TWELVE TREES PARK

LONDON E16

BRIEFING PACK

OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group

Berkeley Designed for life



CGI is indicative only and subject to change

Where is TwelveTrees Park?



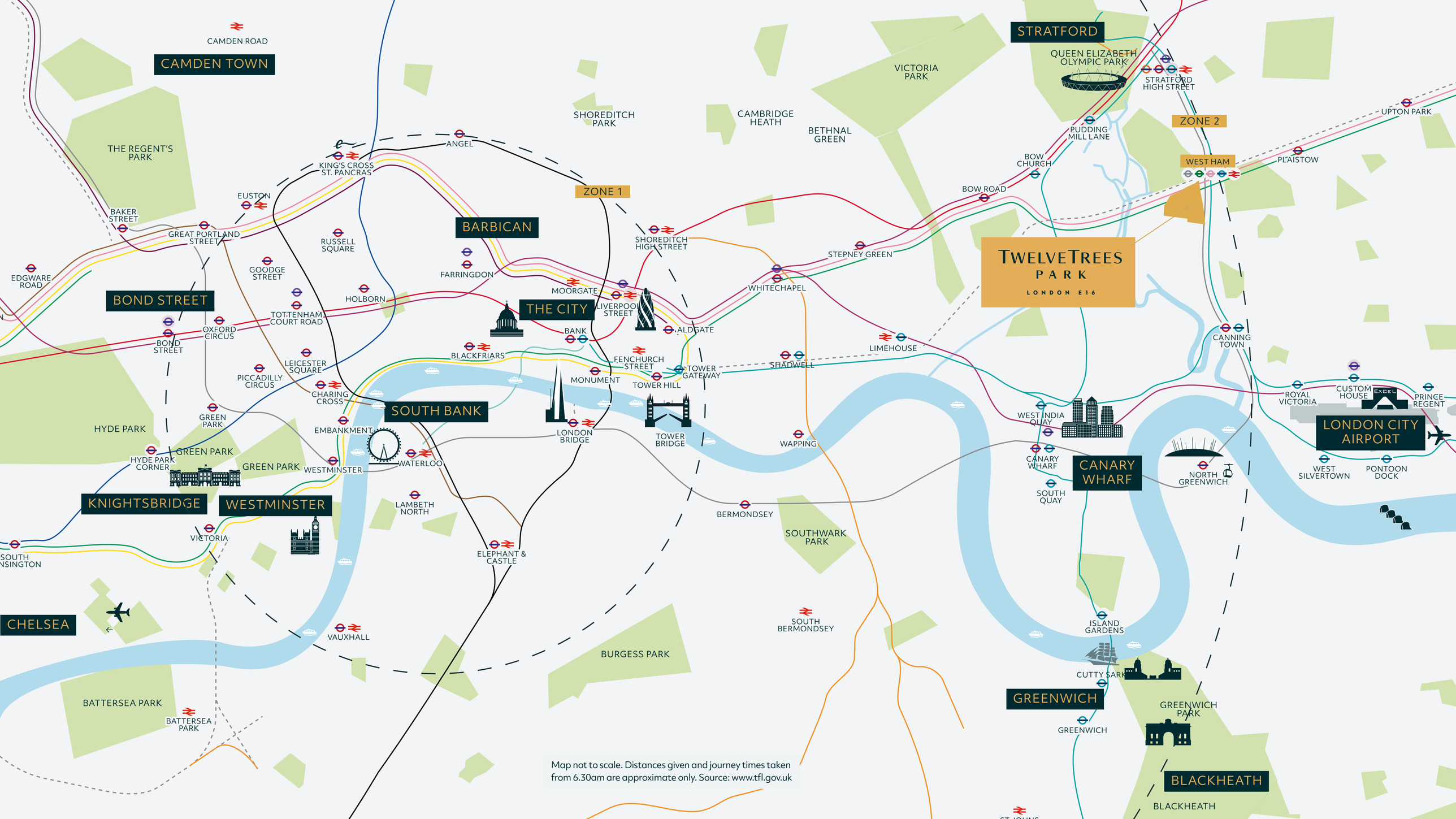
UK



London



East London



Map not to scale. Distances given and journey times taken from 6.30am are approximate only. Source: www.tfl.gov.uk

