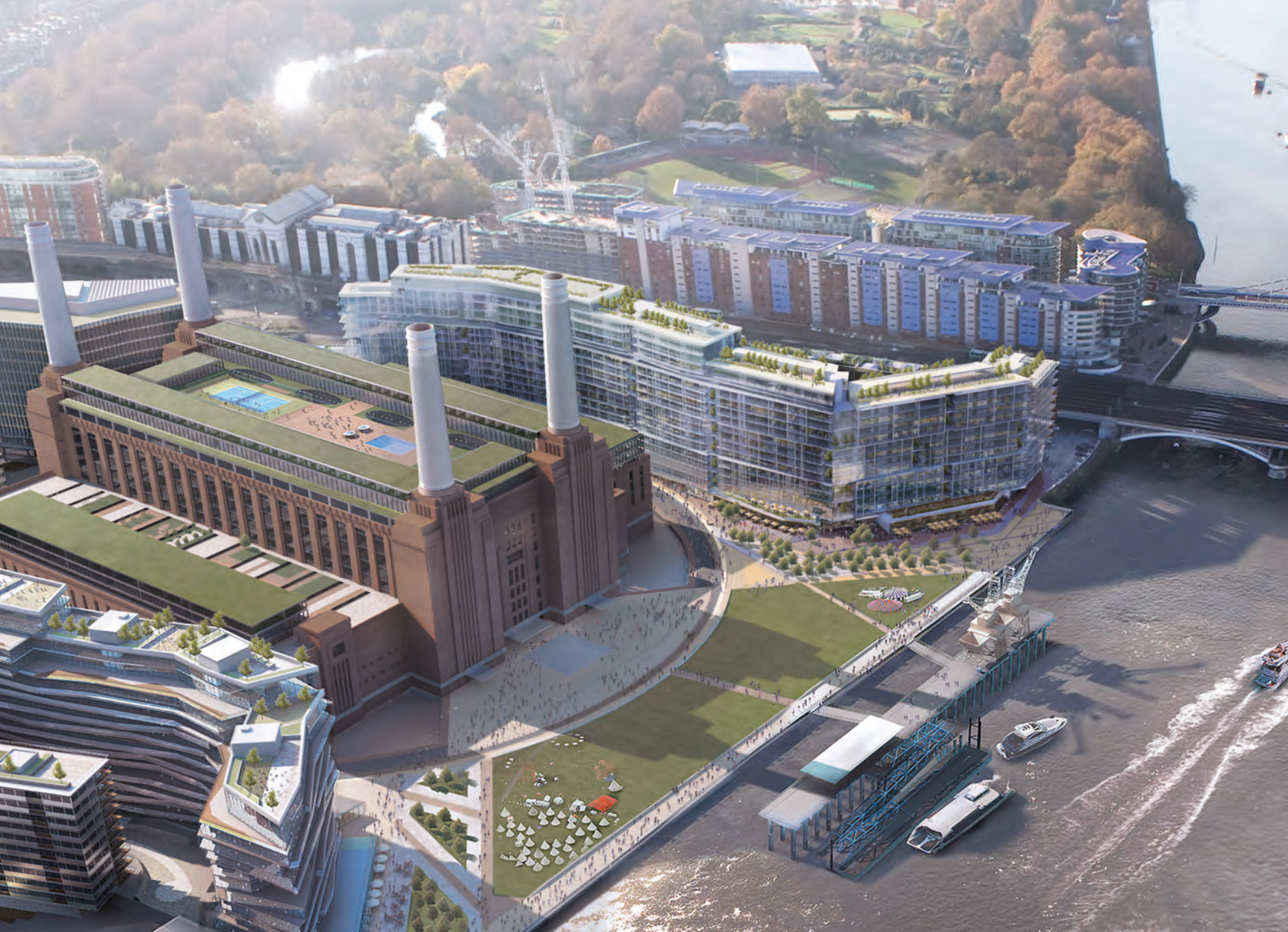
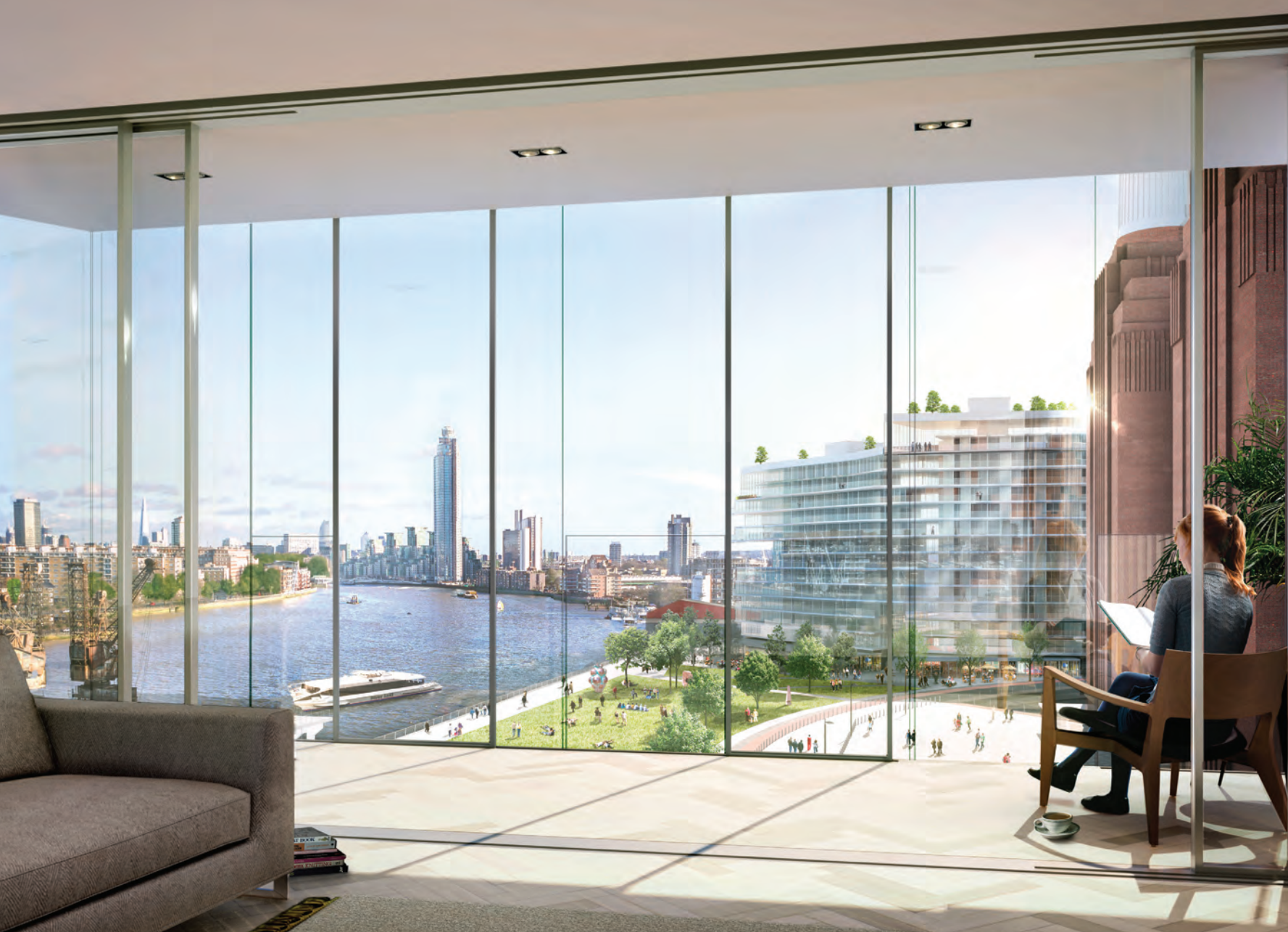


