



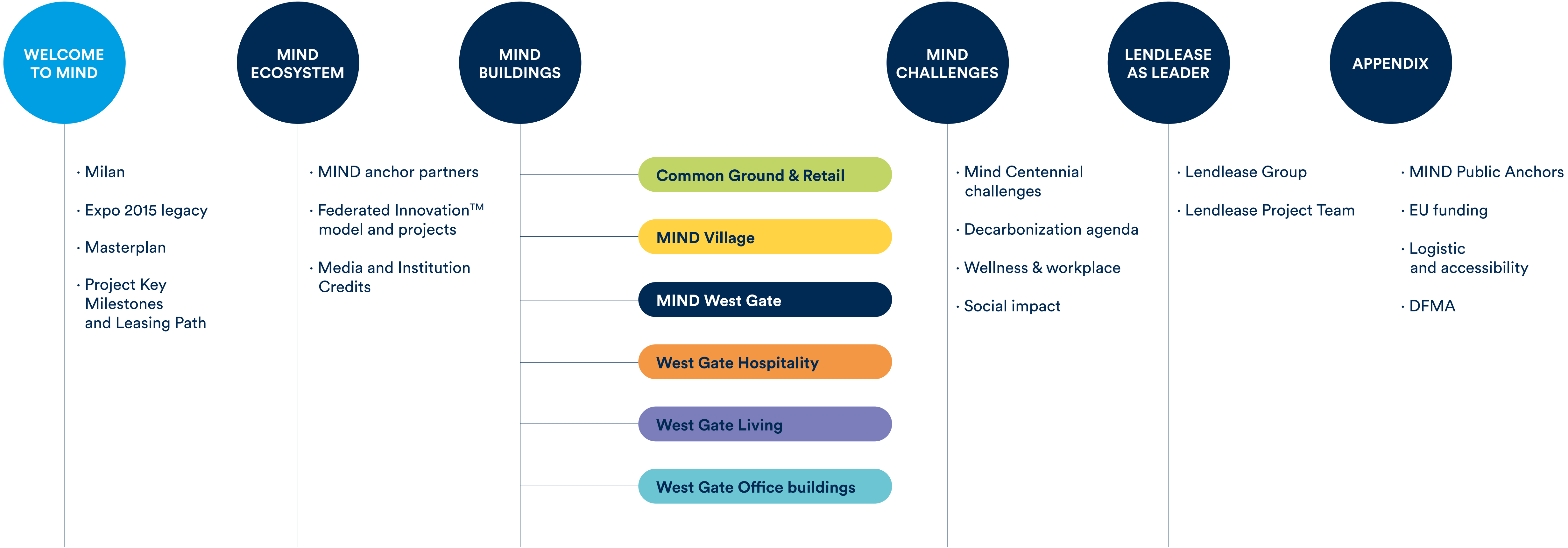
# MIND

MILANO INNOVATION DISTRICT

JANUARY 2022



# Executive summary





WELCOME TO MIND

MIND  
MILANO INNOVATION DISTRICT



# Welcome to

# MIND

MILANO INNOVATION DISTRICT



# Welcome to **Milan**, one of Global gateway cities

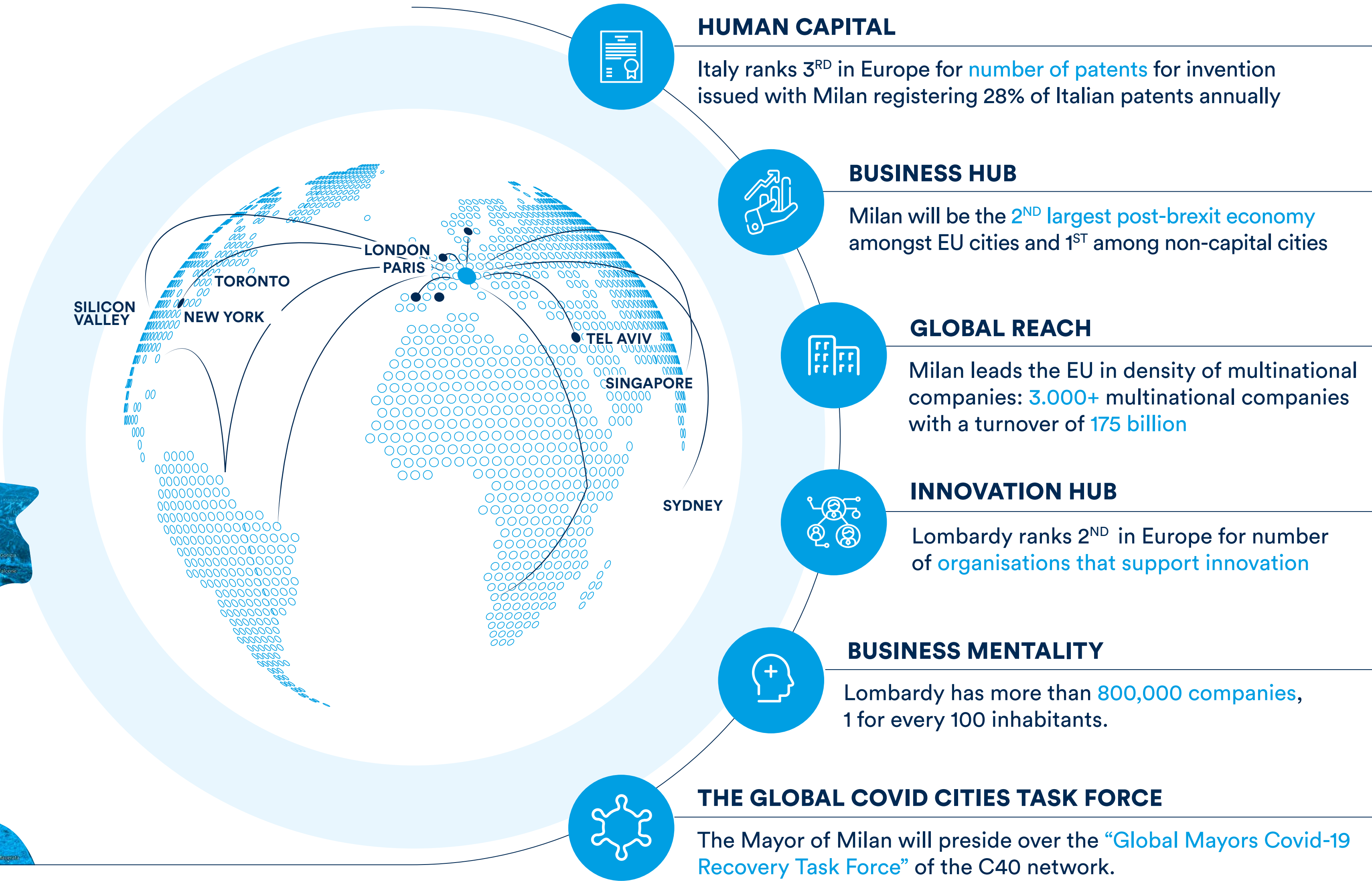
Milan has a **geographical, cultural and economic centrality** in Italy, Europe and worldwide. The place to be for business and quality of life.

- European economic engine
- Worldwide connections with innovation hubs
- Cultural and creative vibrancy
- Entrepreneurial DNA





Milan is a city open to the world, rich of benefits for innovative international companies, universities and research institutions.





Thanks to Milan’s **strategic location** in the heart of Europe and the city’s excellent transport infrastructure, **MIND** will facilitate collaboration at the local, national and international level.

TRAINS & METRO



Metro every 4 min    Train every 10 min

10 min	Milano Garibaldi station
15 min	Milano Centrale station
40 min	Torino Porta Susa station

AIR

20 min	Malpensa Airport
30 min	Linate Airport
1,30 hrs	Paris
1,40 hrs	Berlin
2,00 hrs	London

CAR

Direct connection to A4 and A8/A9

3 min	Fiera Rho
29 min	Duomo (Milan centre)

BIKE AND WALK

7 min	Fiera Rho
5 min	Fiera Rho
15 min	Fiera Milano City





# MIND continues the 2015 World Expo legacy sharing the same spaces and the same ambitious global attitude.

## NOVEMBER 2015

EXPO concludes,  
with 20 Million visitors  
in 6 months

## 2016

Creation of the Foundation  
Human Technopole.  
Since 2017 operational on site

## NOVEMBER 2017

Lendlease awarded  
role as private partner  
to Arexpo

## 2018

Start of the construction  
activities of the Galeazzi  
Hospital

## NOVEMBER 2020

Start of the construction  
activities on the private areas

## 2020

Award of the bid for  
the development and  
construction of the Statale  
University to Lendlease

## APRIL 2020

Start of the concession  
by Lendlease

## JANUARY 2021

Creation of Federated  
Innovation @ MIND

## JANUARY 2022

The first private tenants  
in MIND





## PUBLIC PARTNER

**Arexpo's mission is to transform the area into a science, technology and innovation district of international relevance.**

Arexpo owns the site where the 2015 World Expo was held (over 1 mn sqm) MIND will be a district for science, technology and innovation of international relevance



**Lendlease vision is to create the best places: places that inspire and enrich the lives of people around the world.**

Lendlease is a leading international property and infrastructure group with operations in Australia, Asia, Europe and the Americas.