TwelveTrees Park

LONDON E16

- Phase 1 of a 22 year regeneration scheme
- Over 4,700 homes
- Brand new development station entrance
- Only Berkeley scheme to be delivering a new development station entrance
- 220,000 sqft of retail and commercial space
- 70,000 sq ft office hub
- 12 acres of green space
- Brand new East London Science school, for 1000 students, on site





A zone 2 regeneration with exceptional connections

CGI is indicative only and subject to change



Brand new development station entrance due 2027

CGI is indicative only and subject to change

Live Connected In Zone 2



*Stops from Stratford, not West Ham. Journeys are approximate only. Source: Google and tfl.gov.uk

City of London

10 mins / 2 stops

From the development station

Bank & Monument stations serve 5 lines as well as the DLR, being the best connected station for the City of London, a historic and financial district within Greater London. With a wealth of high-end shops, stores and restaurants, Bank can be directly accessed from East India station.

Financial hub

The City of London is a global financial centre and houses the Bank of England and home to numerous financial institutions, including London Stock Exchange.

Employment

Working population of 615,000 with an average salary of approximately £112,000 pa.

Iconic skyline

The City boasts a distinctive skyline with a mix of modern skyscrapers and historic buildings such as The Gherkin, the Walkie-Talkie and the Shard.

Cultural centres

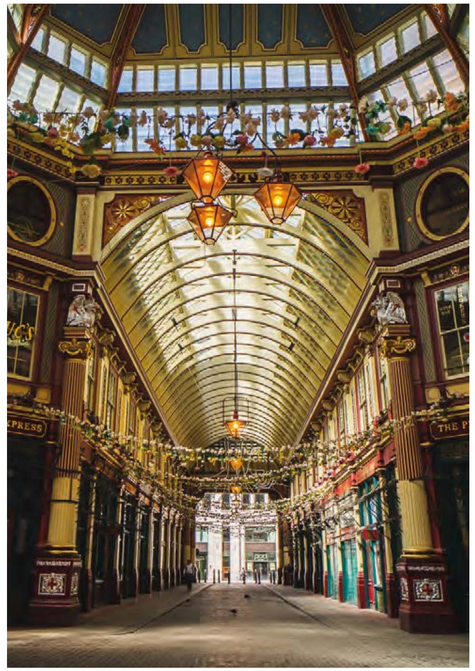
The City is home to cultural venues such as the Museum of London and the Barbican Centre, which hosts a range of events and performances.

History

The City of London has a history dating back over 2,000 years and has been a hub for trade and commerce for centuries.







THE NED LONDON

BANK OF CHINA

Bank of England

ONE NEW CHANGE
Play in the City

SEARCYS
AT THE GHERKIN

Goldman Sachs

barbican

LLOYD'S
LLOYD'S OF LONDON

Canary Wharf
7 mins / 3 stops
From the development station

JUBILEE

Canary Wharf is London's central financial district, home to international banks such as HSBC, Barclays and Citi Group. With high-end restaurants and bars, leading retail and leisure facilities and 20 acres of green space, the convenience of Canary Wharf is on your doorstep.

Employment
Working population of 120,000 with an average salary of approximately £130,000 pa.

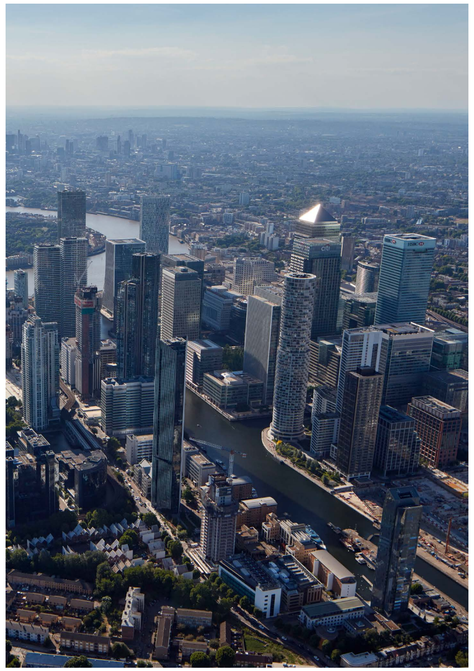
6 shopping malls
shopping malls across Canary Wharf and the area receives over 49 million visitors each year.

Year round
events programme and award-winning, free-to-visit public art collection.

