

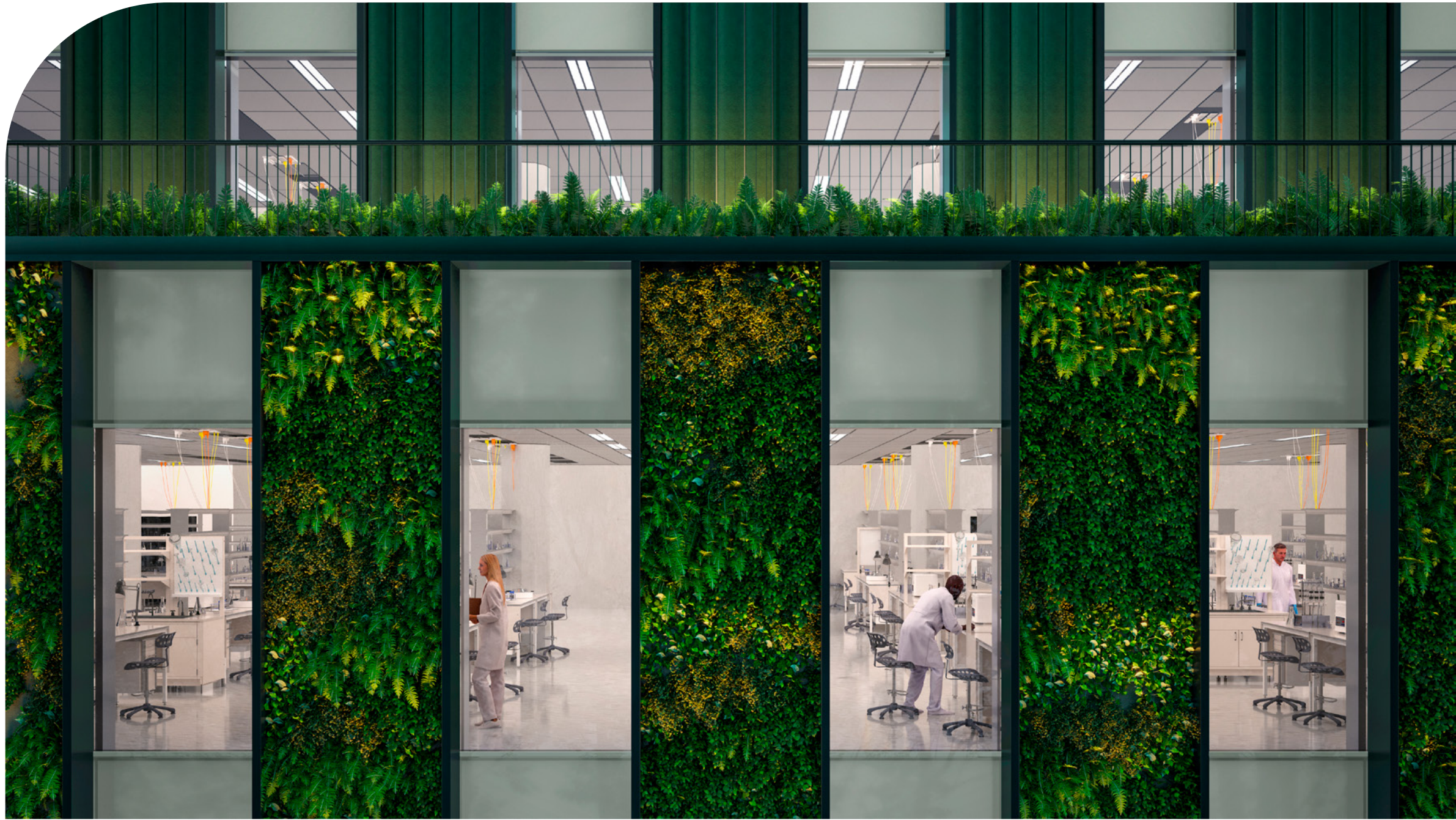


TRINITY  
BY BREAKTHROUGH



Life enhancing space for life changing science — Delivering December 2025





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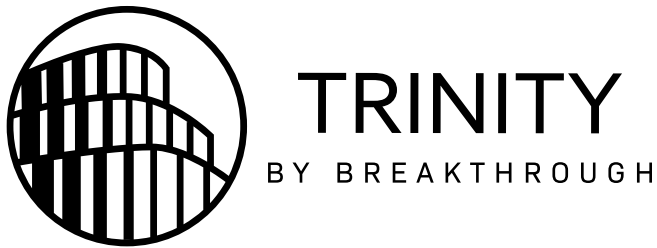


# TRINITY

Where life science accelerates



COWLEY TRAIN  
LINE STATION  
(2028)



OXFORD  
BUSINESS  
PARK

CLUSTER COMPANIES

Perspectum  
Diagnostics

OXA  
Universal Autonomy

OxfordBioMedica

eVOX  
THERAPEUTICS

GILEAD

Jazz Pharmaceuticals

accession  
therapeutics

TI Fluid Systems

ULTRONICS

OXFORD BIODYNAMICS

Veeva

spybiotech

CANCER RESEARCH UK

ivyfarm  
technologies

ANIMAL

mirebio

Yellowstone  
BIOSCIENCES

OMass  
THERAPEUTICS

OXFORD  
FACTORY  
CAFE

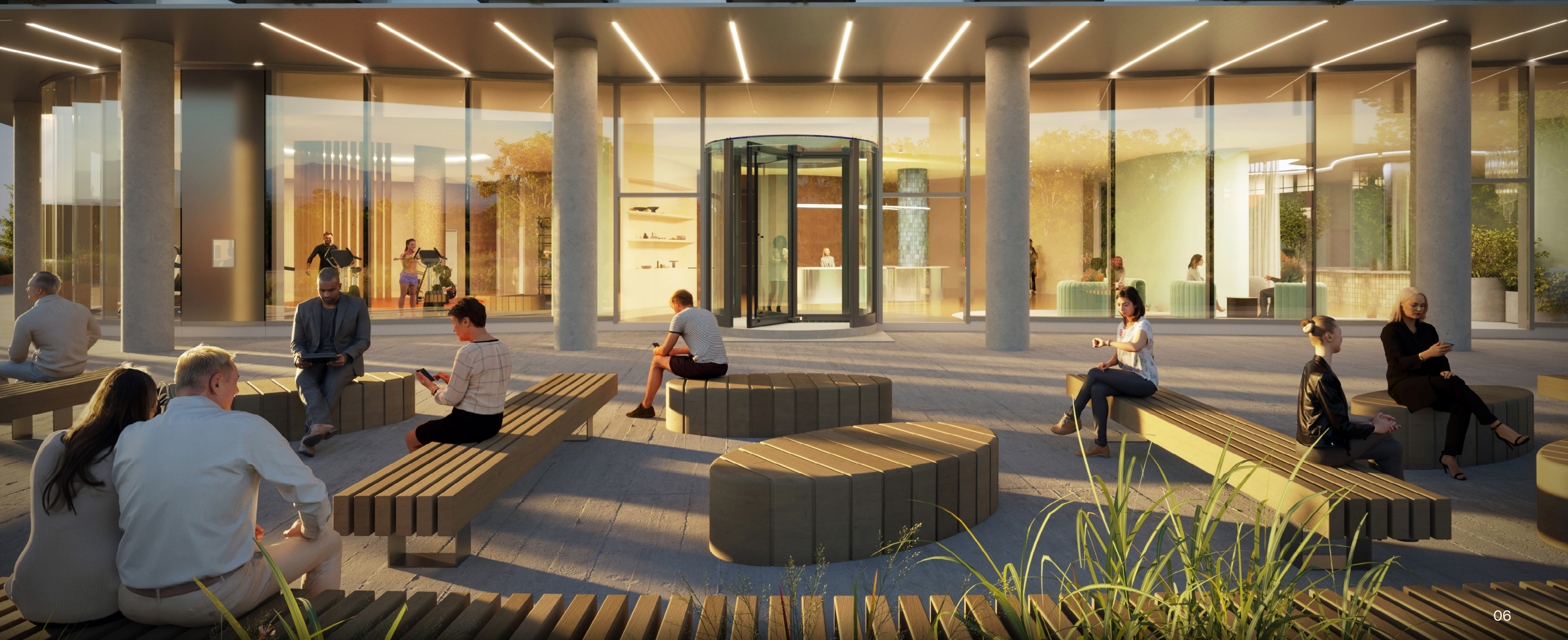


# A destination for discovery – Trinity by Breakthrough





A sense of arrival – entrance & lobby





# Driving community – collaboration zone and café





# Fostering experience – collaboration zone and café





# Science on display – lab & office workspace





# Illuminated spaces – lab workspace







# LOCATION

A centre of knowledge and  
scientific excellence



# At the Centre of Innovation



**Closest to Oxford University**

Inside the Ring Road



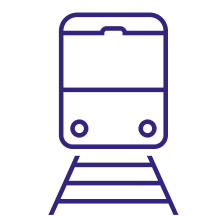
**10 Minutes**

To Old Road Campus



**12 Minutes**

To Oxford City Centre



**10 Minutes**

Walk to Cowley Station (Coming 2028)



