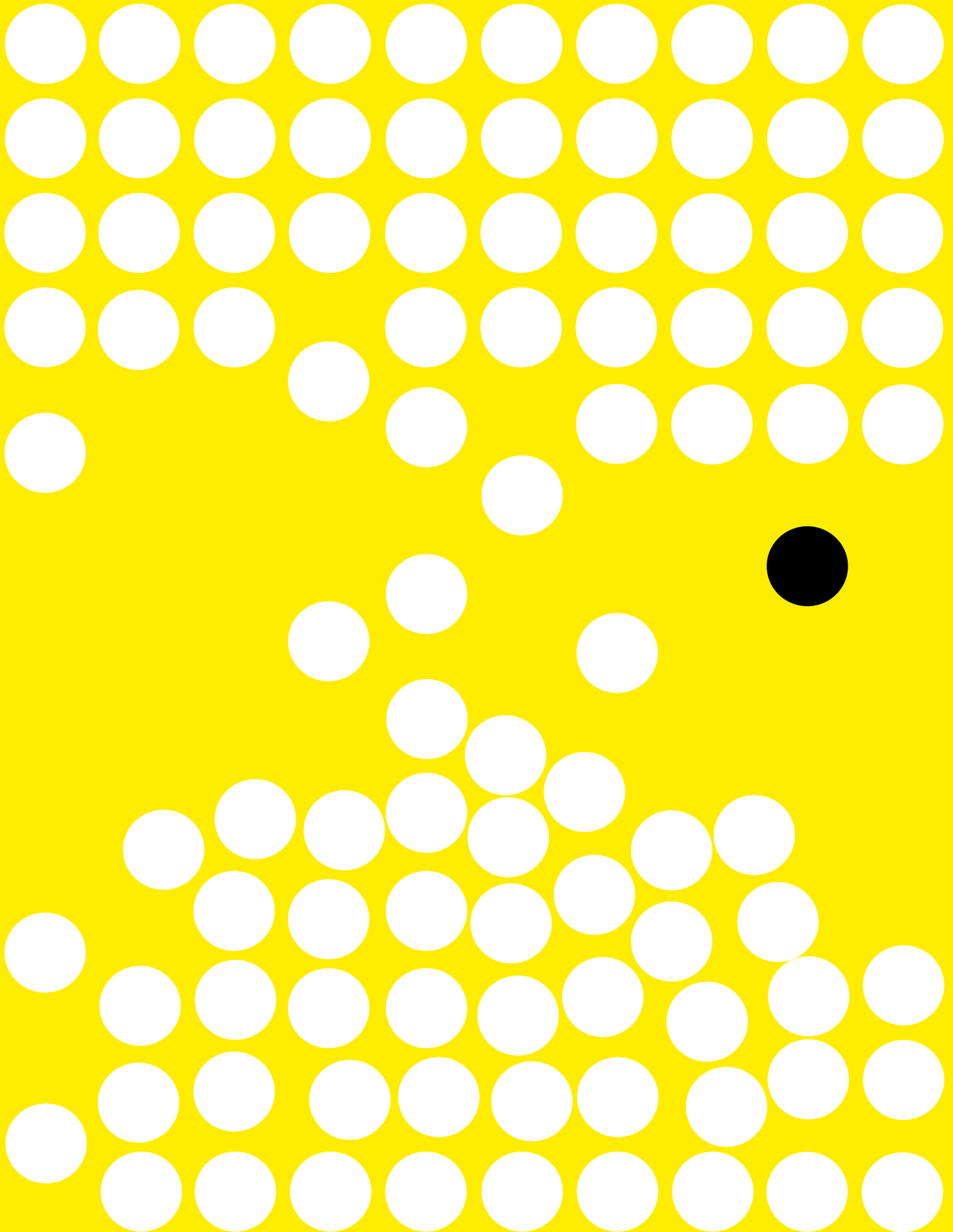


Republic

Export Building



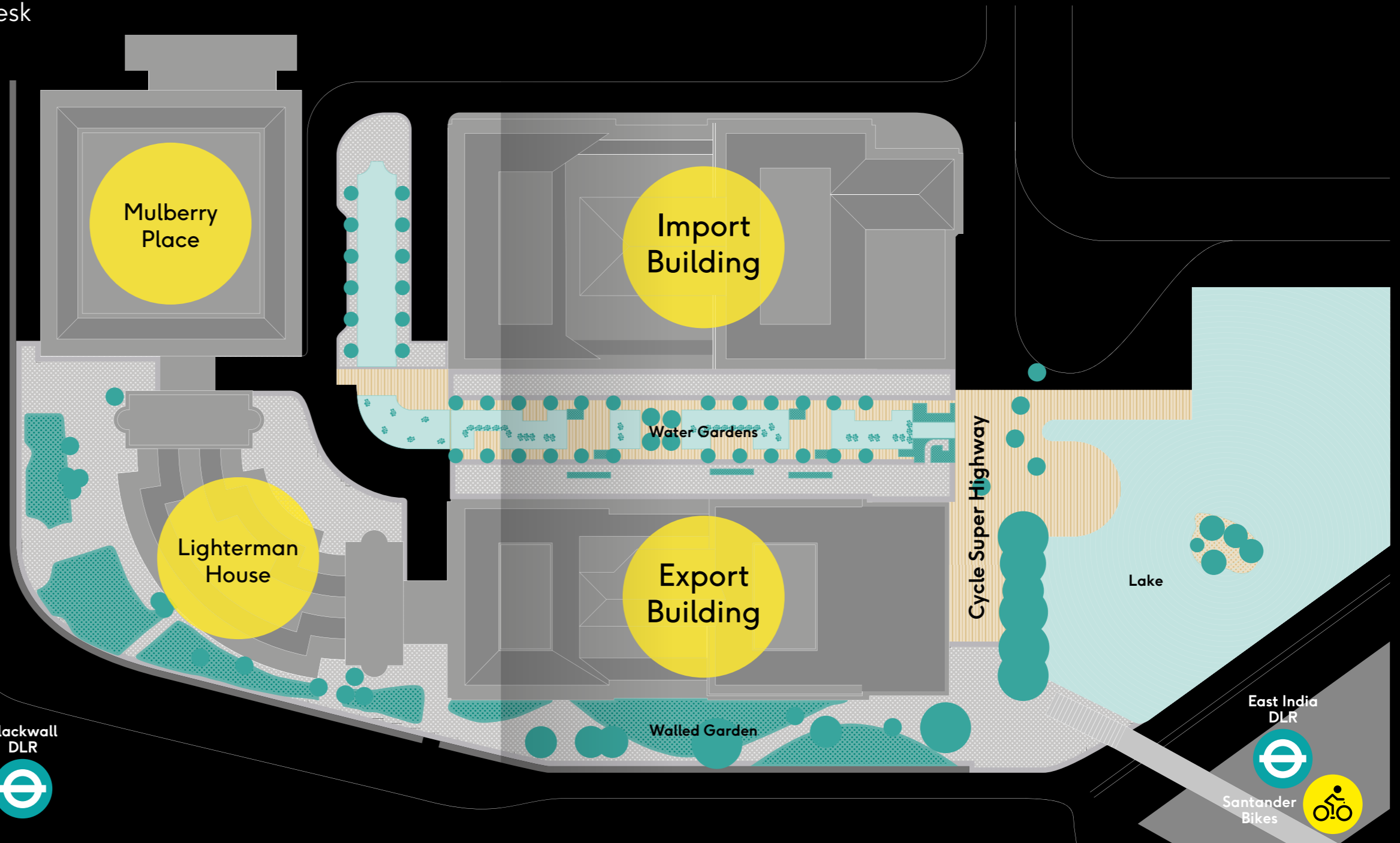




We are Republic

A state of independence for
an independent state of mind.

A 720,000 sq ft newly transformed
contemporary campus in East London.
The Export Building offers 180,000 sq ft
of creative workspace over nine floors –
with space available from one desk
to 2,400 sq ft floorplates.




| | |
|-------------------|----------------------|
| Import Building: | 281,331 sq ft |
| Export Building: | 232,480 sq ft |
| Lighterman House: | 64,983 sq ft |
| Mulberry Place: | 142,375 sq ft |
| Total | 721,169 sq ft |



Plan not to scale.
For indicative purposes only.





Stunning
public realm with
water garden –
surrounded by
carefully curated
amenity