BATTERSEA POWER STATION
INTRODUCTION

- Battersea Power Station is at the heart of Central London's most visionary and eagerly anticipated new development.
- Now, on the 80th anniversary of this iconic building coming into operation, work officially begins on the creation of the Rafael Viñoly designed master plan which will see this vast former industrial site become home to a community of homes, shops, cafes, offices and 18 acres of public space.
- The first phase of construction works has recently been awarded to British firm Carillion in a contract that could ultimately be worth up to £400 million and follows a January 2013 sales launch at which 75% of residences sold in the first week.
- Located on the southern banks of the River Thames, Battersea Power Station is just under a mile and a half from the Houses of Parliament, across from Chelsea and forming the cornerstone of the new Nine Elms quarter - central London's last regeneration opportunity of its sort and home to the new US Embassy.
- The vision for the site will bring together housing, jobs, services, shops, arts and leisure in a creative district defined by cultural activity and high quality public space.
- Battersea Power Station will have its own new underground station, served by an extension to the tube system's Northern Line. The underground station will be located at the foot of a new High Street and become part of a wider public transport hub including river taxi, bus and train connections.
- The Power Station is the iconic centrepiece of one of the largest redevelopment projects that London has seen and on Thursday 4th July, 2013, work officially began on turning this waterfront site into an exciting, authentic and attractive new destination.