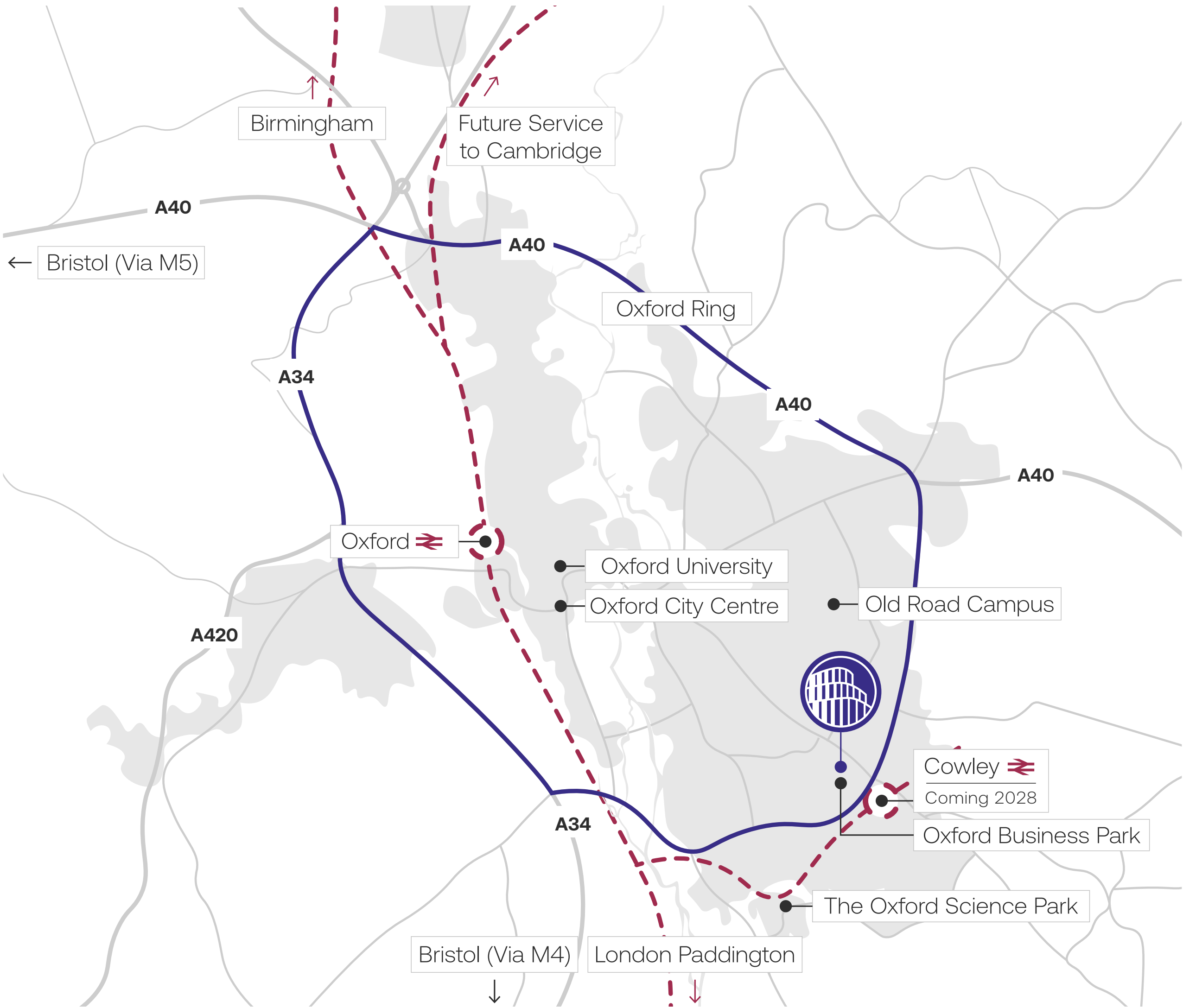
**7 Routes**

Easily Accessible from Trinity



**45 Minutes**

To Heathrow by Car









# The thriving Oxford hub

## Restaurants and bars

- 1 The Longwall Beefeater
- 2 Frankie & Benny's
- 3 Karma Restaurant
- 4 Oxford Factory Café

## Hotels and accommodation

- 5 Premier Inn Oxford Cowley
- 6 Hampton by Hilton
- 7 Mercure Oxford Hawkwell House

## Cafés

- 8 Charm Café
- 9 Costa Coffee
- 10 Costa Coffee

## Shops

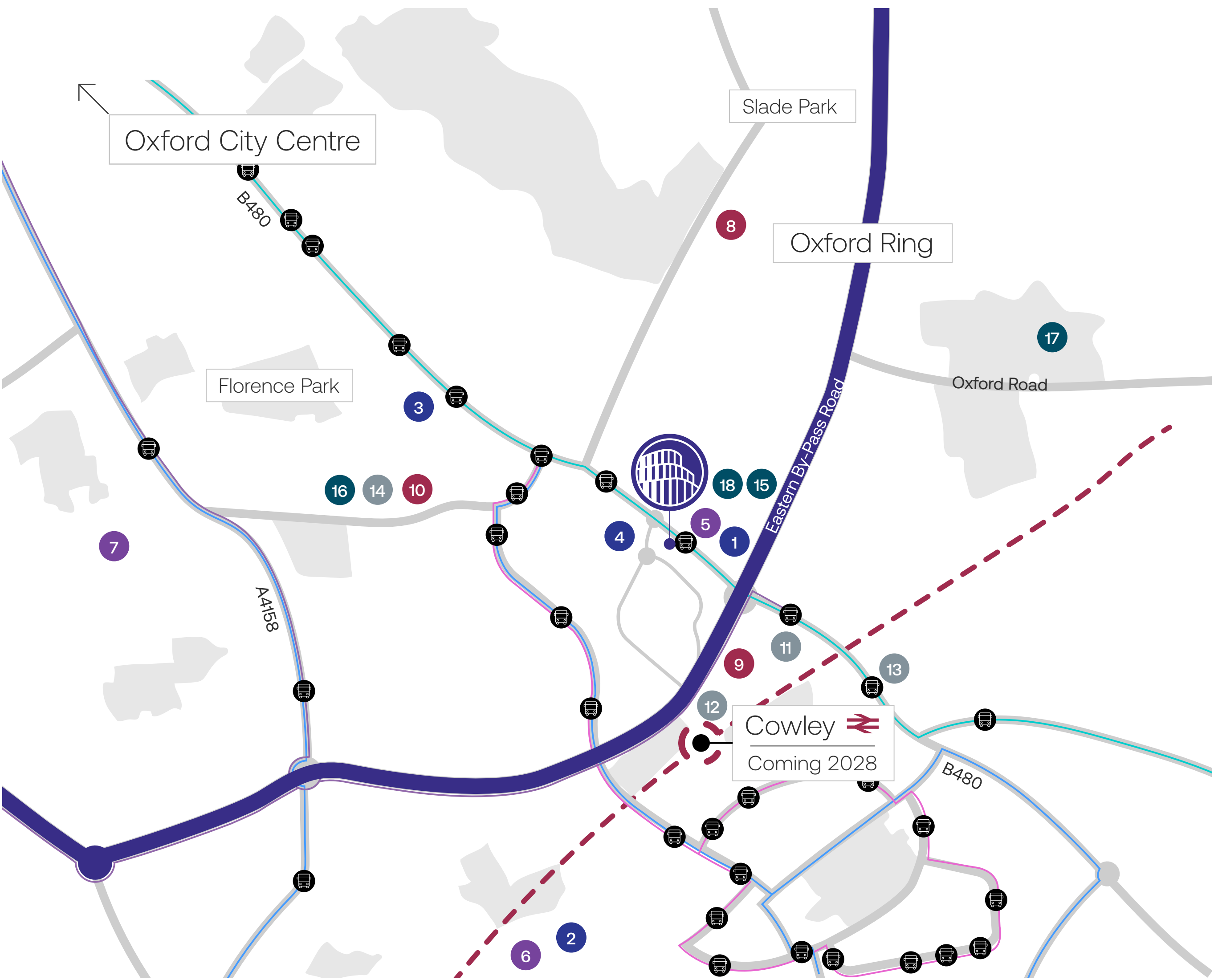
- 11 M&S Food
- 12 Tesco Superstore
- 13 Lidl
- 14 Sainsbury's