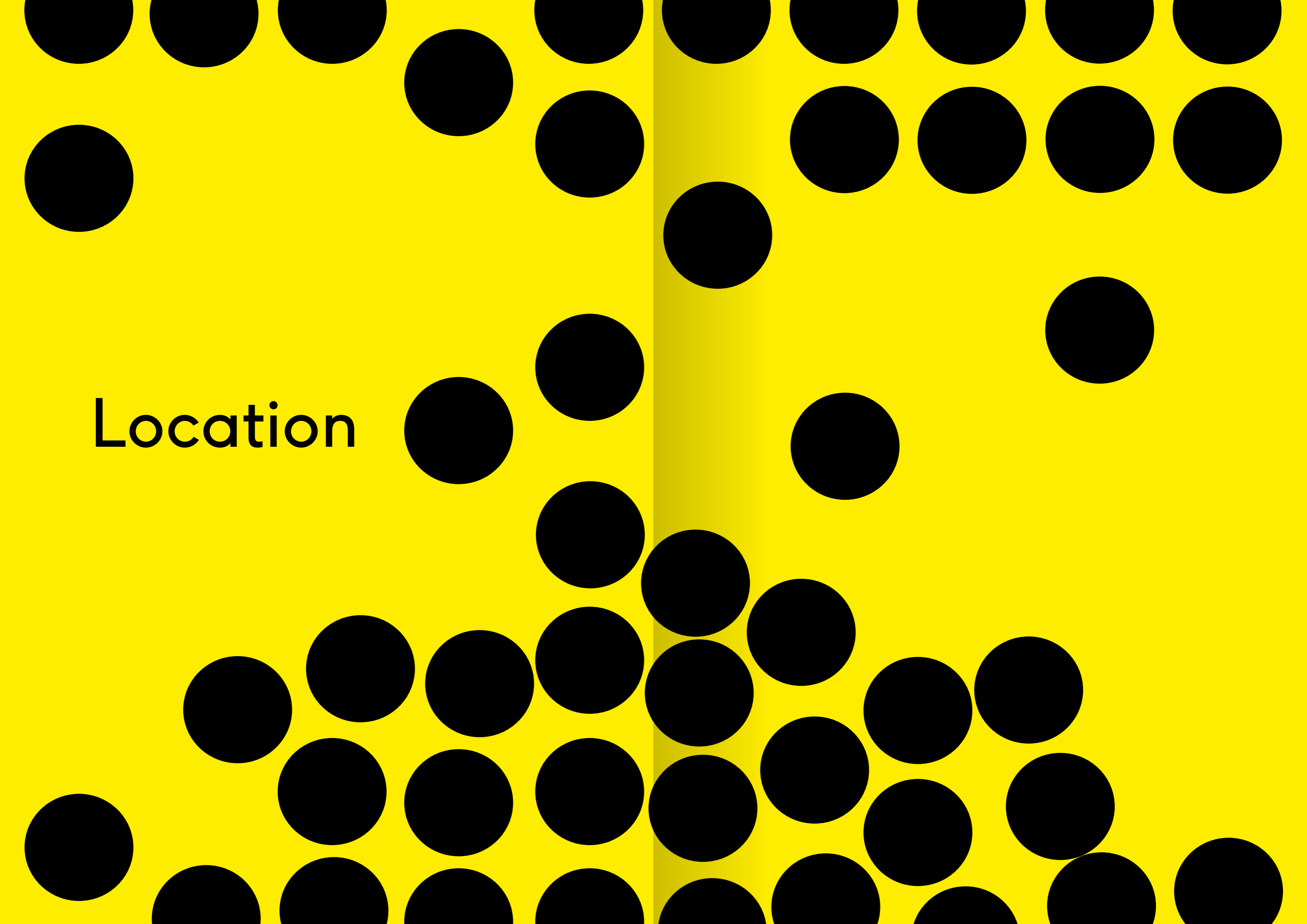




Reception



Location

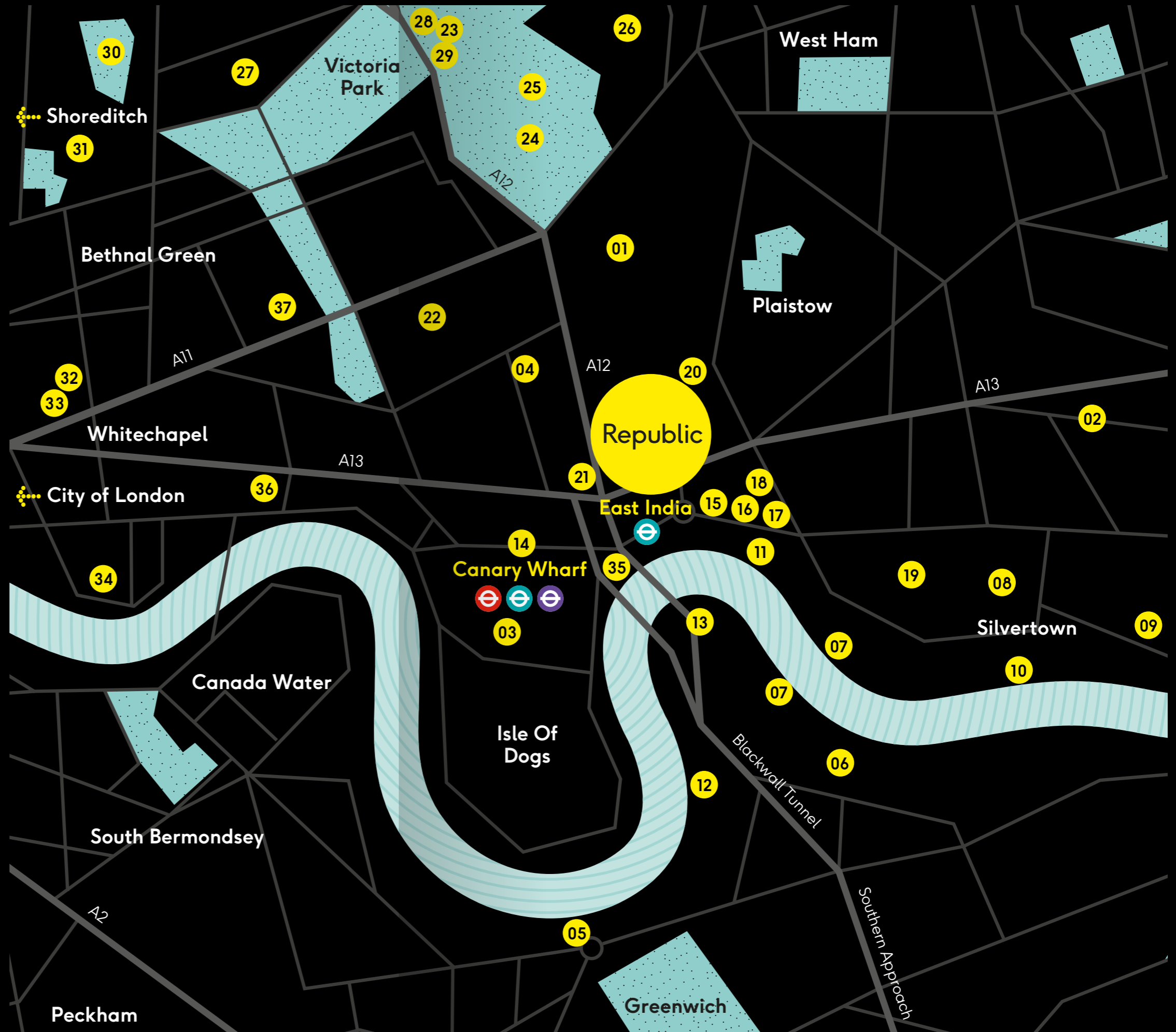


Docklands

The Bigger Picture

Landmarks

- 01 3 Mills Studios
- 02 Beckton District Park
- 03 Canary Wharf
- 04 Crisp Street Market
- 05 Cutty Sark
- 06 Greenwich Peninsula Ecology Park
- 07 Emirates Air Line Cable Car
- 08 ExCel London
- 09 London City Airport
- 10 Thames Barrier Park
- 11 Trinity Buoy Wharf
- 12 Meantime Brewing Company
- 13 The O2
- 14 Crossrail Place
- 15 Limmo Peninsula Ecology Park
- 16 London City Island
- 17 English National Ballet
- 18 National Film School
- 19 Royal Victoria Dock
- 20 Aberfeldy Village
- 21 Blackwall Reach
- 22 Poplar Union Arts Space
- 23 Fish Island
- 24 The London Stadium
- 25 Queen Elizabeth Olympic Park
- 26 Westfield Stratford City
- 27 Victoria Park Village
- 28 Cornerstone
- 29 Crate Brewery & Pizzeria
- 30 London Fields
- 31 Broadway Market
- 32 Brick Lane
- 33 Whitechapel Gallery
- 34 Tobacco Dock
- 35 New Providence Wharf
- 36 The Troxy
- 37 Queen Mary University



London Location
The Bigger Picture

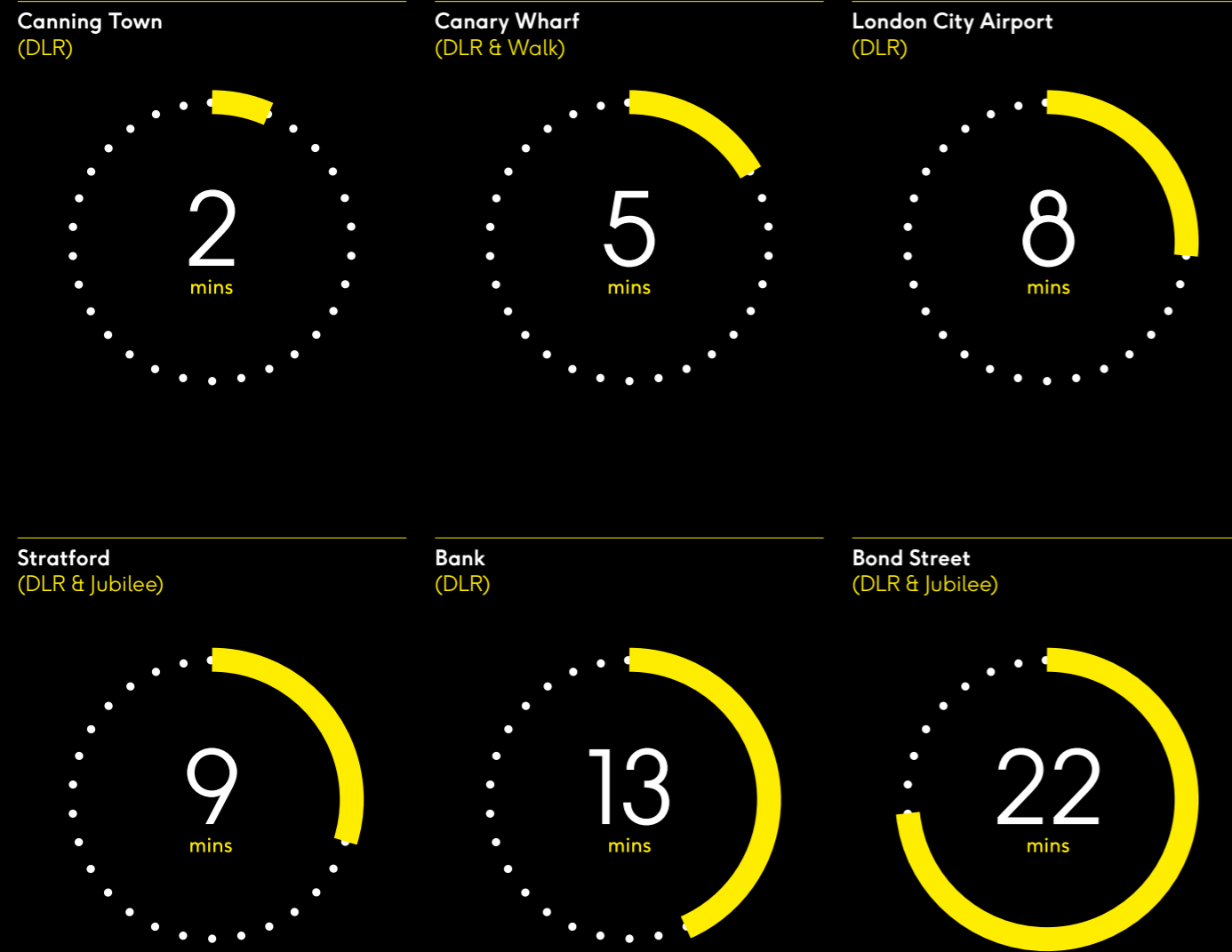
Clockwise from left
O2
River Lee
Trinity Buoy Wharf
Hackney Wick
Westfield Stratford City



Connection

The London Location

Key Travel Times (from East India DLR)

