



Computer generated images for illustrative purposes only



BROCHURE

The CONTENTS

About Us

Track Record

The Carrick

9 Welcome to Edinburgh

11 Maps

17 Specification

19 Developer

Edinburgh Investment Case

25 History & Culture

27 Demographics

29 Economy & Economic Growth

35 Labour Market and Incomes

37 Transportation

39 Education

41 Regeneration

43 Housing Market

Scotland Investment Case

47 Welcome to Scotland

49 Economy





About Us

CREATING WEALTH THROUGH INTELLIGENT PROPERTY INVESTMENT.

We provide our clients with access to the best property investment opportunities across the globe and deliver an end-to-end service that guides them through every step of their international real estate investment journey.

“Our track record speaks for itself: since 2006, IP Global has launched USD3 billion worth of properties across 28 markets worldwide.”

TRACK RECORD SNAPSHOT

UK

Total projects: 114 since 2009
Total investment value: USD1.9 billion

GERMANY

Total projects: 21 since 2014
Total investment value: USD136 million

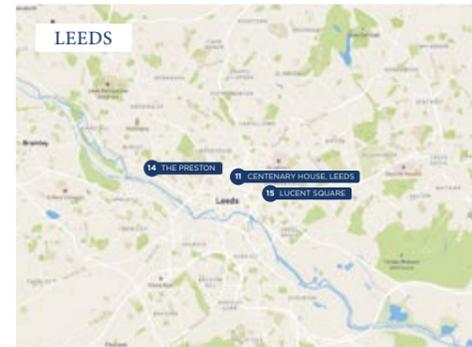
USA

Total projects: 19 since 2011
Total investment value: USD150 million

AUSTRALIA

Total projects: 17 since 2013
Total investment value: USD149 million

Track Record



PROJECT NAME	COMPLETION DATE	# OF IPG UNITS	AVG SELLING PRICE PER SQ FT	UNITS UNDER MANAGEMENT	CURRENT RENT VS PROJECTED RENT WHEN LAUNCHED	AVG GROSS YIELD	LOCATION
Arc Avenue	2022	52	£224	23	127.64%	7.38%	Newcastle
The Preston	2021	57	£252	7	103.31%	7.38%	Leeds
No. 1 Old Trafford	2021	173	£338	73	109%	5.58%	Manchester
Crossbank House	2021	40	£259	33	97%	5.86%	Manchester
Bishton Fletcher	2021	12	£398	10	94%	4.24%	Birmingham
The Loom	2020	89	£355	50	97%	4.91%	Manchester
Centenary House	2020	80	£302	14	89.99%	5.85%	Leeds
Quay Central	2019	108	£304	45	96%	5.48%	Liverpool
Cartwright	2019	14	£338	9	81%	4.51%	Manchester
The Curve - Washington	2018	46	£339	22	111.51%	4.78%	Birmingham
The Curve - Lincoln	2018	99	£329	69	105.79%	5.03%	Birmingham
Park Rise	2018	87	£277	52	96%	5.67%	Manchester
The Levels	2017	33	£266	22	106%	5.42%	Liverpool
Rivergate (Wilburn Wharf)	2016	163	£330	97	113%	5.81%	Manchester
The Assembly	2016	157	£337	94	126%	6.28%	Manchester

*12-month uplift data available at zoopla.co.uk

Track Record

1

ARC AVENUE NEWCASTLE

Arc Avenue is located on the south bank of the River Tyne in Gateshead, Newcastle. Comprising 57 apartments, the hybrid scheme saw a Grade II listed railway warehouse renovated with a newbuild section added. In 2022 it was named Best UK Residential Renovation/Redevelopment at the International Property Awards in London.

ESTIMATED PRICE INCREASE: **11.1%**



Project Launch: December 2020

No. of Units Launched: 57

Unit Types: 1 & 2 bedrooms

Average Price at Sale: £174,019

Average Price PSF at Sale: £225

Estimated Current PSF: £250



Complete Lettings and Management Comments:

Tenants at Arc Avenue are likely to be younger professionals working in the city centre or making a conscious move for the lifestyle on offer at the development, and international students seeking proximity to the universities.

Average Current Yield: 7.34%

Achieved Rent vs. Projected Rent: 123%

¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

Rental data provided by our Lettings & Management partners.

Disclaimer: Whilst every care is taken to provide the most accurate appraisal, our appraisal is for guidance purposes only based on current market conditions and visual inspection. No warranties are formed as to the structural condition of the property. For rebuild costs and property structural reports, you are advised to consult a chartered surveyor.

3

Computer generated images are intended for illustrative purposes only.

Track Record

2

BELL STREET GLASGOW

Set just a short walk from Glasgow city centre, Bell Street is one of our newest developments to complete. The development provides 56 new-build studios, one- and two-bedroom apartments with associated parking. Bell Street's striking modern design, accompanied by its central and convenient location has proven extremely popular with occupants.

ESTIMATED PRICE INCREASE: **27%**



Project Launch: July 2020

No. of Units Launched: 26 (IPG)

Unit Types: Studios, 1 & 2 bedrooms

Average Price at Sale: £188,166

Average Price PSF at Sale: £259

Estimated Current PSF: £329



Complete Lettings and Management Comments:

Bell Street has proven extremely popular with tenants since completing in early Autumn 2022. Most tenants are young professionals working in the city who enjoy the convenience of city centre living and the modern finishes the development provides. Rentals have far exceeded all expectations and looks to be one of our most successful projects in recent years.

Average Current Yield: 7.95%

Achieved Rent vs. Projected Rent: 141%

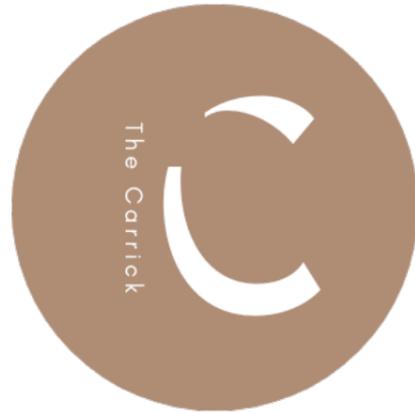
¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

Rental data provided by our Lettings & Management partners.

Disclaimer: Whilst every care is taken to provide the most accurate appraisal, our appraisal is for guidance purposes only based on current market conditions and visual inspection. No warranties are formed as to the structural condition of the property. For rebuild costs and property structural reports, you are advised to consult a chartered surveyor.

4

Computer generated images are intended for illustrative purposes only.



The Carrick is a new build development situated in the south-west of Edinburgh. Closely located to public transport, all that this vibrant city has to offer is within easy reach.

The development itself has been designed to provide light and spacious accommodation with modern features throughout. Most apartments also offer Juliette balconies, with the penthouse units including spacious terraces.

The area is also home to many golf courses, parks and sports facilities which offer occupants many activities for leisure and fitness. Parking is available for select units.







Welcome to the **NEIGHBOURHOOD**

Edinburgh consistently ranks as one of the happiest cities in the UK. It was also recently listed as #1 Happiest Place to Work due to a high median salary and low commute times. Furthermore, Edinburgh holds the title as the greenest city in the UK with an array of parks and outdoor leisure activities. The city's ability to simultaneously provide exceptional living, shopping, food and entertainment to rival any major city, makes it an easy choice for students, professionals and visitors alike.

There is an eclectic mix of shopping on offer in Edinburgh. Brands such as Harvey Nichols, Louis Vuitton and Burberry are amongst some of the high street names that have opened in the city's new St James Quarter in 2021.

For fans of comedy and London's West End, Edinburgh Playhouse regularly hosts touring productions of world-famous plays and musicals. Some of the biggest names in British Comedy are coming to the city in 2023 including Jimmy Carr and Romesh Ranganathan. The city offers a unique lifestyle found in very few places around the world.

The Carrick sits just a short journey from Edinburgh's famous Murrayfield Stadium. With a capacity of 67,144, it is the largest stadium in Scotland and hosts all Scottish national rugby games as well as music concerts. In 2023, Murrayfield is due to host Harry Styles and Bruce Springsteen.

Sitting within 2km of The Carrick are no less than four, 18-hole golf courses. The Murrayfield Golf Club offers breathtaking views across the historic city centre and prides itself on having some of the best fairways in Scotland.