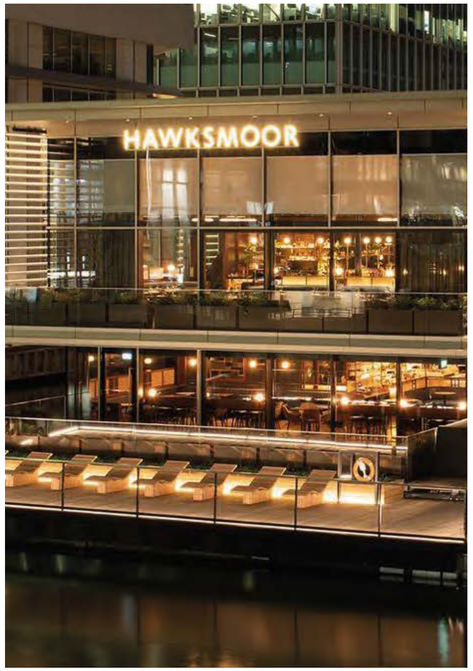
Over 300
shops, cafés, bars and restaurants.

Ice rink
open from October to February every year.

Crossrail Place
one of London's largest roof gardens, with exotic plants and an amphiteatre.







Aēsop®

CLIFFORD CHANCE

L'OCCITANE EN PROVENCE

J.P.Morgan

BŌKAN

HSBC

BARCLAYS

EY

citi

ROKA

THE IVY IN THE PARK CANARY WHARF

HAWKSMOOR

Stratford

3 mins / 1 stop

From the development station

JUBILEE

Located in the heart of East London, Stratford is home to UCL East and the University of East London, as well as vibrant cultural experiences at museums such as the Museum of London Docklands and Discover Children's Story Centre.

2012 Olympics

Stratford gained international acclaim as the host of 2012 London Olympics.

Over 320

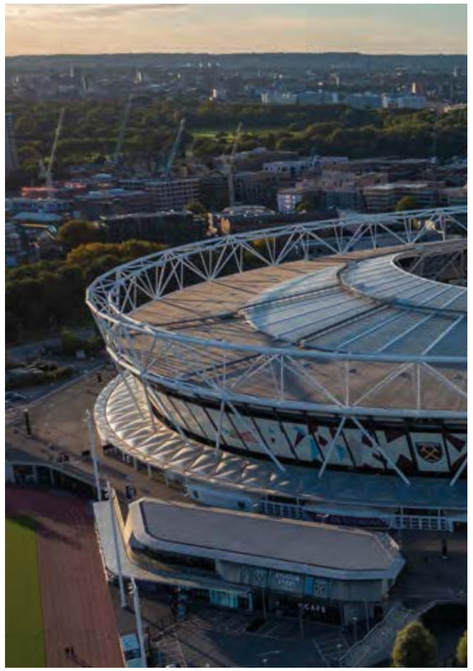
stores, restaurants, and bars in Westfield Stratford City, making it the largest urban shopping centre in the UK.

Well-connected

Stratford International station provides high-speed rail access, while Stratford station links to major rail lines, the London Underground and the Docklands Light Railway (DLR).







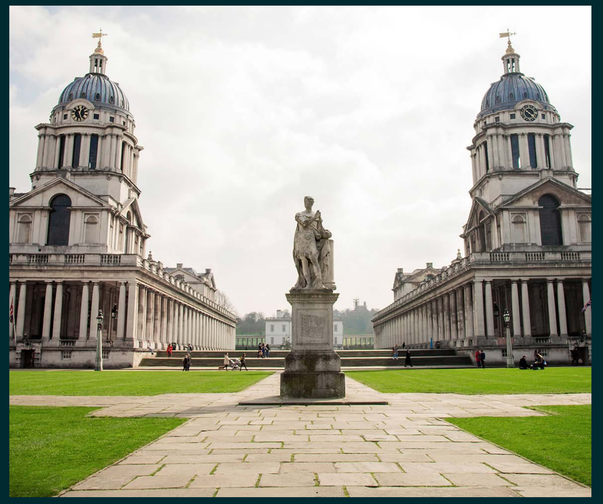
Westfield · PROSECCO CAFFÈ · MUSEUM OF LONDON DOCKLANDS · V&A · QUEEN ELIZABETH OLYMPIC PARK

JOHN LEWIS & PARTNERS · University of East London · MRS CHEW'S CHINESE KITCHEN · ROLEX · M&S

UCL · SEPHORA · CAFE · BAR BALANS EST. SOHO 1987 · & Other Stories

World Class Education

3 of the UK's top 10 universities accessible within 25 minutes from TwelveTrees Park