99 YEARS

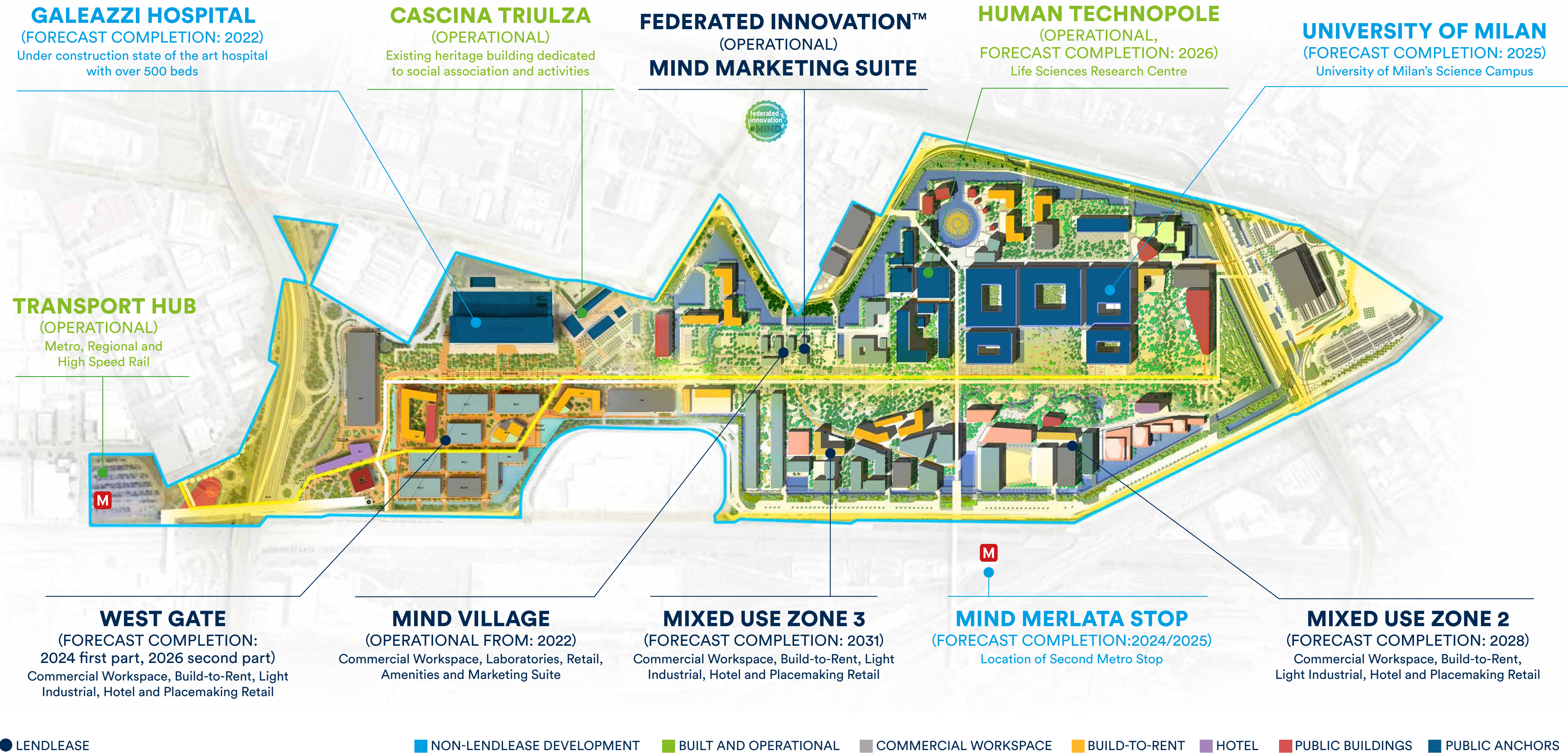
# Public-Private Partnership

BEST PRACTICE FOR INNOVATION  
DISTRICT SUCCESS

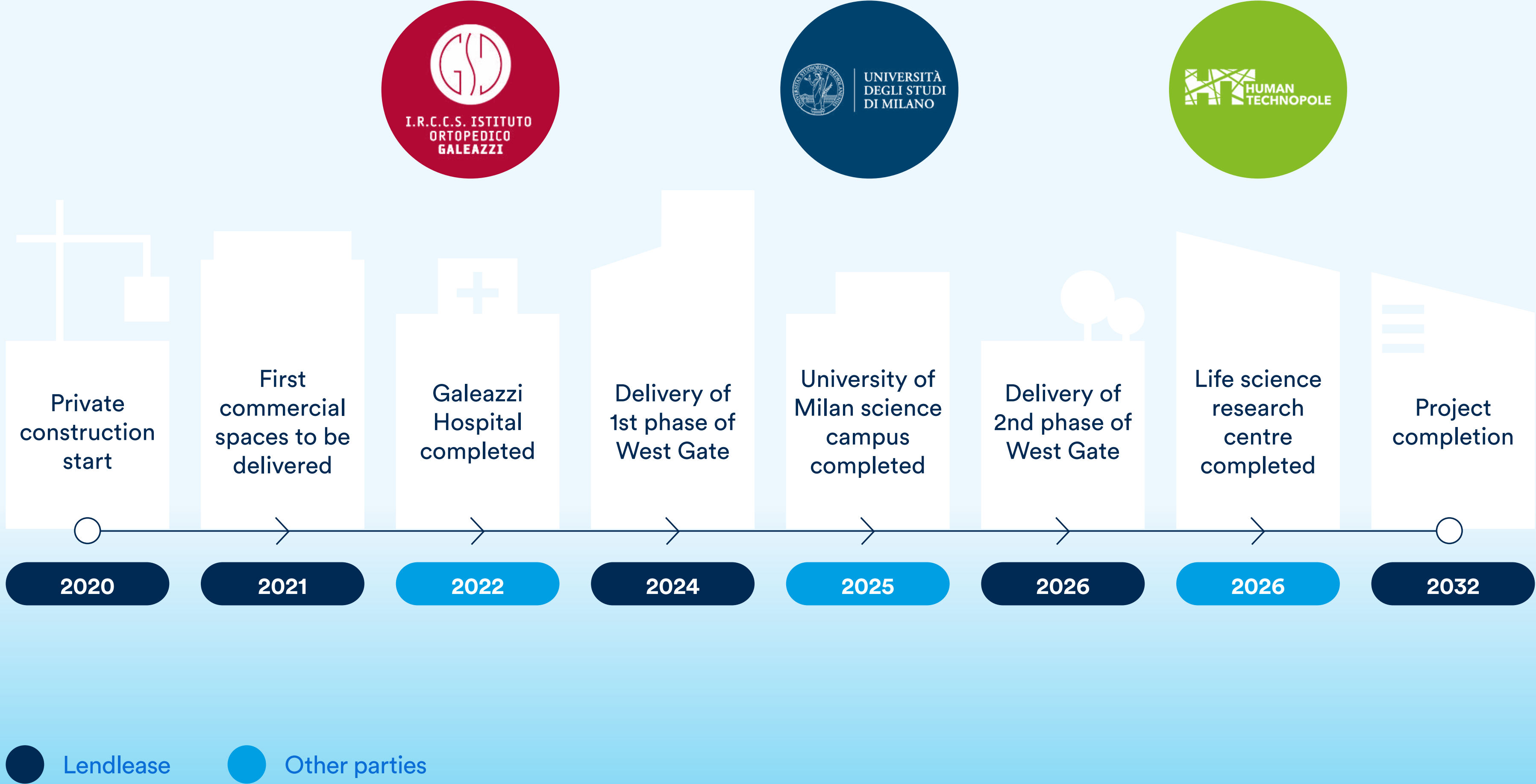
- **Fostering stakeholder collaboration**  
to ensure an organic development of the site and its services
- **Ensuring institutional commitment**  
to speed up administrative procedures and encourage innovative initiatives
- **Involving public and private anchors**  
as seen in the Expo Model, a benchmark for future developments at a national level











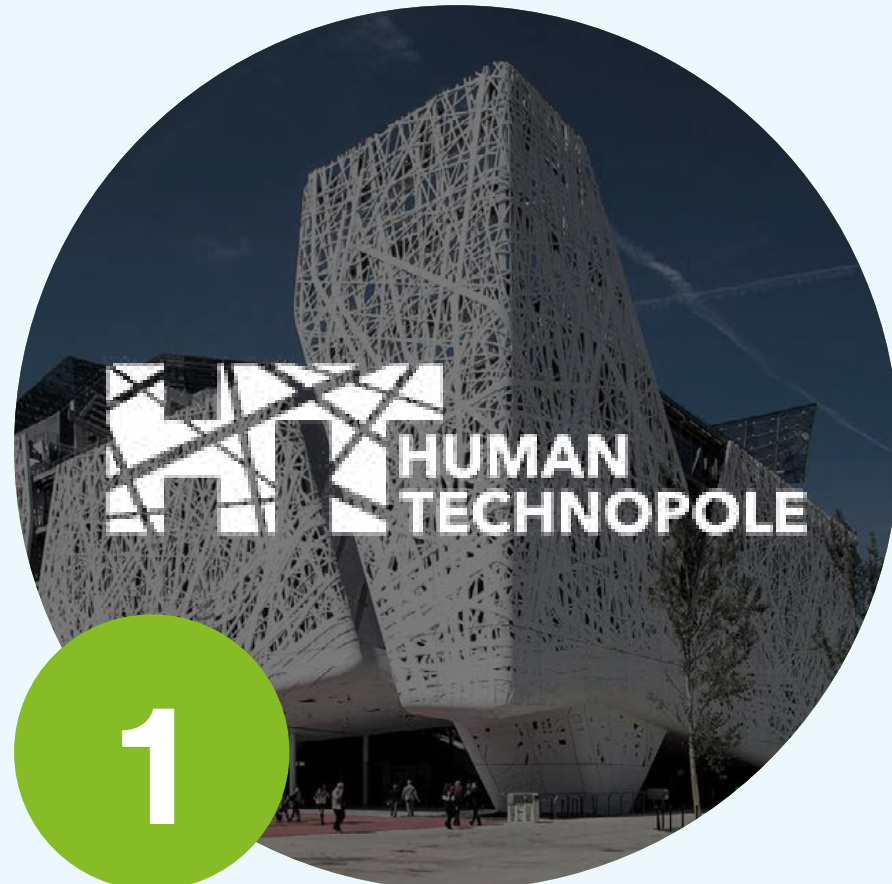




# MIND Ecosystem

a global excellence in lifescience  
to propel innovation





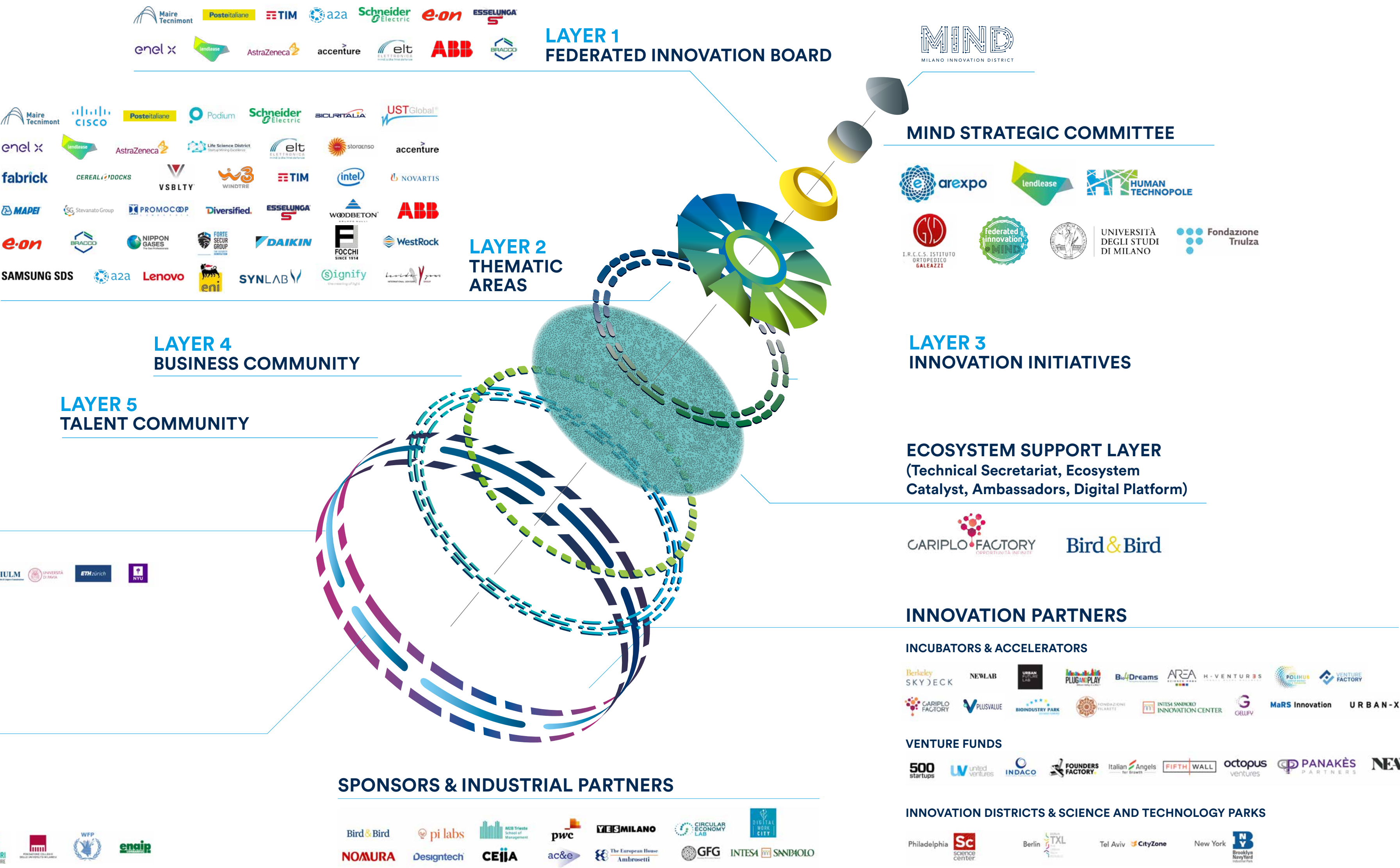
**Five anchors** are driving MIND's development and will catalyze an influx of innovative companies and excellent projects.