Travel Distances from The Carrick

LOCAL AMENITIES & POINTS OF INTEREST

 Gym 1min walk	 Saughton Sports Complex 10min walk, 7min cycle, 16min public transport, 8min drive
 Shell Petrol Station 5min walk, 1min drive	 Carrick Knowe Golf Course 19min walk, 8min drive, 14min public transport
 ALDI 5min walk, 1min drive	 Slateford Medical Centre 13min walk, 5min cycle, 5min drive
 M&S Foodhall 6min walk, 2min drive	 Edinburgh Zoo 30 min walk, 8 min cycle, 8 min drive, 22 min public transport
 Saughton Park 7min walk, 3min cycle, 3min drive	 Murrayfield Stadium 22 min walk, 8 min cycle, 9 min drive, 9 min public transport

TRANSPORTATION

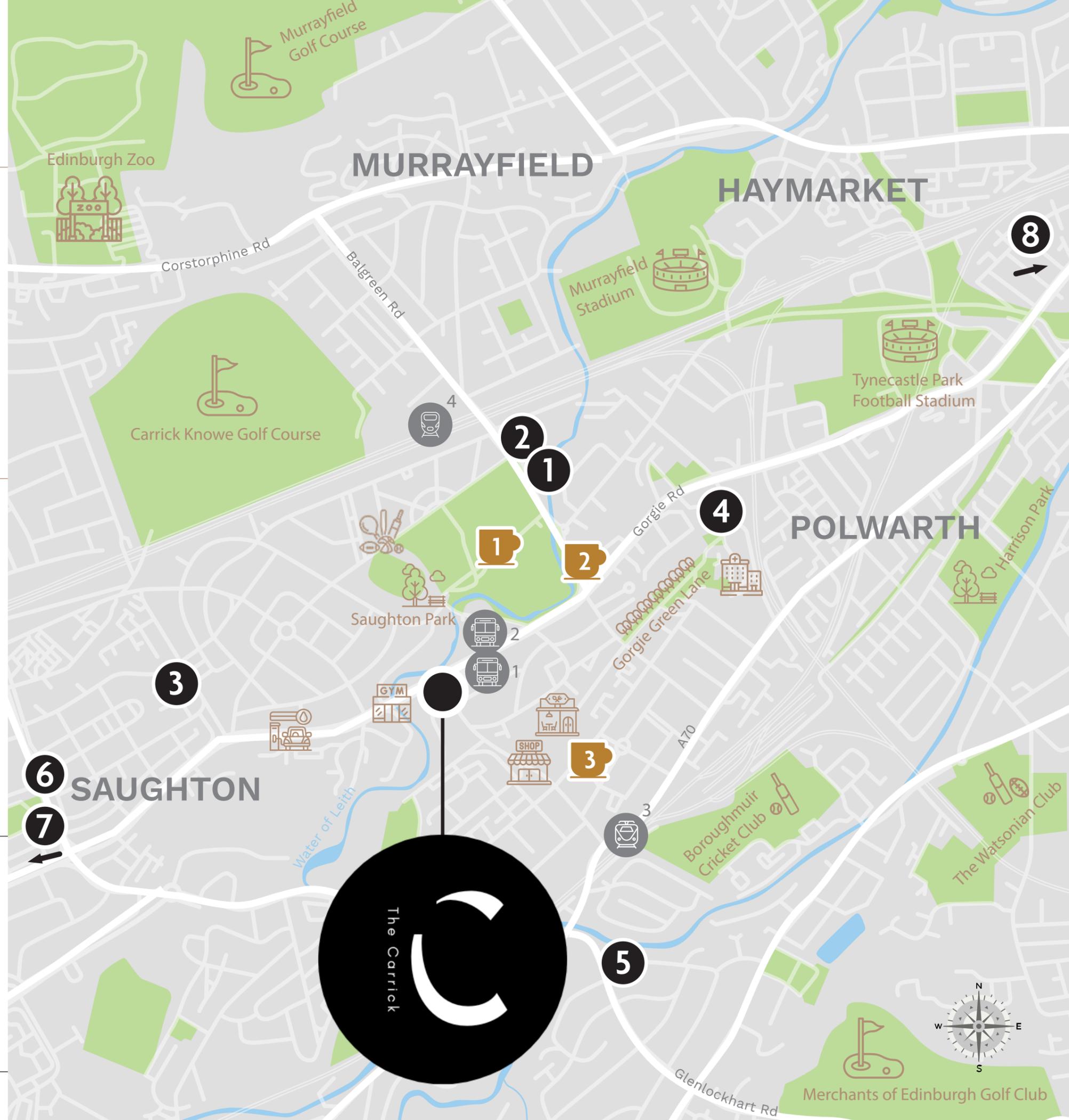
 1 Bus Stop (West Bound) 1min walk
 2 Bus Stop (City Bound) 1min walk
 3 Slateford Train Station 11min walk, 4min cycle, 4min drive
 4 Balgreen Tram Stop 15 min walk, 7min cycle, 4min drive

CAFES & RESTAURANTS

 1 The Garden Bistro 8min walk, 3min cycle, 4min drive
 2 The Bonnie Barista 6min walk, 2min cycle, 1min drive
 3 Costa Coffee 8min walk, 3min cycle, 3min drive

EDUCATION

 1 Balgreen Nursery School 11min walk, 5min cycle, 5min drive	 5 Cranley Nursery 17min walk, 8min cycle, 8min drive
 2 Balgreen Primary School 11 min walk, 5 min cycle, 5 min drive	 6 Edinburgh Napier University 33 min walk, 8 min cycle, 5 min drive, 11 min public transport
 3 Stenhouse Primary School 12min walk, 3min cycle, 6min drive	 7 Heriot-Watt University Edinburgh Campus 18 min cycle, 9 min drive, 13 min public transport
 4 Gorgie Mills School 14min walk, 5min cycle, 6min drive	 8 The University of Edinburgh 15 min cycle / 14 min drive / 32 min public transport



MURRAYFIELD
STADIUM

SAUGHTON
PARK

ST MARY'S
CATHEDRAL

EDINBURGH CBD
(HOME TO PWC, EY & IBM)

EDINBURGH
CASTLE

THE CARRICK



ARTHURS SEAT

EDINBURGH
NAPIER
UNIVERSITY



SPECIFICATION

Internal finishes

- Windows to be new UPVC
- Veneer finished doors with chrome handles
- Skirting and architraves in softwood or MDF

Walls & Ceilings

- Full height ceramic tiling to shower/bath/sink areas
- White colour paint on ceilings and woodwork
- Natural hessian emulsion paint on walls

Kitchens

- Carron Phoenix single bowl stainless steel sink with chrome mixer tap
- Electric oven (Zanussi or equivalent)
- Ceramic Hob (Zanussi or equivalent)
- Indesit 60 cm chimney extractor hood and glass splash back
- Integrated fridge freezer
- Condensing washer/dryer
- Integrated dishwasher
- Worktops and up-stands finished in Black Everest Crystal colour

Bathrooms and En-suites

- White close-coupled toilet with chrome dual flush
- White hand basin set in driftwood vanity unit with chrome tap
- White bath with chrome mixer shower, riser rail and single glass shower screen
- Tiles to full height in wet areas and half height to rest of bathroom

Flooring

- Wood-effect vinyl plank throughout the apartments
- Carpet in bedrooms

Electrical and Lighting

- Standard light pendants to all rooms with low energy light fittings and chrome downlights to kitchen areas and bathrooms
- Switches, sockets and other electrical outlets in white plastic
- Telephone operated main front door entry system
- SKY Q Satellite facility at the back of TV point
- Heat detectors and smoke alarms installed in kitchens
- Telephone outlet point pre-wired in living room
- Pressurised cylinder hot water system and electric panel heaters for heating



Computer generated images for illustrative purposes only.

The
DEVELOPER



With over 40 years of experience, Mandale Homes is the largest privately-owned developer in North East England with experience in all areas of property development, from single homes to industrial commercial spaces. Their outstanding industry reputation has been recognised with eight UK Property Awards that are awarded based on excellence in quality, design, innovation, service, originality and commitment to sustainability.



Albion Place

A handsome refurbishment of 72 one and two bedroom apartments in Manchester's Salford borough. Conveniently located next to key transport nodes into the city centre, all apartments have been impeccably designed in an open-plan setting with ample natural lighting through wall-to-wall windows.



The Preston

57 one and two bedroom apartments were delivered in 2021 as part of an impressive renovation of a former derelict listed building in Leeds.