BATTERSEA
POWER STATION

www.batterseapowerstation.co.uk



BATTERSEA POWER STATION
FACTS AND FIGURES

RESIDENTIAL
3,500 NEW HOMES

BUSINESS
15,000 NEW JOBS

TRANSPORT
NEW TUBE STATION

RIVERBUS PIER
LIBRARY
MEDICAL CENTRE
CHILDCARE FACILITIES

COMMUNITY & CULTURE
SIX ACRE RIVERSIDE PARK

RESTORATION
OF GRADE II* LISTED POWER STATION

£8 BILLION INVESTMENT VALUE

BATTERSEA
POWER STATION

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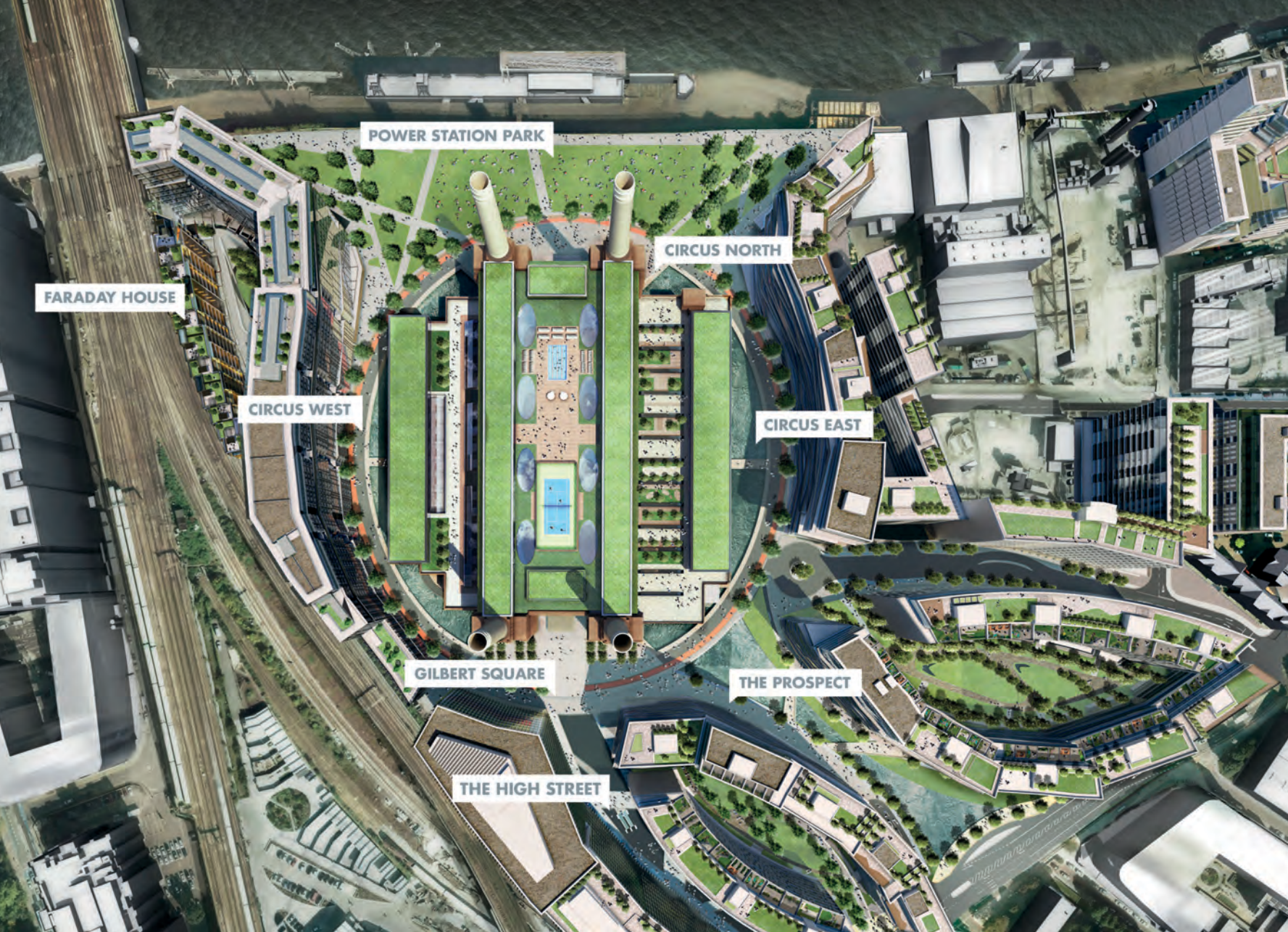
POWER STATION PARK
CIRCUS NORTH
FARADAY HOUSE
CIRCUS WEST
CIRCUS EAST
GILBERT SQUARE
THE PROSPECT
THE HIGH STREET

