



ELIZABETH TOWER

A NEW CITY CENTRE ICON

A ground-breaking creation
from two of the UK's biggest
property specialists.



EXCEPTIONAL PROPERTIES

The very best locations.

Elizabeth Tower at Crown Street is the next milestone project from UK property specialist Select Property Group.

With investments shaped by the needs of our clients, thousands of investors around the world choose Select Property Group time and time again.

We've been selling UK and international property since 2004, and every day we help investors to expand their portfolio with the finest real estate.

12,139

Number of UK & international properties sold

139

Number of countries our investors are located in

GBP 128 million

Rental income generated from UK developments

GBP 1.5 billion

Value of UK property developments



CROWN ST

THE PERFECT BLEND OF EXPERTISE.

Select Property Group is Manchester's leading real estate expert.

Renaker is the city's most prominent developer.

A strategic partnership has been created to draw upon these areas of expertise to develop a landmark neighbourhood and an investment of unrivalled quality – Crown Street.

UK PROPERTY:

An asset trusted by global investors

UK property is one of the world's strongest investments.

High returns and proven track record of growth; it's an asset famed for its stability and security.

Average returns from real estate were 49% higher than those achieved in the UK stock market (2000-2014)¹.

Right now, property supply cannot keep pace with a rising population. In England alone, 300,000 new homes are needed per year to keep up with demand, almost three times the level of current supply².

CURRENT MARKET PERFORMANCE

281%

Increase in UK property prices (1996 - 2016)³

4.6%

Uplift in average values in 12 months to June 2018⁴

2.5%

Forecasted increase in rental prices in 2018⁵

FORECAST GROWTH

Growth to be strongest in key regional cities outside of London

14.2%

Forecasted increase in average property prices by 2022⁶

17.6%

Predicted rental growth by 2021

1. 2018: Should I invest in UK property or UK stocks? Holborn Assets

2. Housing supply – where will we live? Parliament UK

3. Twenty years on – the winners and losers of Britain's property boom; Guardian; Nationwide house price index

4. Manchester once again tops annual city house price growth; Property Wire; Hometrack

5. UK rents on the rise, as London bounces back to growth; Business Matters; Landbay Rental Index

6. UK house price growth is set to slow by half over the next 5 years; Business Insider; Savills



THE SECURITY OF UK PROPERTY

A mature market, established over 200 years, UK real estate is one of the most trusted assets by investors globally.

POLITICALLY STABLE

With property prices dictating a positive or negative effect on national wealth, the UK government has a vested interest in maintaining growth in the market.

CLEAR LEGAL FRAMEWORK

UK law is often viewed as the best in the world, with the country a primary centre for international and commercial litigation and arbitration. It offers a greater level of protection for investors than other international property markets.

SUPPLY AND DEMAND FUNDAMENTALS

Unlike equities and other investments, UK property growth is underpinned by supply and demand fundamentals.

THE BEST OPPORTUNITY IN 30 YEARS

- Over one third of those born between 1980-1996 will now rent their entire lives⁷
- Over 40% will still be renting by age 30; that's twice as many as their parents' generation
- Demand for rental property will reach six million by 2025⁸
- But, just 100,000 purpose-built rental properties are currently in the delivery pipeline nationwide⁹

⁷ Up to a third of millennials 'face renting their entire life; BBC News; Resolution Foundation

⁸ Demand for rented homes set to reach six million by 2025, research suggests; Property Wire

⁹ Build-to-rent sector grows pipeline of homes for UK renters by 30%; Savills

Manchester:

A city of unstoppable growth

There has never been a more exciting time to invest in Manchester.

The UK's second largest economy is rapidly expanding.

Multi-billion-pound investment in business, infrastructure and transport is flowing into the city, both domestically and globally. Huge multinational corporations, such as the BBC, have already relocated away from London to Manchester.

The city is also one of the main destinations for the 292,000 people that permanently moved away from London in 2016.¹⁰

As Manchester's population continues to soar, so does the demand for real estate – directly impacting investor returns.

With all projections pointing to continued strong property performance in the coming years, investors can enter the market at the very start of a long, sustained period of growth.