Arc Avenue

Recently completed, Arc Avenue is a thoughtful refurbishment of a Grade II listed building, comprised of 58 high-end one and two bedroom apartments. In this development, city living is combined with beautiful heritage in an ideal location on Gateshead's iconic Quayside in Newcastle.

www.mandalehomes.com



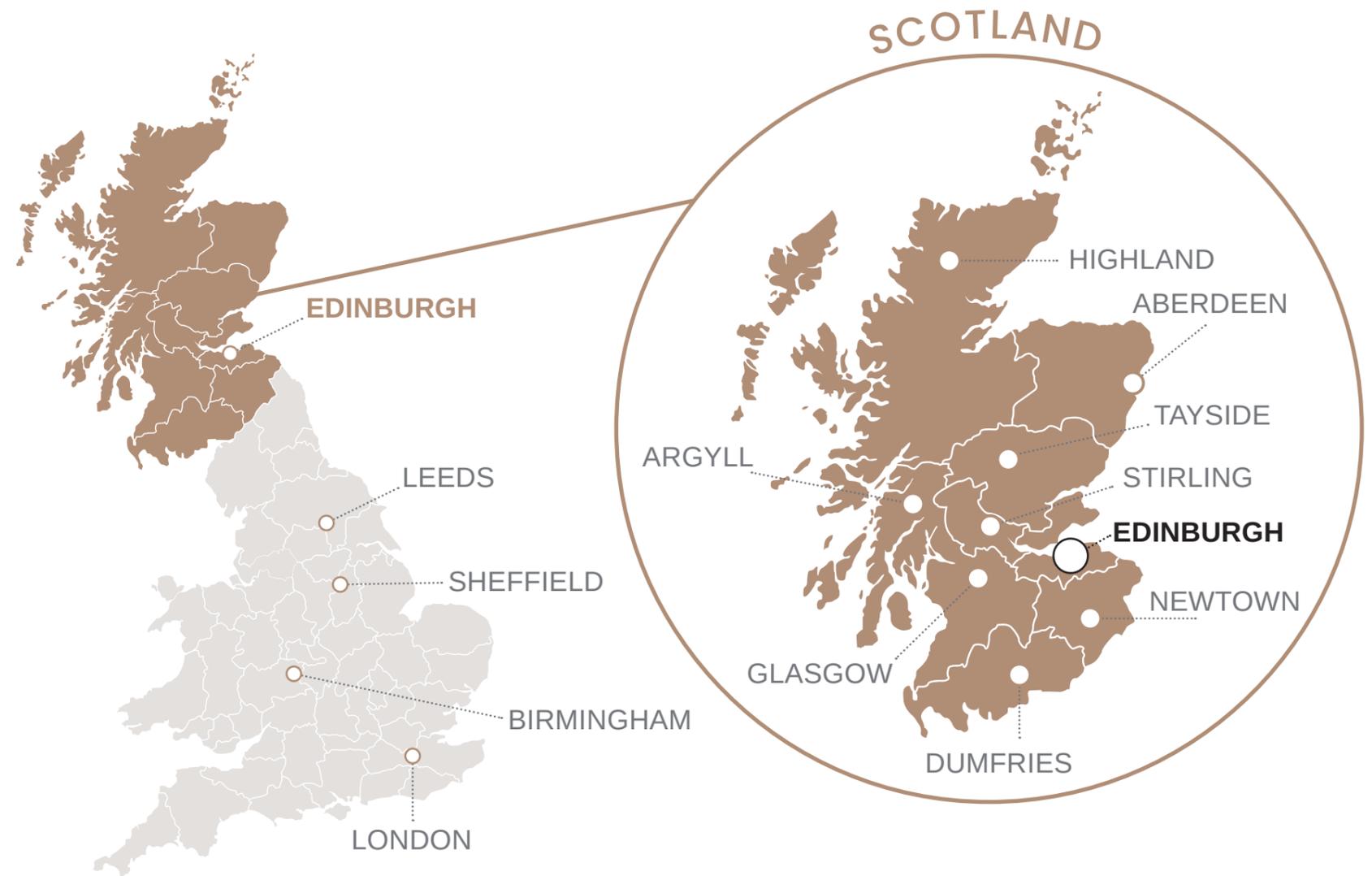
Computer generated images for illustrative purposes only.

Edinburgh INVESTMENT CASE

As the capital of Scotland, Edinburgh has become a bustling business, education and tourism hub that attracts talent, students and visitors from across the world. Edinburgh sits just 332 miles north of London accessible within 1 hour and 20 minutes by air, or in under 4 and a half hours by train.

Celebrated as one of the most beautiful cities in the world, Edinburgh's distinctive sandstone architecture, green open spaces and lengthy history has earned the city UNESCO World Heritage status. The city's charming New Town area covers over 450 hectares and is characterised by vast Georgian terraces dating back to 1767. Unsurprisingly, Edinburgh is regularly voted one of the world's best cities to live in.

As a major capital city, Edinburgh benefits from continued investment and confidence from some of the largest and fastest-growing companies in the world, such as Amazon, Microsoft and IBM.



Source: Oxford Economics



Travel Distances from The Carrick

EMPLOYMENT HUBS

1 BlackRock 12min cycle, 10min drive, 15min public transport	6 EY Edinburgh 11min cycle, 10min drive, 14min public transport
2 Lloyds Bank Commercial Finance 11min cycle, 10min drive, 14min public transport	7 Standard Life HQ 14min cycle, 12min drive, 11min public transport
3 Scottish Widows 11min cycle, 10min drive, 14min public transport	8 Amazon Development Centre Scotland 17min cycle, 25min drive, 17min public transport
4 IBM United Kingdom Ltd 11min cycle, 10min drive, 14min public transport	9 Microsoft 17min cycle, 25min drive, 17min public transport
5 PwC 11min cycle, 10min drive, 14min public transport	10 Rockstar North 22min cycle, 20min drive, 28min public transport

POINTS OF INTEREST

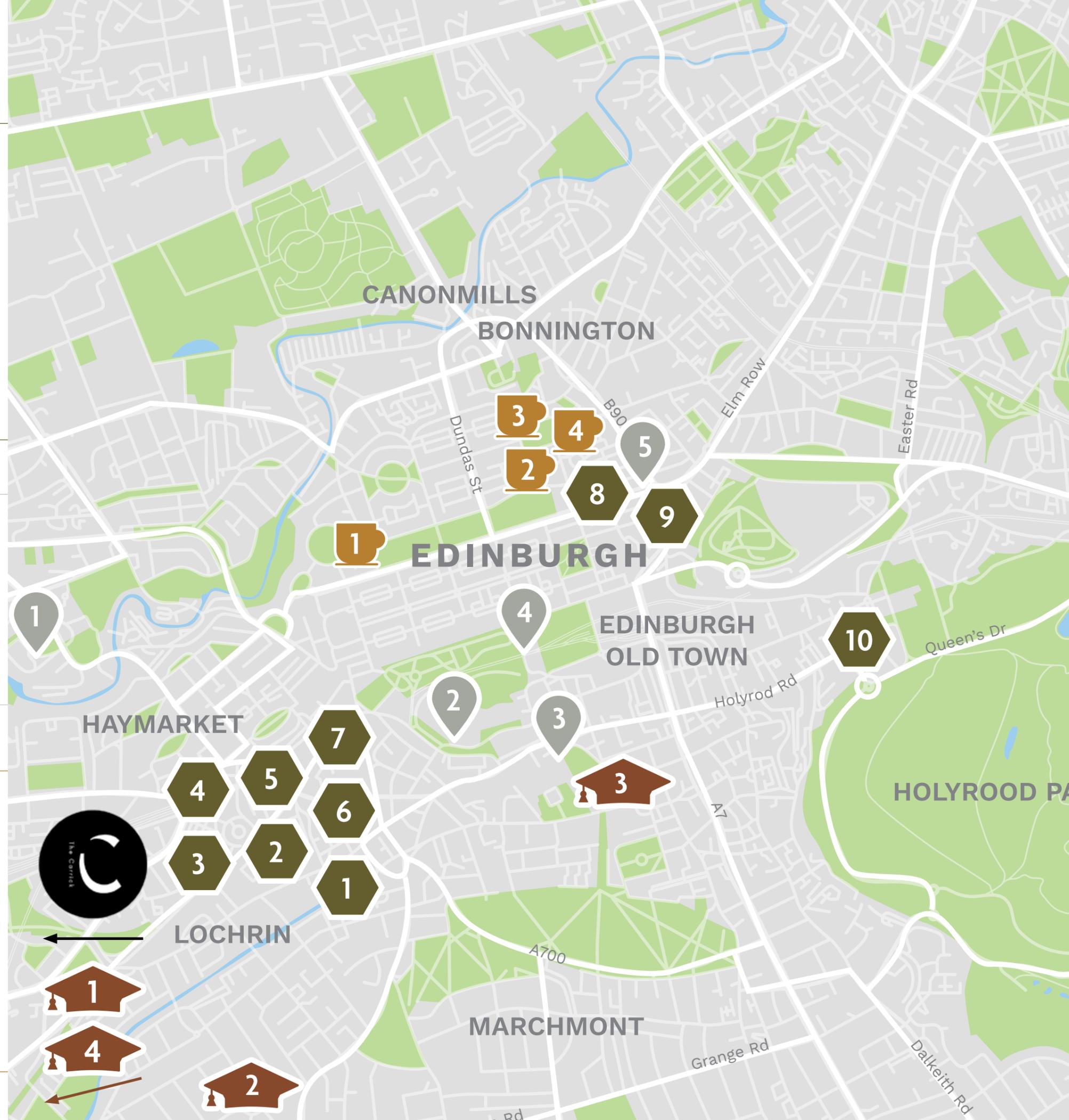
1 Scottish National Gallery of Modern Art (Modern One) 16 min cycle, 11 min drive, 29 min public transport	4 Scottish National Gallery 16 min cycle, 13 min drive, 21 min public transport
2 Edinburgh Castle 17 min cycle, 11 min drive, 23 min public transport	5 St James Quarter 20 min cycle, 19 min drive, 20 min public transport
3 National Museum of Scotland 21 min cycle, 14 min drive, 28 min public transport	