BATTERSEA POWER STATION
PROJECTED TIMELINE

SEP 2012 — ACQUISITION OF BATTERSEA POWER STATION SITE

DEC 2012 — GOVERNMENT CONFIRMS NORTHERN LINE EXTENSION

JAN 2013 — 600 RESIDENCES SOLD OFF-PLAN IN PHASE 1 LAUNCH

JULY 2013 — WORKS BEGIN ON PHASE 1

OCT 2013 — RESTORATION WORK BEGINS ON HISTORIC POWER STATION

2016 — FIRST NEW HOME-OWNERS MOVE IN

2019 — ESTIMATED COMPLETION OF NEW TUBE STATION, HIGH STREET AND POWER STATION

- Battersea Power Station is one of the world's most famous buildings and is at the heart of Central London's most visionary and eagerly anticipated new development.
- The iconic Power Station, one of the finest surviving examples of art deco architecture, is within a few minutes' walking distance of the neighbourhoods of Chelsea and Westminster.
- The 39 acre, riverside site was purchased by a Malaysian consortium of S P Setia Berhad, Sime Darby Property and Employees' Provident Fund in September 2012.
- The scheme includes a new tube station, High Street, town square, hotels, cafés, restaurants and offices. Residences at Battersea Power Station range from studio apartments to townhouses and penthouses.

BATTERSEA
POWER STATION

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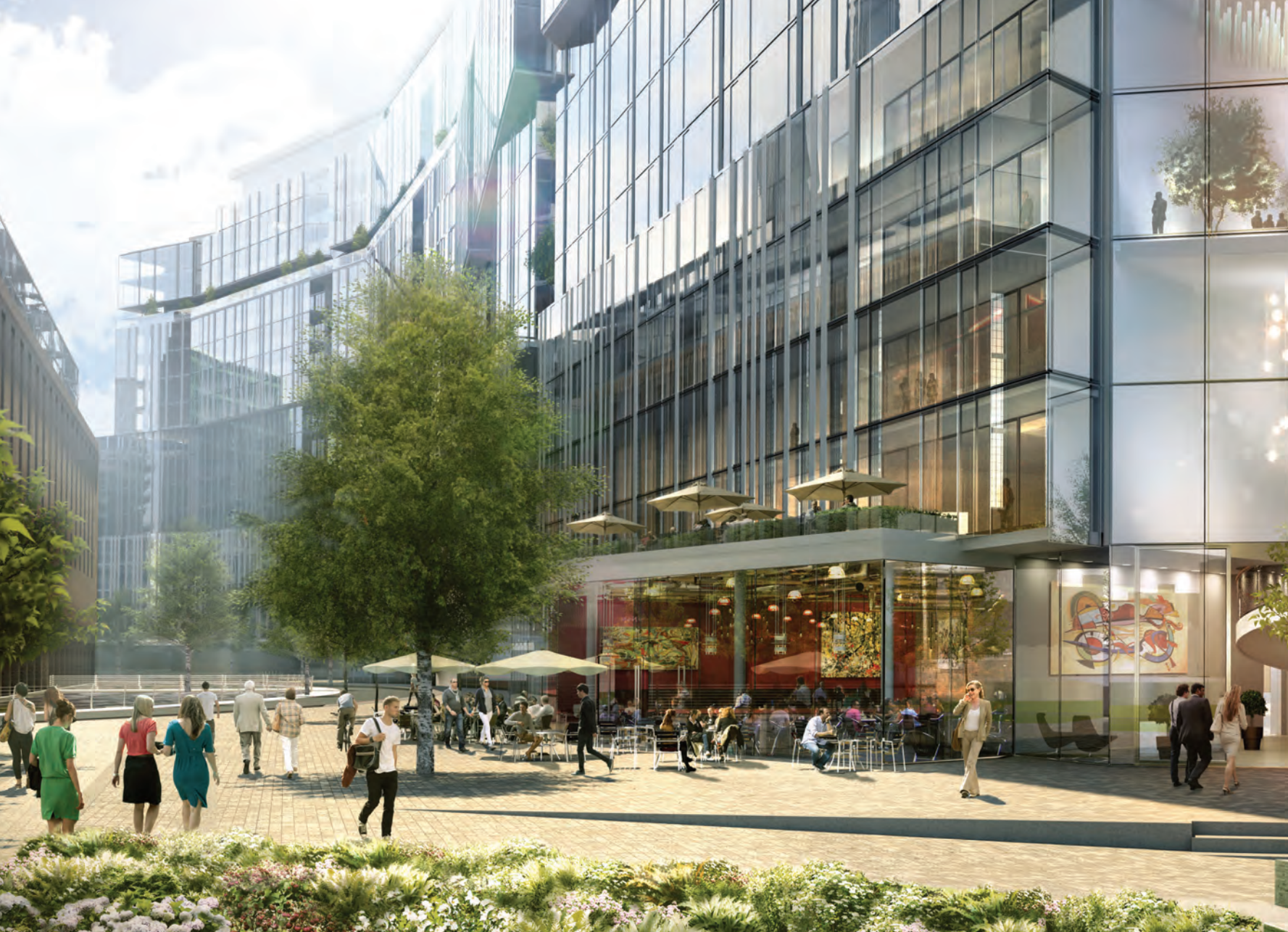