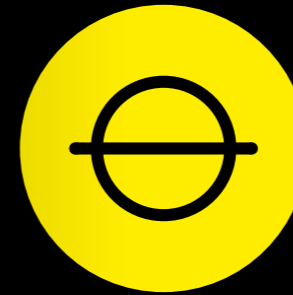


Connectivity

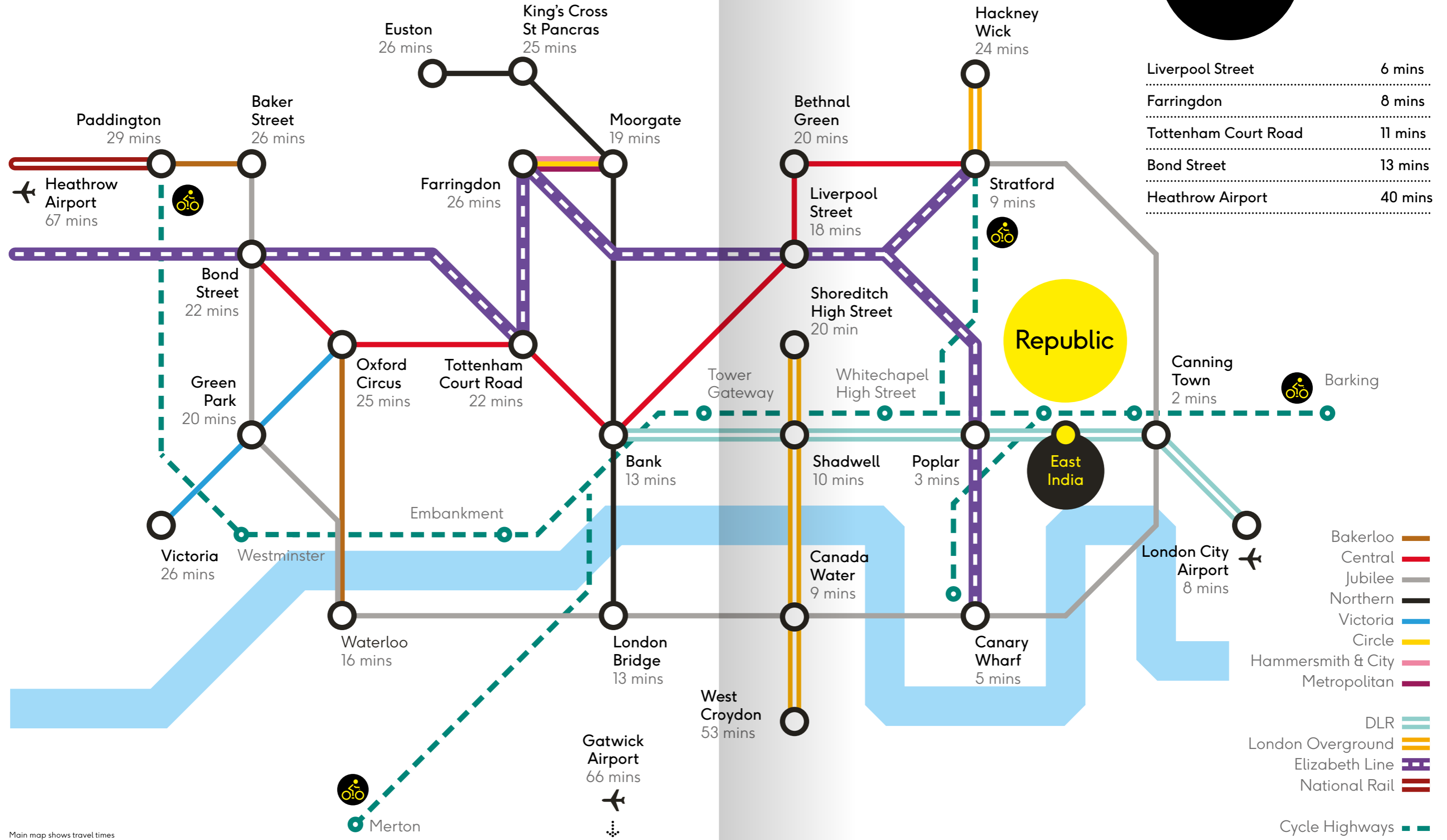
East India DLR Station Onsite

Elizabeth Line
5 minutes to the platform

Cycle Super Highway
runs through the site



Connection Transport Map



| | |
|----------------------|---------|
| Liverpool Street | 6 mins |
| Farringdon | 8 mins |
| Tottenham Court Road | 11 mins |
| Bond Street | 13 mins |
| Heathrow Airport | 40 mins |

- Bakerloo
- Central
- Jubilee
- Northern
- Victoria
- Circle
- Hammersmith & City
- Metropolitan
- DLR
- London Overground
- Elizabeth Line
- National Rail
- Cycle Highways

Main map shows travel times from Republic. Source: TfL.

.....
**Connection
To Data**

At Republic, productivity is key.

We are committed to helping our occupiers optimise their operations. We connect people through data capability at uncompromising value – and do so in a flexible high performance workspace.

WiredScore:
Platinum –
speeds up to
10,000 mbps (10 gig)
up and down



Speeds up to
10,000 mbps (10 gig)
up and down



Available
providers



Available carriers providing direct
fibre connection: BT Openreach,
Colt, Vodafone, Verizon and Zayo



Large secure risers
supplying each floor



Diversified – two connections
preventing downtime

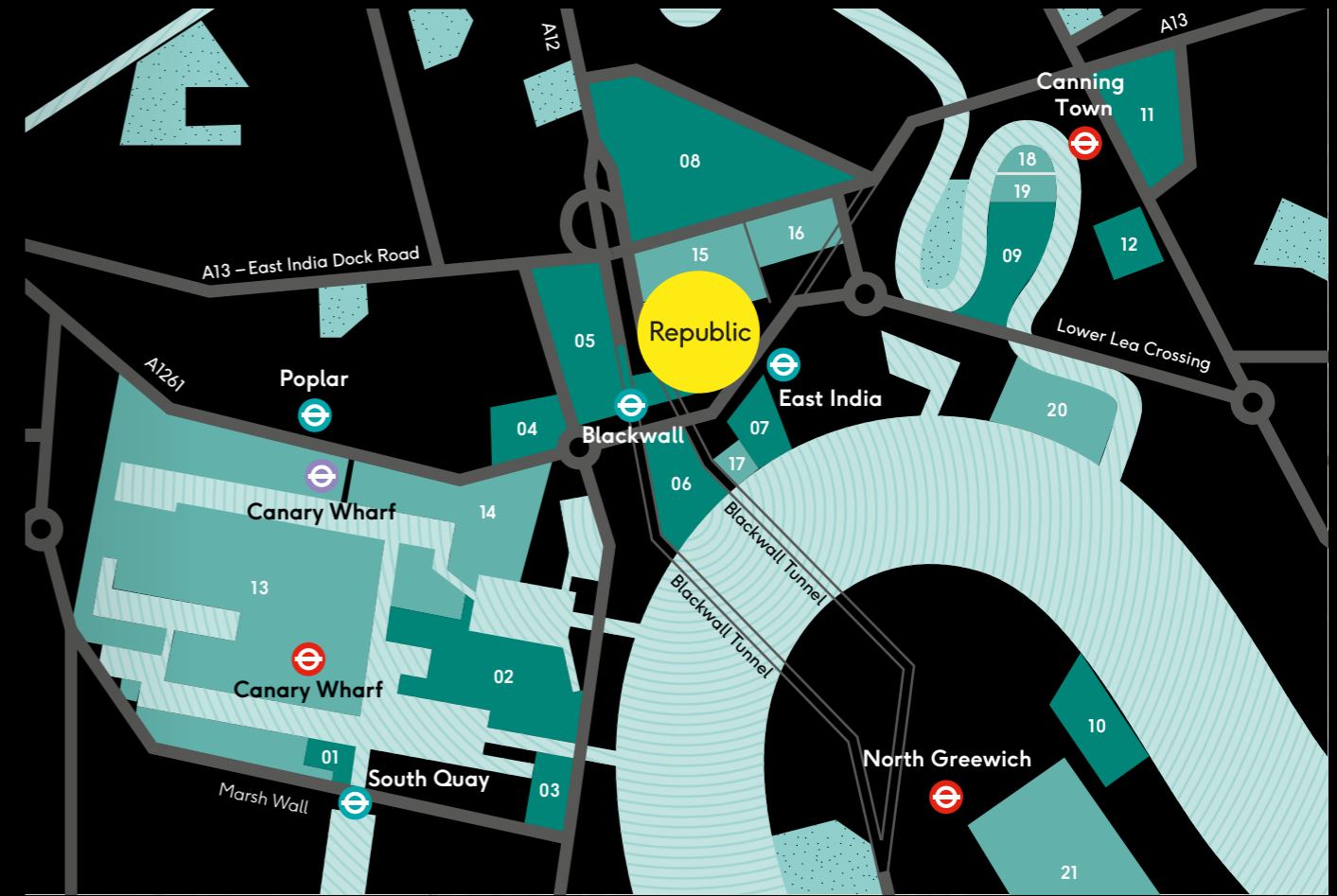


Multiple fibres pre-run throughout
the building to make occupier
connections faster



Connection
Catchment

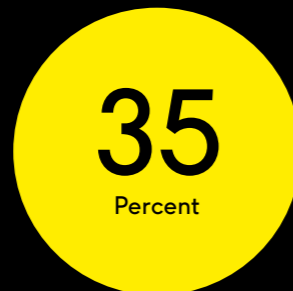
Republic's newly transformed campus is at the forefront of East London's commercial and cultural regeneration.



Number of residential schemes under construction within eyesight of Republic



Increase in the population of Tower Hamlets over the past ten years



5th fastest growing borough in London for new business growth



Fastest growing borough in the UK for population growth



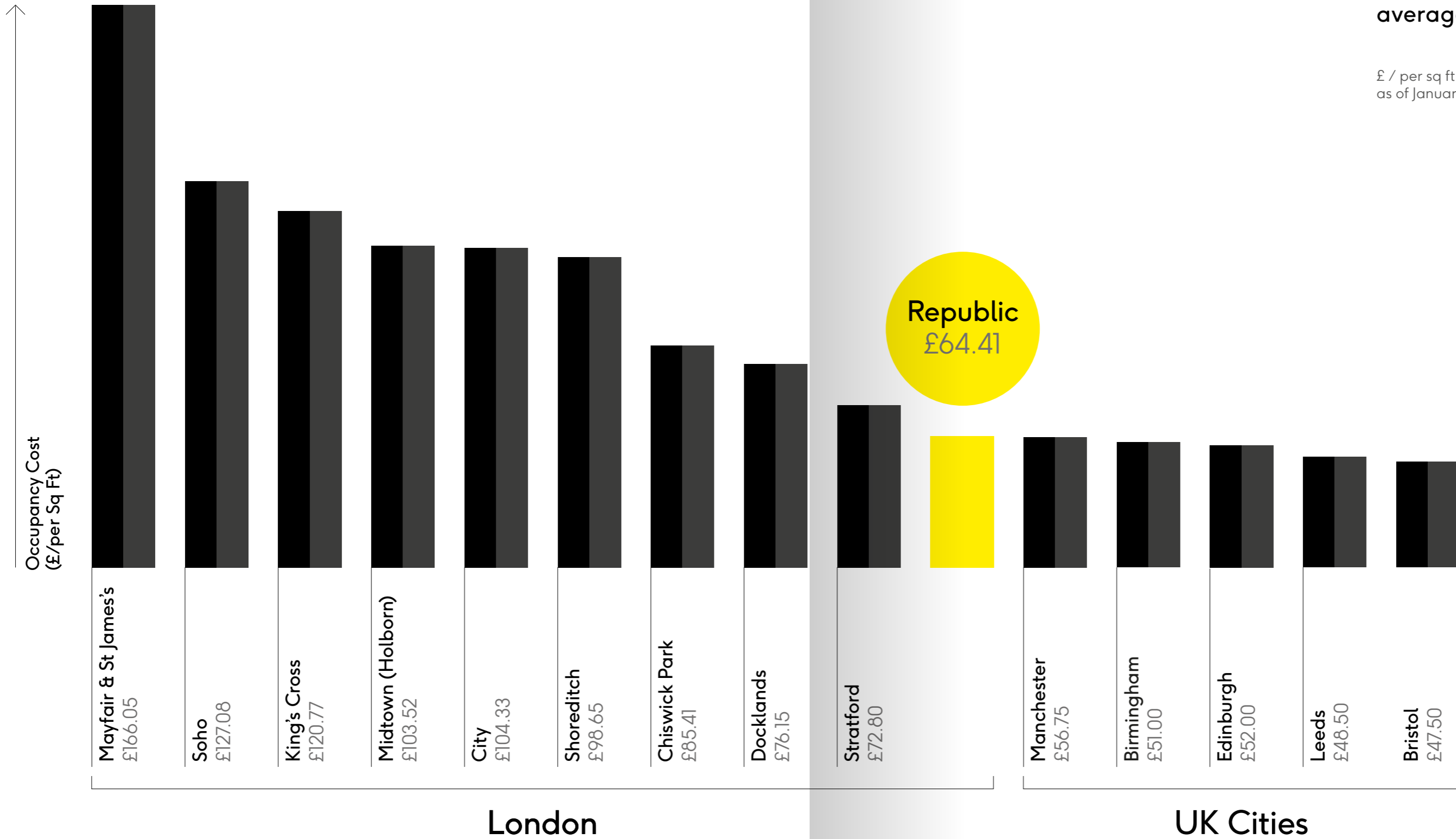
Local Residential Developments (Under Construction)

