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Warburg Pincus, Lendlease establishes Life Sciences R&D Real Estate Platform in Singapore

August 1, 2024 | News

The new platform will focus on investing, acquiring, developing, constructing, managing, and operating real estate life science projects in Asia Pacific



Warburg Pincus, a leading global growth investor, and Lendlease, an integrated Australian real estate group with international investment capabilities, have jointly established a life sciences real estate joint venture platform in APAC with Singapore as headquarter. The joint venture aims to become a leading life sciences and R&D real estate platform in Asia Pacific, capturing the attractive opportunities in the region's rapidly expanding life sciences and R&D real estate sector.

Partners have committed to 50% co-investment capital over the next few years as the new platform attracts third party investors and additional capital and seeks to grow into a multi-billion-dollar platform.

The new platform will focus on investing, acquiring, developing, constructing, managing, and operating real estate projects in the fast-growing life sciences and R&D real estate markets in Asia Pacific.

The platform is seeded with two of Lendlease's existing businesses – a high-barrier-to-entry life sciences project construction management business and a specialized investment management business – and already has its first investment vehicle LINO, which currently owns Leaf Minatomirai, a 24,000 square meter innovation and R&D workplace in Yokohama, with its asset enhancement initiative recently completed.

Lendlease has influenced Asia Pacific massive projects in life science ecosystem over massive projects, including the delivery of two-thirds of the greenfield life sciences facilities in the Tuas Biomedical Park in Singapore and more than 90% of the biotech plants in the precinct. Warburg Pincus is a active investors in Asia real estate, with over $8.5 billion invested in over 50 ventures. Warburg Pincus has actively engaged in Asia's life sciences real estate and R&D space, building significant depth through a number of highly specialized ventures, including DNE in China and a partnership with Eastgate in Japan.