EDUCATION

1 Edinburgh Napier University 33min walk, 8min cycle, 5min drive, 11min public transport
2 Edinburgh Napier University Merchiston Campus 37min walk, 10 min cycle, 10min drive, 25min public transport
3 The University of Edinburgh 15min cycle, 14min drive, 32 min public transport
4 Heriot-Watt University Edinburgh Campus 18min cycle, 9min drive, 13min public transport

CAFES & RESTAURANTS

1 Tigerlily 14min cycle, 17min drive, 15min public transport
2 The Ivy On The Square Edinburgh 15min cycle, 20min drive, 18min public transport
3 Dishoom Edinburgh 15min cycle, 20min drive, 18min public transport
4 Hawksmoor Edinburgh 15min cycle, 24min drive, 16min public transport



Edinburgh HISTORY & CULTURE

With a history spanning well over 1000 years, Edinburgh's rich heritage attracts over 5 million visitors per year (2019), making it one of the most visited cities in the UK after London. The city has an abundance of theatres, galleries and museums to showcase the regions very best arts and culture.



Edinburgh Festival Fringe began in 1947 and is now the largest arts festivals in the world. Spanning the entire month of August, the Festival Fringe saw almost 50,000 performers participate in 3,334 shows in 2022 and over 2.2 million were in attendance.

The Scottish National Gallery opened in 1859 to make art accessible to all. The gallery houses world-renowned work from the likes of Da Vinci, Matisse and Van Gogh amongst its vast collection.

Edinburgh's most famous landmark, Edinburgh Castle, sits proudly upon Castle Rock looking over the city centre. Parts of the castle are more than 1000 years old, and it remains one of the most popular attractions in Scotland, seeing 2.2 million visitors a year.

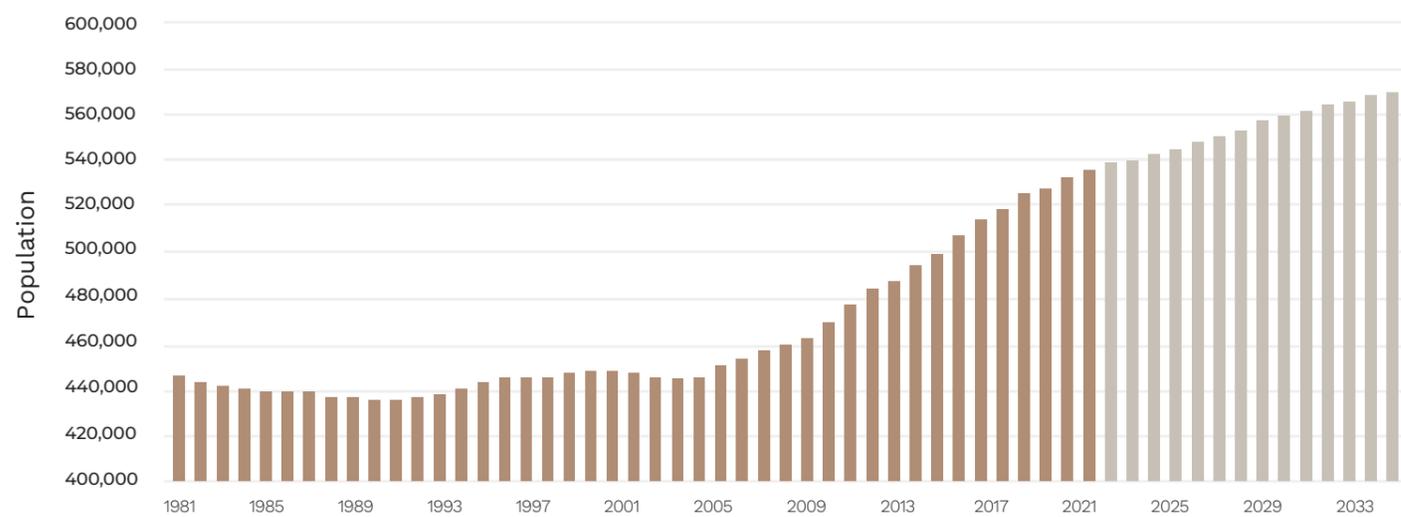




DEMOGRAPHICS

Due to a declining post-war birth rate and persistent net outward migration, Edinburgh's population saw little growth in the final two decades of the 1900s. However, since the beginning of the 2000s, Edinburgh's population has seen sustained growth, increasing by 19% to 2021, due to a substantial increase in people moving to the city to look for economic prosperity. Edinburgh's working population has increased by 21% in the last 20 years - 3 times more than Scotland's average. The city of Edinburgh is currently the second most populous in Scotland, registering 532,200 residents as of 2021. The population is expected to continue growing rapidly, and reach about 570,000 residents by 2035, a 27% increase since 2000.

Edinburgh Population 1981 - 2035





Economy & ECONOMIC GROWTH

Edinburgh is a powerhouse within the Scottish economy, as well as the wider UK economy. A key driver of Edinburgh's sustained economic growth include the city's highly skilled population. The city's status as an international hub for financial services and a centre for science and technology; coupled with its strong higher education sector has made Edinburgh attract the most foreign direct investment of any other city in Scotland.

Edinburgh excels in a broad range of sectors from data science and cyber security to renewable energy and stem cell research. Moreover, the city produces one of the highest rates of successful business start-ups in the UK in various fields. Home to 638 high-growth companies employing an estimated 24,000 people with just under half in the technology sector, the culture of entrepreneurship has led Edinburgh to be UK Entrepreneurial City of the Year, and a Global City of the Future.

01.

**SOFTWARE AND
DIGITAL TECHNOLOGY**



UK's leading technology ecosystem outside of London (Barclays Eagle Labs, 2021)



17,000 people in the city work in software development

Edinburgh has a well-established and dynamic technology ecosystem. 17,000 people in the city work in software development, with thousands more working in allied technological fields. It is one of the UK's fastest-growing tech hubs, with access to a large talent pool of highly skilled people and university graduates. Some successful technology companies originating in the city include Skyscanner (travel search), FanDuel (e-sports), and Rockstar North (developer of the Grand Theft Auto game franchise).

The tech start-up scene is supported by CodeBase, the UK's largest technology incubator. Besides housing multiple blue-chip technology companies, the city is also home to the technology operations of various companies including Tesco Bank, Deliveroo, Lloyds Banking Group, and Deloitte. Moreover, the Amazon Development Centre Scotland in Edinburgh is one of Amazon's global flagship research facilities.

Notable Employers: Amazon, Microsoft, Apple, IBM, Fujitsu, Adobe, Motorola and Huawei

02.

FINANCIAL SERVICES



Global Financial Centres Index: Ranked #21 Most Competitive Worldwide (#7 in Europe) (2022)



Over 37,000 people work in financial services in Edinburgh

Edinburgh's long history of excellence in financial services dates back to the founding of the Bank of Scotland in 1695. Currently, over 37,000 citizens work in this industry.

A sophisticated supply chain and ecosystem support the sector with rapidly expanding financial technology (fintech). Various important institutions have established a base in Edinburgh. The Financial Conduct Authority - the state regulator for the UK financial services industry - has a presence in the city as well as the Ethical Finance Hub, and the Global Open Finance Centre of Excellence.

Notable Employers: Tesco Bank, Sainsburys Bank, Bank of Scotland, Royal Bank of Scotland (NatWest Group), Standard Life, FinTech Scotland, Scottish Widows, Lloyds Bank

03.

FOOD AND DRINK



Home to many famous breweries and distilleries



Scotch Whisky Exports worth GBP4.5 billion per year

Edinburgh's food and beverage products are world-renowned, making it an important industry and export sector. Edinburgh is the gateway of Scotch Whisky, a product that accounts for 75% of the total Scottish Food & Beverage export market and it is estimated that Scotland exports GBP4.5 billion worth of whisky per year.

