.london

Visit:
opportunity.london ↗

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