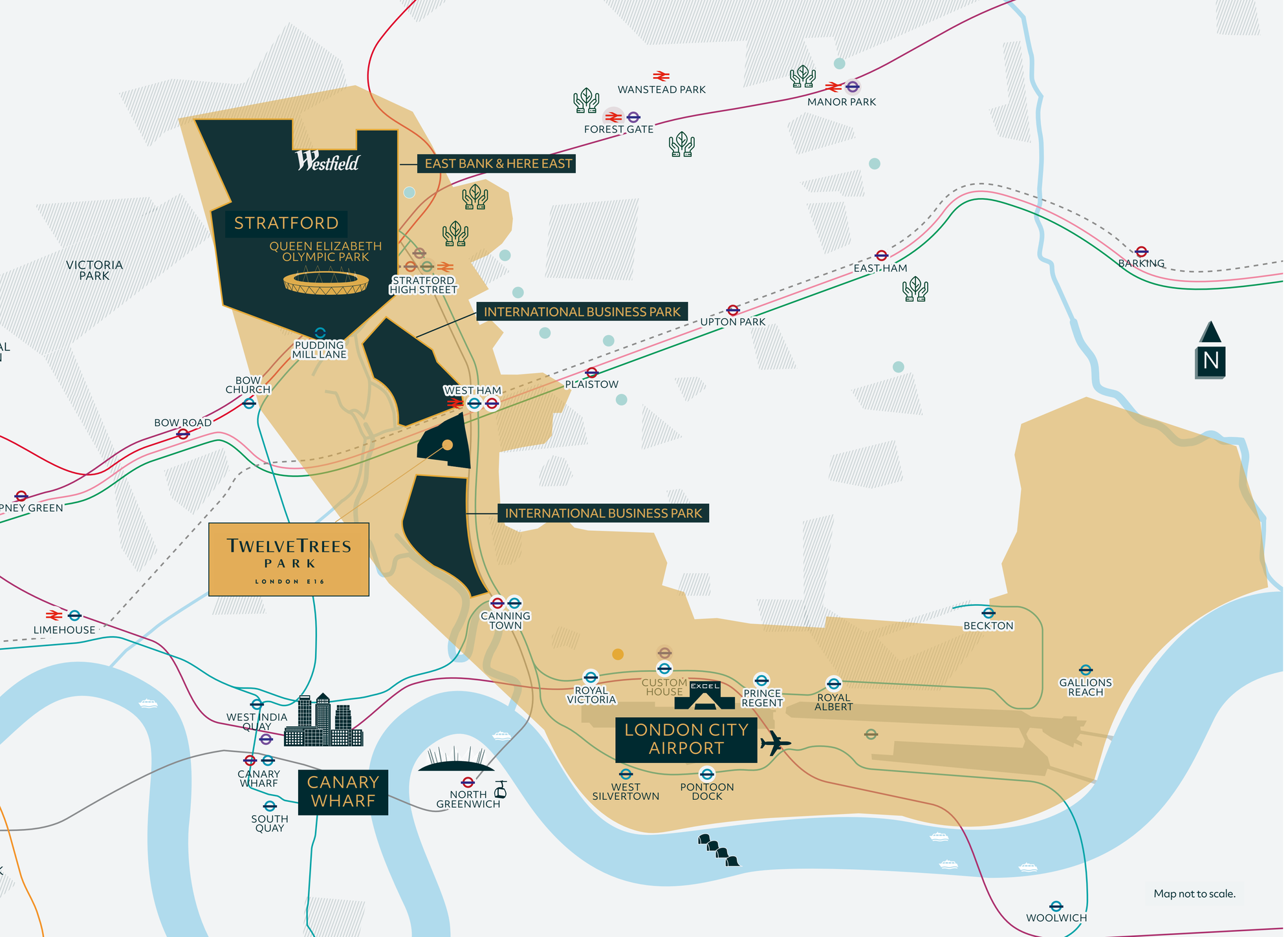


West Ham
TWELVETREES PARK
LONDON E16

- University of East London — 3 mins / 1 stop
- Queen Mary University of London — 7 mins / 4 stops
- Birkbeck University of London — 21 mins / 11 stops
- King's College London — 21 mins / 11 stops
- LSE — 23 mins / 12 stops ★
- Imperial College London — 24 mins / 11 stops ★
- RVC Royal Veterinary College University of London — 24 mins / 9 stops
- CITY University of London EST 1894 — 25 mins / 9 stops
- UCL — 25 mins / 12 stops ★