The capital is the home to many different distilleries. Examples include the North British Distillery, one of Scotland's largest grain whisky producers, as well as the Holyrood Distillery, a single malt whisky and gin distillery.

Construction is underway on two new single malt distilleries in the city: John Crabbie & Co and the Port of Leith Distillery. Other producers based in Edinburgh include the large-scale gin distillery, Edinburgh Gin. Craft beer company Innis & Gunn is currently investing GBP20 million in developing a large brewery in the Heriot-Watt University Research Park. Aside from beverages, multiple food manufacturers have factories in Edinburgh, including Burton's Biscuits; Mrs Unis Spicy Foods and Nairn's Oatcakes; to name but a few.

Notable employers: The North British Distillery, Scotch Whisky Research Institute, Pickering's Gin, Edinburgh Gin, Holyrood Distillery.



04.

CREATIVE AND ARTS



Hosts the worlds largest arts festival



Global Film, TV and Production Hub

Edinburgh's arts have been celebrated for centuries. The annual Edinburgh Festival is the largest arts festival in the world. The city has a thriving film and television production industry, and is home to around half of Scotland's production companies. In addition, there is a large newspaper and publishing industry, an array of thriving marketing, PR, advertising and design agencies, and dozens of significant firms in computer game and app design, fashion, crafts, music and the performing arts.

Edinburgh has long been a popular city for location filming. Productions that have been filmed in Edinburgh include the blockbuster films: Avengers: Infinity War, Cloud Atlas, Fast & Furious 9, and Trainspotting and the television series: Clique, Outlander, and Rebus. Over time, Edinburgh and the surrounding area have developed an ecosystem in this field covering the whole supply chain including FirstStage Studio's 3.5 ha site.

Notable Employers: Rockstar North, Dovecot Studios, FirstStage Studios, Screen Academy Scotland

05.

RENEWABLE ENERGY



Home to 75% of UK's potential renewable energy



With over 230 renewable energy focused companies

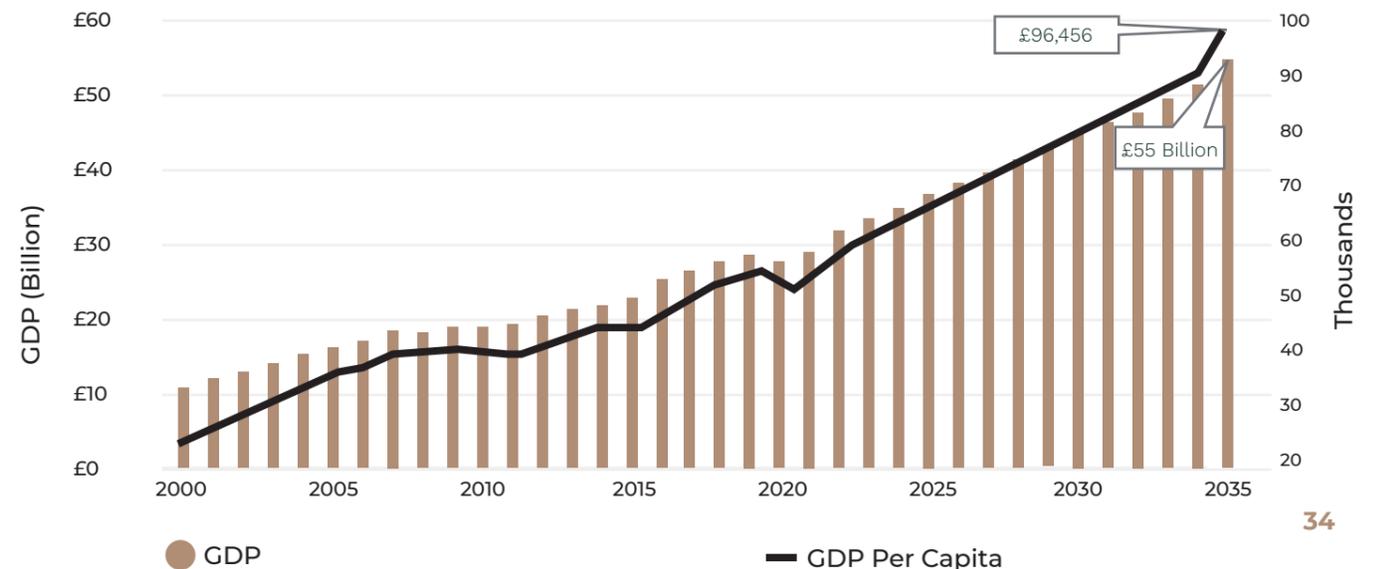
Scotland is a world leader in renewable energy and its capital Edinburgh is at the forefront of its renewable energy revolution. Foreign Direct Investment (FDI) into Manufacturing (which includes investment into utility production sites) leapt in 2021 as projects more than doubled on the previous year. Overall, almost 14% of all FDI projects across Scotland were specifically into utility supply. Renewable Energy is a vast growth sector for Edinburgh and Scotland and the country's potential green energy resource is estimated at 60 gigawatts, enough to meet current peak winter demand many times over. This represents about 75% of the UK's entire renewable resource.



Economic
GROWTH

As result of the city's successful economic strategy, Edinburgh's GDP has grown by a considerable 157% since 2000, totaling GBP29.4 billion as of 2021. After shrinking only slightly in the global financial crisis and Covid-pandemic, the economy is expected to continue growing and produce GBP55 billion per annum by 2035. At the same time, average GDP per capita has risen 117% since 2000 and is expected to increase by a further 75%, reaching a staggering GBP96,456 by 2035.

Edinburgh Economic Growth 2000 - 2035



Labour Market AND INCOMES



Edinburgh has consistently been a prosperous city with one of the strongest economies of any city in the UK outside of London. With a resilient knowledge-based economy, productivity is high - averaging over GBP70,000 per worker (gross value added). As Edinburgh has seen extremely impressive levels of economic growth since the early 2000s, the incomes and wealth of its residents have increased in tandem.

Average household disposable incomes have increased by 115% between 2000 and 2021. This upward trend is expected to persist into the future, with households seeing a further 75% increase and reaching GBP23,920 by 2035. This is the highest disposable income in the UK outside of London. The unemployment rate has now reached a historic low of 2.6%, which is forecast to resume its overall downward trajectory to 1.9% by 2035 - the lowest of any major UK city.

The number of households in the city earning under EUR35,000 per year has been declining rapidly, falling by 31% between 2010 and 2021. Simultaneously the number of households shifting upwards into the middle-and-upper-income bands has been increasing at pace. The upper band is due to increase a further 161% by 2035.