Location:

North-west England

Population:

2.55 million (Greater Manchester area)

Distance to London:

200 miles (322 kilometres)

2-hour direct train link

International airport:

Third largest in the UK; 60 airlines fly direct to over 200 destinations worldwide



¹⁰ Number of Londoners abandoning capital hits 10-year high; Guardian





NORTHERN ENGLAND'S ECONOMIC POWERHOUSE

Home to a GBP 59.6 billion economy.

Recognised as an important European centre in the fields of research, manufacturing, engineering and digital technology.

Manchester is the UK's biggest centre for commerce outside of London.

Economy doubled in size
(1996-2016)

The city's population also increased 17% faster than the average among major UK cities¹¹

58% graduate retention rate

20,000 new workers to Manchester's economy added each year¹²

61 million travellers visit
Manchester annually

Contributing GBP 7.5 billion to the local economy¹³

Voted best UK city to live in

One of the world's 50 most liveable cities – Economist Intelligence Unit 2018¹⁴

FTSE 100 companies, international banks and major international brands have a presence in Manchester

amazon

BNY MELLON

Kellogg's



BBC

SIEMENS

DHL



¹¹ Urban Core Revival: City of Manchester's Population Growth Continues to Impress; Euromonitor International

¹² Report for Resolution; Manchester City Council

¹³ Report for Resolution; Manchester City Council

¹⁴ Revealed: The world's best (and worst) cities to live in; The Telegraph; Economist Intelligence Unit

“Manchester is one of the world’s greatest and most inspirational cities. The ten local authorities of Greater Manchester represent the largest functional economic area outside London. It is a world-class business and investment location with all the benefits and attractions of a vibrant European metropolis and recently hailed as one of the best cities to live in.”

*JLL Residential*¹⁵

STRATEGIC INVESTMENT CONTINUES TO DRIVE MANCHESTER'S DEVELOPMENT

Forecasts outline a GBP 19 billion uplift in gross value added to Manchester's economy by 2030. Its population is expected to increase by a further 125,000 by 2025, while 55,000 new jobs in the city centre alone are to be created during this time.

Manchester will also benefit greatly over the coming years from several exciting new projects already underway:

GBP 56 BILLION HIGH-SPEED 2 (HS2) RAIL NETWORK

Manchester is a key city in the UK government's planned HS2 project; a high-speed rail line that will better connect the country's key economies. By 2033, GBP 56 billion will have been spent to complete the new line, which will cut journey times between Manchester and London to just one hour.

MANCHESTER METROLINK – GBP 2.1 MILLION EXPANSION

By 2030, Manchester's light rail system will become the UK's biggest tram network. Already one of the region's most important transport networks, a new line extending to more key commuter towns and villages will increase Metrolink's capacity to 31.2 million annual journeys.

MANCHESTER INTERNATIONAL AIRPORT – GBP 1 BILLION EXPANSION

Set for full completion by 2023, the brand new 900,000 sq.ft. 'super terminal' will be the biggest single construction project ever undertaken in Greater Manchester. By 2050, 55 million annual passengers will travel through the airport, double current levels.

THE UK'S PREMIER PROPERTY INVESTMENT MARKET

This growth is having a direct impact on Manchester's real estate market.

Supply cannot keep up with demand, particularly from the city's high population of young workers looking for rental property.

Between 1986 and 2014, average property prices in London rose 375% faster than the UK average.¹⁶

Market indications now suggest Manchester's property market is on the brink of enjoying a similar period of success.

In numbers: Manchester's property undersupply

- The city's population is rising at 15 times the rate new homes are currently being built at¹⁷
- Up to 10 enquiries for every city centre apartment – with some properties tenanted within one hour of becoming available¹⁸
- By 2022, residential housing delivery in Manchester will meet just 25% of annual demand¹⁹

Returns exceeding national averages

No other city centre residential property market is delivering the high level of returns investors are currently enjoying in Manchester:

- Capital appreciation for the 12 months to June 2018 totalled 7.4%, versus a national average of 4.6%²⁰
- Apartment prices in Manchester increased 52% in the six years between November 2011 and 2017²¹
- Since 2015, the price per sq.ft. of new-build residential properties in the city has risen 32%²²

Performance exceeding London

As growth in London slows and prices reach an affordability ceiling, investors globally are instead turning to Manchester's property market.