BATTERSEA POWER STATION
PHASE ONE

- Circus West at Battersea Power Station is a mix of 866 1, 2 and 3 bedroom apartments, townhouses and penthouses as well as a blend of offices, shops, leisure and hospitality designed by Ian Simpson Architects and de Rijke Marsh Morgan (dRMM)
- Prices started from £335,000 for a studio, from £420,000 for a one-bedroom, from £610,000 for a two-bedroom and £890,000 for a three-bedroom apartment with first occupancy expected to be in 2016.
- Situated on the western side of the Power Station, Circus West will be a thriving new community where people come to live, work, socialise and spend their leisure time.
- As well as over 800 apartments, suites, townhouses and penthouses across 8 buildings, Circus West will have a range of amenities and services such as art galleries, independent coffee shops, a boutique theatre, creative business studios and meeting hub, a gym, indoor swimming pool and a health spa.
- All residents will have access to an elevated residents' garden, with most apartments having an enclosed 'Winter Garden' that will provide useable outside space all year around, whilst the penthouses will have private rooftop terraces.
- Circus West residents will also have access to a 5,000sq ft private Residents Club designed by David Linley – this club will have a bar, private dining space, library, business centre and a private screening room.
- Works commenced on July 4th 2013, and will be followed later in the year with the start of the renovation of the Grade II* listed Power Station, one of the largest brick buildings in Europe and one of the most significant surviving examples of Art Deco architecture.
- Completion of the first phase of the development is expected in 2016.
- The site will also provide large areas of public open space including a new six acre riverside park that will provide direct access to Battersea Park and Chelsea via a new riverside pathway adjoining the existing River Thames Walk.

BATTERSEA
POWER STATION

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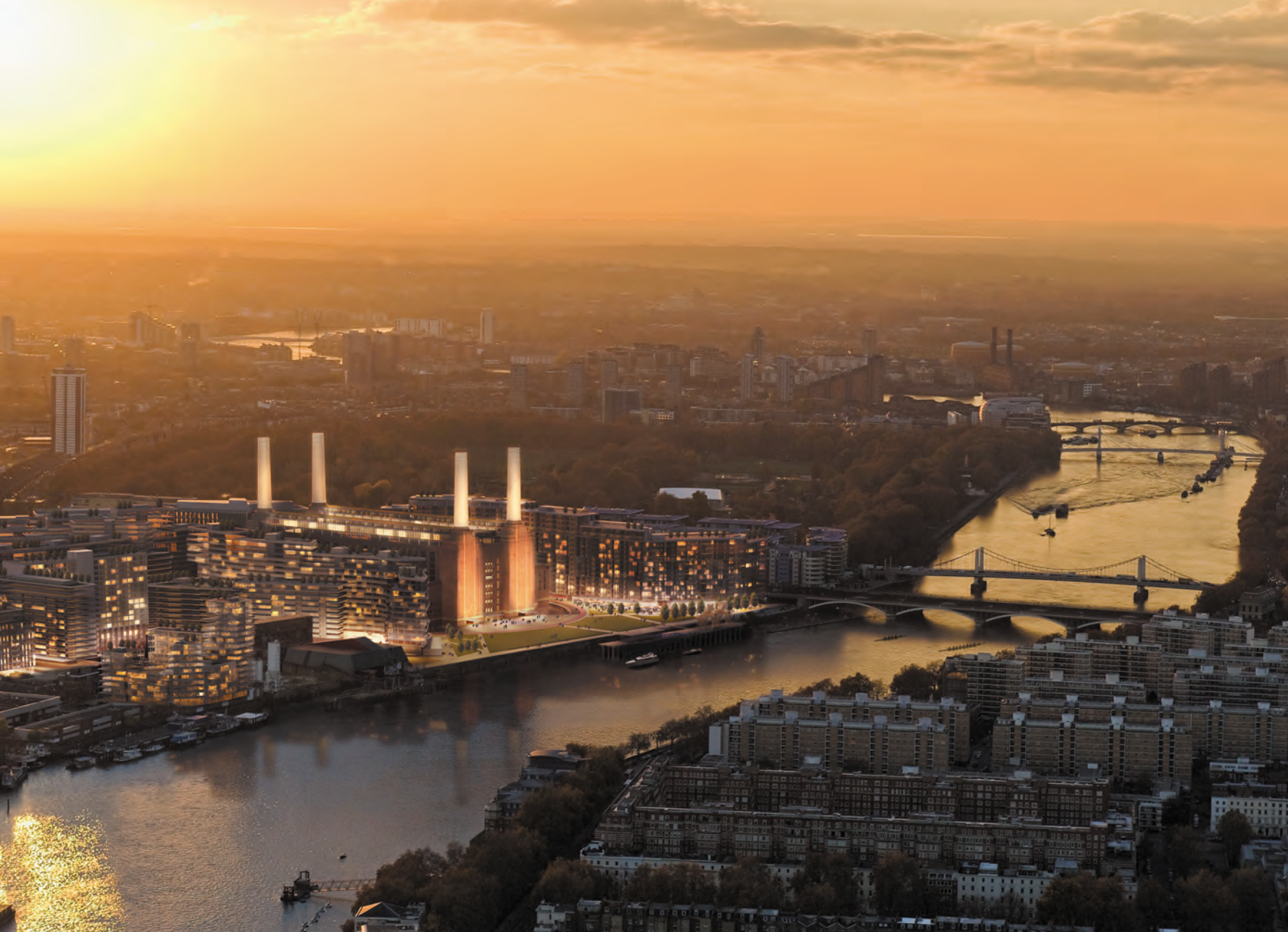