- 1 **Human Technopole** OPERATIONAL TODAY  
The leading research institute for life sciences in Italy.
- 2 **Galeazzi research hospital** COMPLETION IN 2022  
The leading hospital for orthopaedic and prosthetic surgery.
- 3 **University of Milano Statale** COMPLETION IN 2025  
A public teaching and research University, top performer in the Life Sciences domain.
- 4 **Fondazione Triulza** OPERATIONAL TODAY  
Innovation network for the third sector.
- 5 **Federated Innovation<sup>TM</sup>** OPERATIONAL TODAY  
Innovation ecosystem of private entities in partnership with key public authorities.

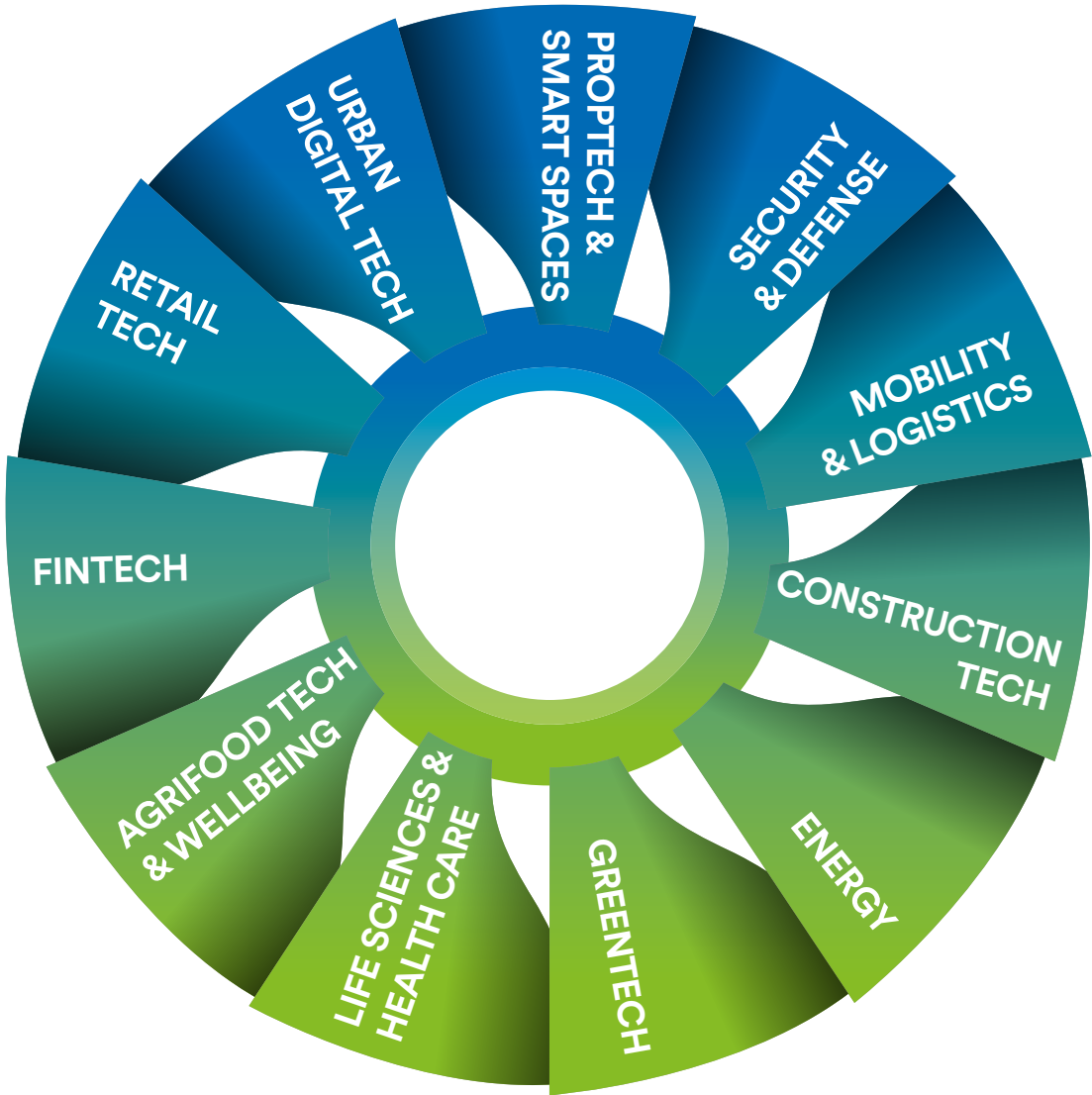


MIND Federated Innovation™ is a space for innovation, born from a partnership of private entities and public authorities to turbocharge the progress innovation in Lifescience and City of the Future.

- Overview
- Our guiding principles







AGRIFOOD TECH & WELLBEING



CONSTRUCTION TECH



ENERGY



FINTECH



GREENTECH & CIRCULAR ECONOMY



LIFE SCIENCES & HEALTH CARE



MOBILITY AND LOGISTICS



PROPTech & SMART SPACES



RETAIL TECH



SECURITY & DEFENSE



URBAN DIGITAL TECH





In the past few months MIND has gained the prestigious attention of both national and international media.

Such as:

**Bloomberg**

**la Repubblica**

**Capital**

**The Good Life**

**CORRIERE DELLA SERA**

**Il Sole 24 ORE**

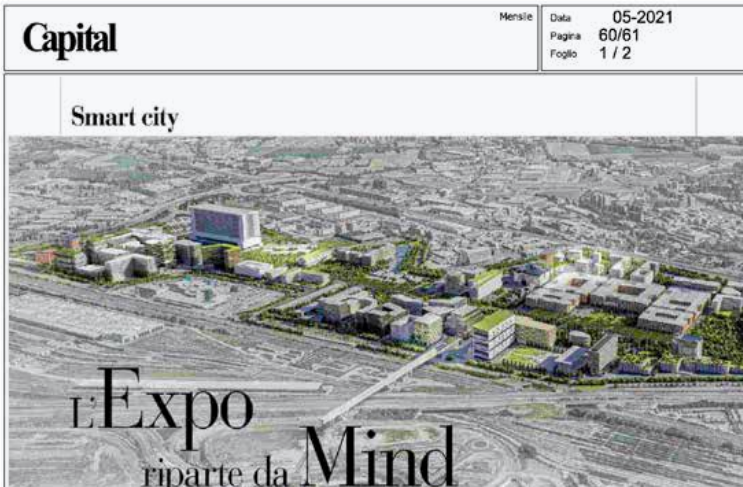
**WIRED**



**l'aggio dentro Mind**

**I sedici piani del Galeazzi e il «Decumano 2.0»**  
**L'avanzata del Tecnopolo**  
**«Sinergia pubblico-privati»**

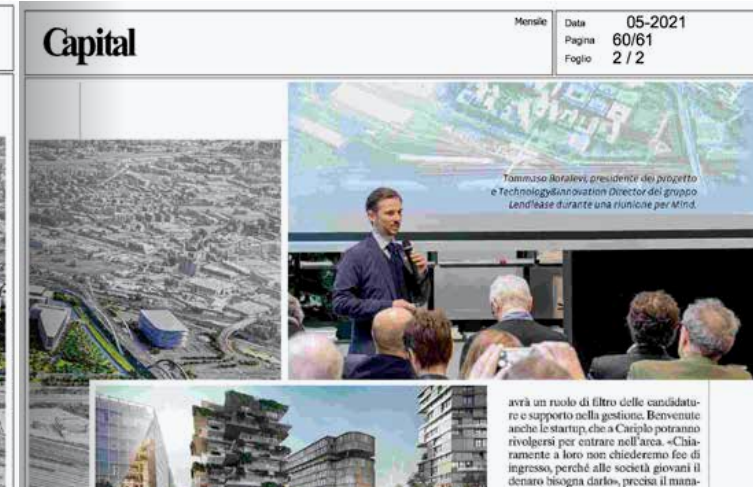
Si comincia la discesa per la fine di quest'anno nella zona di Sesto San Giovanni, l'area di Sesto San Giovanni, con i primi edifici che si alzano dal terreno. Il cantiere è in pieno svolgimento, con i lavori che si svolgono in tutta l'area. Il cantiere è in pieno svolgimento, con i lavori che si svolgono in tutta l'area. Il cantiere è in pieno svolgimento, con i lavori che si svolgono in tutta l'area.



**l'Expo riparte da Mind**

**Prende forma il distretto che sorge sull'area che fu di Expo Milano. E nasce il Milano innovation district, dove verranno sviluppati progetti nelle scienze della vita e nell'uso delle città**

Il nuovo distretto dell'innovazione sulla valle centrale dell'area Expo, comincia a prendere forma. Nominato la padiglione, il nuovo distretto dell'innovazione sulla valle centrale dell'area Expo, comincia a prendere forma. Nominato la padiglione, il nuovo distretto dell'innovazione sulla valle centrale dell'area Expo, comincia a prendere forma.