- In 2017, the average price of property in central London was GBP 1.6 million²³
 - Manchester's average price was GBP 208,000²⁴
- Property prices in London have increased just 1.6% since January 2017²⁵
 - In Manchester, they've risen 6.7% during this time
- Yield growth in London is now the slowest in the country²⁶
 - Property in Manchester is generating 67% higher rental returns

Exciting performance forecasts

In the next four years alone, investors in Manchester are set to achieve among the highest levels of short and long-term growth in the UK property market.

Projected average residential price growth in Manchester 81% higher than the UK average

Average price growth	Manchester	UK average
2018	6.5%	1%
2019	4%	2%
2020	3.5%	2.5%
2021	3.5%	3%
2022	3.5%	3.5%
Cumulative growth 2018-2022	22.8%	12.6%

Projected average residential rent price growth in Manchester 40% higher than the UK average

Average rent price growth	Manchester	UK average
2018	3.5%	2%
2019	3%	2.5%
2020	3%	2.5%
2021	3.5%	2.5%
2022	3.5%	2.5%
Cumulative growth 2018-2022	17.6%	12.6%

¹⁶ The rise and rise of London house prices: 1986 to 2014; ITV News; Office for National Statistics

¹⁷ Looming housing crisis as population growth outstrips new builds; Manchester Evening News

¹⁸ Renting in Manchester: Properties gone in an hour as prices rise £75 a month; Manchester Evening News

¹⁹ CBRE commissioned research for Select Property Group

²⁰ Manchester has strongest house price growth of 7.4% as London bounces back from six-month decline; This is Money; Hometrack

²¹ House Prices Report for Manchester - November 2011 to November 2017; Home.co.uk

²² The New Housing Paradigm Residential forecasts – Northern England; JLL Residential

²³ House Prices in Central London; Rightmove

²⁴ House Prices in Manchester City Centre; Rightmove

²⁵ New property hotspots revealed: Birmingham, Edinburgh and Manchester predicted to see prices rises up to 30% within four years; This is Money; Hometrack

²⁶ Buy-to-Let index; LendInvest

CAPITALISE ON THE UK PROPERTY MARKET'S BIGGEST OPPORTUNITY

70,000 people now live in Manchester city centre – and most rent their apartments.

Crucially, Manchester is the home of the millennial in the UK. The city has one of the highest proportions of young workers (aged 18-34) in the country, a key demographic in the UK's rental market.

This generation subscribes to iTunes rather than owning music. It pays to use Uber, rather than buying cars.

This shift in attitudes towards ownership has now extended to the property market, with the majority of Manchester's tenants preferring to rent high quality homes in the city centre, rather than owning a home in the suburbs.



1	DEANSGATE <i>Manchester's main high street</i>	5-minute walk / 0.2 miles (0.3 km)
2	DEANSGATE TRAIN STATION <i>A major regional connection</i>	5-minute walk / 0.2 miles (0.3 km)
3	CASTLEFIELD <i>Popular leisure hotspot</i>	4-minute walk / 0.2 miles (0.3 km)
4	HILTON HOTEL BEETHAM TOWER <i>Iconic hotel and landmark</i>	7-minute walk / 0.3 miles (0.5 km)
5	FIRST STREET <i>Popular mixed-use hotspot</i>	8-minute walk / 0.4 miles (0.64 km)
6	MUSEUM OF SCIENCE & INDUSTRY <i>Popular cultural district</i>	9-minute walk / 0.4 miles (0.6 km)
7	BRIDGEWATER HALL <i>Primary concert venue for the BBC Philharmonic Orchestra</i>	11-minute walk / 0.5 miles (0.8 km)
8	MANCHESTER CENTRAL <i>Large conference and exhibition centre</i>	12-minute walk / 0.5 miles (0.8 km)
9	MANCHESTER OPERA HOUSE <i>Grade II-listed theatre</i>	12-minute walk / 0.6 miles (1 km)
10	SPINNINGFIELDS <i>Manchester's central finance district</i>	14-minute walk / 0.7 miles (1.1 km)
11	OXFORD ROAD TRAIN STATION <i>A regional and national connection</i>	15-minute walk / 0.7 miles (1.1 km)
12	ALBERT SQUARE <i>Iconic civic plaza</i>	17-minute walk / 0.8 miles (1.3 km)
13	MANCHESTER CHINA TOWN <i>Third-largest in Europe</i>	19-minute walk / 0.9 miles (1.4 km)