DLR
PICCADILLY
DISTRICT
METROPOLITAN
CIRCLE
NORTHERN
JUBILEE
HAMMERSMITH & CITY
CENTRAL
★ TOP 10 UK UNIVERSITY

Distances given and journey times taken from 6.30am are approximate only.
Source: www.tfl.gov.uk, theguardian.com/education/ng-interactive/2024/sep/07/the-guardian-university-guide-2025-the-rankings



15 Year Newham Plan

Residential

Business

Commercial

Office and Retail

Arc of Opportunity

Local Centres



CGI is indicative only and subject to change

THE
CORDOVA
CLUB

Phase One Facilities

- 24 hour concierge
- Residents' lounge
- Screening Room
- Residents' only Gym
- Residents' business lounge
- Private meeting rooms

Future Wellness Suite

- Swimming Pool & Spa
- Treatment Rooms



CGI is indicative only and subject to change

Screening Room



CGI is indicative only and subject to change

Residents' Lounge



CGI is indicative only and subject to change

Residents' business lounge and co-working space



CGI is indicative only and subject to change

Residents' Gym



CGI is indicative only and subject to change

Wellness Suite

Experience ultimate luxury and convenience with The Wellness Suite, featuring state-of-the-art wet facilities designed to elevate your lifestyle.

THE CORDOVA CLUB


Swimming Pool


Photography is indicative only


Treatment Room

Disclaimer: Photography of Wellness Suite is indicative only and subject to change.
Wellness suite scheduled for delivery in future phases subject to planning.

12 acres of green space



Photography is indicative and for illustrative purposes only; finishes, details, and conditions may vary.



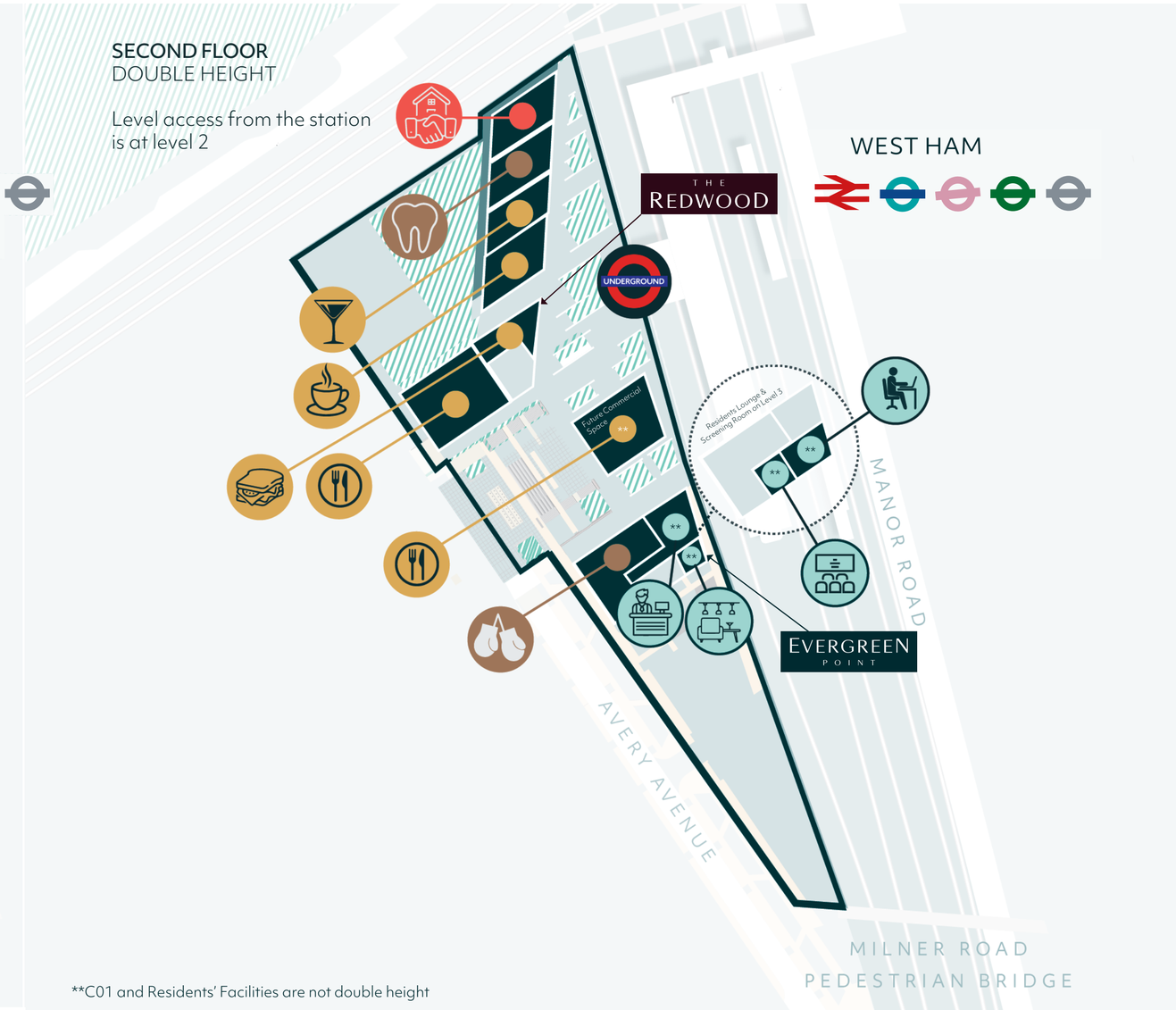
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Park views