BATTERSEA POWER STATION
FAST FACTS

- Battersea Power Station is one of the largest brick buildings in Europe with a footprint of just over 6 acres. The Power Station was listed Grade II in 1980 and upgraded to II* in 2007.
- Construction of the steel frame commenced in 1929 with Battersea A completed in 1935 and Battersea B, despite the war, coming into service in 1944 with the fourth chimney completed in 1955.
- Sir Giles Gilbert Scott, architect of Bankside Power Station (now Tate Modern) and the red telephone box, was appointed architect of Battersea Power Station in 1930. The steel frame was enveloped in a brick skin and the chimneys pre-cast in concrete.
- The interior of Turbine Hall A is panelled with faience - a glazed terracotta, and, despite the war-time shortage, stainless steel was used for Battersea B Auxiliary Control Room.
- In 1940 RAF pilots used the plumes of white vapour from the chimneys to guide them home in the mist. The Luftwaffe also used the plumes for navigation, which explains why the Power Station avoided extensive bombing. With the prospect of invasion, it is said that the Bank of England burnt large consignments of bank notes in the Power Station furnaces.
- At its height the total generating capacity was 509MW. Battersea was producing a fifth of London's power (equivalent to half the output of a modern nuclear power plant) belching out 500 tonnes of CO2 per hour. The station pioneered a gas washing process to reduce sulphur emissions (at 14 tonnes per hour) and excess heat generated was ducted under the Thames in a district heating scheme for 1,600 homes to the Churchill Gardens Estate in Pimlico.
- The Power Station has been described as a London landmark to rival St Paul's Cathedral. The Daily Herald called it 'the flaming altar of the modern temple of power'.
- A fire at the power station on April 20, 1964 caused power failures throughout London and as a result delayed the launch of BBC2 until the following day.
- Battersea A ceased generation, after 42 years production, in 1975 with Battersea B ceasing operation in 1983, almost 30 years ago to the day.
- An image of the Power Station, with an inflatable pink pig flying overhead, famously appeared on the cover of the 1977 Pink Floyd Animals album. Chaos ensued when the pig broke free and flew into the Heathrow flight path.
- The Power Station also appeared in the sleeve notes of The Who's album Quadrophenia, which was recorded in the nearby Ramport Studios.
- The Power Station appeared in the1964 Beatles' film Help!, in Sir Ian McKellen's film of Shakespeare's Richard III. More recently it was used in the Batman film The Dark Knight, Guy Ritchie's RockNRolla and academy award-winning blockbuster The King's Speech.

BATTERSEA
POWER STATION

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HISTORY OF THE POWER STATION

1830 The first electric lamps go into production.

1900 Electricity becomes common place on trams and in industry, powered by an unregulated patchwork of small private and public supplies.

1904 Government introduces Regional Electricity Commissioners to oversee competing interests. Committee reports make the case for a publicly owned unified power system.

1920 Francis Fladgate, Chairman of the Charing Cross Electrical Supply Co, heads up a confederation of ten electricity companies, The London Electricity Joint Committee, and presents the Government with an alternative vision of the power industry's future, under private ownership.
The scheme includes a new London 'super-station' at the heart of the electricity network.

1925 The London Power Company (LPC) is formed by an Act of Parliament and succeeds The London Electricity Joint Committee.

1926 Electricity (Supply) Act is passed, which confirms plans to rationalise the national electricity supply.

1927 The LPC's scheme is approved by the Electricity Commissioners, with a 15 acre site in Battersea identified for the new super-station. Consent is won subject to the LPC taking precautions *"for preventing as far as is reasonably practicable the evolution of oxides of sulphur"* - no small task given, once in full operation, the boiler furnaces would emit 3.5 tons of sulphur per hour.

1927 Designers led by electrical engineer Dr Leonard Pearce, Engineer-in-Chief of the LPC, complete technical designs for Battersea's super-station, including a system to remove sulphur from the chimney gases. The method, using water and alkaline solutions to wash the gas as it passes through metal grills and teak slats, or 'scrubbers', is unprecedented and promises to remove 85% of sulphur from the gas emissions.