14	ARNDALE SHOPPING CENTRE <i>Major retail mall</i>	23-minute walk / 1.1 miles (1.8 km)
15	PICCADILLY TRAIN STATION <i>Major national connection</i>	26-minute walk / 1.2 miles (1.9 km)
16	NORTHERN QUARTER <i>Vibrant leisure neighbourhood</i>	27-minute walk / 1.3 miles (2 km)
17	ETIHAD STADIUM <i>Home of Manchester City FC</i>	8 minutes by car / 2.8 miles (4.5 km)

CLOSE BY:

MANCHESTER ARENA	26-minute walk / 1.2 miles (1.9 km)
UNIVERSITY OF MANCHESTER	26-minute walk / 1.2 miles (1.9 km)
OLD TRAFFORD STADIUM - MANCHESTER UNITED FC	6 minutes by car / 1.7 miles (2.8 km)
MEDIACITY - HOME OF BBC & ITV STUDIOS	7 minutes by car / 2.2 miles (3.6 km)
MANCHESTER INTERNATIONAL AIRPORT	16 minutes by car / 8 miles (13 km)

The
GATEWAY
TO THE CITY

Crown Street is ideally situated at the entrance of the city centre.

Within walking distance of Manchester's key economic hubs and vibrant leisure attractions.

All the benefits of Manchester city centre living with none of the congestion, and easy access in and out of the city.

Redefining Manchester's skyline

Crown Street forms part of an exciting new neighbourhood in the south-western part of Manchester city centre, home to a cluster of new skyscrapers, one of which will become the tallest in the city.

Stunning apartments and luxury facilities will also make it one of the most desirable places to live.

It will be surrounded by several public realm and green space areas, connected by several new pedestrian and cycle pathways.

Podium level restaurants, coffee shops and retail outlets will establish Crown Street as one of Manchester's most exciting new leisure hotspots.

A place to meet.
A place to eat.
A place to call home.

ELIZABETH CROWN ST *Tower*

The iconic skyscraper at the heart of this new neighbourhood.

Elegant residential apartments, the finest facilities and one the highest swimming pools in Western Europe.

An awe-inspiring new address, one of the UK's tallest residential structures, in the country's most undersupplied tenant market.