Commercial Convenience on your Doorstep

Commercial space is now available, bringing convenience right to your doorstep. We're thrilled to announce that Sainsbury's, a trusted household name, will soon be opening its doors here, providing easy access to groceries and essentials. But that's not all! There are also other exciting opportunities in the pipeline, ensuring that everything you need is within reach.





Stratford views



Canary Wharf views



CGI is indicative only and subject to change

City views



Specification

EVERGREEN
POINT

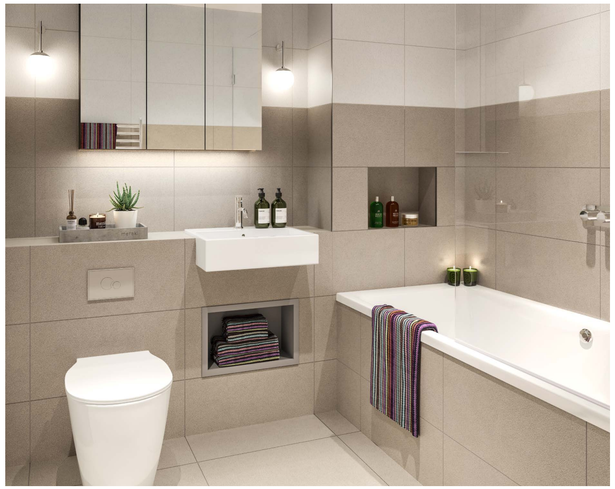
Maple





Birch





Sage





Juniper





Specification

THE REDWOOD

Willow





Ebony





Forest



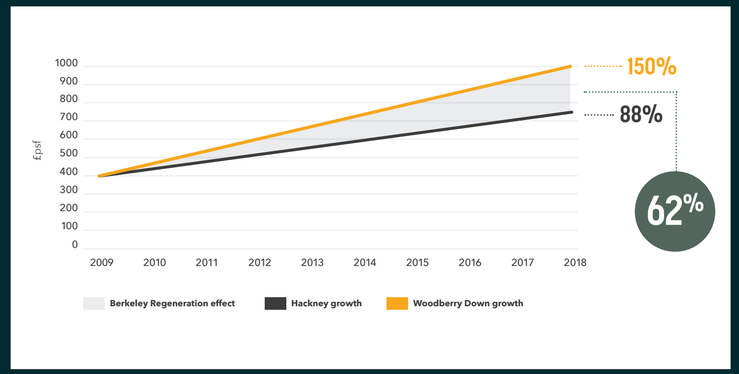


The Berkeley effect

Berkeley developments outperform the capital growth of the local area by 47% on average over 10 years