## Leisure and amenities

- 15 David Lloyd
- 16 PureGym
- 17 The Athlete Centre
- 18 Bright Horizon Day Nursery

## Bus Routes

- |    |     |
|----|-----|
| 3A | 11  |
| 5  | 11X |







# BUILDING

Purpose-built for cutting-edge  
research and development



# Trinity by Breakthrough is a premier 214,000 sq ft biotech research facility

Located at the gateway to the Oxford Business Park, Trinity by Breakthrough is a new premier lab building, providing research and development space to Oxford's thriving life science community. With over 13,000 graduates and 1,100 companies working across life sciences - Trinity will meet the demand for premiere space in UK's Golden Triangle.

Designed to be one of the most sustainable laboratory environments in the world, this amenity-filled building will set a new standard of quality and intentional design, with a focus on purpose-built spaces for life science users.

Occupancy Winter 2025





70%

Max Lab to Office Ratio  
(Other ratios can be accommodated)

4.4

Spacious 4.4m  
floor-to-ceiling heights

12.6%

Biodiversity net gain

220

Internal bicycle  
parking spaces

25%

Electric vehicle (EV) parking

1000

Square metres of living wall

8

ACH in Lab Zones

3+5

Private collaboration zones  
including plaza and terraces  
on floors 3 and 5

130

Internal car  
parking spaces

10

Minutes to the new  
Cowley train line (2028)



# Robust Lab Infrastructure

Delivering the highest specification and most sustainable labs in Oxford

60:40

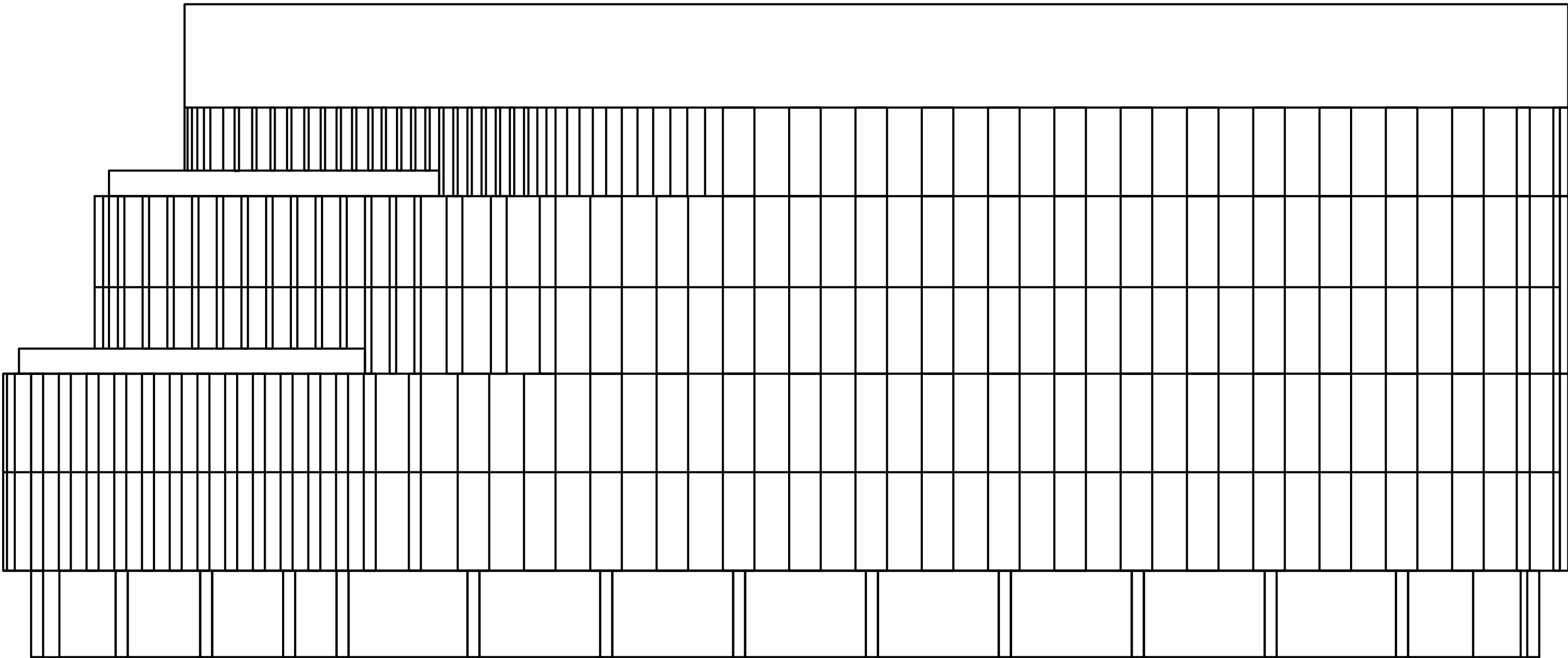
8

Lab to Office Ratio  
(Other ratios can be accommodated)

ACH in Lab Zones

100%

Sprinkler-Enabled



Floor Areas and Proposed Splits		sq ft (m²)
5th Floor	Fully Customisable Floor Plates	31,300 (2,900)
4th Floor	Fully Customisable Floor Plates	38,300 (3,500)
3rd Floor	Fully Customisable Floor Plates	38,300 (3,500)
2nd Floor	Spec Suites	44,300 (4,100)
1st Floor	StudioLabs	44,100 (4,100)
Ground Floor	Fully Customisable Floor Plates	17,700 (1,600)