- 1 South Quay Plaza
1,332 Residents
- 2 Canary Wharf
5,500 Residents
- 3 Dollar Bay
182 Residents
- 4 Manhattan Plaza
882 Residents
- 5 Blackwall Reach
2,250 Residents
- 6 New Providence Wharf
1,089 Residents
- 7 Blackwall Yard
1,062 Residents
- 8 Aberfeldy Village
1,358 Residents
- 9 London City Island
2,559 Residents
- 10 Upper Riverside
1,500 Residents
- 11 Hallsville Quarter
1,650 Residents
- 12 Brunel Street Works
975 Residents

Local Commercial Developments (Workforce)

- 13 Canary Wharf
105,000 Workers
- 14 Billingsgate Market
C. 300 Workers
- 15 Global Switch
C. 300 Workers
- 16 Telehouse
500 Workers
- 17 Reuters
600 Workers
- 18 London Film School
C. 100 Workers
- 19 English National Ballet
C. 50 Workers
- 20 Trinity Buoy Wharf
200 Workers
- 21 Greenwich Peninsula
1,000 Workers

Occupancy Costs



London average
£107.26 per sq ft

Republic
£64.41 per sq ft

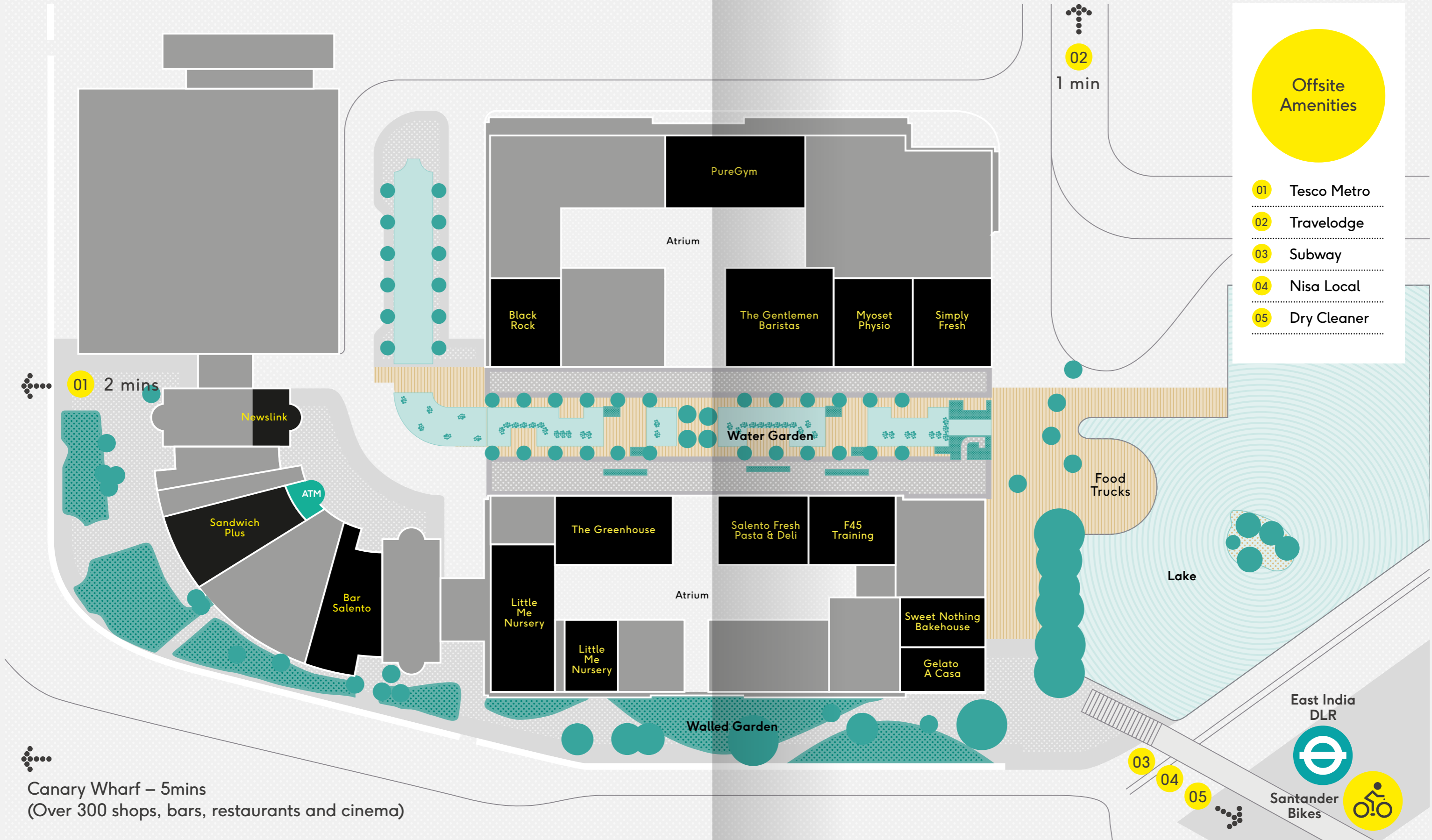
Discount to London
average 40%

£ / per sq ft / per annum –
as of January 2022.

A grid of white circles on a black background. The circles are arranged in a roughly rectangular pattern, with some circles missing or shaded gray. The text "Onsite Amenity" is located in the lower-left quadrant of the image.

**Onsite
Amenity**

Onsite Amenity Site Map



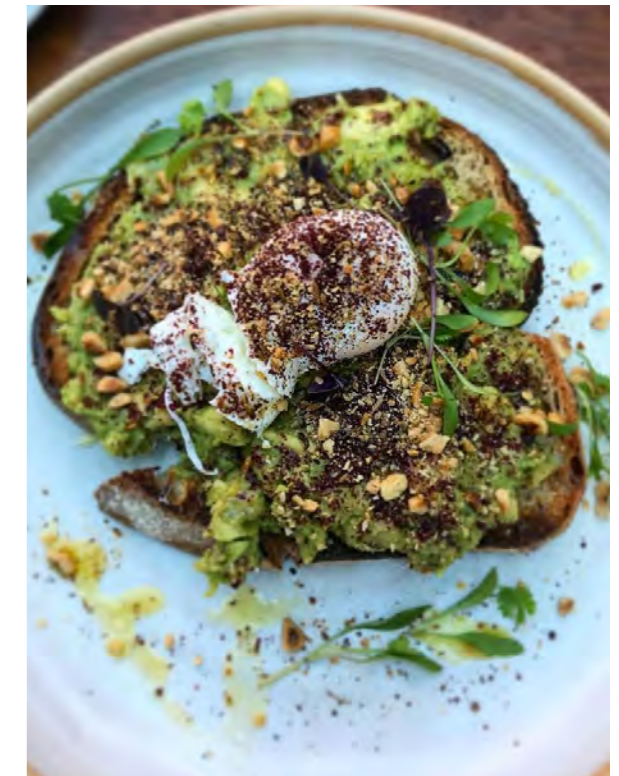
Canary Wharf – 5mins
(Over 300 shops, bars, restaurants and cinema)

Coffee & Beverages
The Gentlemen
Baristas

Well
mannered
coffee



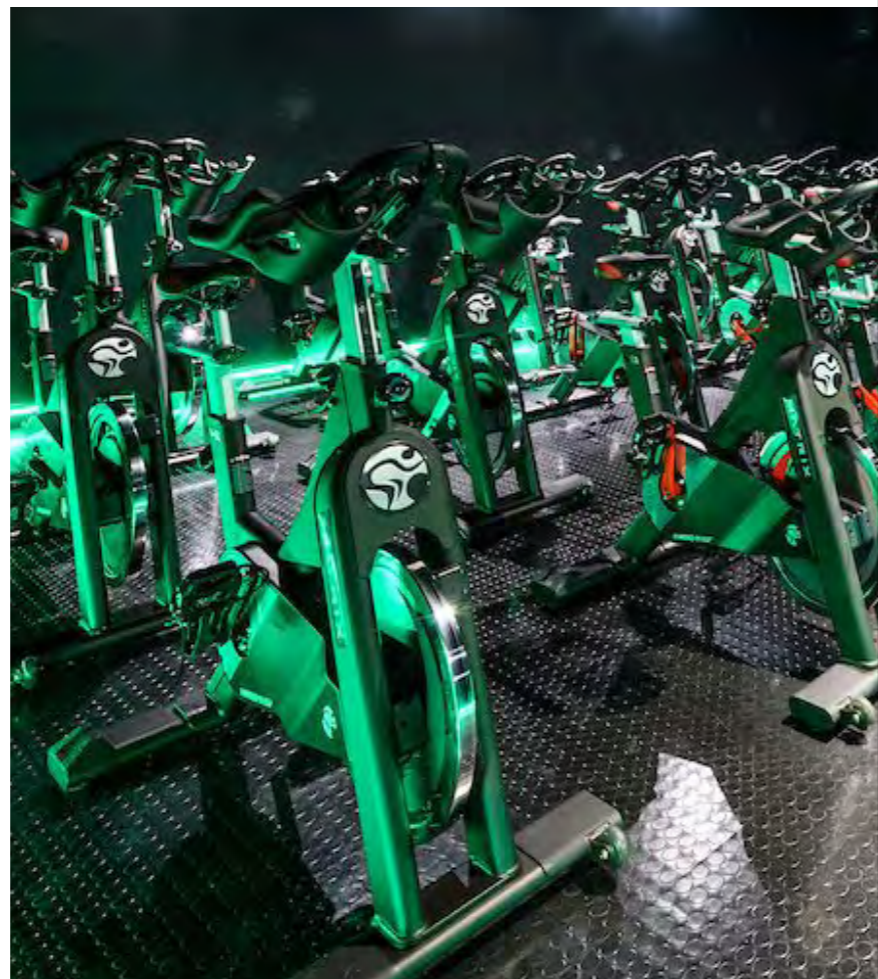
The lowdown
Superb coffee
Food throughout the day
Terrace space
Creative and inspiring surroundings



Leisure
PureGym

The facts

- No contract
- 220 pieces of state-of-the-art equipment
- Over 2 floors
- Open 24/7 – work out when you want



Facilities

- 50 free classes per week
- Dumbbells up to 50KG
- Changing rooms with showers and lockers
- Free Wi-Fi
- Olympic weightlifting platform
- New plate loaded kit