Woodberry Down

London N4 | 5,500 New Homes



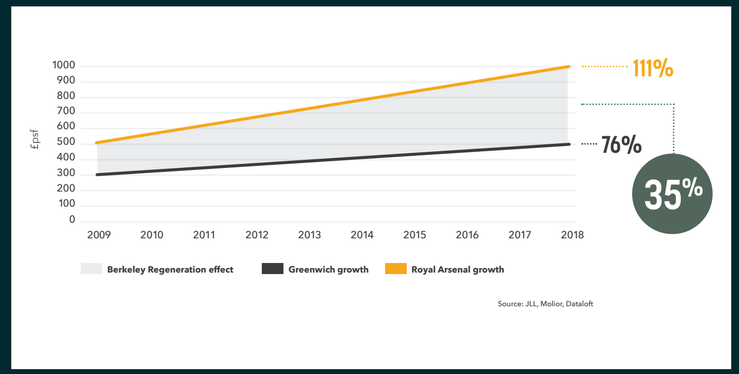






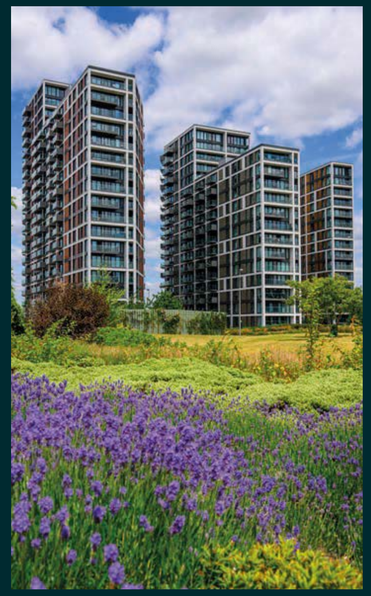
Royal Arsenal Riverside

London SE18 | 5,163 New Homes



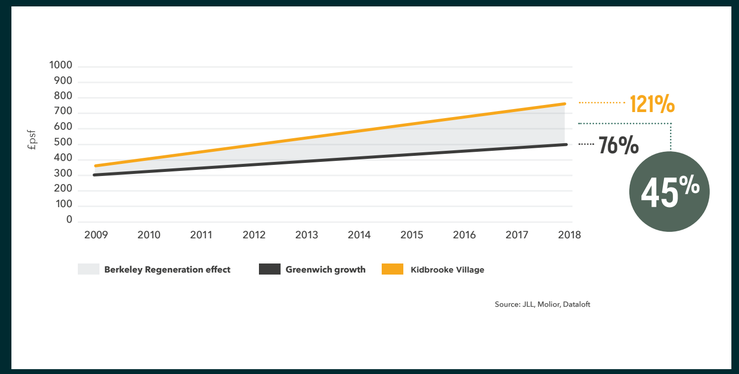






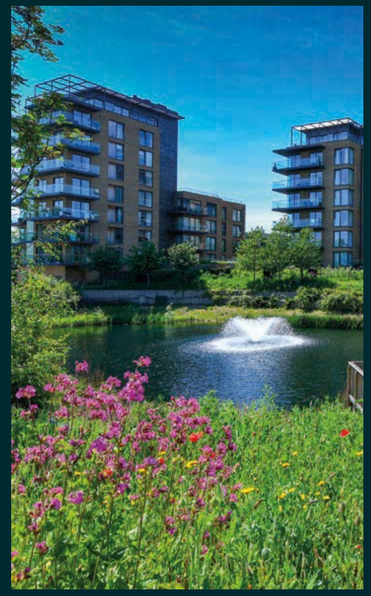
Kidbrooke Village

London SE3 | 5,268 New Homes





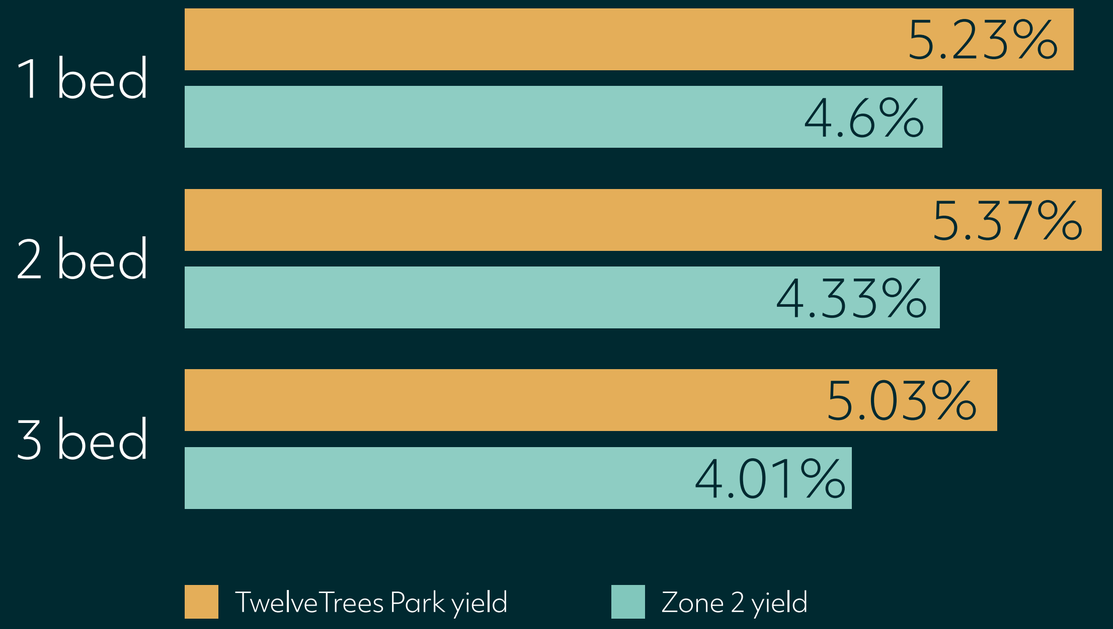




Strong rental market

With its appeal to a young professional tenant population, there is strong rental demand in TwelveTrees Park.

Average Estimated Yields



Source: Dataloft Rental Market Analysis, 2024. The estimated rental figures were provided by Foxtons & Chase Evans in February 2025 and are for guidance purposes only, it is subject to change and indicative only.

59%

of tenants around TwelveTrees Park are aged under 29 of which 56% are in finance, creative, tech, media & public sector jobs

Source: Dataloft 2024

35%

population growth over the next 10 years vs 4.6% for greater London

Source: Dataloft 2024

Up to

6.3%

average estimated rental yields

Source: Chase Evans & Foxtons, February 2025

Up to

29%

better value than areas with a similar commute time to The City

Source: Dataloft 2024



Construction Update

Build programme

EVERGREEN POINT

Complete

THE REDWOOD

Completions

Q4 2026 - Q1 2028





This site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Facts & Figures

Apartment type	Volume Mix	Starting Price	ERV PCM from	Ground Rent P/A
Studio	33	£479,500	£2,188	Peppercorn
1 Bed	84	£560,500	£2,461	Peppercorn
2 Beds	56	£747,500	£3,575	Peppercorn
3 Beds	28	£867,500	£3,999	Peppercorn
Penthouses	4	-	-	Peppercorn



Facts & Figures

Apartment type	Volume Mix	Starting Price	ERV PCM from	Ground Rent P/A
Studio	29	£450,000	£2,188	Peppercorn
1 Bed	96	£527,000	£2,461	Peppercorn
2 Beds	66	£593,000	£3,575	Peppercorn