52 storeys, offering inspiring views across the city

Spacious one, two and three-bedroom apartments and townhouses

Breathtaking 44th floor swimming pool and royal garden

Co-working space and communal hub

44th floor state-of-the-art gymnasium

Residents lounge

Podium-level retail space



ARTIST'S IMPRESSION: BEDROOM



ARTIST'S IMPRESSION: RESIDENTS LOUNGE



ARTIST'S IMPRESSION: LIVING ROOM AND KITCHEN



ARTIST'S IMPRESSION: BATHROOM

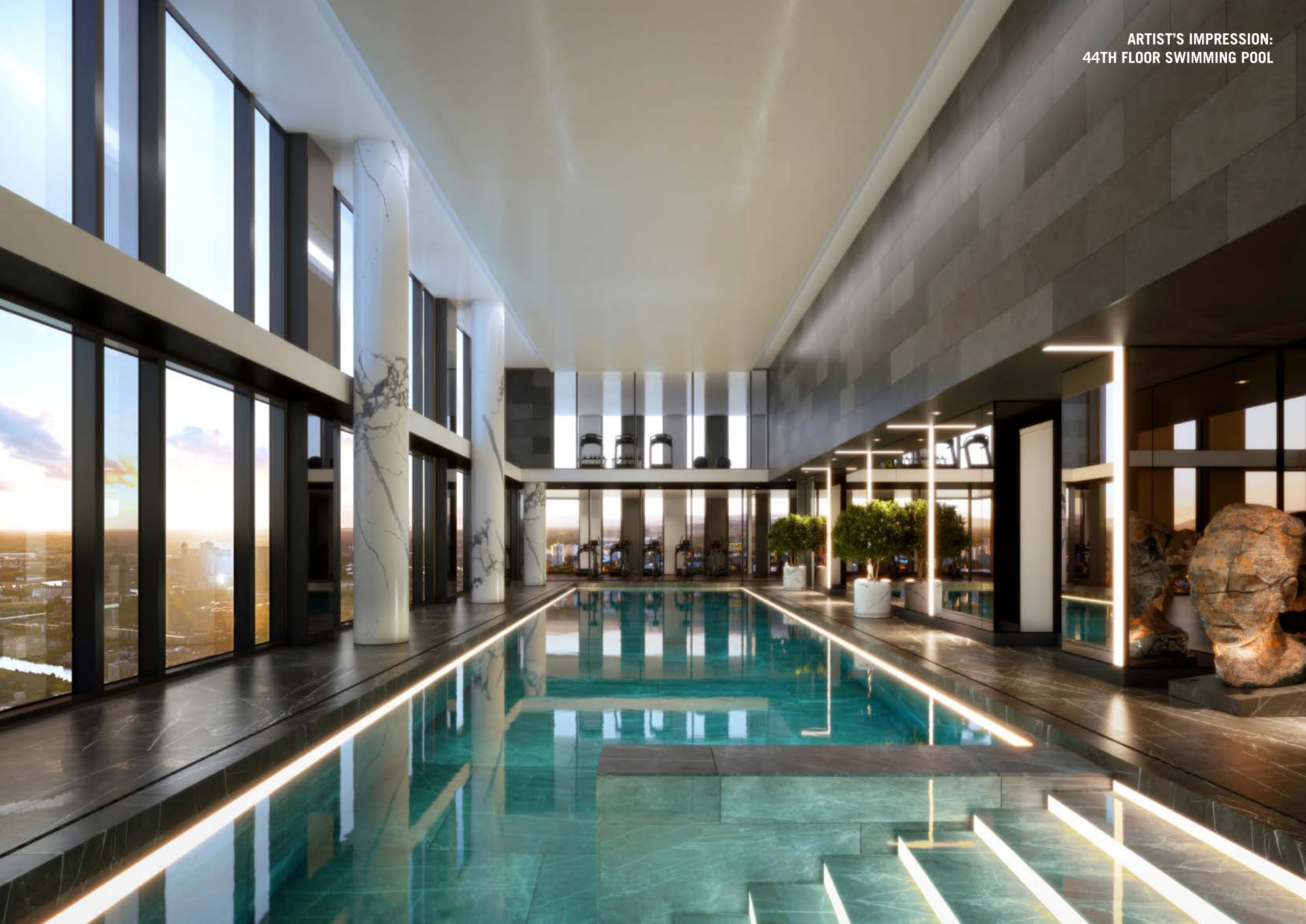


ARTIST'S IMPRESSION: CO-WORKING SPACE



ARTIST'S IMPRESSION: GYMNASIUM

ARTIST'S IMPRESSION:
44TH FLOOR SWIMMING POOL



ARTIST'S IMPRESSION:
ROYAL GARDEN TERRACE LOOKING TOWARDS MANCHESTER CITY CENTRE



OWN PROPERTY IN A TRULY LANDMARK PROJECT

Investing in Elizabeth Tower at Crown Street

TOTAL FIVE-YEAR PROFIT – PREDICTED*

Based on a two-bedroom apartment in Elizabeth Tower at Crown Street with a purchase price of GBP 300,000



INVESTMENT FORECAST		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CAPITAL APPRECIATION	GBP 360,000 20%	GBP 374,400 4%	GBP 389,376 4%	GBP 404,951 4%	GBP 421,149 4%	GBP 437,995 4%
RENTAL INCOME		GBP 21,000	GBP 21,000	GBP 21,000	GBP 21,000	GBP 21,000
RENTAL YIELD PER ANNUM		7%	7%	7%	7%	7%
	TOTAL CAPITAL APPRECIATION		GBP 137,995		TOTAL RETURN	GBP 242,995
	TOTAL RENT		GBP 105,000		5-YEAR ROI	81%