Leisure
PureGym – Classes

| | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|-------------------------|--------------------------------------|--------------------------------------|-------------------------------|--------------------------------------|-------------------------------|-------------------------------|--------------------------------------|
| Morning 06.00 – 12.00 | 06.30 – 07.15 Legs, Bums and Tums | 06.30 – 07.00 Cycle | 06.30 – 07.00 Burn It | 06.30 – 07.00 Legs, Bums and Tums | 07.00 – 07.30 Cycle | 10.00 – 10.45 Cycle | 10.00 – 10.45 Circuits |
| | 07.30 – 07.50 Cycle | 07.05 – 07.50 Pump | 07.05 – 07.35 Cycle | 07.00 – 08.00 Yoga | 07.30 – 08.00 Absolute Abs | 11.00 – 11.45 Pump | 10.45 – 11.00 Absolute Abs |
| | 07.55 – 08.10 Absolute Abs | 07.50 – 08.20 Stretch | | | | | |
| Afternoon 12.00 – 16.00 | 12.15 – 12.45 Strength 30 | 12.15 – 13.00 Pilates | 12.15 – 12.45 Sweat 30 | 12.15 – 13.00 Circuits | 12.15 – 12.45 Cycle | 11.45 – 12.45 Yoga | 12.00 – 12.45 Legs, Bums and Tums |
| | 12.50 – 13.35 Pump | 12.15 – 12.45 Cycle | 12.50 – 13.20 Cycle | 13.05 – 13.35 Cycle | 12.30 – 13.30 Yoga | 13.00 – 13.30 Circuits | |
| | 13.40 – 14.10 Cycle | 13.00 – 13.45 Legs, Bums and Tums | 13.25 – 14.10 Pump | | | | |
| | | 13.45 – 14.00 Absolute Abs | | | | | |
| Evening 16.00 – 22.00 | 17.30 – 18.15 Legs, Bums and Tums | 17.15 – 17.45 Strength 30 | 17.30 – 18.15 Cycle | 17.30 – 18.00 Burn It | 17.00 – 17.45 Body Tone | 17.45 – 18.15 Boot Camp | 17.00 – 17.45 Sweat 45 |
| | 17.30 – 18.00 Sweat 30 | 17.30 – 18.00 Body Tone | 17.45 – 18.30 Pump | 18.00 – 18.45 Legs, Bums and Tums | 17.50 – 18.20 Cycle | 18.15 – 18.45 Absolute Abs | 17.520 – 18.35 Cycle |
| | 18.15 – 19.00 Pilates | 18.00 – 18.45 Legs, Bums and Tums | 18.30 – 19.15 Strength 45 | 18.50 – 19.20 Cycle | 18.25 – 18.40 Absolute Abs | | |
| | 18.15 – 19.00 Cycle | 18.30 – 19.15 Cycle | 19.15 – 19.45 Absolute Abs | 19.20 – 20.20 Zumba | | | |
| | 19.00 – 20.00 Zumba – Ladies Only | 18.45 – 19.45 Zumba | 19.45 – 20.45 Yoga | | | | |
| | 20.00 – 20.45 Pump | 19.45 – 20.45 Yoga | | | | | |

Leisure
F45 Training

Sessions:

Cardio
Monday, Wednesday
and Friday

Strength
Tuesday, Thursday
and Sunday

Hybrid
Saturdays



F45 specialises in innovative, high-intensity group workouts that are fast, fun and results driven.

Cardio

Workouts using different energy systems for a maximum burn – with specially curated cardio workouts – resulting in fat burning, muscle building and metabolism boosting sessions.

Strength

Strength training sessions use functional movement patterns to help our members to increase their muscle mass, and in turn, burn more calories every day, even at rest.

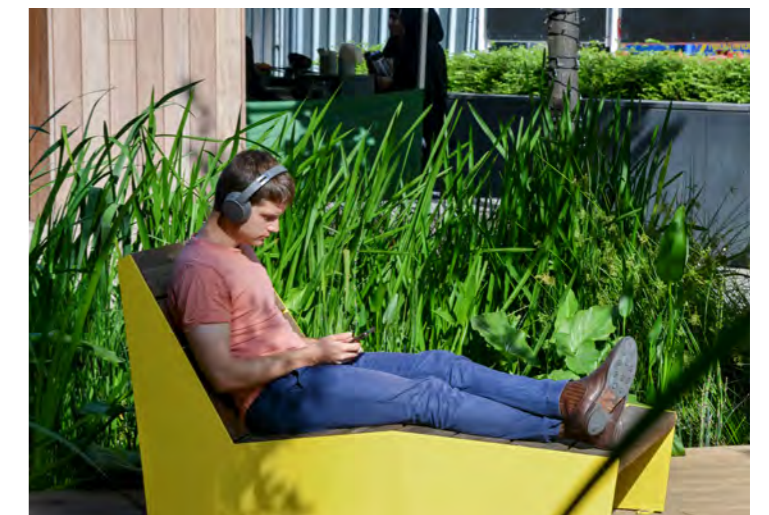
Hybrid

The best of both worlds! Combining cardio, resistance, agility and core movements, for an epic burn that increases your endurance, fires up your metabolism and improves your strength.

The Lowdown:

Seven day free trials and foundation memberships (discounted price for life).

Book into a class using the F45 Training Glofox app.



Community
Wellness

Events include:

- Kickboxing
- Run Club
- Book Club
- Yoga
- Sleep School
- Bikes
- Twerk Fitness



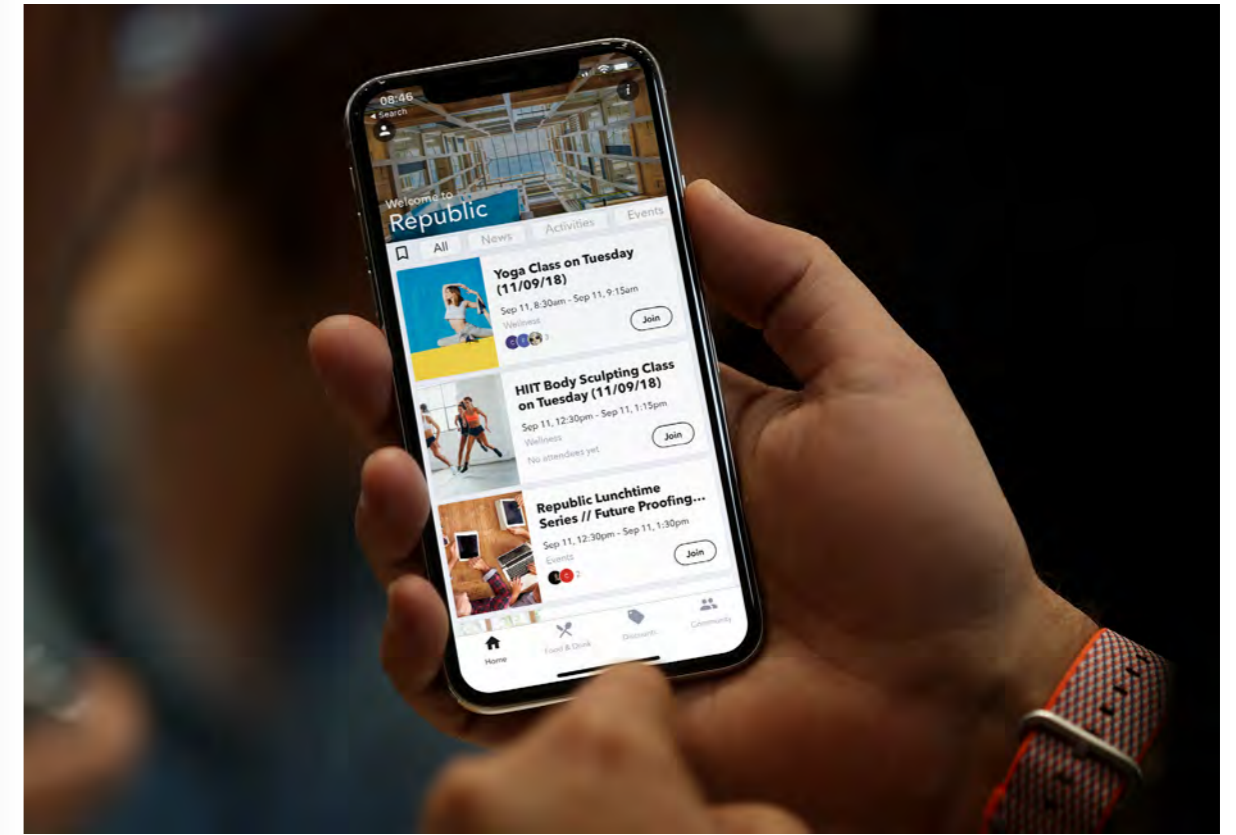
A year-round
schedule of events
and activities
to exercise the
mind and body

Community
Events

Curated events
programme for
tenants including
live music, comedy,
food, films,
workshops
and talks

Events include:

- Republic After Hours
- Summer PicNic
- Vision Boarding Workshop
- Jazz Night
- Kombucha Workshop
- Comedy Night



The
Republic App:

Republic's app gives you
access to a wide range of
services across the campus
from your phone or tablet.

It enables you to explore the
extensive events programme
and discover the onsite
services and amenities.



Expand your mind.

Kelly Coeur-De-Lion our Community Manager talks about being part of Republic's vibrant community and running the events programme.

Tell us a bit about your role at Republic?

I am the Community Manager here at Republic and I have the pleasure of curating and hosting lots of fun, interesting and innovative events. Ranging from a diverse variety of informative lunchtime talks, after hours social events, smaller connect groups and a mindful wellness program all encouraging building new relationships, networking and inspiring a positive, happy and healthy working life. My aim is to bridge the gap between your work world and personal world, creating an environment that is no longer a dreaded space and having employees looking forward to Monday!

What can we expect from the Events programme going forward?

The Community Events are growing, we are have great relationships with our tenants and hope to fulfil an exciting program. We have some exciting events to come this winter and festive season. You won't want to miss it!

The best event so far?

The social events like live jazz night or drinks on the rooftop are really fun and the view of London is amazing. But it's the lunchtime talks I really love, we get an intimate group of around 20 people, we have a delicious lunch and get to share our ideas around the delivered topic. It's great to get out of the office and just talk to each other!

What do Republic mean to you and what attracted you to the role?

I am in love with Republic! It's such a cool and stunning space to work in, getting off at East India is like stepping into another world. What attracted me to the role was the ability to create harmonious, positive and beautiful relationships in the workplace, through interesting and fun events which ultimately bring people together

Tell us a bit about your journey career wise?

I come from an educational background, I am passionate about young people, creativity and social change. My aim is to encourage and impact a change of culture here at Republic.

Kelly
Coeur-
De-Lion

“The social events like live jazz night or drinks on the rooftop are really fun and the view of London is amazing.”