**Il club dei competitor**

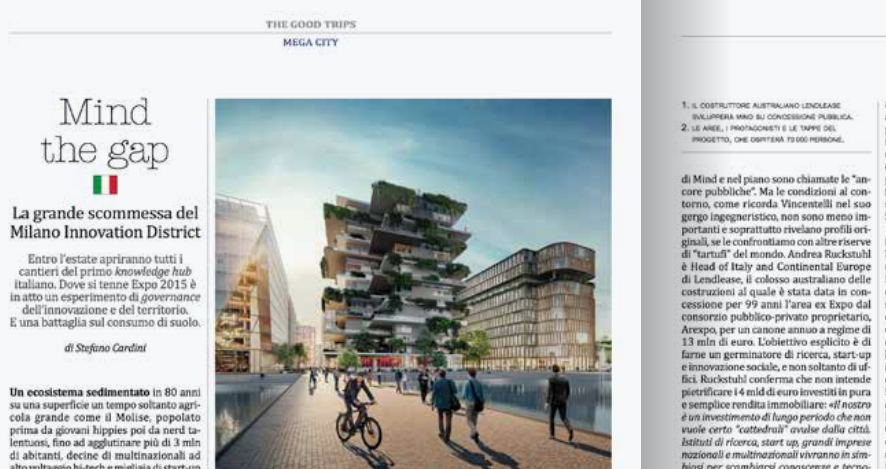
**Milano ha deciso di lanciare il distretto dell'innovazione, che sarà il primo a essere realizzato in Italia. Il club dei competitor è formato da una serie di aziende che si sono unite per creare un distretto dell'innovazione.**

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**Parchi tecnologici**  
**L'Ue vuole le Silicon Valley in versione europea**

La Commissione sta mettendo a punto gli indirizzi per la creazione di distretti della ricerca per rendere più competitiva la nostra industria. La Commissione sta mettendo a punto gli indirizzi per la creazione di distretti della ricerca per rendere più competitiva la nostra industria.



**Il sistema Mind**

**Il sistema Mind è un sistema di gestione che si basa sulla collaborazione tra il settore pubblico e privato. Il sistema Mind è un sistema di gestione che si basa sulla collaborazione tra il settore pubblico e privato.**



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# Common Ground

the vibrant and diverse ecosystem  
for a connected community





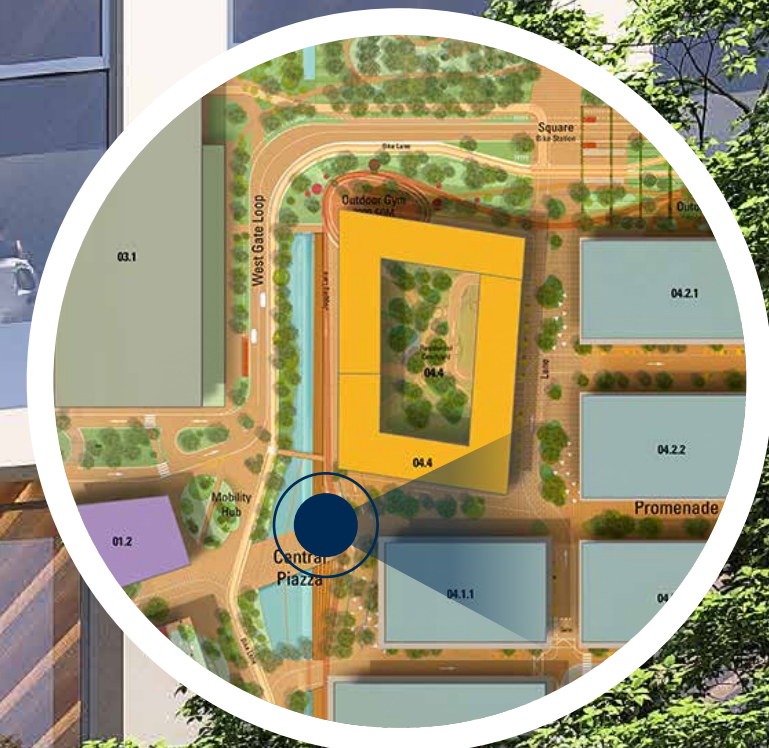
Common ground view





COMMON GROUND

MIND  
MILANO INNOVATION DISTRICT



Common ground view

MIND Milano Innovation District



# The **Common Ground** is the place where ideas, talents and opportunities will arise.

Here you will live the district and connect with the **MIND ecosystem** thanks to three key feature:

## → **Visual permeability**

Visual communication between the Common Ground and private spaces (a.e. shop windows or lobbies with transparent closures)

## → **Temporary physical accessibility**

The Common Ground private area can be accessible only during certain time periods

## → **Permanent physical accessibility**

The Common Ground public area will always be free and continuous to access





MIND will reshape the experience of “going to work”. You will feel at the center of the stage.



The entire area will host a diverse mix of functions that will generate **life and buzz**.

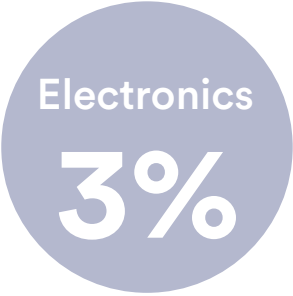
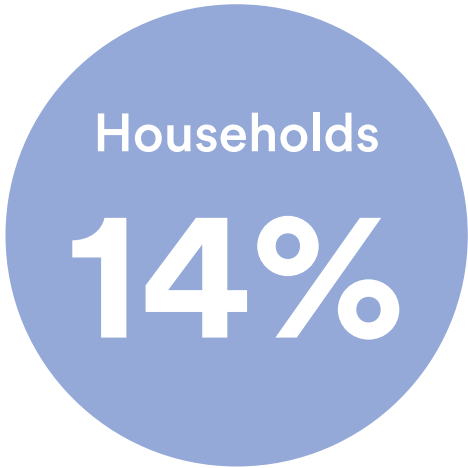
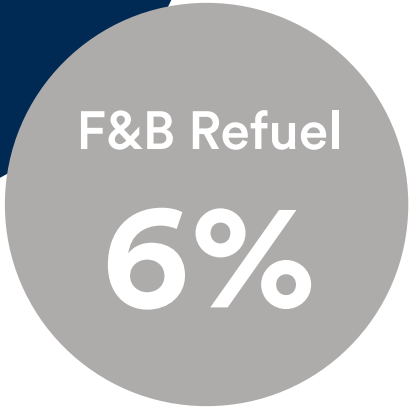
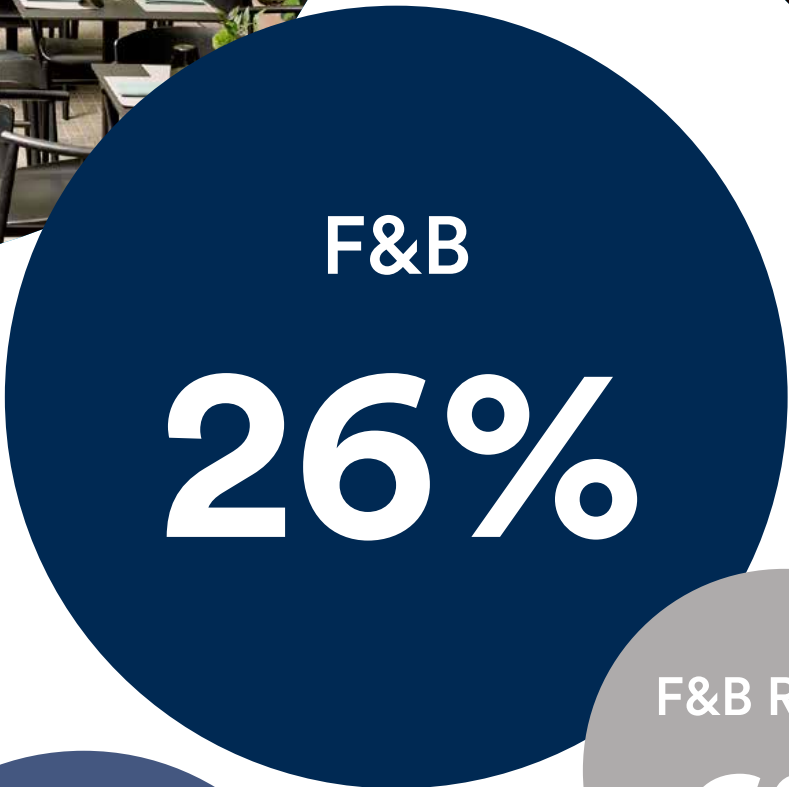
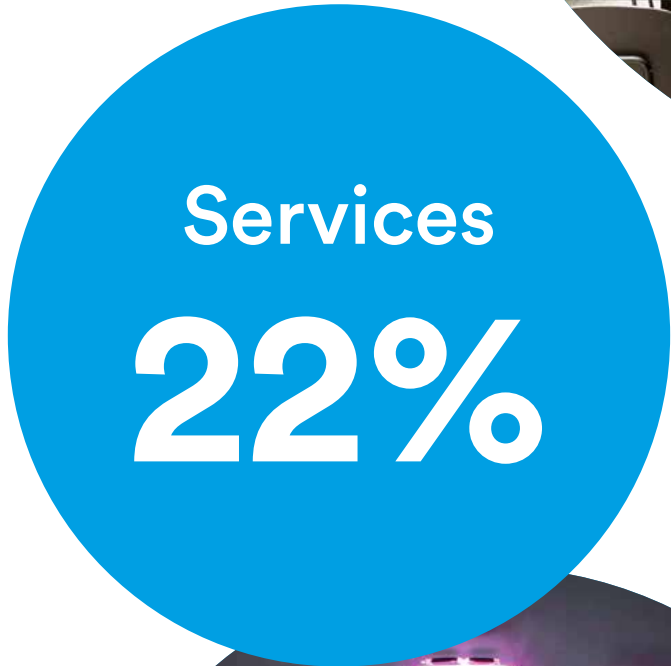
LEGEND

- Commercial
- Light industry - Lab
- Parking (bike & car)
- Residential
- Distribution
- Lobby
- Amenities
- Retail
- Coworking
- Back of House
- Plant
- Waste Room
- Storage





Something to do,  
all over the day.





**MIND has been designed according to the “OneHealth” principles, to increase both people and planet wellbeing.**

- Car light district
- Walkability & innovative mobility
- 340,000 m<sup>2</sup> of green and blue areas
- 0 km food options



25 ACRES / 10 HECTARES

DECUMANO LINEAR PARK

30 ACRES / 12 HECTARES

PARCO VERDE BLU

**GALEAZZI HOSPITAL HEALING GARDEN**  
(FORECAST COMPLETION: 2023/2024)  
Size: 24.000 sqm

**WATER SQUARE  
& WEST GATE LARGO**  
(FORECAST COMPLETION:2023/2026)

**PARCO VERDE BLU (PERIMETER)**  
(FORECAST COMPLETION: 2023/2030)  
Size: 120.000 sqm



**GATEWAY SQUARE**  
(FORECAST COMPLETION: 2023)

**MINI CARDO**  
(FORECAST COMPLETION: 2023)

**PARCO DEL CIBO E DELLA SALUTE**  
(FORECAST COMPLETION: 2024)  
Size: min 35.000 sqm

**PARCO DELLO SPORT  
E DELL'INTRATTENIMENTO**  
(FORECAST COMPLETION: 2026)  
Size: min 45.000 sqm



# Decumano is the green walk that brings to MIND.

The Decumano is a legacy symbol of Expo 2015. MIND will transform the infrastructure axis into a linear park that crosses the entire site providing 1.5 km of green routes and connections.