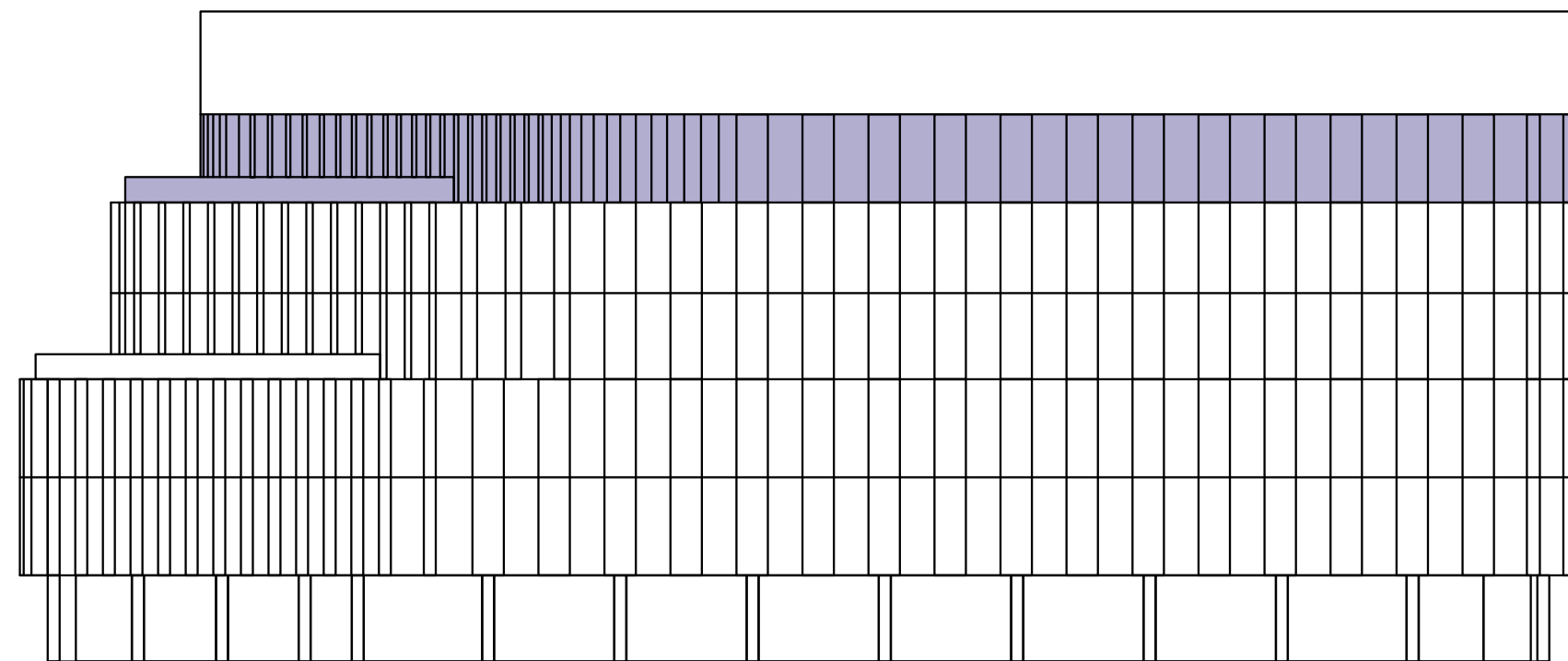


# 5th Floor

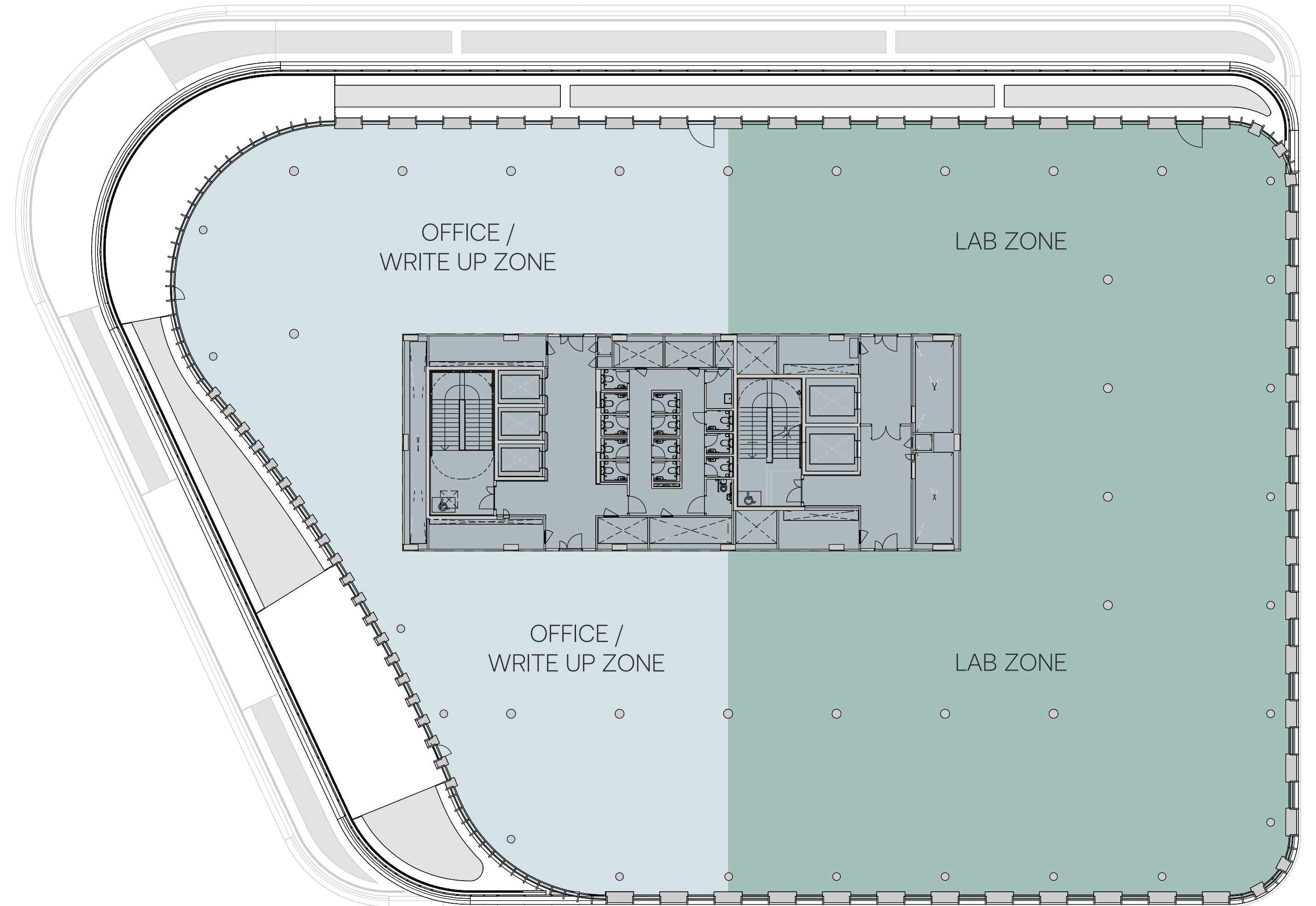
31,300 sq ft (2,900 m<sup>2</sup>)

## Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)



