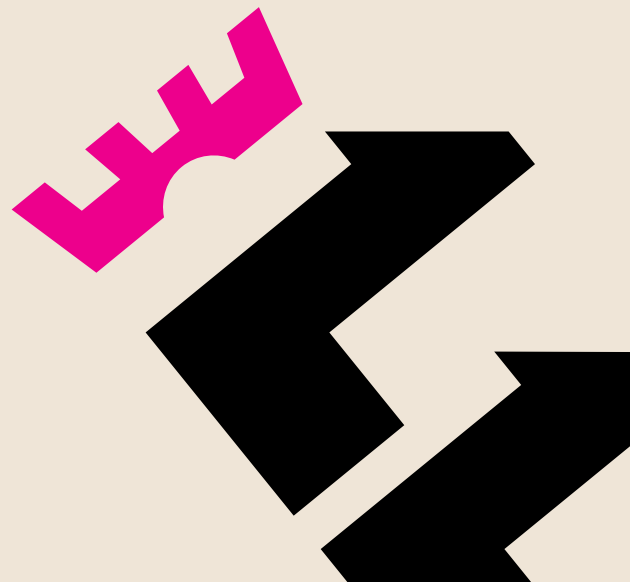


SITE ACTIVITY UPDATE

Spring is bringing fresh energy to The Elephant, with key parts of the development nearing completion. The UAL campus and residential towers are entering their final stages, while retail, cinema, and office spaces are preparing to welcome tenants. Public areas are also taking shape, with paving, lighting, signage, and CCTV installation helping to bring the new town centre to life.

Last month, the Urban Elephant Festival brought the community together, with the unveiling of Belfield Clarke Square as the festival's centrepiece. Alongside construction, the project continues to support the local community through jobs, apprenticeships, and educational engagement opportunities.



CONSTRUCTION UPDATE

- **E1 (UAL Building)** – The shell and core works are largely complete, with final mechanical, electrical and plumbing (MEP) installations scheduled to wrap up by the end of March alongside ongoing fit-out work. Roof MEP works are nearing completion, photovoltaic (PV) panels have been installed, and permanent power for the building maintenance unit (BMU) has now been switched over. Commissioning of both electrical and mechanical systems is well underway, with Cause & Effect testing set to commence by the end of March, preparing the building for final sign-off with the Building Control Officer (BCO).
- **T1 (34-storey residential tower)** – Corridor decorations are fully complete, with inspections conducted up to Level 31.
- **T2 (20-storey residential tower)** – Corridor inspections are complete up to Level 18.
- **T3 (22-storey residential tower)** – Corridor decorations are fully complete, with inspections carried out up to Level 19.
- **Podium Spaces** – The Elephant and Castle podium, which includes retail tenancies, commercial cinema space, office floors, five private lobbies, and two residential amenities areas, is approaching completion. All 49 retail tenancies, including two floors of commercial cinema, are structurally complete and undergoing service commissioning ahead of tenant fit-out. The three floors of commercial office space are also structurally complete, with power-on and service commissioning underway. Ground floor residential and office lobbies have reached the white box stage, with joinery and second-fix services in progress across all five entrances. Level 2 and Level 6 amenities spaces have achieved white box status, with flooring, second-fix services, and decorations currently underway.
- **External Works** – All external works are complete. The Section 278 works (highways alterations) were carried out by TfL on 6 March and agreed snagging items are in the process of being closed out. Additional external works beyond the hoarding are scheduled to begin in mid-March with Power On excavations.
- **Internal Public Realm** – Progress continues on internal public spaces, which are now in the final stages, including paving, signage, lighting, and CCTV installation.

ENVIRONMENTAL SUSTAINABILITY UPDATE

Environmental assessments such as BREEAM, which the Elephant and Castle Town Centre development is undertaking, evaluate several areas to enhance the sustainability of the project. One key focus is Indoor Air Quality.

Indoor air quality can be influenced by multiple factors, including outdoor air, ventilation systems, and

the construction materials used, such as plaster and paint. To minimise these impacts, Multiplex prioritises materials with strong air quality credentials. For example, the construction team uses low-VOC paints and timber products with low formaldehyde emissions to support the health and wellbeing of building occupants once the building is in use.

MULTIPLEX CONTACTS AT THE ELEPHANT:

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Social Value and Community Lead
M: 07715 629701 (Mon-Fri)

PROJECT SUPPORT CONTACT DETAILS
M: 07494 592024 (24/7, out of hours)
E: ECTC@multiplex.global

POSITIVE LOCAL IMPACT UPDATE

Throughout the project lifecycle, Multiplex and their supply chain teams have created 81 new entrant (job start) opportunities and 38 new apprenticeships during the shell and core phase of the development.

During the UAL Fit-Out phase, the team has also provided 10 new entrant opportunities and 18 new apprenticeships, bringing the overall total to 91 job starts and 56 apprenticeships across the project so far.

The Multiplex project team continues to engage with students through educational events during the UAL Fit-Out phase. The next session is scheduled for Wednesday 8th April 2026 and will be delivered in partnership with the Construction Youth Trust. The event will feature members of the Multiplex team and their supply chain partners, each giving a 10-minute talk about their career path and current role on the project. Students will also have the opportunity to take a guided site tour, gaining firsthand insight into the construction process.



THE URBAN ELEPHANT FESTIVAL 2026

Residents, visitors and local artists gathered in their hundreds as Elephant and Castle was host to the fifth annual Urban Elephant Festival.

This year's event marked a major milestone with the official unveiling of the new public square within The Elephant, which was formally revealed as Belfield Clarke Square, named after Dr Cecil Belfield Clarke, celebrating one of the area's most impactful and often overlooked figures.

Dr. Clarke practised from his surgery on the site at 112 Newington Causeway, a site now associated with London South Bank University's Perry Library, for more than 45 years, serving generations of local residents.

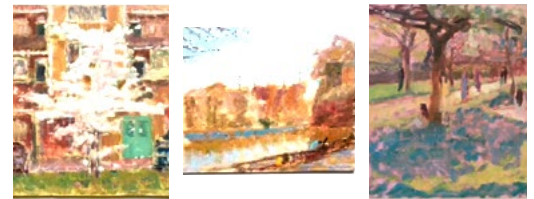
The unveiling formed the centrepiece of this year's festival, which returned for its fifth year with its most ambitious programme yet. Streets and public spaces across Elephant and Castle were brought to life with music, dance and street performances from a diverse lineup of local artists.

Festival-goers were treated to entertainment across Sayer Street, Walworth Square and Castle Square, creating a vibrant, carnival-like atmosphere that celebrated Elephant & Castle's rich cultural diversity.

For many attendees, the day was not just about the launch of a new square, but about seeing Elephant and Castle's transformation take shape - bringing together long-time residents, new neighbours and visitors in a shared celebration of community and change.



TED MCKENZIE



Little Louie
14 Ash Avenue
SE17 1GQ
littlelouie.london



TED MCKENZIE AT LITTLE LOUIS

Ted McKenzie is an emerging contemporary painter who works from life in his urban surroundings in South London.

Partly influenced by historical painters known for working 'en plein air', his atmospheric, compact paintings are characterised by dynamic brushwork and an often dusky, organic palette.

His paintings are snapshots of place and practical acts of location - a communion between the individual and the more central reality that parks and public spaces represent.

Ted's artwork will be exhibited at Little Louis throughout April - come along for a coffee or a cocktail and a walk through his work!

Location: Little Louis
14 Ash Avenue
SE17 1GQ

Instagram: @ted,mackenzie_

Website: www.edwardmckenzie.co.uk