# Parco Verde Blu is the green oasis inside MIND.

Parco Verde Blu is a linear system of green areas and waterside paths that connects the outside to the heart of MIND. The park becomes an attractive public space, improving the environmental quality of this area.





# Water will be a central connecting element for the entire district.

The vision and ultimate goal for MIND is to become the greenest and the bluest innovation district in the world.

A growing strategy based on 3 pillars:

**Diversify**

**Expand**

**Make it work!**



# MIND Village

A global innovation  
playground where the lifestyle  
of tomorrow is in the making



**MINDVILLAGE**

**LA  
PRIMA  
VERA  
MIND**

**IL VILLAGGIO  
GLOBALE  
DI MILANO  
È REALTÀ!**



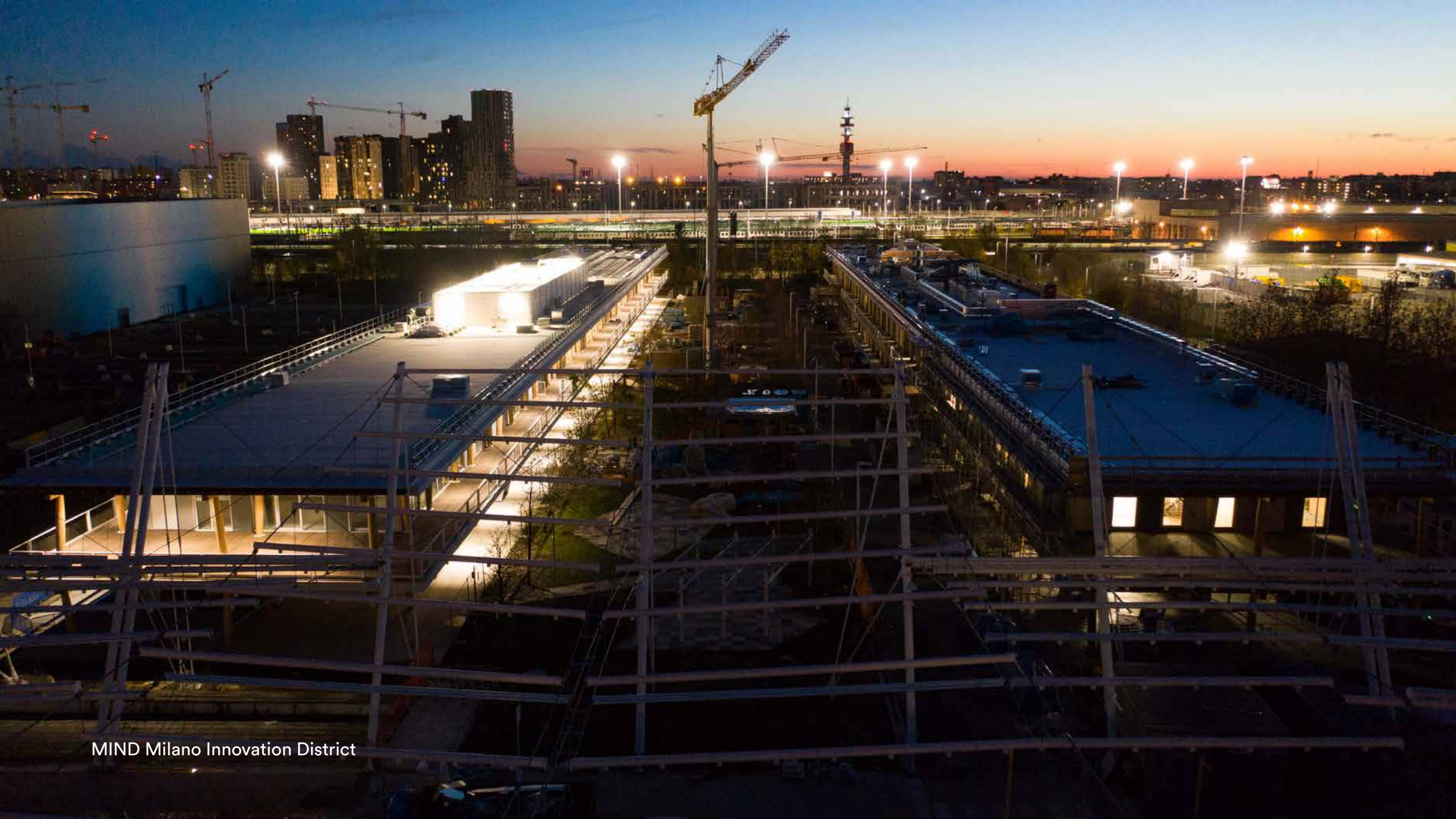
**MIND**  
MILANO INNOVATION DISTRICT



**OPENING IN 2022**

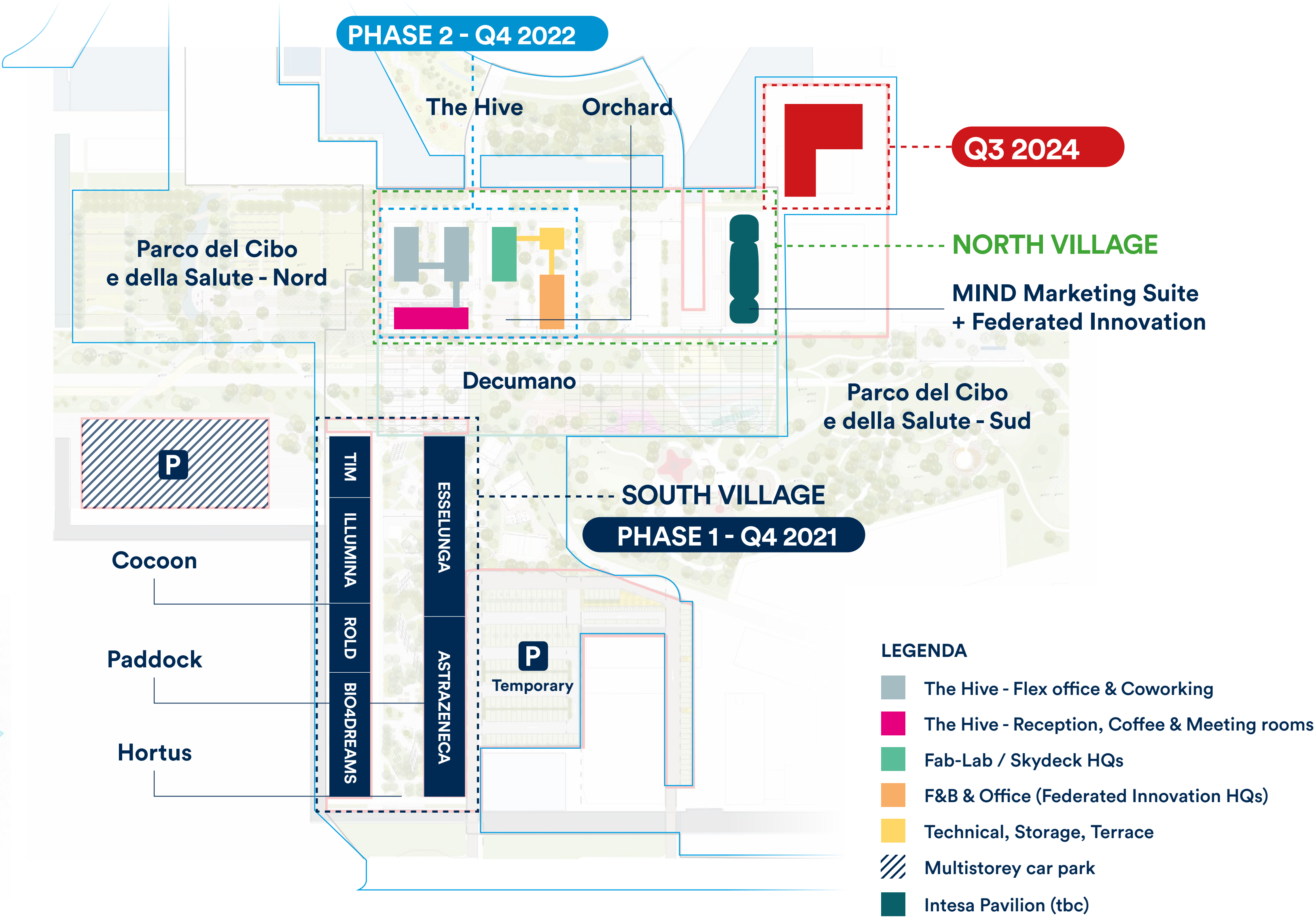
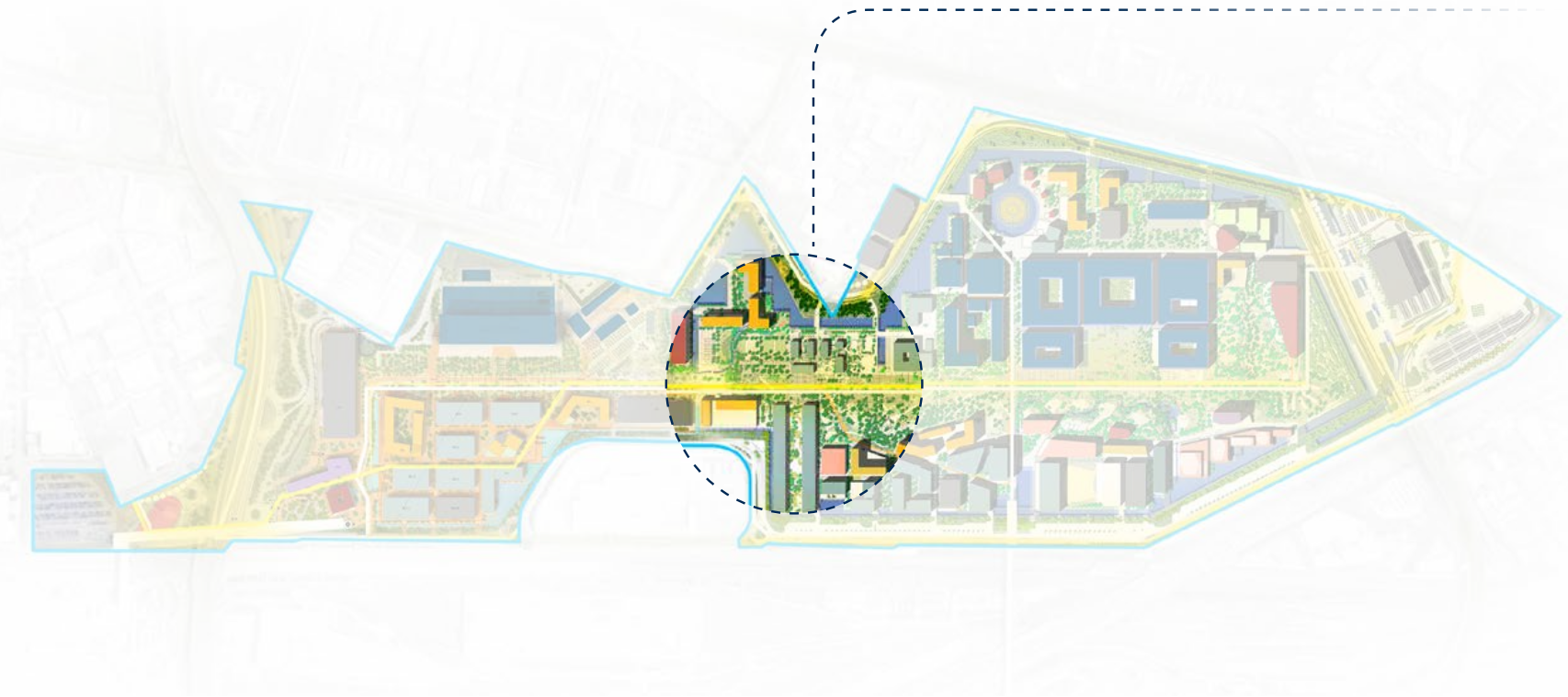


# VILLAGE CONSTRUCTION SITE STATUS





Visionary corporates have already chosen the Village as their home.