Plans are indicative and not to scale

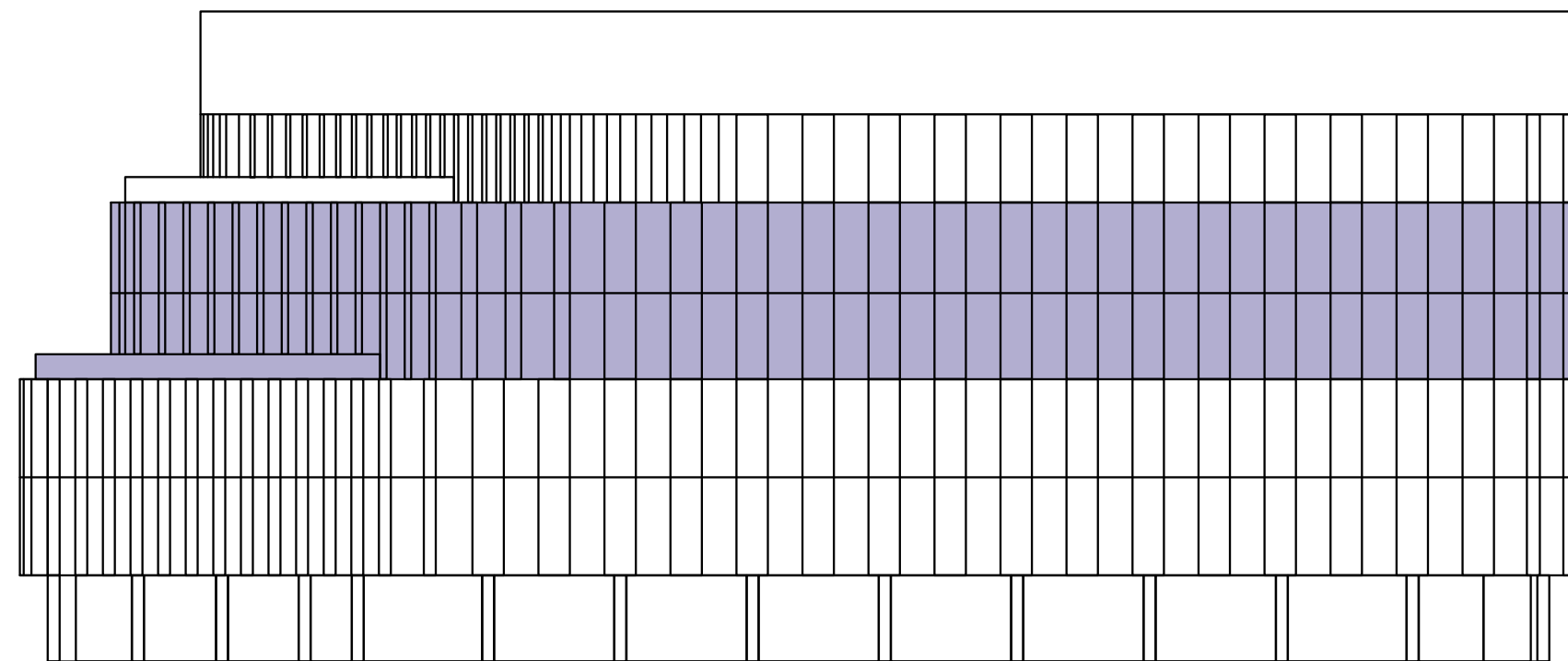


# 3rd-4th Floor

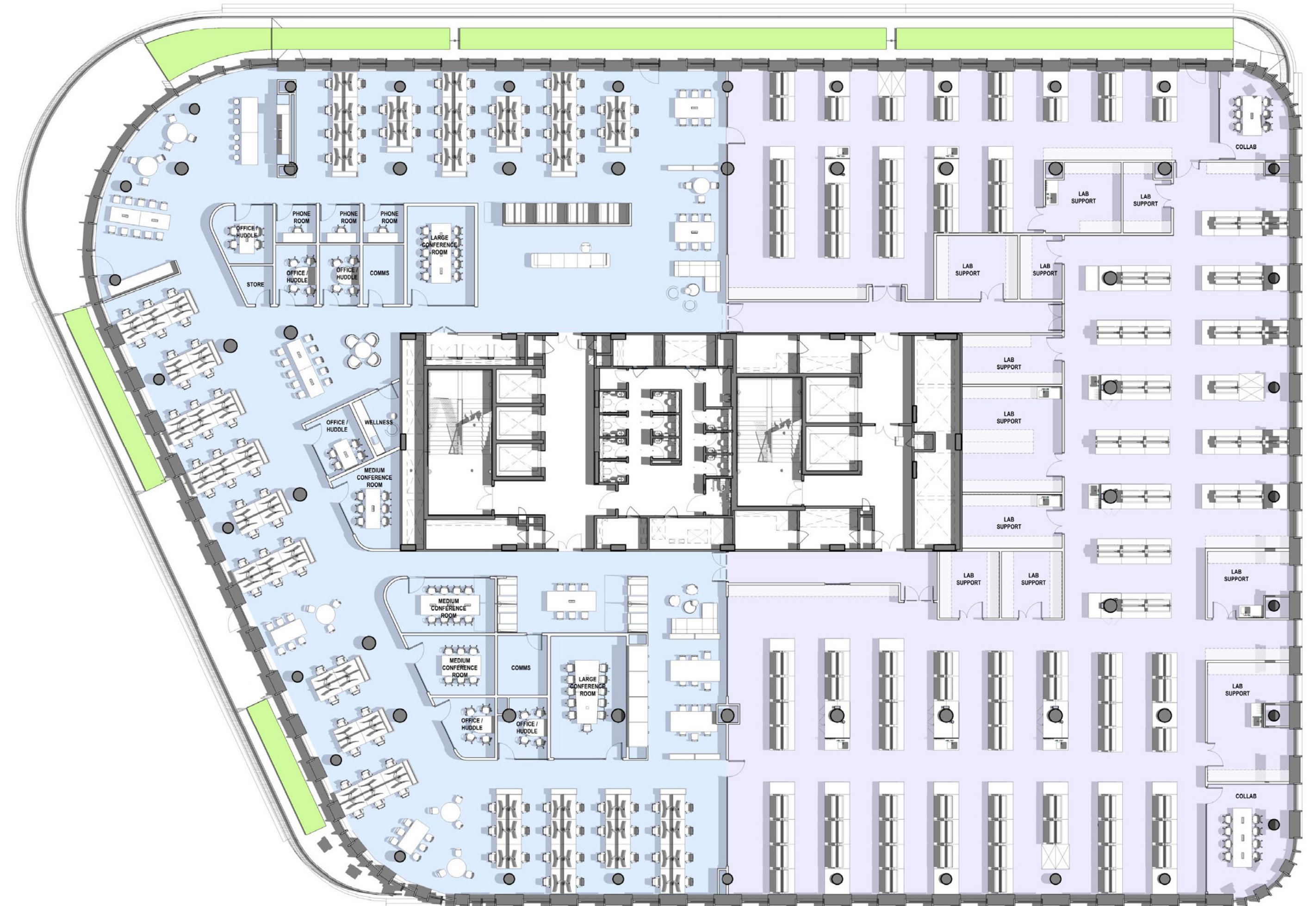
38,300 sq ft (3,500 m<sup>2</sup>)

## Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)



Example Test Fit – Plans are indicative and not to scale



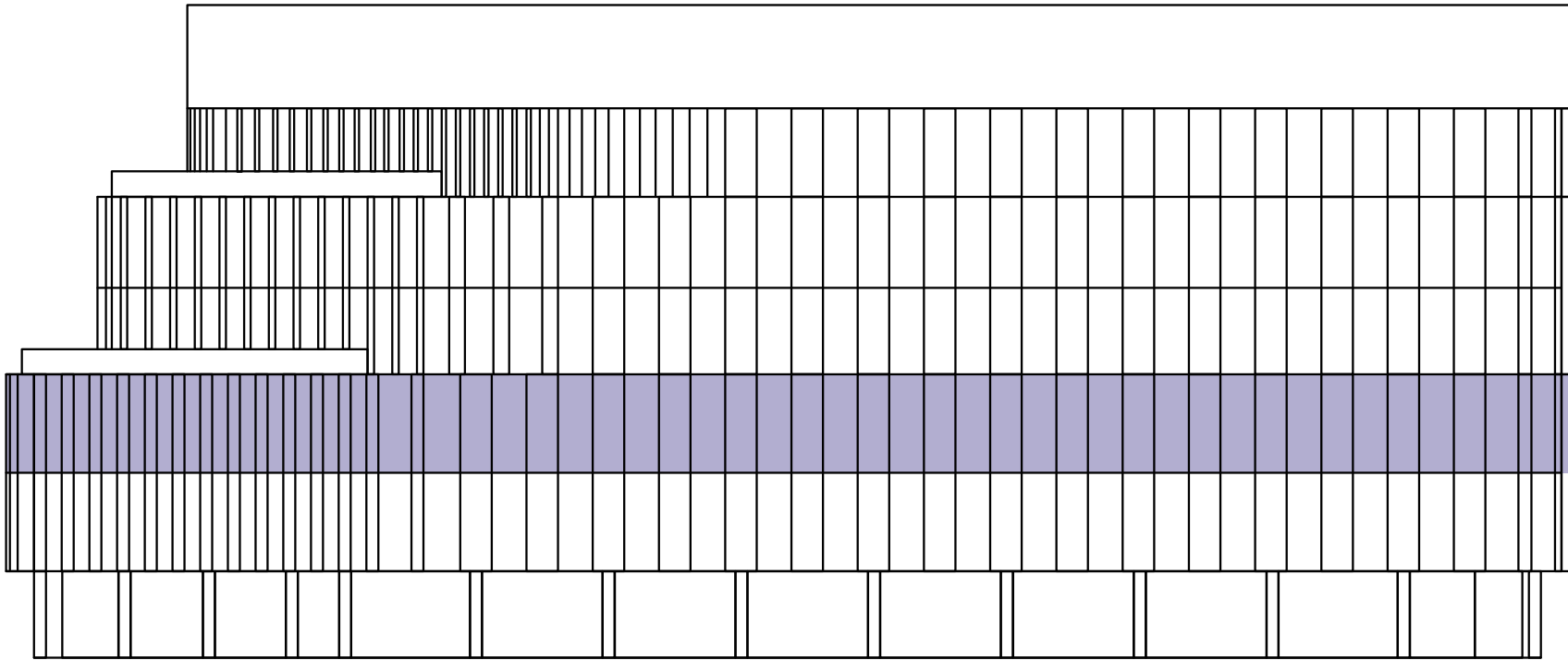
# 2nd Floor

44,300 sq ft (4,100 m²)