3 Beds	30	£866,000	£3,999	Peppercorn
Penthouses	4	£1,182,500	£4,875	Peppercorn

TwelveTrees Park
Before and after

"I'm delighted that 8000 new homes are being delivered in Newham and Southwark, with 40 per cent of these set to be genuinely affordable on the two sites with planning permission."

- The Deputy Mayor of London for Housing and Residential Development, Tom Copley


Pre-development



12 reasons to buy at TwelveTrees Park?

01



Under

10

minutes to Stratford, Canary Wharf & the City of London

02



Up to

6.3%

estimated yields

03



Three of UK's top

10

universities within 25 minutes

04



First phase of a

22

year regeneration project

05



Brand New

SCIENCE SCHOOL

on the development

06



12

Acres of green space

07



220,000

sq ft of retail and commercial space.

08



35%

population growth over the next 10 years vs 4.6% for greater London

09



2027

A brand new station entrance is due

10



29%

better value than areas with a similar commute time to The City*

11



WORLD CLASS

Residents Facilities

12



HIGHEST

TFL 'Public Transport Accessibility Level' rating

Why buy with Berkeley?

40+
Years of experience and relentless passion for quality

60+
live developments across the UK

£2BN
contribution to community facilities in the last 5 years

We have built more than
18,400
homes in the last 5 years

We have a strong balance sheet with over
£1BN
of net assets, giving you peace of mind that your purchase is secure

We have made a
£13.8BN
contribution to the UK economy in the last 5 years

Investor in Customers
GOLD AWARD
maintained for customer service

We became the UK's
1ST
carbon positive homebuilder in 2018

We have
ZERO
developments that we have promised but failed to deliver





TWELVE TREES PARK

LONDON E16

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