Forecast lowest unemployment of any major UK city

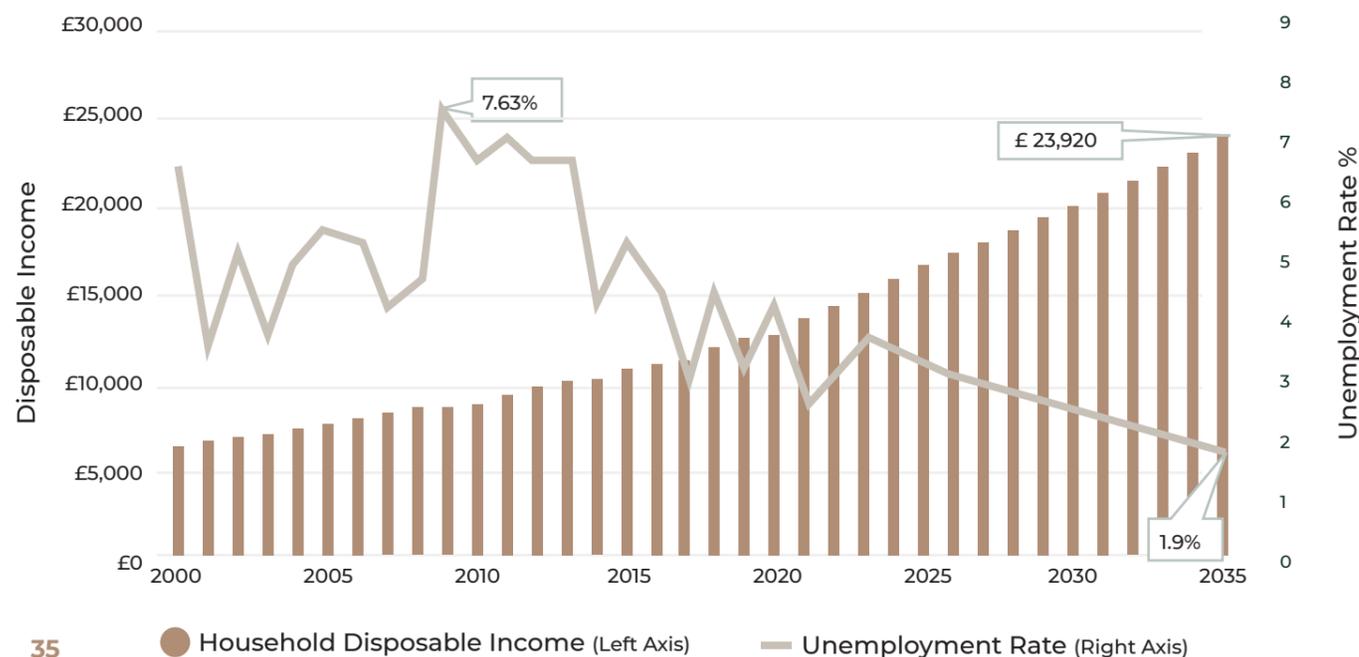


Highest disposable income in the UK outside of London



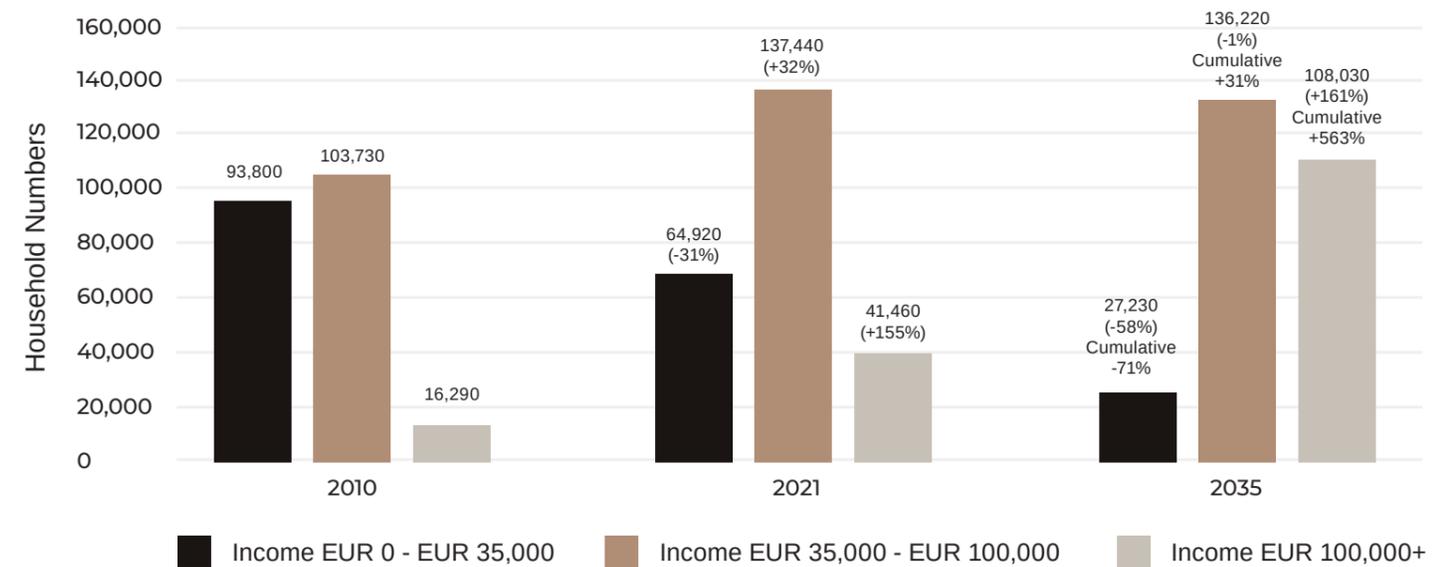
Highest Income Bracket forecast to grow 161% by 2035

Edinburgh Labour Market Trend 2000 - 2035



35 ● Household Disposable Income (Left Axis) — Unemployment Rate (Right Axis)

Edinburgh's Household Numbers by Income Band (2010-2035)



Sources: Oxford Economics



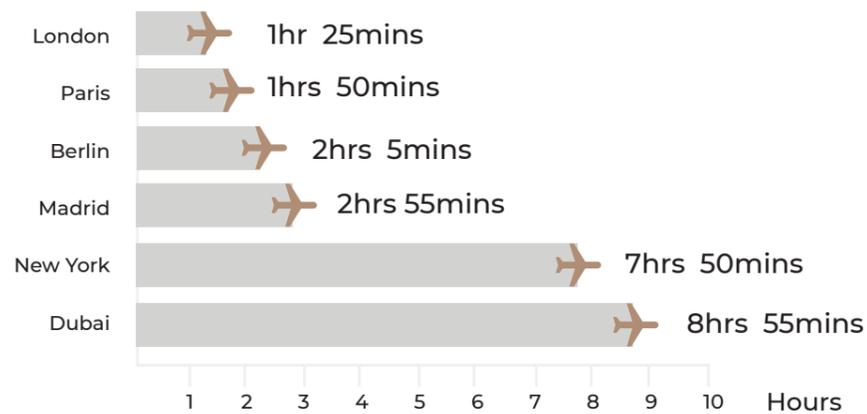
TRANSPORT

Edinburgh benefits from a wealth of road, rail and air connections. The city is well connected to the UK's motorway system and sits at the end of the A1 which runs directly to London. Edinburgh's rail station is one of the busiest in the UK outside of the capital. The city centre is also serviced by Edinburgh Trams, with the modern system providing efficient travel through the city.

AIR

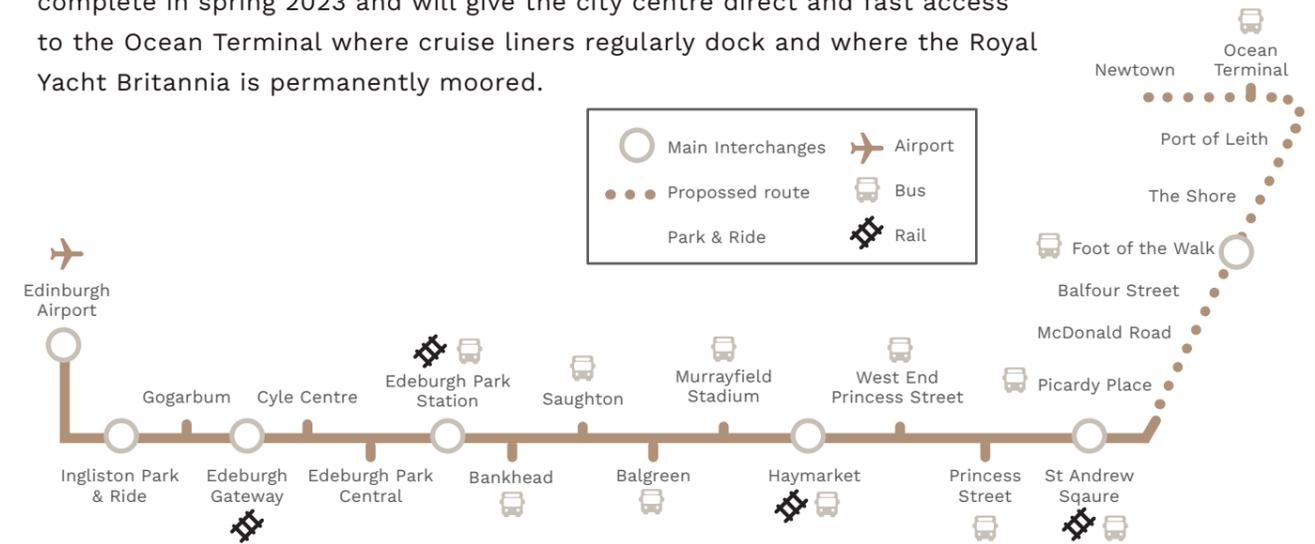
Edinburgh Airport sits on the west side of the city and is the 6th busiest in the UK. In 2019, the airport saw 14.7 million passengers travelling to 158 separate destinations including New York, Dubai and Berlin.

Flight Times from Edinburgh Airport



TRAM

Edinburgh has a well-maintained tram route which passes from the airport in the west, through western suburbs and Murrayfield Stadium and into the city centre. Works are currently underway to extend the network to the area of Newhaven with a 2.9-mile extension. The GBP59.6 million project is due to complete in spring 2023 and will give the city centre direct and fast access to the Ocean Terminal where cruise liners regularly dock and where the Royal Yacht Britannia is permanently moored.