STRONG APPRECIATION OVER THE BUILD PERIOD

- 20% capital growth predicted over Elizabeth Tower’s build period
- Positive long-term growth forecasts in a city with the UK’s fastest rising property prices

* ‘Predicted Market’ investment forecast is calculated by reference to the average returns in the prevailing market, based on the market data summarised in more detail on page 20

** ‘Strong Market’ investment forecast is calculated by reference to potential returns achievable for properties that are comparable in quality and location, based on feedback from agents and property professionals with local knowledge and expertise

TOTAL FIVE-YEAR PROFIT – STRONG MARKET**

Based on a two-bedroom apartment in Elizabeth Tower at Crown Street with a purchase price of GBP 300,000



INVESTMENT FORECAST		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CAPITAL APPRECIATION	GBP 375,000 25%	GBP 393,750 5%	GBP 413,438 5%	GBP 434,109 5%	GBP 455,815 5%	GBP 478,606 5%
RENTAL INCOME		GBP 21,000	GBP 21,750	GBP 22,500	GBP 23,250	GBP 24,000
RENTAL YIELD PER ANNUM		7%	7.25%	7.5%	7.75%	8%
	TOTAL CAPITAL APPRECIATION		GBP 178,606		TOTAL RETURN	GBP 291,106
	TOTAL RENT		GBP 112,500		5-YEAR ROI	97%

A PRIME LOCATION THAT WILL COMMAND PREMIUM MARKET RATES

- 7% gross annual yield predicted
- High quality apartments, premium facilities and a first-class city centre location mean this is a very achievable benchmark yield

We endeavour to ensure that any investment forecasts we provide are realistic and well-researched at all times from credible third-party market data, however we cannot ultimately warrant the accuracy of that information and cannot be held liable for any reliance you may make of/or put on it. Income, growth and cost projections may vary depending on market conditions and your own personal circumstances.

SELECT PROPERTY GROUP RECOMMENDS: Two-bedroom apartments

Two-bedroom apartments are among some of the best investment opportunities in Elizabeth Tower at Crown Street.

With 81% growth over five years predicted, these properties are among the most desirable for tenants and can offer investors some of the highest level of returns.

Increased numbers of young professionals living together. Bigger properties for those looking for a permanent residence when visiting Manchester. The rising number of families now living in the city centre.

This increasing demand for two-bedroom apartments in the city centre is the reason why Manchester City Council is making it a priority for all new residential developments to provide a high proportion of two-bedroom apartments.

For investors, it means that their investment will remain attractive to the widest segment of the rental market.



ARTIST'S IMPRESSION: LIVING ROOM AND KITCHEN



Renaker

ABOUT THE DEVELOPER

*Delivering sustainable new communities
in the best city centre locations.*

A unique, refreshing approach to property development.

Crown Street is the latest project from Renaker, the leading developer in the North West of England.

An icon within Manchester's construction sector, over the last 20 years Renaker has been at the forefront of transforming the city into one of Europe's major economies.

More than 2,400 new Renaker properties are currently under construction, all designed in-line with the developer's forward-thinking approach of delivering sustainable new communities with increased levels of efficiency.

Renaker transforms urban landscapes and unlocks their full potential, delivering investments that meet not just the needs of today but the demands of tomorrow.



Select Property Group

WHY INVEST WITH US?

Market-leading properties that drive rental yields and achieve strong capital growth.

Our relationships are built on trust and we have an unwavering commitment to our investors.

Our global team of experts will guide you through every step of your investment.

From contracts and appointing solicitors, to using dedicated forex partners and setting up non-residential bank accounts, we make your investment a completely hassle-free process.

Dedicated Investor Relations and Services teams also offer continuous ongoing support post-investment.

In addition, we're never far away, with offices in Europe, Middle East, Southeast Asia and China.



ELIZABETH TOWER

Please note that the information that we distribute is produced with great care and believed to be correct at the time of printing (October / November 2018), to the best of our knowledge. Pictures, computer-generated views, layouts and other details in this brochure are given as a general guide and may change from time to time in accordance with the final designs of the development and appropriate planning permissions.