Republic
Events

5 JUNE TALK

Innovation in Technology
with Alan Rutter,
Fire Plus Algebra

6-9pm

10 JUNE TALK

Why it's so hard to
find great talent

Pip Jamieson, The Dots
Robert Wolstenholme,
Trilogy/Republic

6-9pm

11 JUNE TALK

How to launch a podcast

David Speed
Adam Brazier, Graffiti Life

6-9pm

14 JUNE TALKS+DRINKS

London Tech Week

Talks/Q+As and drinks

12-6pm

15 JUNE MUSIC+DRINKS

Applebum

DJs and drinks
on the 9th

3pm-12am

27 JUNE FOOD+MUSIC+DRINKS

Feast On It

Street-food, DJs and
drinks by the water

12-8pm

29 JUNE MUSIC+DRINKS

Patterned House

DJs and house
music on the 9th

3pm-12am

1-7 JULY OUTDOOR FILMS

Waterside Cinema

A week of free films by the
lake including Romeo+Juliet
and Black Panther

7pm + weekend matinees

11 JULY TALKS+DRINKS+MUSIC

Set Up Shop retail
festival launch party

6-11pm

19 JUNE MUSIC+TALK

In conversation with...
Horse Meat Disco

Jim Stanton, Horse Meat Disco
Ollie Keens, Time Out

6-10pm

20 JUNE TALKS+DRINKS

Freelancing Meet-Up

Sonya Barber,
Time Out/CNTraveller
Clare Vooght,
The Independent/
The Telegraph

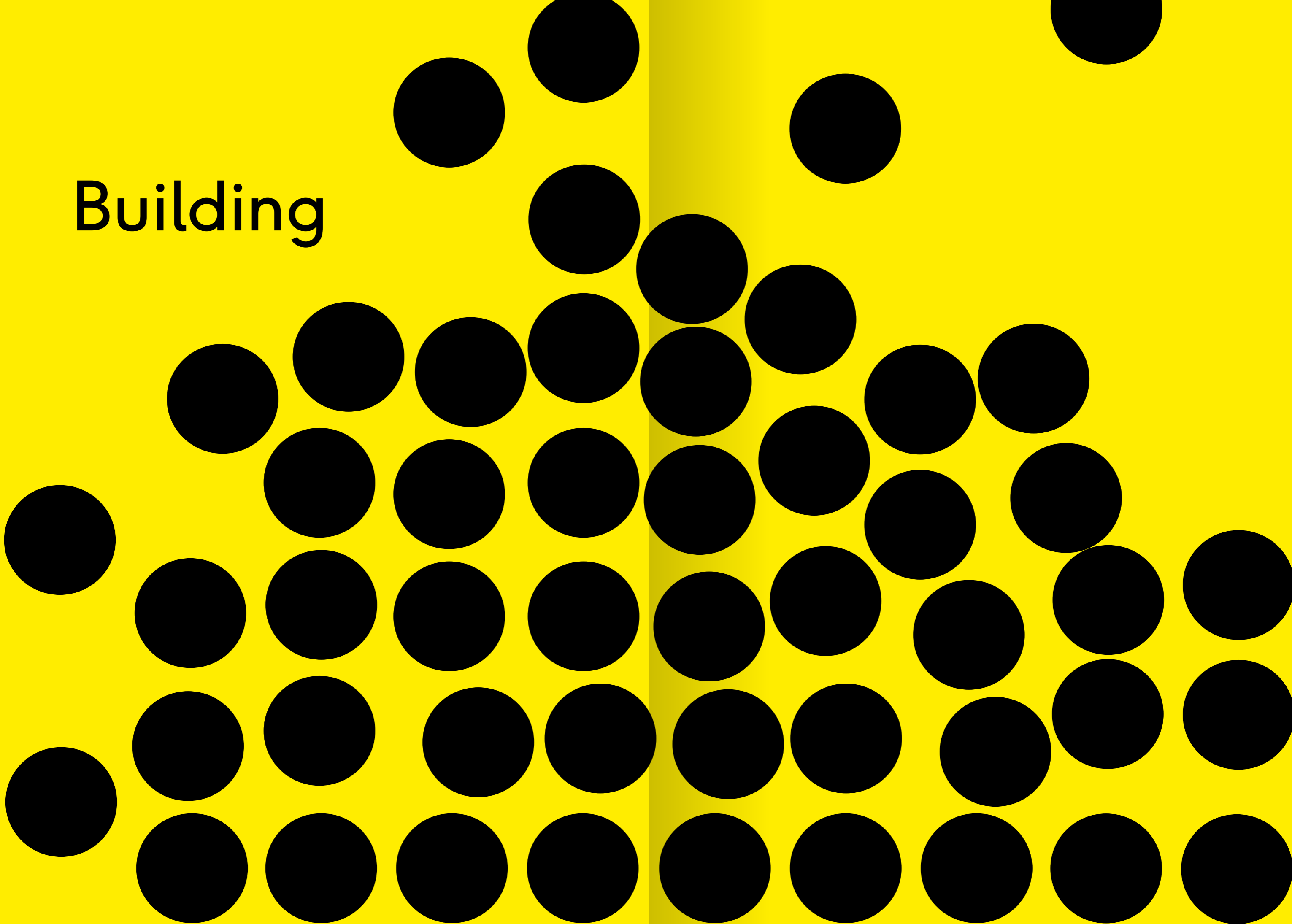
6pm-10pm

JUNE JULY EVENTS

AT
Republic

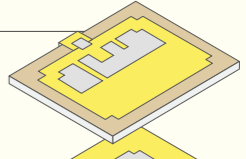
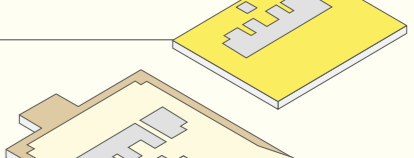
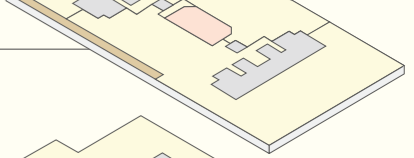
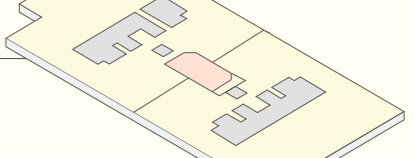
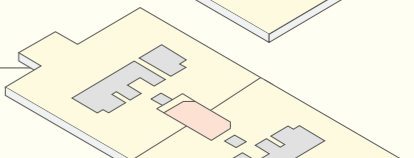
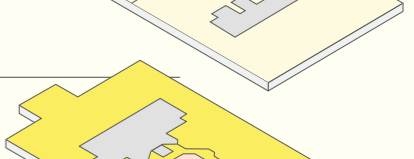
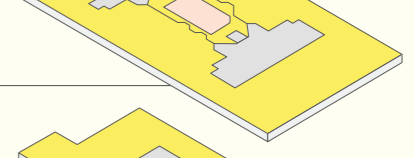
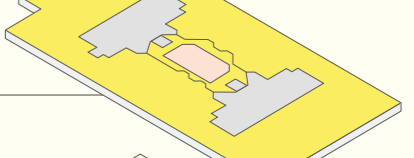
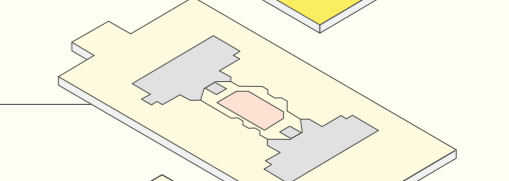
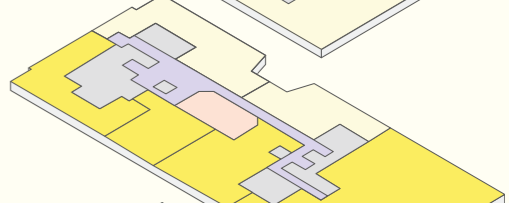
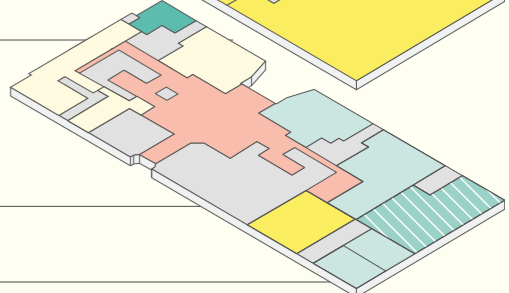
See republic.london/events for more information
2 Clove Crescent, East India, London, E14 2BE

Building



Space available from 1,996 sq ft – 80,561 sq ft

Schedule of Areas

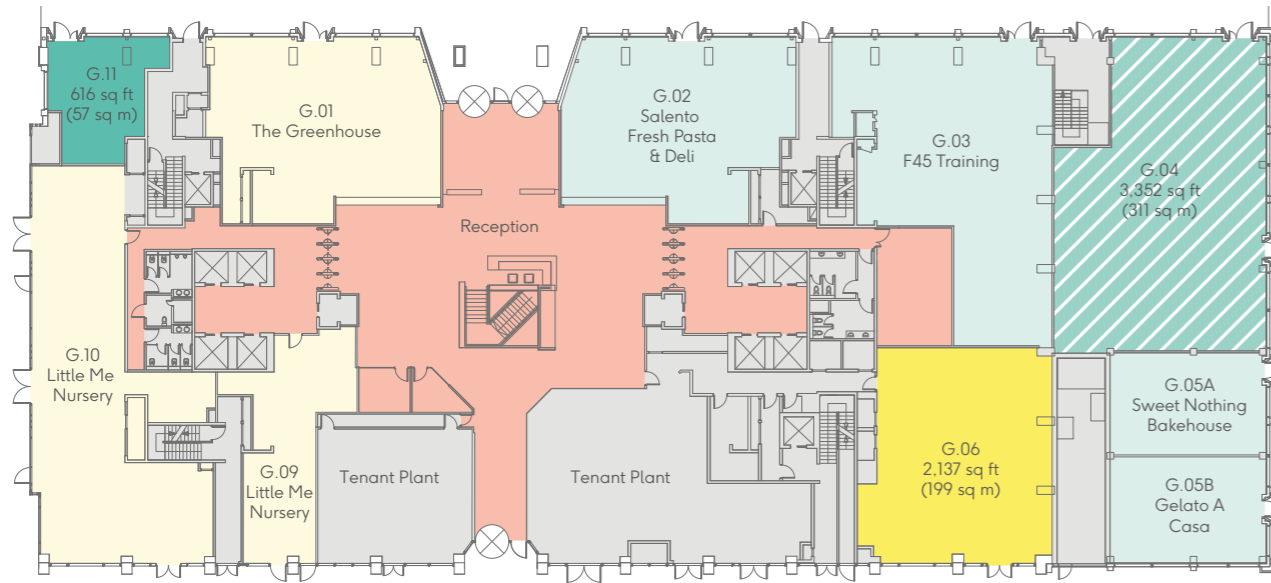
| | | | | |
|---------------------|--|---|---|---|
| 9th (Terrace) | Office Terrace | 5,445 sq ft 3,686 sq ft | 506 sq m 342 sq m |  |
| 8th | Office | 9,732 sq ft | 904 sq m |  |
| 7th (Terrace) | Office | Let | Let |  |
| 6th | Office | Let | Let |  |
| 5th | Office | Let | Let |  |
| 4th | Office (Shell & Core) | 21,978 sq ft | 2,042 sq m |  |
| 3rd | Office (Shell & Core) | 21,984 sq ft | 2,042 sq m |  |
| 2nd | Office | Let | Let |  |
| 1st | Office 1.01 Office 1.02 Office 1.03 Office 1.04 Office 1.05 Office 1.06 | 2,739 sq ft 1,996 sq ft 3,125 sq ft Let Let 11,425 | 254 sq m 185 sq m 290 sq m Let Let 1,061 |  |
| Ground | Office G.06 Retail | 2,137 sq ft 616 sq ft | 199 sq m 57 sq m |  |
| Total Office | | 80,561 sq ft | 7,484 sq m |  |

| | |
|------------------------------|---|
| Available Office |  |
| Let Office |  |
| Under Offer Office |  |
| Available Retail |  |
| Under Offer Retail |  |
| Atrium |  |
| Reception / Tenant Amenities |  |
| Communal Area |  |
| Terrace |  |
| Core |  |

Ground Floor Plan

| Retail Unit | |
|-------------|----------------------------|
| G.02 | Salento Fresh Pasta & Deli |
| G.03 | F45 Training |
| G.04 | Under Offer |
| G.05A | Sweet Nothing Bakehouse |
| G.05B | Gelato A Casa |
| G.11 | 616 sq ft / 57 sq m |