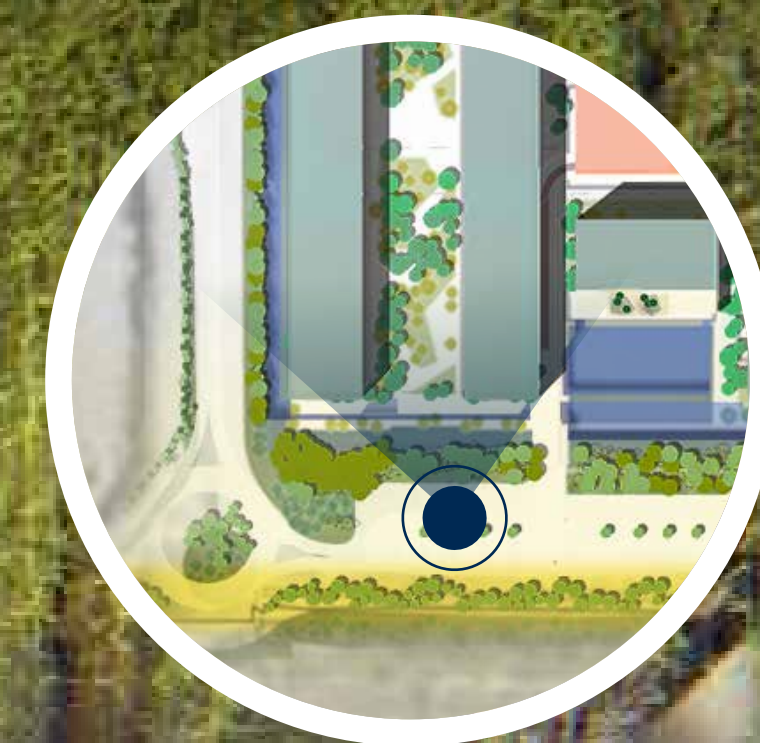
Welcome to a blooming  
garden of possibilities, sized  
for sharing and wellbeing.



North Village view from Parco del Cibo e della Salute - Nord



Enjoy the dialogue between  
architecture and green,  
business and leisure:  
innovation "en plein air".



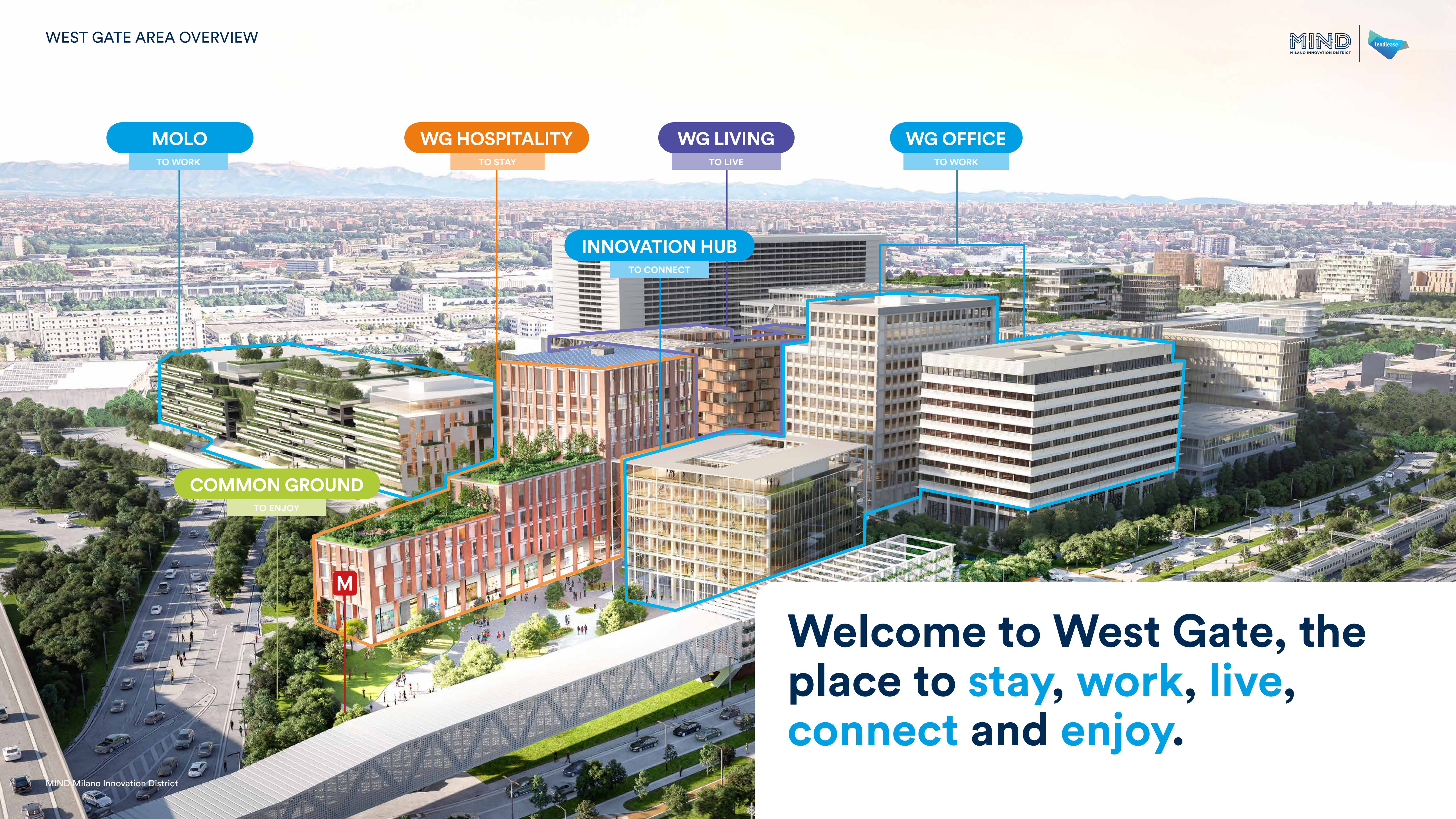
South Village view



# MIND West Gate

the first mixed-use milestone  
carrying the district's vision





MOLO

TO WORK

WG HOSPITALITY

TO STAY

WG LIVING

TO LIVE

WG OFFICE

TO WORK

INNOVATION HUB

TO CONNECT

COMMON GROUND

TO ENJOY

Welcome to West Gate, the  
place to **stay, work, live,**  
**connect and enjoy.**



# MIND benefits from key location, accessibility and infrastructure.

The project has an excellent connection thanks to both private and public means of transports which are located within the major regional infrastructure system.

Also, MIND is part of a larger development area that includes the mixed used development of Cascina Merlata and that will generate a new Milanese destination.





# West Gate Hospitality

more than a commodity,  
your space for well-being



At WG Hospitality you will find dedicated spaces to fulfill your different needs.

Retail space

Lobby and common spaces

Amenities



# West Gate Living

your new home, to experience  
the lifestyles of tomorrow





# WG Living view from Central Piazza



# WG Living stands out for the premium amenities and high quality construction standards

The price includes furnished kitchen, bathroom and wardrobe at the entrance. Utilities are excluded charged to the end use. Services are on demand paid separately (pay per use services). The contracts 4+4y and the deposit is 3 months in advance.



Appliances and premium tech accessories



Resident room with wide spaces and provided furniture



Resident's amenities for comfortable and innovative living



Dedicated spaces and amenities for tenants and staff



Site services such as nursery, co-working and fitness area



A4 Class energy rating certification on the building



Low carbon footprint materials and approach



Structural and façade modular construction strategy



# West Gate Office

workplaces designed to foster  
shared innovation



# Innovation Hub is the core and vital hub of MIND.



## View from Central Piazza



Forget the typical workplace,  
discover Zenith and Horizon  
the two flagship office  
buildings inside West Gate  
Office area.

ZENITH

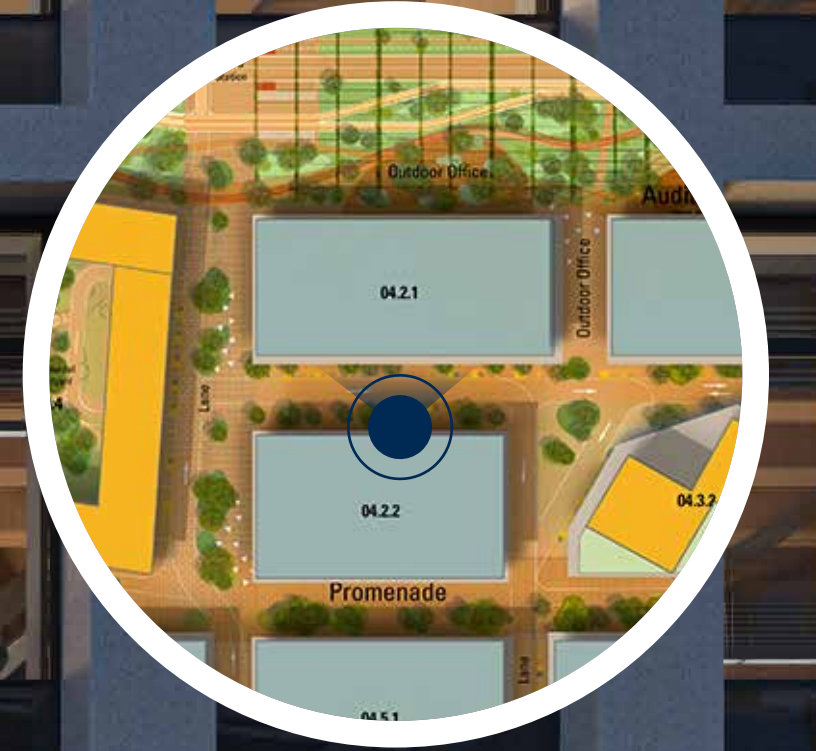
HORIZON



FLOOR	FUNCTION	ZENITH (SQM)	HORIZON (SQM)
11-12	OFFICE	1,567	-
9-10	OFFICE	1,733	-
8	OFFICE	1,733	1,646
3-7	OFFICE	1,733	2,344
2	FLEX SUITES & CONFERENCE CENTER	1,425	2,344
1	EVENTS, SOCIAL & CO-WORKING	1,536	1,693
0	LOBBY, RETAIL & WELCOME	1,748	1,779
-1	STORAGE	1,289	1,299
● Shared spaces		21,167	20,716

View from Central Piazza to WG Office buildings







# The perfect spaces for a new open, modern, exciting way of work.

- Flex approach
- Lobby, Retail & Welcome area
- Wide open co-working spaces
- Conference center



At MoLo you will find  
spaces to pursue  
innovation.