1928 Boroughs of Westminster, Chelsea and Kensington petition for a parliamentary bill to prevent any super-station being built within London. Concerns about irrevocable pollution damage to historical buildings and effects on house prices to the North of the river are raised by *"a civilisation condemned to live under a pall of smoke and in the shadow of ugly buildings of its own devising"* – Architects Journal.

1929 Parliament is forced to debate the LPC scheme, but with the gas-washing solution secured and the LPC's stance remaining firm on the cost benefits of a central rather than down river site, construction of steelworks begins.

1930 Battersea A begins to take shape: A boiler house with one flue and two chimneys, flanked with a lower, great turbine hall and

switch rooms to the West. Plans to annexe Battersea A with a matching Battersea B move forward.

1930 Architect Sir Giles Gilbert Scott is appointed and tasked with connecting Battersea Power Station's architectural features. The steel frame is enveloped in a brick skin and the chimneys pre-cast in concrete. Distinctive fluting is designed for the brick cladding and chimney bases.

1931 Centenary year of Faraday's discovery of electromagnetic induction in electrical generation. A memorial stone is placed at Battersea Power Station in commemoration.

1932 *Alexander Kennedy*, the first of a fleet of colliers, is launched to deliver coal to The Power Station. Known as 'flat-irons' these flotillas had collapsible upper parts that allowed them passage under the low bridges of the Thames.

1933 The first two 69MW generating units in Battersea A begin operating.

1935 A further 105MW generating set completes Battersea A. Design and presentation throughout the finished building reflects its eminent position in the industry. Interior Turbine Hall A is panelled with Italian marble and such pride is taken in the shine of The Control Room's parquet floor that felt shoes are worn by all entering.

1935 The Electrical Times reports *"World Record Efficiency! [Battersea Power Station] is entitled to wear blue ribands round its chimneys. A world record like this gives a world-wide boost to British electrical engineering … the Battersea power house is perpetually in London's eye and is on the way to becoming a national symbol"*.

1936 Despite London's appetite for electricity rising, Battersea A reduces London's total coal consumption from 386,000 to 230,000 tons per annum. Plans for Battersea B are submitted.

1937 Sir Francis Fladgate dies after 45 years of service, with a knighthood to his name.

1937 Construction begins of Battersea B. With war imminent, brick and concrete covers are constructed for the turbo–alternators and shelters built over existing glass.

1939 Construction of Battersea B is set to continue throughout World War II, despite it being an enemy target. The Power Station is deemed vital to the war effort and, despite the war time shortage, is honoured with stainless steel for its Battersea B Auxiliary Control Room.

1940 RAF pilots use plumes of white vapours from The Power Station's chimneys to guide them home in the mist. A Defence Regulation is hurriedly introduced to halt gas-washing and keep the Power House out of the enemy's eye.

1940 With the prospect of invasion, it is said that the Bank of England burnt large consignments of bank notes in the Power Station furnaces

1944 B station comes in to service.

1946 The Big Freeze – The Power Station is reduced to 1 week's supply of fuel as adverse weather conditions bring the country to a stand-still.

1947 Sir Leonard Pearce dies.

1948 The electricity industry is nationalised and The British Electricity Authority replaces the LPC.

1953 The last 100MW set is commissioned in Battersea B, bringing total capacity of the station to 509MW. Battersea is now generating a fifth of London's power, with 28 stations taking care of the rest.

1955 The fourth and final chimney is completed.

1964 BBC2's first night on air is blacked out as an electrical failure at Battersea Power Station and the resultant fire leads to station shut down.

1975 Battersea A ceases generation after 42 years. Last sets are taken off load by John Ambrose, a former station manager, who also operated the switch that brought the new sets into service in 1933.

HISTORY OF THE POWER STATION continued

1976 Pink Floyd suspends an inflatable pink pig between The Power Station's North chimneys, for its 'Animals' album cover. Chaos ensues when the pig breaks free and flies into a Heathrow flight path.

1978 First press reports of the Power Station's inevitable closure are published, sparking a national campaign to save the building as part of London's heritage.

1980 Secretary of State for the Environment, Michael Heseltine, lists Battersea Power Station as a building of special architectural and historical interest, with Grade II status.

1980 Editor of The Times Diary asks readers for suggestions for The Power Stations future and is overwhelmed with the response. One thing is certain, he wrote, *"Londoners love Battersea Power Station"*.

1983 Battersea B ceases operations.

1984 Battersea Leisure wins a development competition run by The Department of Environment and The Central Electricity Generating Board with plans for a leisure and entertainment complex. Chairman John Broome announces 'The Battersea' will be "The jewel in London's pleasure industry crown".