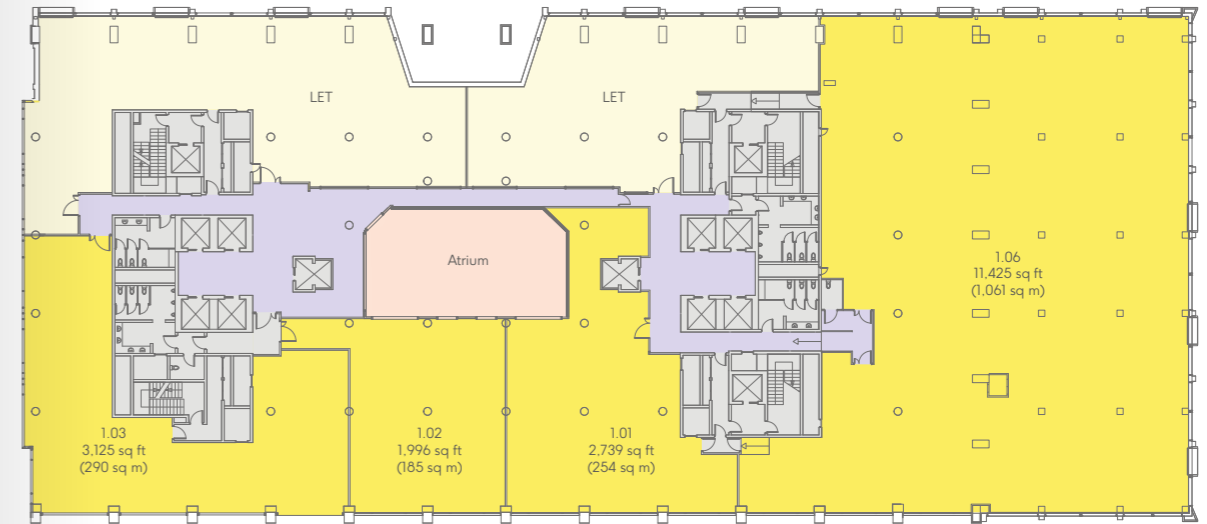
| Office | |
|--------|------------------------|
| G.06 | 2,137 sq ft / 199 sq m |



| | |
|--------------------------------|---|
| Available Office | ● |
| Let Office | ● |
| Available Retail | ● |
| Let Retail | ● |
| Under Offer Office | ■ |
| Under Offer Retail | ■ |
| Reception and Tenant Amenities | ● |
| Risers | R |
| Core | ● |

1st Floor Plan

| 1st | |
|------|---------------------------|
| 1.01 | 2,739 sq ft / 254 sq m |
| 1.02 | 1,996 sq ft / 185 sq m |
| 1.03 | 3,125 sq ft / 290 sq m |
| 1.04 | Let |
| 1.05 | Let |
| 1.06 | 11,425 sq ft / 1,061 sq m |



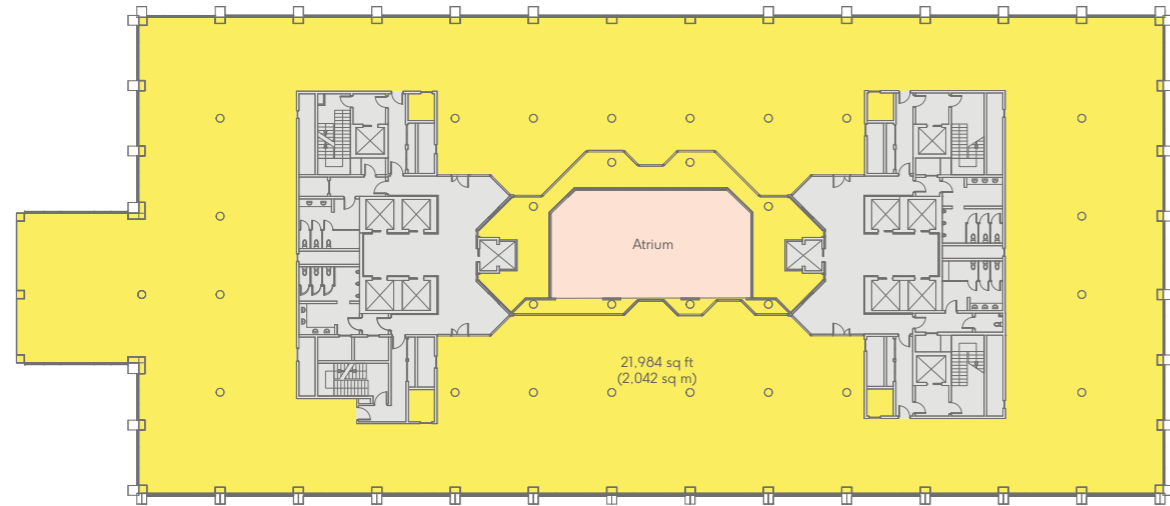
| | |
|------------------|---|
| Available Office | ● |
| Let Office | ● |
| Communal Area | ● |
| Atrium | ● |
| Core | ● |

Floor plans not to scale.
For indicative purposes only.



3rd Floor Plan

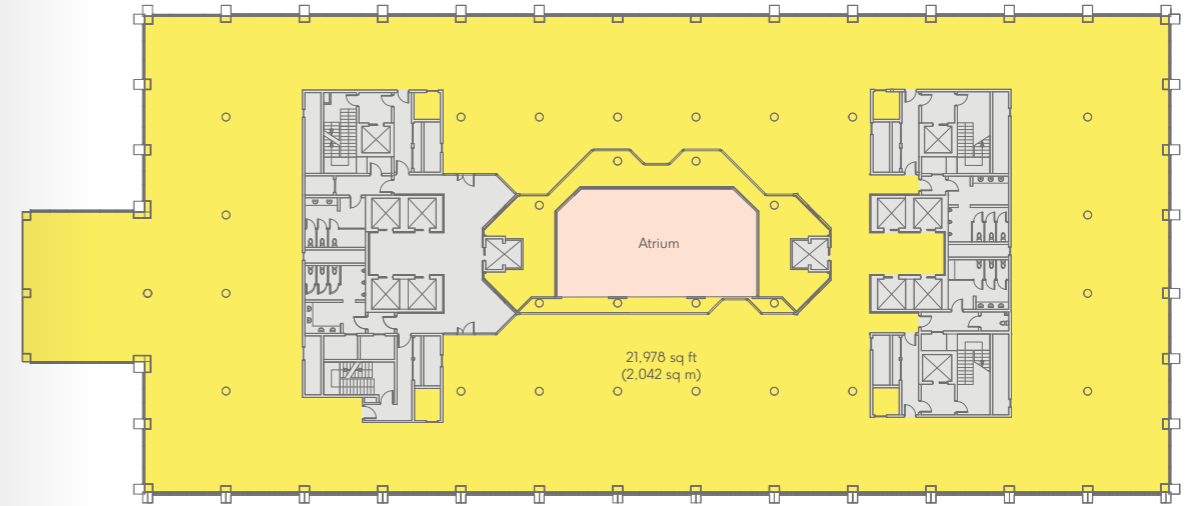
3rd (Shell & Core)
21,984 sq ft / 2,042 sq m



- Available Office
- Atrium
- Terrace
- Core

4th Floor Plan

4th (Shell & Core)
21,978 sq ft / 2,042 sq m



- Available Office
- Atrium
- Core

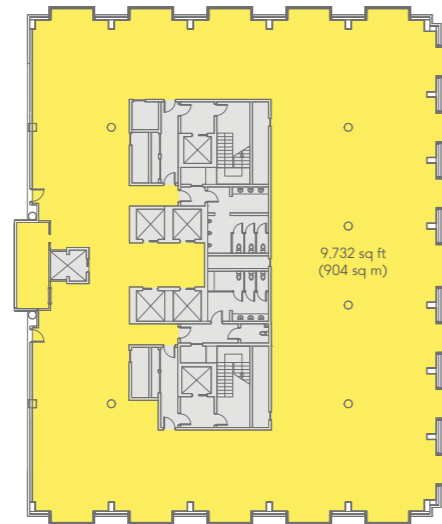
Floor plans not to scale.
For indicative purposes only.



8th Floor Plan

8th

| | |
|--------|------------------------|
| Office | 9,732 sq ft / 904 sq m |
|--------|------------------------|

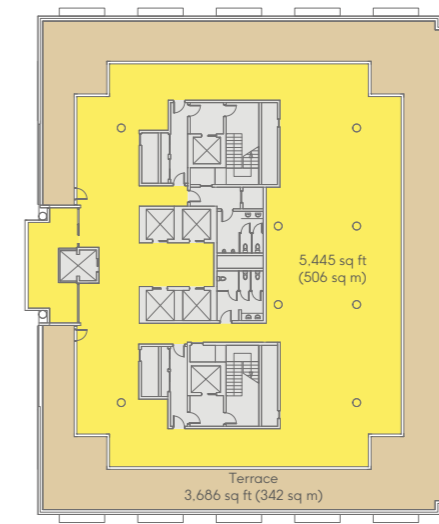


| | |
|------------------|---------------------------------------|
| Available Office | ● |
| Core | ● |

9th Floor Plan

9th (Terrace)

| | |
|---------|------------------------|
| Office | 5,445 sq ft / 506 sq m |
| Terrace | 3,686 sq ft / 342 sq m |

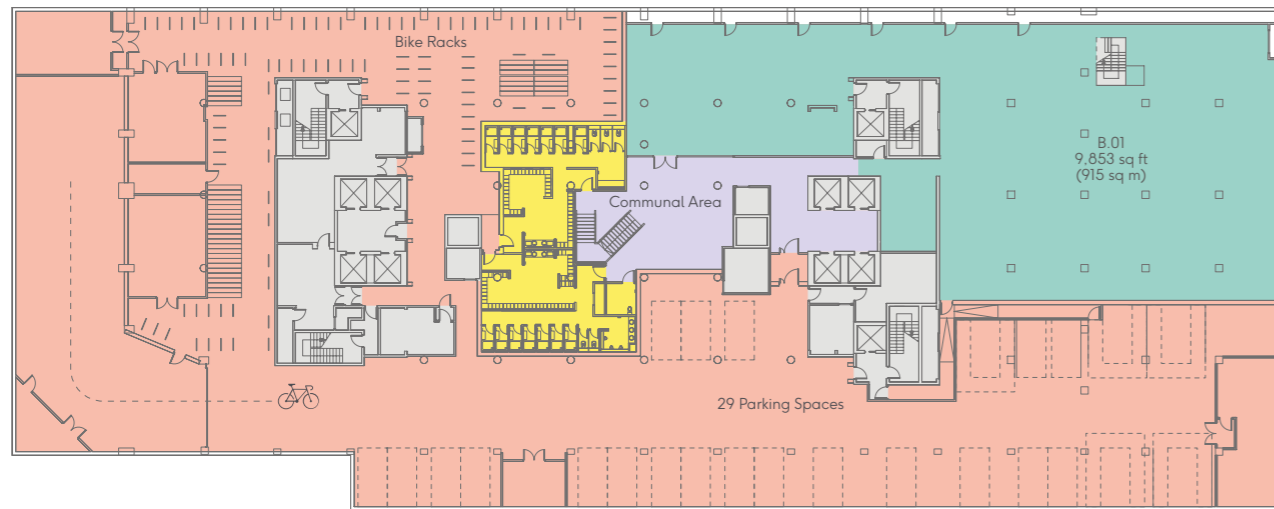


| | |
|------------------|---------------------------------------|
| Available Office | ● |
| Terrace | ● |
| Core | ● |

Basement Floor Plan

Basement

B.01 9,853 sq ft / 915 sq m



- Available Retail/Event Space ■
- Showers ■
- Reception and Tenant Amenities ■
- Communal Area ■
- Core ■

Floor plans not to scale.
For indicative purposes only.





