

CITY ESTATE Developments

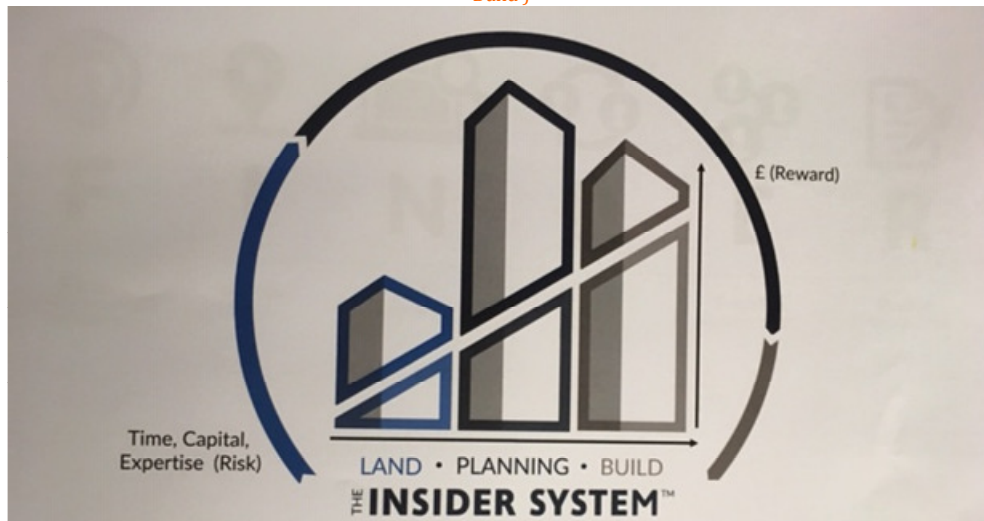
City Estate Developments is a UK property development company specialising in quality, high density city centre developments. We also offer our clients high potential, off-market development land together with a variety of property investment opportunities throughout the UK. Whether you are looking to invest in freehold land, seeking a development partnership or a joint venture, we are able to tailor a package deal that meets your needs.

We partner with local and foreign investors and specialist developers who are seeking to develop land or existing property anywhere in the UK. **City Estate Solutions** consists of a fully qualified and highly experienced team of professionals, who can assist with every aspect of the project, from concept design, to planning and full build management.

Our Process

Diagram

(insert the following in the relevant columns : up to 50% ROI on Land , Up to 200% ROI on Planning , Up to 25% ROI on Build)



LAND – PLANNING – BUILD

City Estate Solutions is able to facilitate property investment across 3 stages, as indicated in the above graphic, allowing you the flexibility to structure specific deals to suit your investment strategy. As an investor, you have the option to enter a deal at the initial Land stage. This is achieved by securing one of our development land opportunities through a freehold purchase or option agreement. Alternatively, you can enter a deal once the land is secured at the Planning stage or when planning permission is gained. You also have the option of being fully involved in a project from start to finish.

LAND

- IDENTIFY - We identify potential off-market land, which has high development potential, across all major UK cities including London, Manchester and Birmingham.
- APPRAISE - Our expert design and planning teams carry out initial development appraisal in order to identify the best potential use (mixed use, retail, residential, office, student accommodation, hotel etc.)
- SECURE - We act to secure the site on a 100% Freehold basis or through options.

PLANNING

- Design - We work closely with our architects to maximize the land value and to create the best design possible, and which will also be approved by local town planners.
- Planning - Once planning permission is granted, the land value will generally increase by 50% - 200% or more.

BUILD

- A managed build by a team of highly skilled professionals.
- Includes marketing and sales.

MANAGED

- Projects are suitable for investors looking for build to rent schemes or exiting after stabilizing the asset. We are able to offer full management of the asset.

Current Opportunities

Apartment Scheme, London Croydon ([insert picture](#))

Freehold Hotel Development Opportunity, Newcastle, Upon Tyne ([insert picture](#))

Student Accommodation Scheme, Leeds ([insert picture](#))

Luxury Hotel/ Apartment Development Opportunity, Liverpool ([insert picture](#))

UK Land and Property Market Overview

The UK Housing Shortage - The demand for UK housing far exceeds supply with estate agents reporting an all-time low in the number of available residential properties for sale. Subsequently, house prices have remained high and property values continue to steadily rise. At least 50% of all 18-34

year-olds, including many first-time buyers, do not see buying a property as a viable proposition. Instead, they have accepted that renting is likely to remain the only realistic option available to them, for the foreseeable future.

A Strong Economy – Following the decision by Britain to leave the European Union and the single market, the UK economy had remained stable and generally resilient, despite initial fears of a slowdown. In 2016, the British economy performed much better than expected recording the second fastest growth among all G7 countries. Predictions of recession before the referendum proved unfounded, with growth figures following the vote, far stronger than expected.

Overseas investor – Following Britain's decision to leave the EU, the sudden drop in the value of Sterling prompted significant interest in the property market from foreign investors. During the 6-month period after the Brexit decision was confirmed, investors from India, Turkey and the Middle East showed considerable interest in high value properties. In the Middle East and Asia, sales volumes grew by 10%, while enquiries from US buyers also reached a high of 10%

Development Land Key Facts Q2 2018

- Average greenfield development land prices rose by 2.1% in Q2, taking the annual growth to 4.6%, the strongest rise since Q2 2014
- Urban brownfield development land prices edged up 0.4% in Q2, the same rise as in Q1, taking annual growth to 5.5%