## Science Ready Suites

Ready for move-in (Furniture is illustrative and can be made available upon request)

Suite sizes of 18,500 sq ft to 25,800 sq ft



[Click here to view the 3D model](#)

Plans are indicative and not to scale

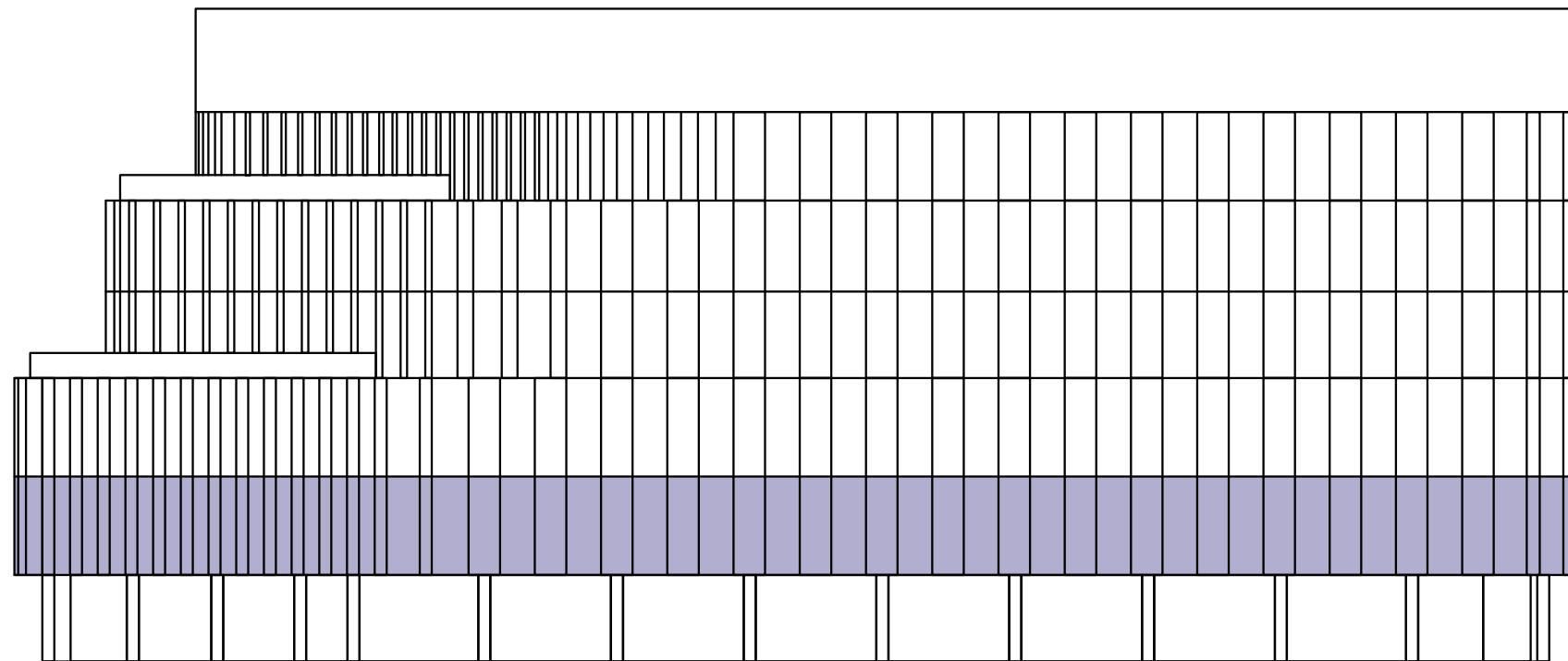


# 1st Floor

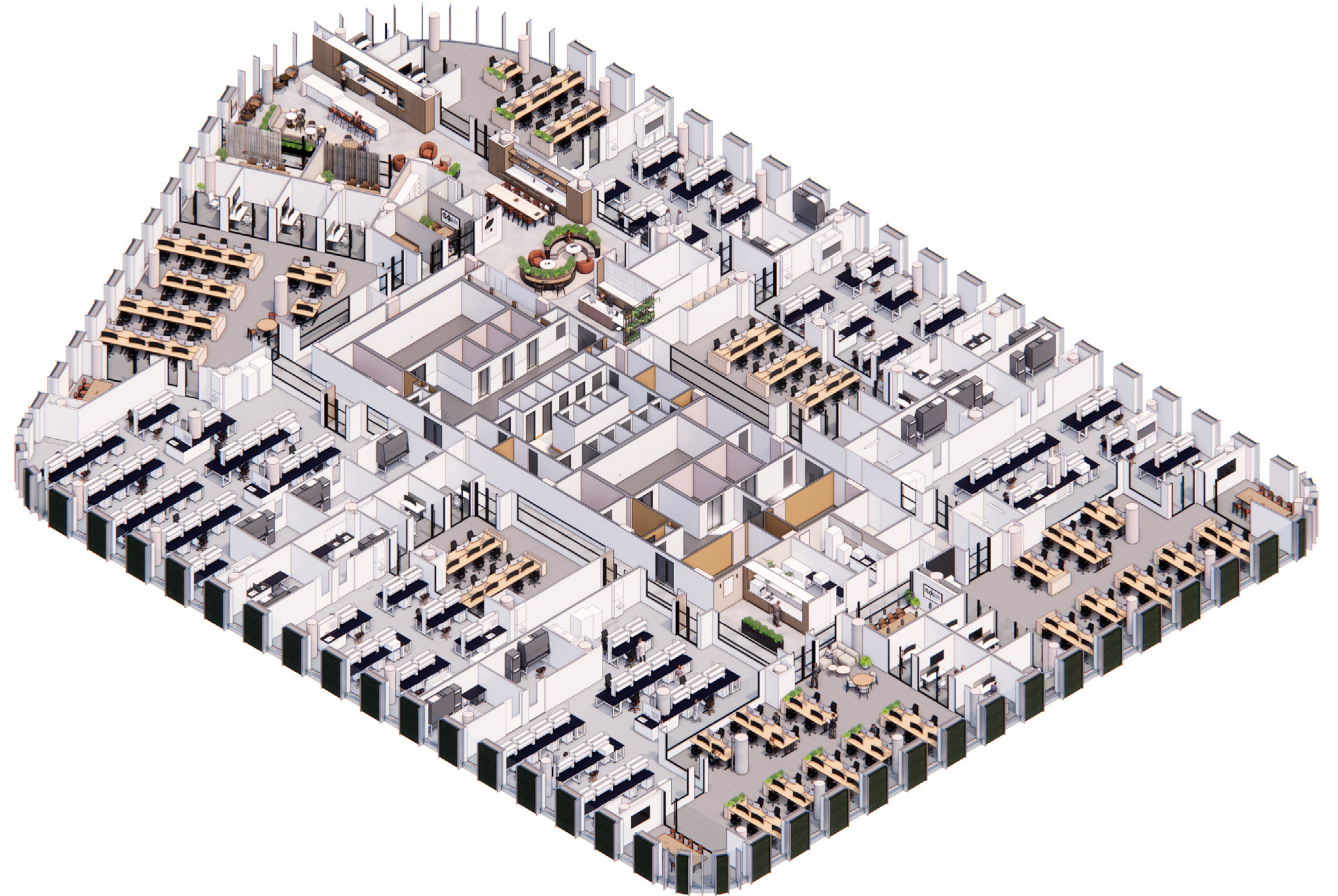
5,000–11,000 sq ft (4,100 m<sup>2</sup>)

**studiolabs**  
BY BREAKTHROUGH

Fully furnished and managed shared spaces  
for Hyper-Growth Companies. Flex Terms.