Atrium from above

Technical Specification



EPC rating B
Ground floor retail – (35) /
Ground floor offices (43)



EPC rating – C (75)
1st floor & 5th – 9th floors



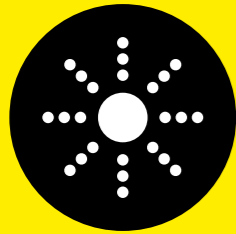
New VAV
air conditioning



14 lifts provide access
to all floors



8 male with 6 urinals, 6 female
and 2 disabled WCs per floor



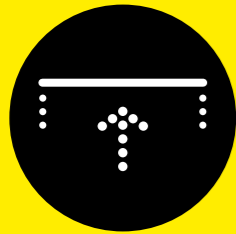
LED
lighting



WiredScore: Platinum (Speeds up to
10,000 mbps (10 gig) up and down)



250 secure cycle
spaces with lockers



150mm
raised floors



Occupancy density of 1:10 sq m
(can be enhanced to 1:6 sq m)



6 male and
6 female showers



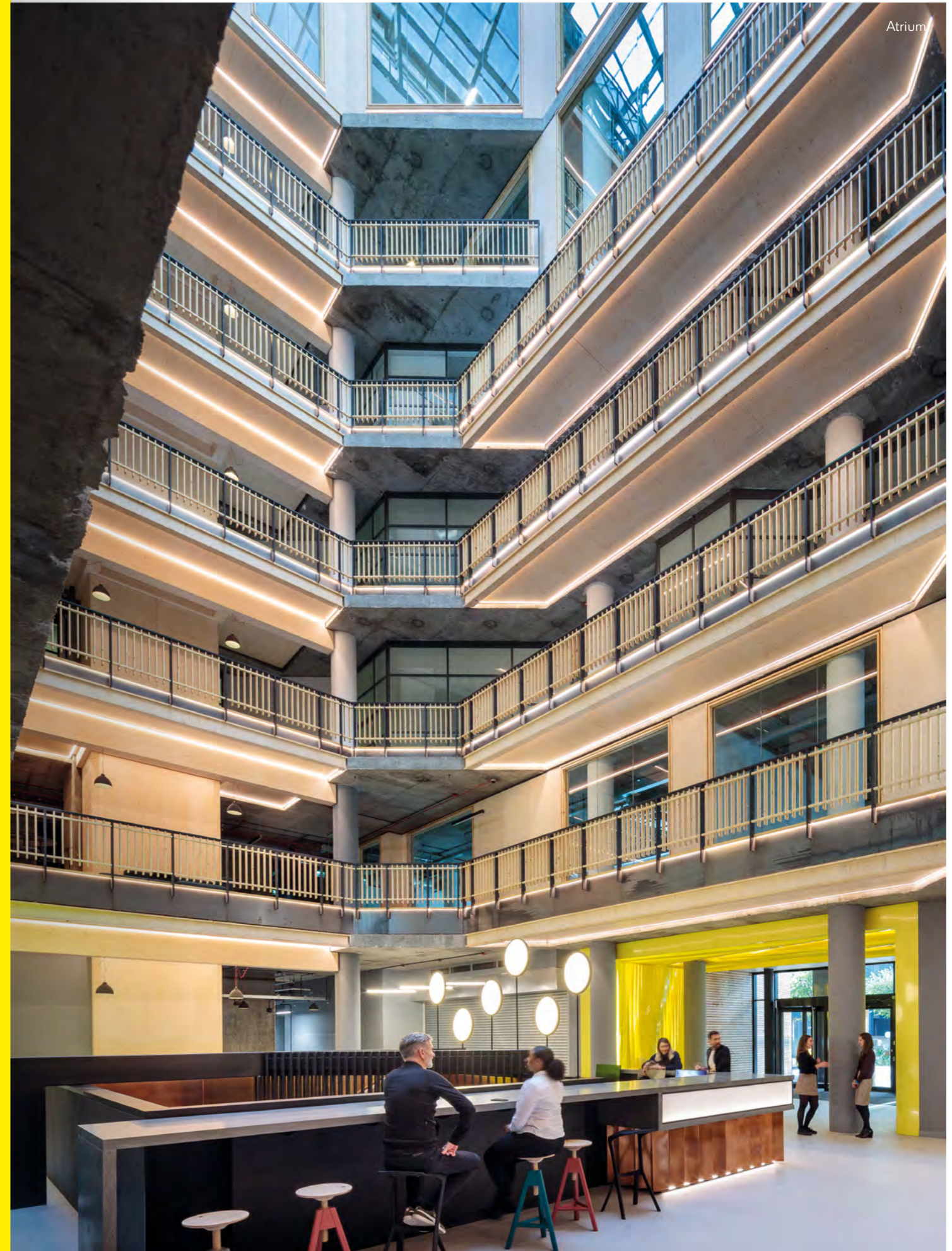
2.8– 3.0m floor
to ceiling height



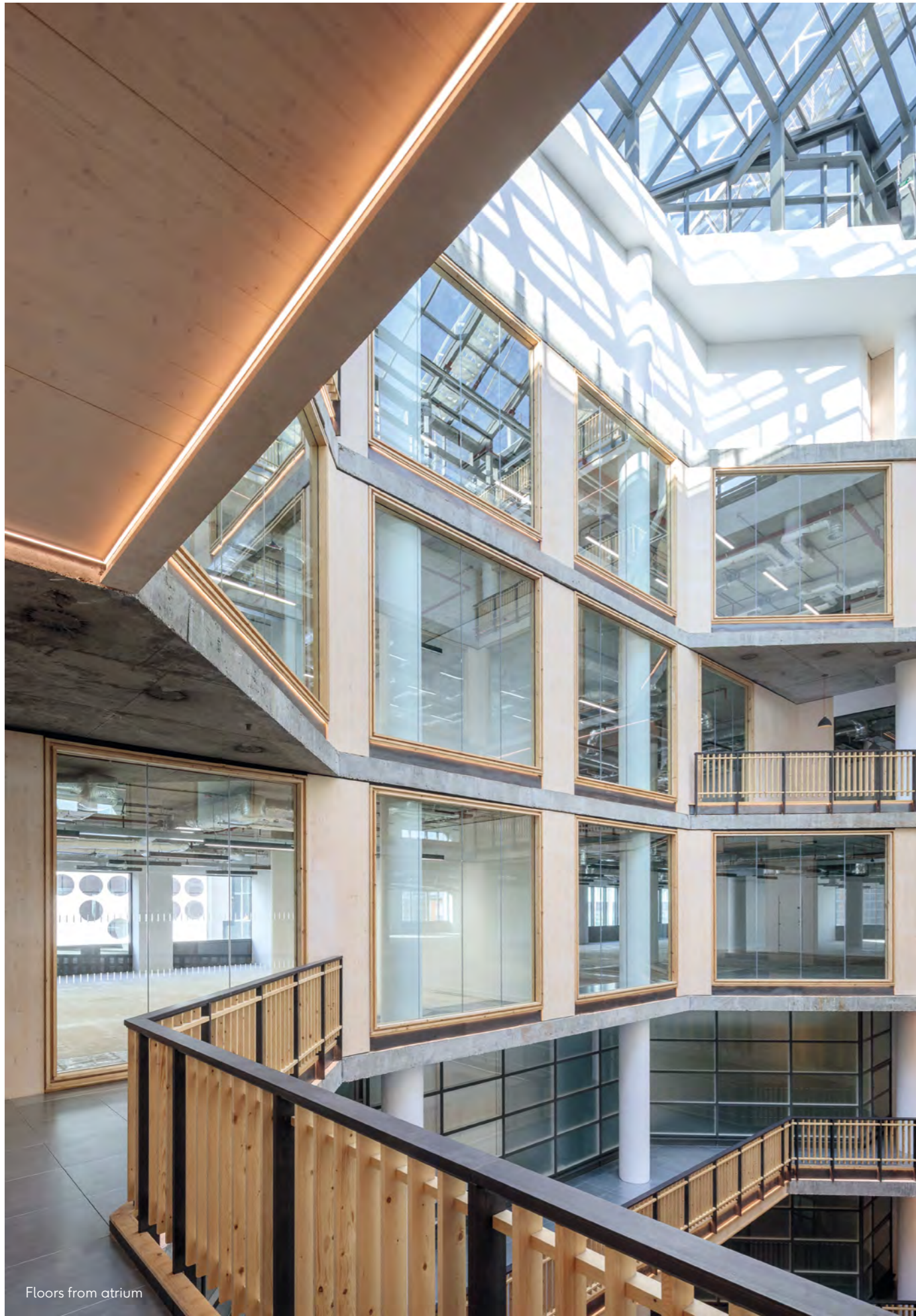
Roof terraces on
level 7 and level 9



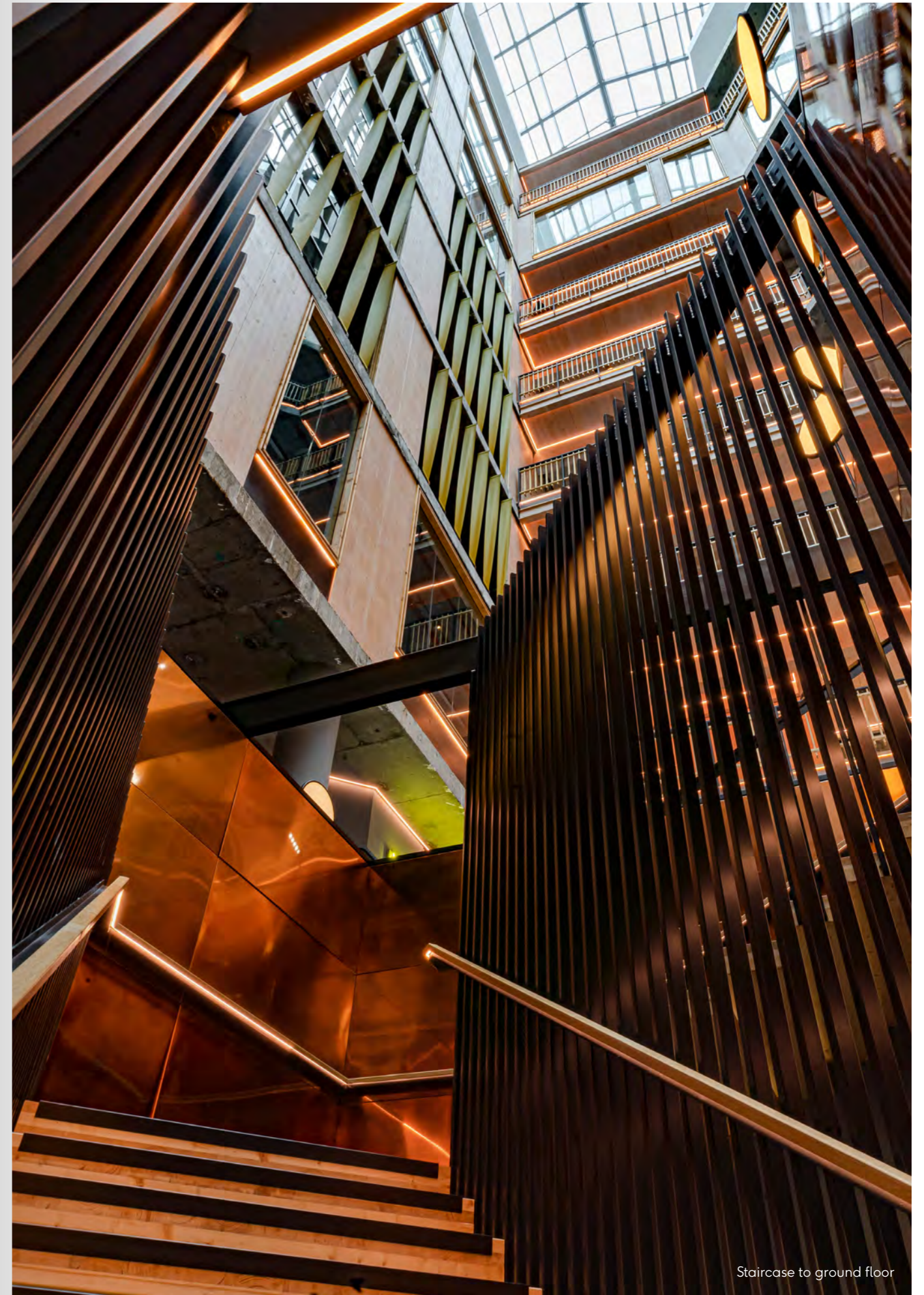
22 car parking
spaces







Floors from atrium



Staircase to ground floor

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