1987 Battersea Leisure purchases The Power Station for £1.5 million.

1989 With initial demolition, including removal of the Boiler House roof and west wall, and decontamination programmes complete, funding runs out and Battersea Leisure goes bust.

1993 Parkview purchases the site for £10 million and embarks on a series of schemes and planning applications with Grimshaw Architects.

2006 December – Real Estate Opportunities (REO), 58% owned by Irish developer Treasury Holdings, purchases the site for £400 million and appoints Rafael Vinoly architects to devise a new master plan.

2010 London Borough of Wandsworth grant planning for 8.1m sqft – the largest planning every granted in the Centre of London.

2011 December – Following the collapse of the Irish Real Estate market, the Irish bank NAMA and Lloyds TSB foreclose on REO loans and Administrators Ernst and Young (E&Y) are appointed on BPS.

2012 March to May – E&Y market the site and Malaysian consortium comprising SP Setia, Sime Darby and Employees' Provident Fund emerge as the winners.

2012 September – The purchase is complete.

2012 December – Chancellor confirms "loan and guarantee" to fund extension of the Northern Line with new stations being created at Nine Elms and at Battersea Power Station.

2012 December – London Borough of Wandsworth approves detailed planning permission for Phase 1 of the development.

2013 January – Sales of residential properties in Phase 1 get underway, beginning in London and generating unprecedented levels of interest, culminating in 75% of sales taking place in the first week.

2013 April – Transport and Works Act Order for extension of the Northern Line to Nine Elms and Battersea Power Station submitted to Secretary of State.

2013 Works begin on Phase 1 at Battersea Power Station

BATTERSEA
POWER STATION


THE SHARD
ST PAUL'S CATHEDRAL
THE GHERKIN
LONDON EYE
HOUSES OF PARLIAMENT
WESTMINSTER ABBEY
TATE BRITAIN
VAUXHALL BRIDGE
US EMBASSY (FUTURE SITE)
BATTERSEA TUBE STATION (FUTURE SITE)
BATTERSEA PARK
BATTERSEA PARK STATION

BATTERSEA POWER STATION
OWNERSHIP AND MANAGEMENT

Builder of Distinction
Setia
S P SETIA BHD GROUP

S P Setia Berhad

Since its incorporation in 1974, S P Setia has been a household name in Malaysia's property development industry. The group is recognised as Malaysia's leading listed real estate player with a portfolio that encompasses new towns, eco sanctuaries, luxury enclaves, high-rise residences, integrated commercial and retail developments.

In 2012, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for the 7th time, the only developer to have achieved this feat since the inception of the awards. S P Setia is also the only Malaysian developer to be recognised five times by the International Real Estate Federation (FIABCI) for three Best Master Plan Developments, one Best Residential (Low-Rise) Development and a Best Purpose-Built/ Specialised Project award.

The Group's strength lies in its prowess in creating meaningful environments based on its development philosophy of Live Learn Work Play. Having built a solid base in Malaysia, S P Setia began spreading its wings overseas in the last five years and is now in Vietnam, Australia, Singapore, China, Indonesia and the United Kingdom.

Sime Darby
Developing Sustainable Futures
Property

Sime Darby Property

Sime Darby is a Malaysia-based, diversified multinational involved in key growth sectors, namely plantations, property, motors, industrial equipment, energy & utilities and healthcare. Founded in 1910, its business divisions seek to create positive benefits in the economy, environment and society where it has a presence. With a workforce of over 100,000 employees in over 20 countries, Sime Darby is committed to building a sustainable future for all its stakeholders.

Sime Darby Property, the property arm of Sime Darby, is an established integrated property group, focused on becoming the leading developer of sustainable communities, in line with Sime Darby's brand positioning of developing sustainable futures. The core businesses of the division are property development and property investment. Apart from Malaysia, it has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.

KUMPULAN WANG SIMPANAN PEKERJA

Employees Provident Fund

Set up in 1951, the Employees Provident Fund (EPF) is a social security institution which provides retirement benefits for members through management of their savings in an efficient and reliable manner.

As a retirement fund, the EPF adopts a risk-based investment approach and is committed to maintaining a prudent and low risk investment policy to safeguard members' retirement funds.

Member's contributions are invested in a number of approved financial instruments to generate income. They include Malaysian Government Securities, Money Market Instruments, Loans & Bonds, Equity and Property. Investment decisions require the approval of the EPF Investment Panel whose members are appointed by the Minister of Finance.

The EPF is also directly involved in financing national infrastructure projects to provide facilities and amenities to the public such as highways and airports.

The EPF is Malaysia's premier retirement savings fund serving more than 13 million members and is ranked among the largest sovereign pension funds in the world.

As at June 2012 the EPF has a total of 13.35 million members.

BATTERSEA
POWER STATION

www.batterseapowerstation.co.uk