[Click here to view the 3D model](#)



Plans are indicative and not to scale



# Environments that foster innovation. Discoveries that transform lives

StudioLabs are curated, turn-key innovation environments for hyper growth life science companies. Whether you are a new company, an established player, or a company looking for a satellite location, StudioLabs was built for innovation users who are seeking to do science on day one.

With shorter lease terms and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

**studio***labs*  
BY BREAKTHROUGH





Developed, designed and operated by an experienced lab operations team, the StudioLabs team knows what you do, how you do it and why you do it. Design your experiments in one of our thoughtfully designed StudioLabs.

Each StudioLabs suite ranges between 5,000 to 11,000 sq ft and offer private turn-key lab and office workspaces for focused work, while shared collaboration zones offer enhanced community and connections with peer companies.

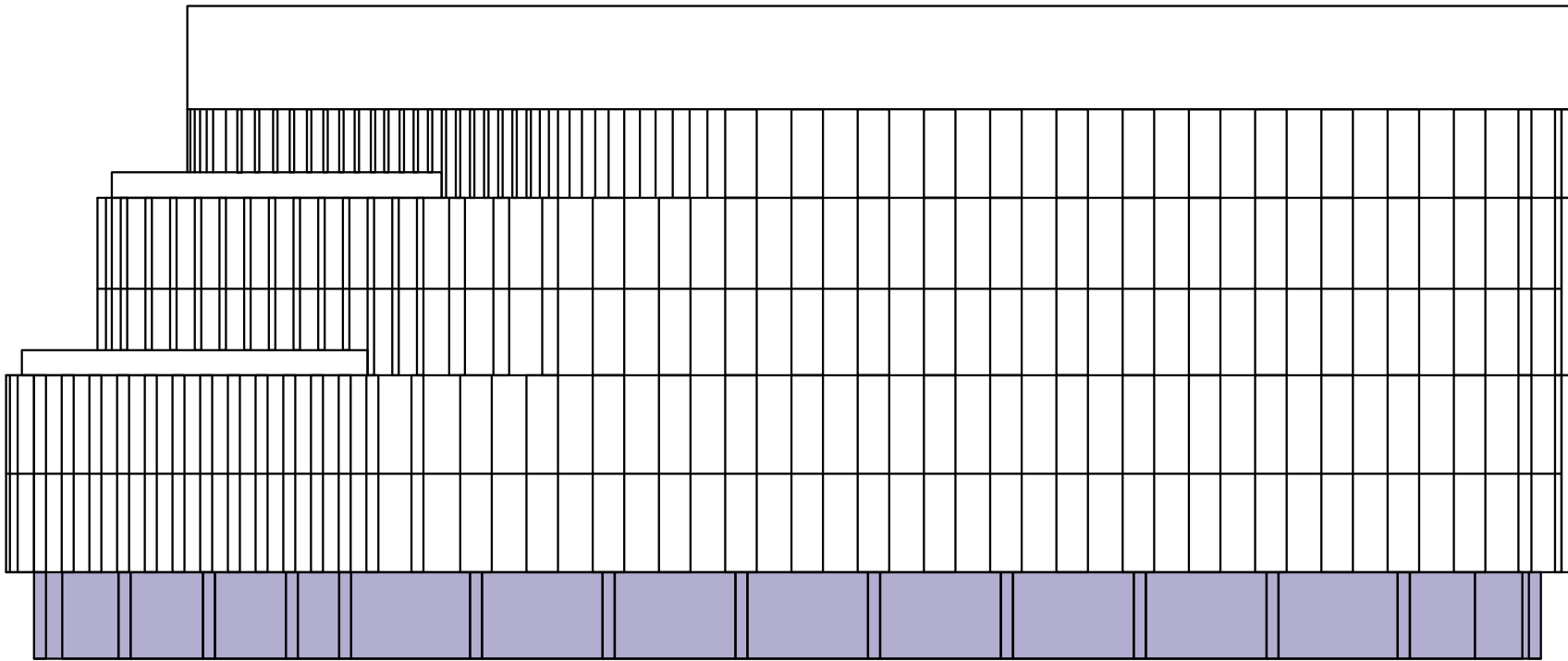
- Dedicated office spaces (open and private offices or huddle rooms)
- Fully-functional wet lab spaces with dedicated lab support rooms (BSL-2 Tissue Culture or equipment space)
- Lab utilities (RO/DI, Vacuum, Back-up generator)
- Starter lab equipment package
- Access to common autoclave/glass wash
- Shipping and receiving services
- Common lab equipment room for back-up cold storage





# Ground Floor

17,700 sq ft (1,600 m<sup>2</sup>)



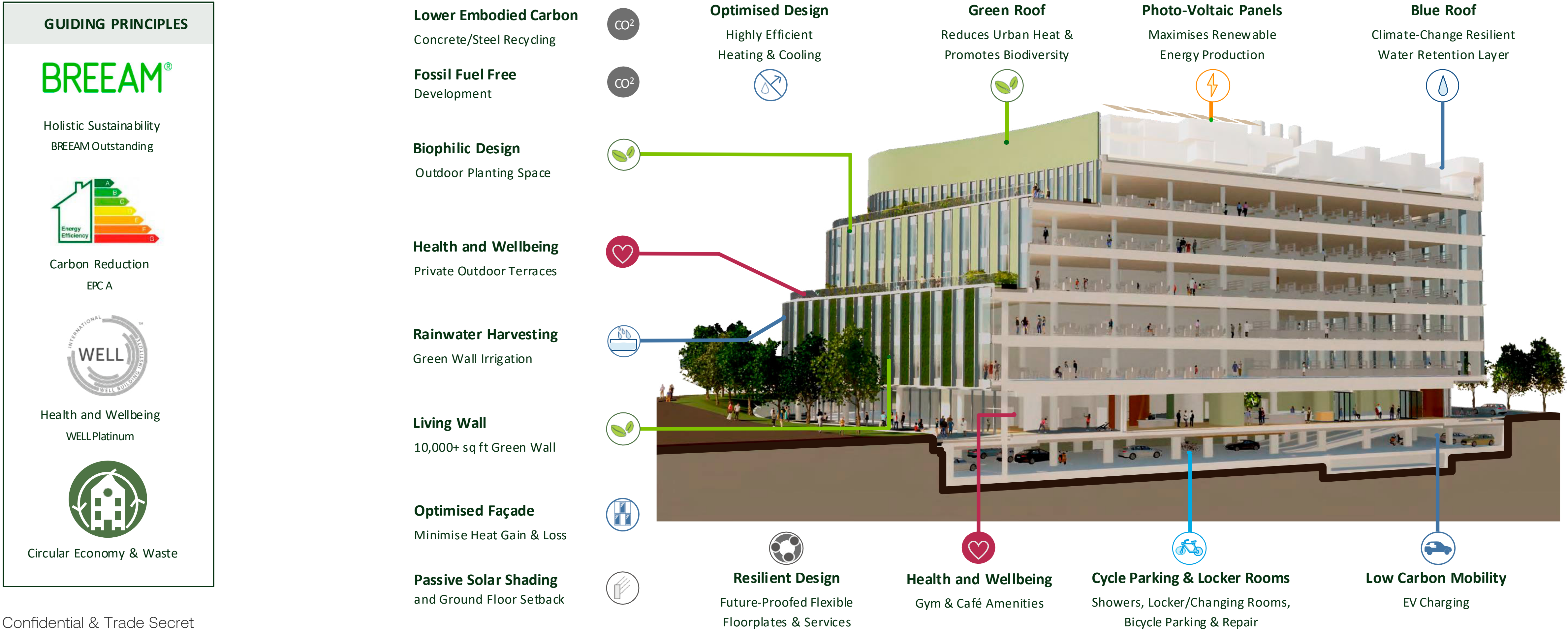
[Click here to view the 3D model](#)