RAIL

Edinburgh is served by its 2 main rail stations Edinburgh Waverly and Haymarket. Edinburgh Waverly is the larger station and has 18 platforms. The station sees over 23 million entries and exits each year and is the 5th busiest train station in the UK outside of London.



EDUCATION

Edinburgh is a global hub for education and is home to 6 universities. With the large number of universities, students make up more than a tenth of the Edinburgh population and the city attracts the very best academics from across the world. The largest 3 universities are the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University.



University of Edinburgh

- 32,844 Students (full-time)
- Over 15,000 Employees
- 47% International Students
- Member of esteemed Russell Group

By far the most prestigious of the city's universities, the University of Edinburgh sits among the Top 30 in the world, outranking the likes of King's College London and the University of Hong Kong. Being one of the top research universities in the UK, 38% of its research is rated World Leading whilst a further 45% is rated as Internationally Excellent.



Heriot-Watt University

- 9,733 Students (full-time)
- Over 1800 Employees
- 37% International Students

Heriot-Watt is a large campus university sat just outside of Edinburgh's western ring road. It was the world's first mechanics institute and still specialises in Physics, engineering and technology. The University has subsequent campuses in Dubai as well as Malaysia.



Edinburgh Napier University

- 11,536 Students (full-time)
- 1,700 employees
- 35% International Students

Edinburgh Napier University sits on the west side of the city. Despite its origins starting in the 1960's, the institution only gained university status in the early 1990s, making it one of the younger universities in Edinburgh and indeed Scotland. In 2022, the university was named the #1 Modern University in Scotland.

*Other higher education institutions include **Queen Margaret University** which ranks 1st in the UK in the Complementary Medicines field, the **Royal College of Surgeons of Edinburgh** which is the oldest surgical college in the world and **Scotland's Rural College** which sits amongst the leading agricultural colleges and consultancies across the globe. Together these institutions host over 6,000 students in Edinburgh and allow the city to offer world-class education across a wider spectrum of specialities.*

REGENERATION

Edinburgh has long been a hub of investment and regeneration in Scotland. The city has seen large portions of brownfield land repurposed into welcoming and modern places to live and work. The City Plan 2030 identifies 15 major new development areas to be the focus of regeneration across the city, set to transform and prepare Edinburgh for years to come. City Plan 2030 also identifies large swathes of green belt which will restrict land availability for new housing. Three of the newest and exciting projects cover various mixed uses across the wider city centre area and are already under construction.



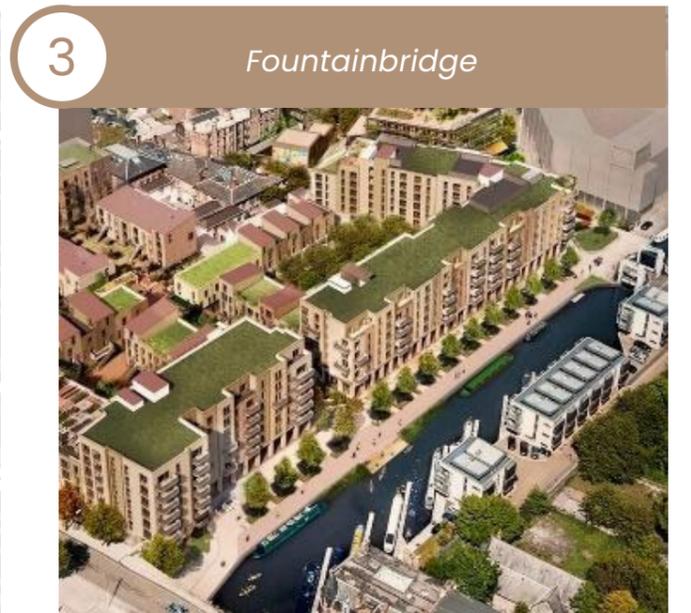
1 The Haymarket Gap

The GBP350 million scheme will see the development of a brand new 4-star hotel as well as five large commercial buildings comprising a total of 370,000sqft of grade-A office space and 40,000sqft of retail and leisure space in the western end of the city centre. Work has already begun on the project, and it is due to be completed by the end of 2023.



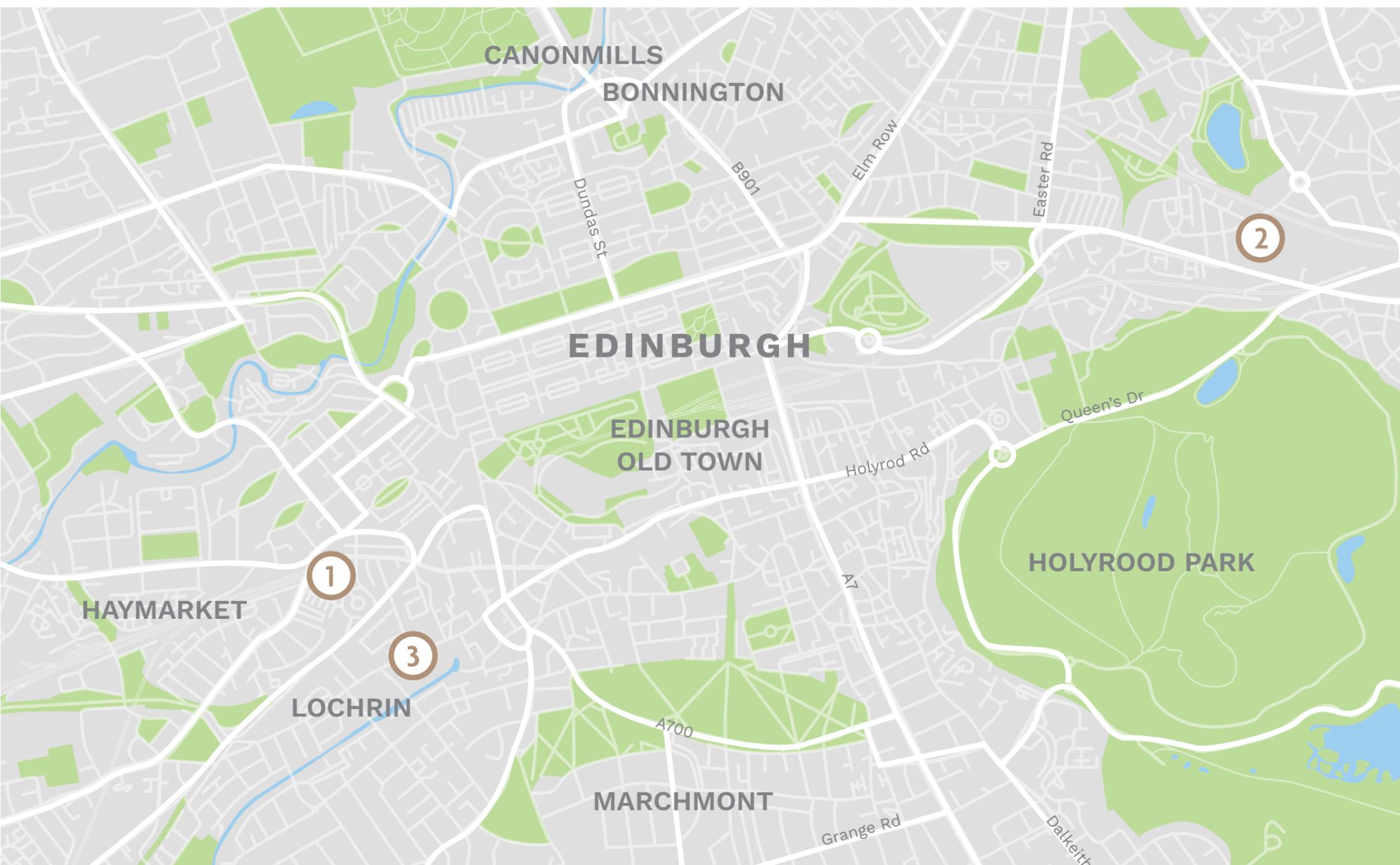
2 Meadowbank Neighbourhood & Sports centre

Sitting beside Edinburgh's famous Holyrood Park is the area of Meadowbank. Approved in October 2020, a new state-of-the-art fitness facility as well as 600 new homes will transform the area into a modern and environmentally friendly neighbourhood. The sports centre will see a new outdoor running track with a 500-seat stand, an indoor running track, 3 multi-sport halls, two 3G football pitches and a host of other sports facilities.



3 Fountainbridge

Formerly a historic brewery site, the regeneration will see new shops, 436 new homes, 10,000 square meters of office space as well as an extension to the local secondary school and new high-quality public realm. The entire master plan is due for completion in 2025 and set to cost around GBP200 million.