# MIND challenges

unique principles to foster  
the future of businesses and communities



# MISSION ZERO



**LENDLEASE.COM / MISSIONZERO**



# MIND Centennial Challenges are the wellness & workplace principles set to improve quality of life

## URBAN REGENERATION WITH DECARBONIZATION

Meeting EU mandate,  
with zero fossil fuels on site

ZERO-CARBON ENERGY SUPPLY

INDUSTRIALIZED CONSTRUCTION

SUSTAINABLE MATERIALS

CONSTRUCTION WASTE

CIRCULAR ECONOMY

2090 RESILIENCE

## NEXTGEN MEDICINE FOR HOLISTIC WELLNESS

Promoting the digital health paradigm  
to increase people’s and planet’s wellbeing

DIGITAL THERAPEUTICS

PRECISION MEDICINE

PREVENTIVE CARE

REAL-TIME DIAGNOSTICS

PRECISION FOOD

HEALTH & BUILT ENVIRONMENT

## SOCIAL IMPACT DRIVEN INNOVATION

Building shared assets to sustain a  
prosperous & creative community

SOCIAL INNOVATION

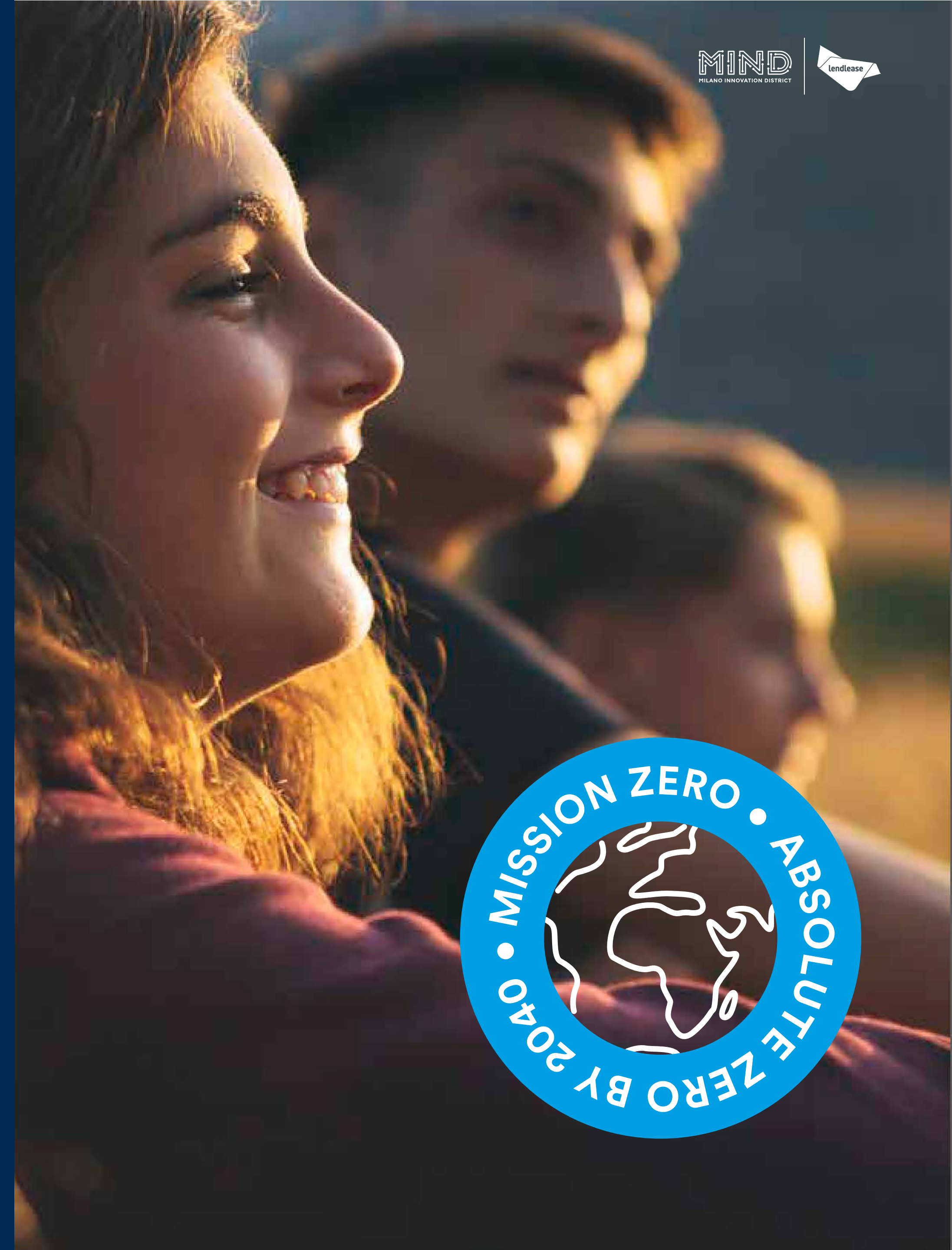
TECH INNOVATION

GREEN INNOVATION



# ZERO ~~CHANCE~~

TOGETHER WE HAVE  
A CHANCE TO CURB  
CLIMATE CHANGE





URBAN REGENERATION WITH DECARBONIZATION

Meeting EU mandates for sustainability with zero fossil fuels on site



**POWERED BY 100% RENEWABLES**

The site will be powered only by renewable energy sources. This includes onsite renewable production from solar panels, power purchase agreements (PPA) from renewables and purchasing certified renewable energy with Guarantees of Origin (GO).

**SUSTAINABLE MATERIALS AND CONSTRUCTION WASTE**

Timber has been chosen as the main structural material for office buildings. Demolition materials recycling targets 98% (currently 94%); Soil excavation recuperation targets 80%; Construction waste targets 98%.

**SUSTAINABLE BUILDINGS**

All buildings within this new precinct will be designed and built to achieve the internationally recognised green building certification striving for LEED Platinum / WELL Gold.

**SUSTAINABLE NEIGHBOURHOOD**

The district is targeting LEED Cities and Communities GOLD certification, aiming for the entire project to be built sustainably with the community in mind.

**CIRCULAR ECONOMY**

Refurbishment of existing buildings on activation plot and water/mobility infrastructure where possible.

**GREEN INFRASTRUCTURE**

Green-Blue Park of 120,000 m<sup>2</sup> is a network of green areas and paths in contact with the pre-existing canals. The district will be car-free, with prioritized public transport access and internal mobility with 100% electric vehicles.

**OPTIMISING RESOURCES**

MIND will use Design for Manufacture and Assembly (DFMA) approach to maximise the use of resources and circular economy and optimize safety.

**DIGITAL TWIN TECHNOLOGIES**

Digital twin technologies will assist in the design and construction at the west gate plots to align design efficiency, sustainability, optimized fabrication and safer installation.

**HEATING & COOLING INFRASTRUCTURE**

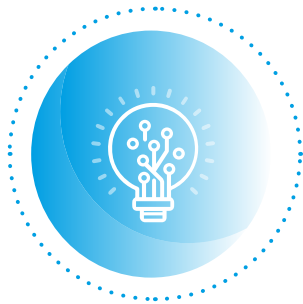
New generation low temperature and high efficiency district heating and cooling network for MIND.

**2090 CLIMATE RESILIENCE**

The project underwent a climate change risk assessment to ensure resilience against plausible future climate change scenarios and inform the design development of its assets.



NEXTGEN MEDICINE FOR HOLISTIC WELLNESS



foster bold innovations that do good for people and the planet

+



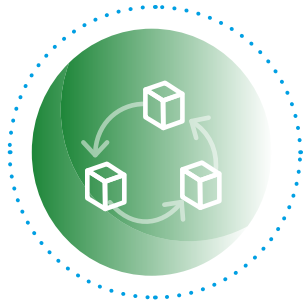
prioritise wellbeing

+



grow a culture of openness & participation

+



create frictionless experiences



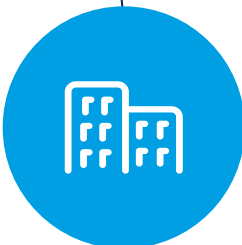
HEALTHY COMMUNITY

An authentic community network, to cultivate a healthy culture and social practices.



HEALTHY INDIVIDUALS

Support work-life balance with and promote being in nature, and nutritious food offering.



HEALTH SERVICES

Medical health services supported by MIND anchor institutions and organisations.



PHYSICAL SPACES

Sport facilities, bike paths and all green spaces, outdoor office, shared community spaces, retail.



INNOVATING TOGETHER

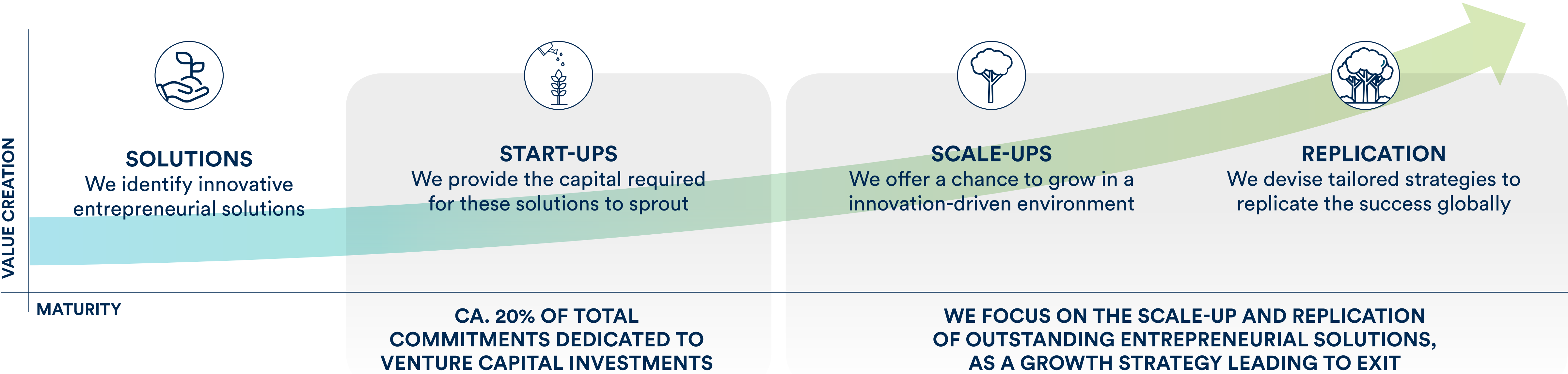
MIND and Federated Innovation framework. invites customers to innovate health and wellbeing.