Plans are indicative and not to scale



# The Most Sustainable Building in Oxford





# Sustainability Metrics

## Key Credentials

BREEAM

Outstanding

16%

Biodiversity Net Gain

WELL

Platinum

1,000m<sup>2</sup>

Living Green Wall

EPC:A

Energy Performance

45%

Betterment over Part L





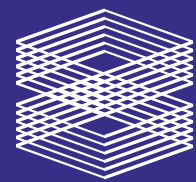
# THE BREAKTHROUGH EXPERIENCE





Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer’s global real estate platform with Bellco Capital’s industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman’s fully integrated platform includes in- house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



BELCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Beldegrun that invests in and builds life science companies. Bellco’s competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco’s life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

5M SQ FT

INTERNATIONAL LIFE SCIENCE  
DEVELOPMENT PIPELINE

6

OFFICES

80

LIFE SCIENCE SECTOR SPECIALISTS

\$3B

DEDICATED LIFE SCIENCE FUND

45

YEARS OF OPERATION

1,000+

EMPLOYEES

60M SQ FT

OF DEVELOPMENT  
GLOBALLY SINCE 2010

179

ASSETS WORLDWIDE

25

YEARS OF OPERATION

\$20B+

LIFE SCIENCE M&A  
TRANSACTIONS



# A Real Estate Partner for Leading Innovation Companies.

Developing and Operating Mission Critical Facilities & Innovation Campuses For Corporate Clients

- Breakthrough Properties and Tishman Speyer and work with leading innovation companies (e.g., Pfizer Meta, AstraZeneca, LinkedIn, BD, and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming, and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.





# The Breakthrough Experience

Breakthrough’s Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Beldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Liz Barrett

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President’s Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Helen Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Ben Beldegrun

Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



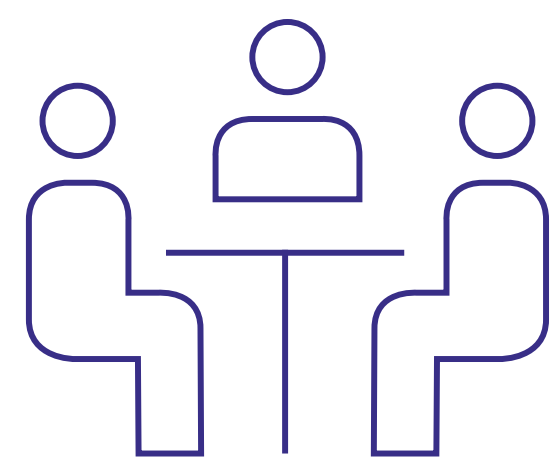
Jakob Loven

Partner of Nextech Invest Ltd., Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more

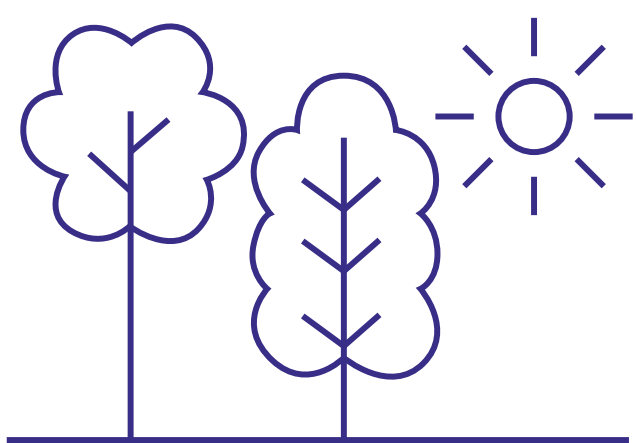


# An anticipatory approach to service

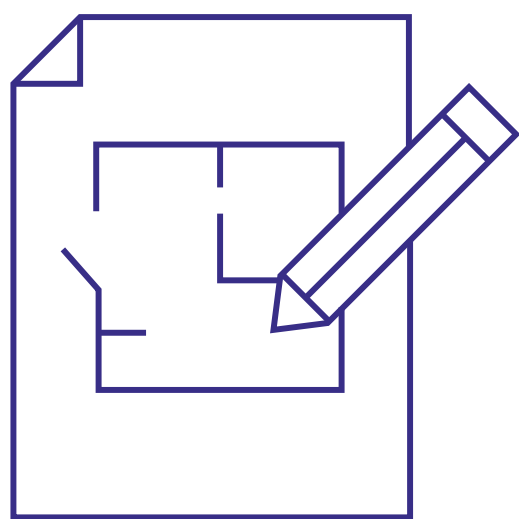
Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. We go beyond just physical infrastructure to support our clients functional needs including design, fit out, and scientific operations.



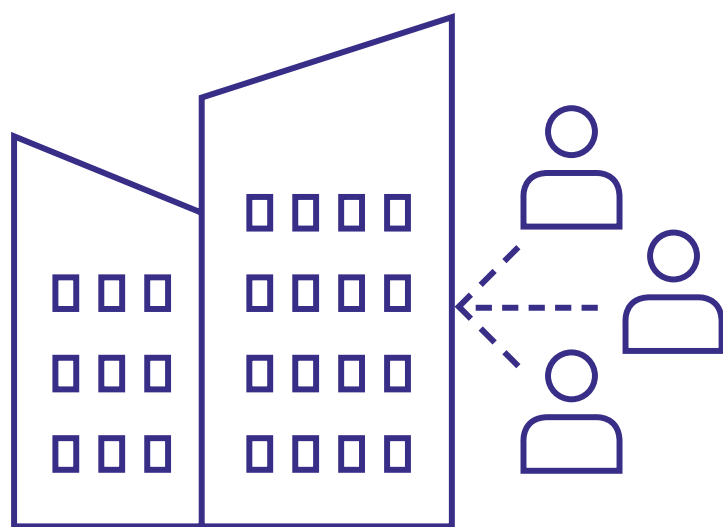
Project Management



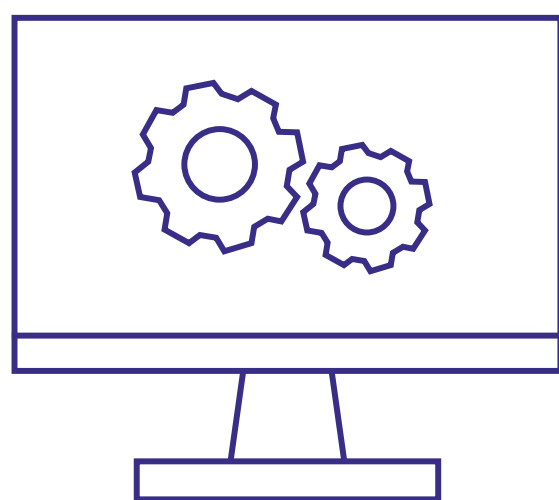
Sustainability & Wellness



Lab planning and design



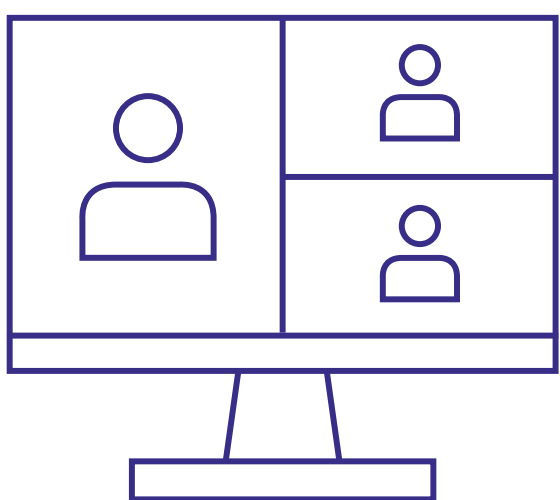
Supplier Management



Technology and IT Vendor support



Procurement & Account Set-Up



Event Planning (Virtual & Live)



# Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings – it is a community of innovators. And since breakthroughs happen when communities convene, we host content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.







# CONTACT

Let's talk, speak to a member  
of our project team



# If you have any questions or would like to speak to a member of the project team:

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TRINITY  
BY BREAKTHROUGH

Purpose-built for life science success  
Occupancy Winter 2025