

FINAL PHASE OF DEVELOPMENT AT REGENT QUARTER COMMENCING SPRING 2011

NEWS

Henderson Global Investors and Istithmar P&O Estates have formed a Joint Venture Partnership to bring forward the regeneration and redevelopment of the final phase at Regent Quarter, known as Block D.

The development will deliver a mix of offices, retail and residential uses and preserves significant architectural elements alongside the introduction of new contemporary designs.

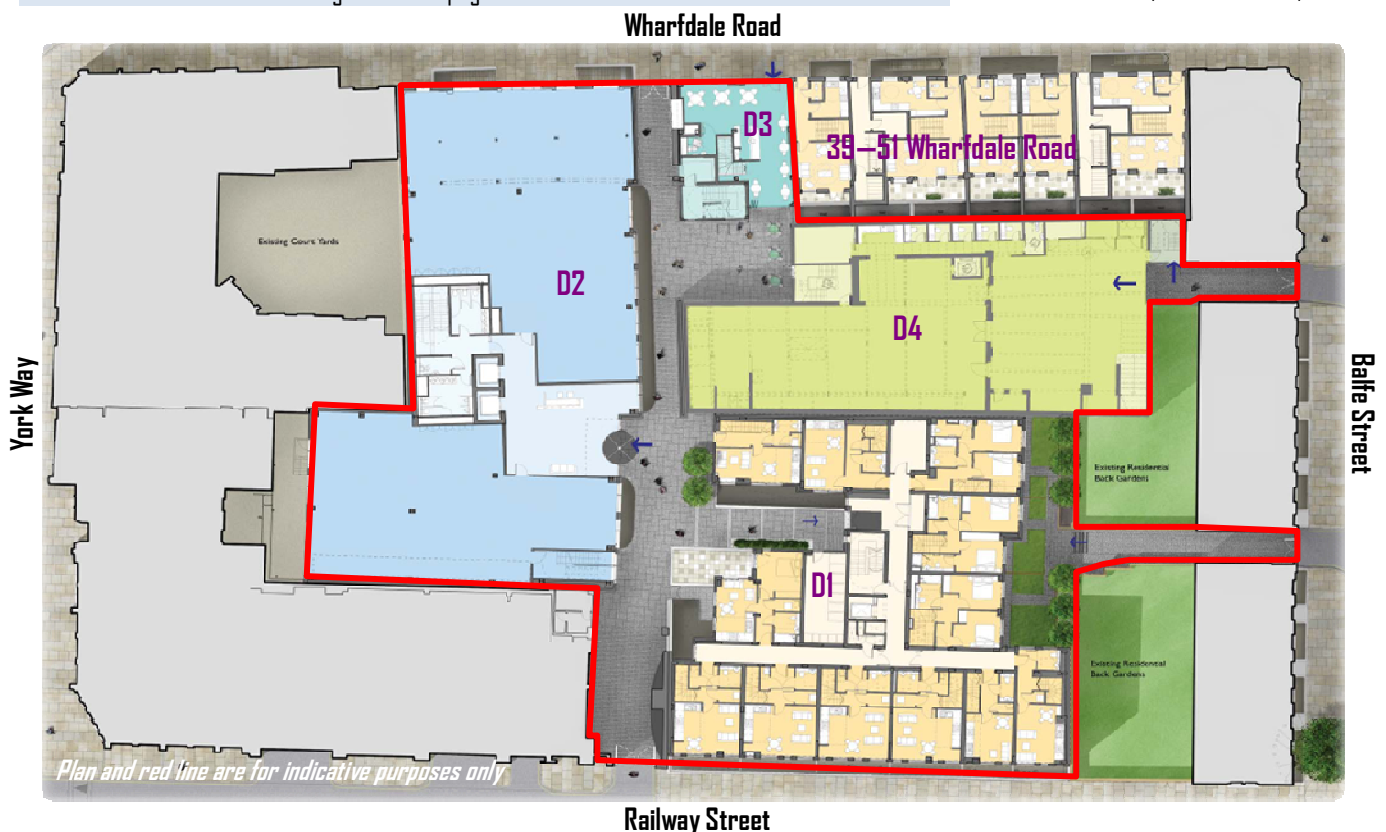
Regent Quarter is a dynamic, mixed-use urban regeneration and development project which has already become an exciting part of the local urban environment. The development is located at the heart of Kings Cross and caters to residents, professionals and visitors alike. Istithmar P&O Estates' investment in Regent Quarter, which began in 2004, has been the catalyst of important change in the area. Now, with the backing of Henderson Global Investors, the vision will be completed, further enhancing what is already one of King Cross' most interesting places to work, live & relax.

BLOCK D - WHAT IT WILL DELIVER

Building	Description
D1	35 residential 1 & 2 bed apartments
D2	3,309 sq. m of commercial office space
D3	133 sq. m of café/restaurant space with three 2 bed apartments above
D4	757 sq. m of commercial studio offices
39–51	Affordable housing—see over page



Artists impression of D1, Railway Street





Istithmar P&O Estates

The Developer of the previous phases of Regent Quarter, P&O Estates, has changed its name to Istithmar P&O Estates. We are now a part of Istithmar World, a global investment company based in Dubai.

Many of the same people who were responsible for the previous phases at Regent Quarter will be involved on the Block D development; maintaining the continuing passion and expertise which are the hallmark of this award winning project.

www.regentquarter.com

The Regent Quarter website has recently been updated and will continue to be used to provide information on the scheme – check regularly for the latest news.

39 – 51 Wharfdale Road

In December 2009 P&O sold the long leasehold interest in 39–51 Wharfdale Road to Stadium Housing Association, a provider of affordable & shared ownership homes. This terrace of houses had fallen into a state of disrepair and Stadium, with their contractor Mulalley, has begun work on an extensive refurbishment. On completion the refurbished terrace will provide sixteen 1, 2 & 3 bed units fronting Wharfdale Road whilst preserving the character of the Conservation Area.

Anyone requiring further information regarding this site should speak directly with Mulalley's Site Manager—Pat Morgan on 07824 517 126 during normal working hours.

Program of Works

The table below outlines the planned works that will be taking place over the next seven months. Our aim is to minimise any inconvenience to local occupiers & residents but as with any construction project there will be some additional noise and disruption. Once contractors are appointed they will circulate contact details and further updates;

Work Item	Description of Works	Timescale
Ground source bore hole drilling	Drilling of 2 deep well boreholes	April–June
Demolition	Erection of site hoardings, support scaffolding for retained elements, building strip out and demolition	May–September
Start of Construction	Main construction contract – further information will be provided on this phase in the Autumn	Planned start October 2011

Artists impression of refurbished Terrace



CGI of D2 from Wharfdale Road



CGI of D2 from internal courtyard



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