SOCIAL IMPACT DRIVEN INNOVATION

Urban Impact Fund: A partnership with PlusValue, Impact Alliance Holding, and Rothschild&co

We leverage the urban regeneration’s innovation ecosystem to create the condition to tranforme new ideas into the next solutions for healthy and sustainable life in our cities.



Targets:

**Social Innovation**

**Tech Innovation**

**Green Innovation**



# Lendlease

a leader in urban regeneration

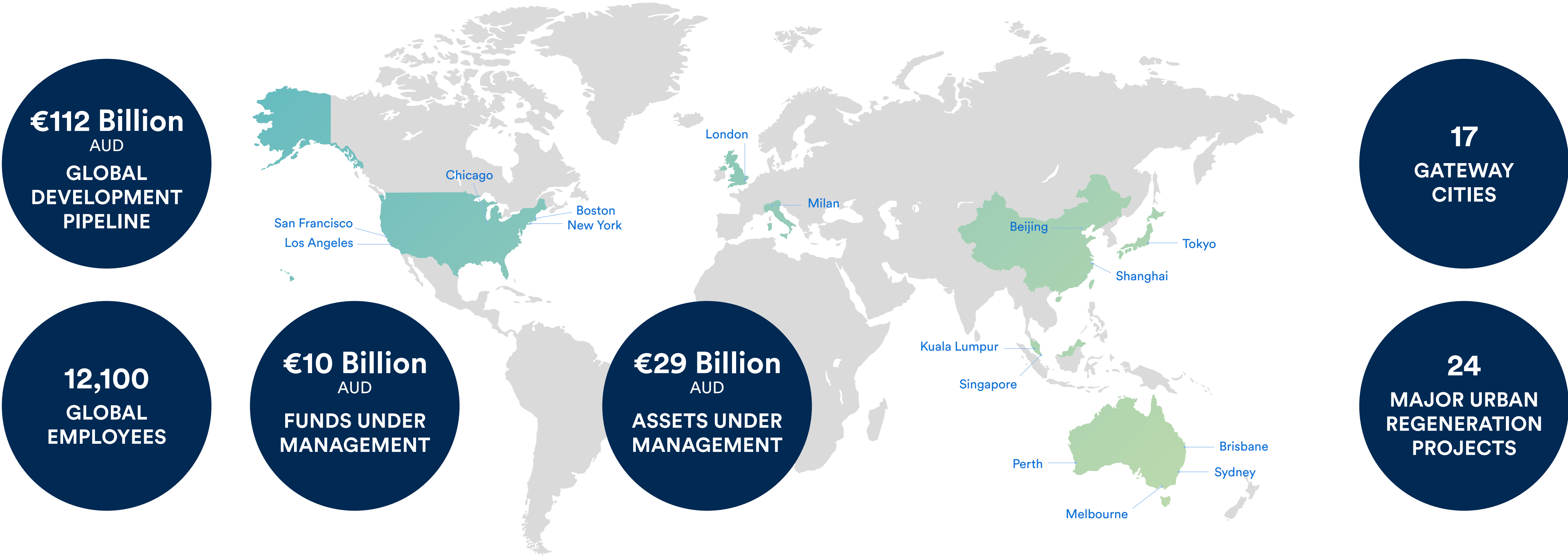


GLOBAL HEADQUARTERS  
Sydney  
operating since 1958

ASIA HEADQUARTERS  
Singapore  
operating since 1973

EUROPE HEADQUARTERS  
London  
operating since 1980

AMERICAS HEADQUARTERS  
New York  
operating since 1979



Lendlease's urbanisation-led strategy focuses on major gateway cities around the world

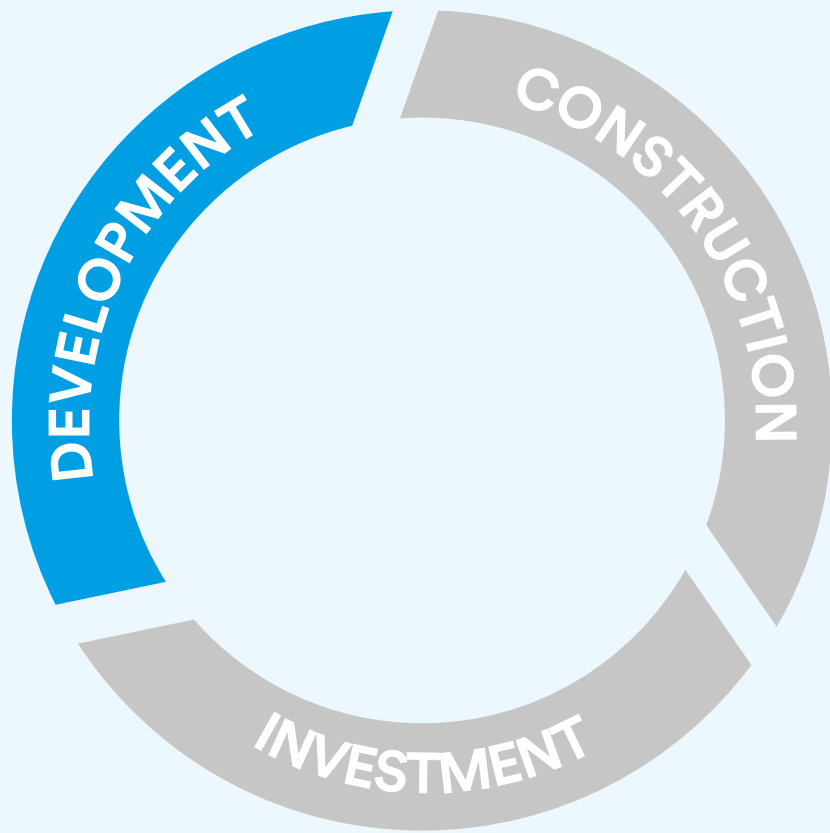


# We help shape city skylines and create spaces for generations to enjoy.

We harness the expertise in infrastructure, design, development, investments and management to deliver a project from conception to completion.

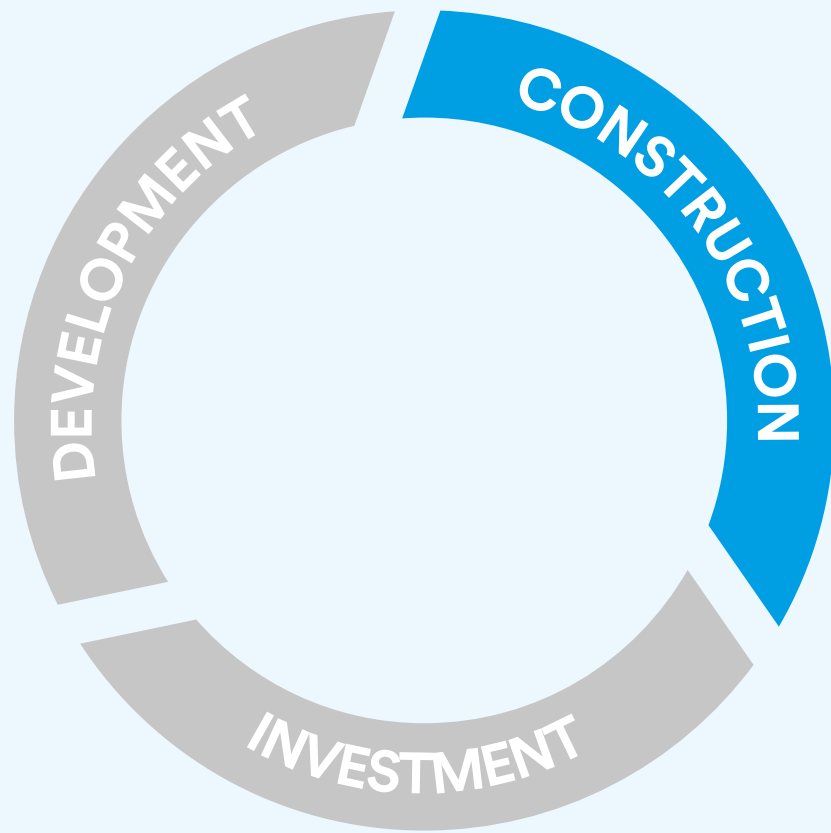
## CAPABILITIES THROUGH THE VALUE CHAIN

International, fully integrated property and infrastructure group operating across:



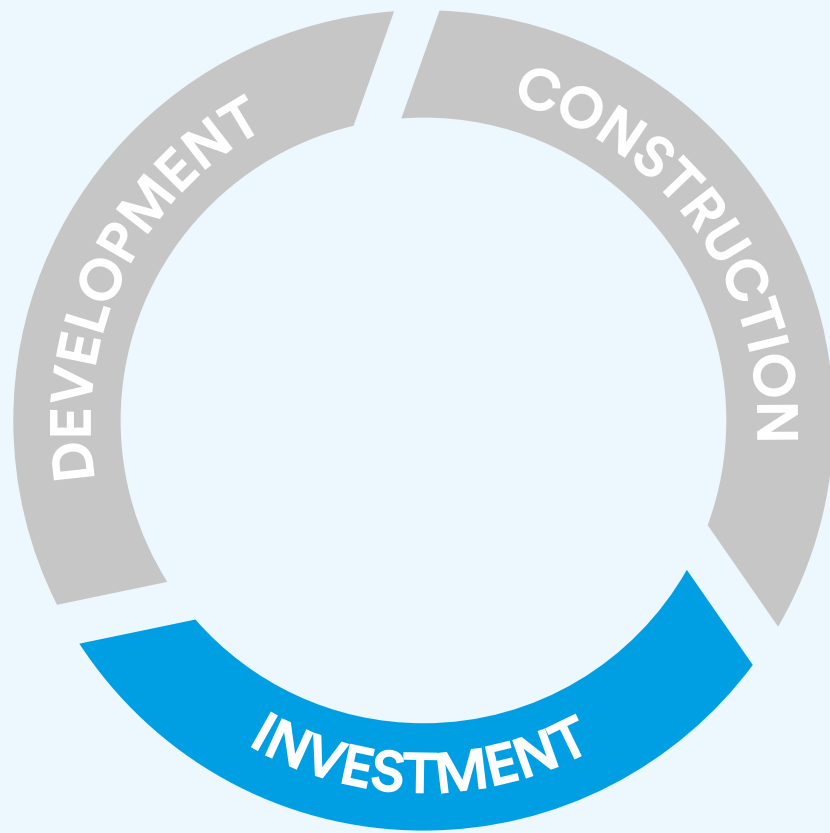
### DEVELOPMENT

- Workplace Residential
- Retail
- Open Space
- Management
- Community
- Infrastructure



### CONSTRUCTION

- Green Utilities
- Cross Laminated Timber
- Design-Build



### INVESTMENT

- Fund Management
- REITs
- Strategic Capital