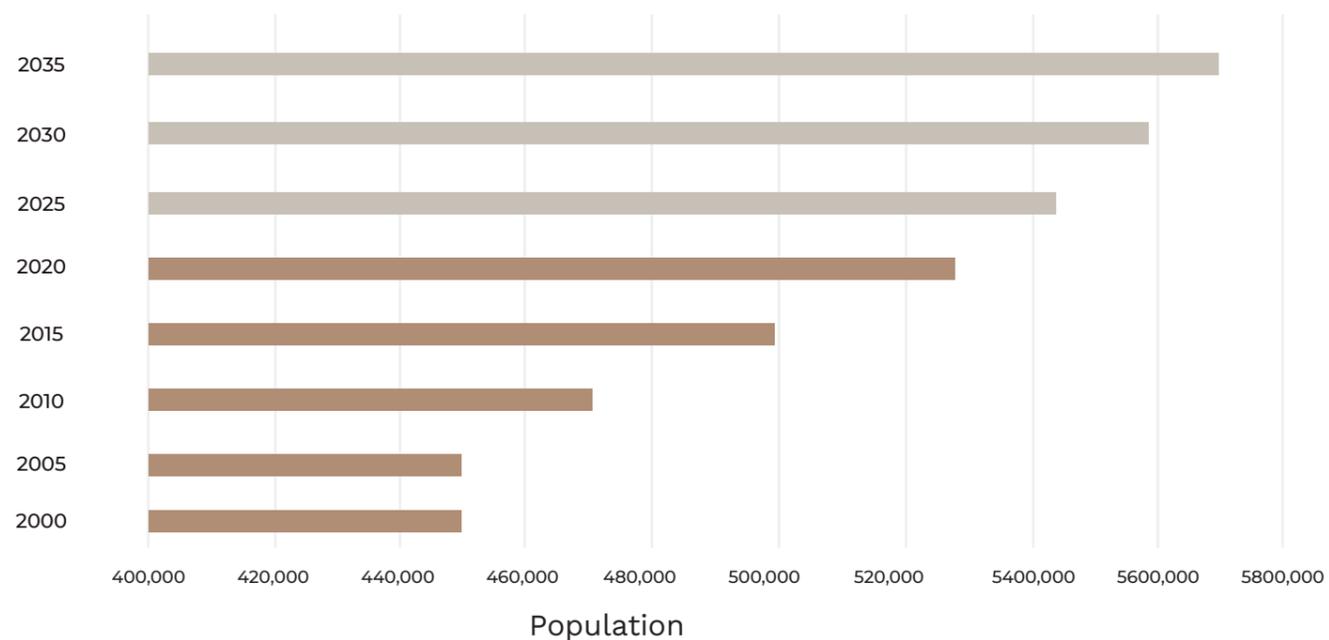


HOUSING MARKET

DEMAND

Edinburgh's population had stagnated in the late 90s as a consequence of a falling birth rate and net outward migration. However, this trend reversed by the early 2000s following well-executed economic strategies that have accelerated the city's economic expansion. The number of residents has grown from 448,660 in 2000 to 532,200 in 2021, averaging 3,978 newcomers per annum. By 2035, the population is projected to reach almost 570,000 residents, an increase of 27% from 2000. This rise in population has been able to sustain the rapidly growing economy, while at the same time placing more strain on the already undersupplied housing market.

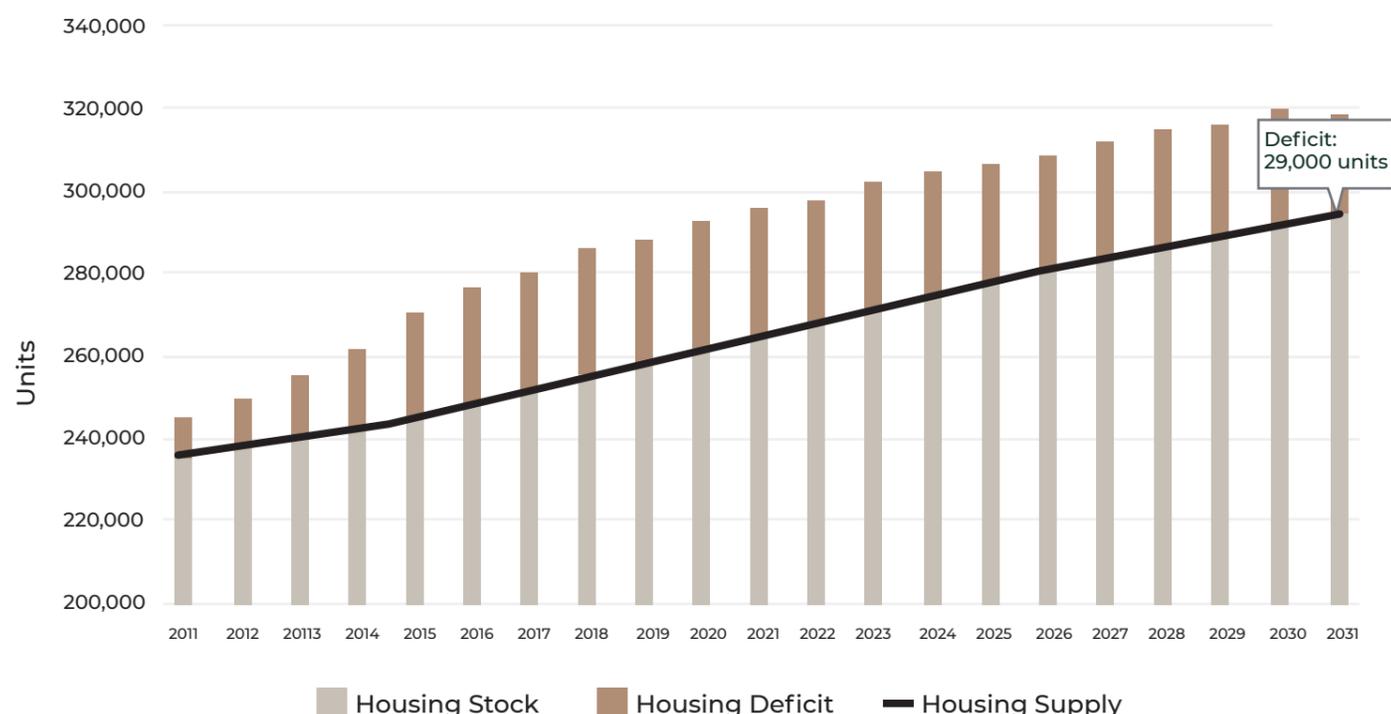
Edinburgh Population (2000-2035)



SUPPLY

Despite the considerable construction activity, the housing supply has been unsuccessful in maintaining pace with demand. Between 2012 and 2020, 19,483 units were added to the housing stock from a required 46,954. As a result, there is a substantial undersupply of residential homes, with just 41% of the city's housing needs fulfilled over those past 9 years. It is expected that 3,139 housing units will be completed per year between 2020 and 2031, which is below the average annual housing requirement of 3,340 units. Taking the current backlog and future housing requirement into account, an undersupply of at least 29,000 housing units could persist by 2031.

Edinburgh's Housing Supply and Demand 2011 - 2031





SALES & RENTAL MARKET

Due to the combination of a substantial economic growth and a structurally undersupplied housing market, house prices in Edinburgh have increased by 60% since 2010, compared to the UK national average of 53%. Edinburgh is expected to see among the highest house price growth of all UK major cities. This trend is expected to continue for the foreseeable future, house prices are forecast to grow 17.6% between 2023 and 2027 alone.

Rents in Edinburgh increased by 14.7% in the year to October 2022. Between 2023 and 2027, rents in Edinburgh are expected to increase by a further 16.4%, surpassing the national average over the same period.

House Price Growth Forecast

1%	2%	3.5%	4.5%	5.5%
2023	2024	2025	2026	2027

Rental Price Growth Forecast

1%	5%	3.5%	2.5%	3.5%
2023	2024	2025	2026	2027



Welcome to
SCOTLAND

Scotland is the 2nd largest of the 4 nations that make up the United Kingdom. Steeped in unique traditions and culture, Scotland is beloved across the globe. Known for the beautiful landscapes across the country as well as its remarkable architecture and history, it welcomes around 150 million visitors per year.

The country's famous highlands cover an area of 10,000 sq miles and host the highest mountains in the UK as well as the legendary Loch Ness, which holds more fresh water than all lakes in England and Wales combined.

Being part of the wider UK, the governance of Scotland is heavily devolved with decisions on healthcare, education and new laws all being decided within the Scottish Parliament Building in Holyrood, Edinburgh.

The Smartie Tube Tunnel, Glasgow, Scotland



Scottish ECONOMY



GVA Forecast Increase of 12.3% by 2032



Foreign Direct Investment (FDI) Projects Increased by 14% in 2021

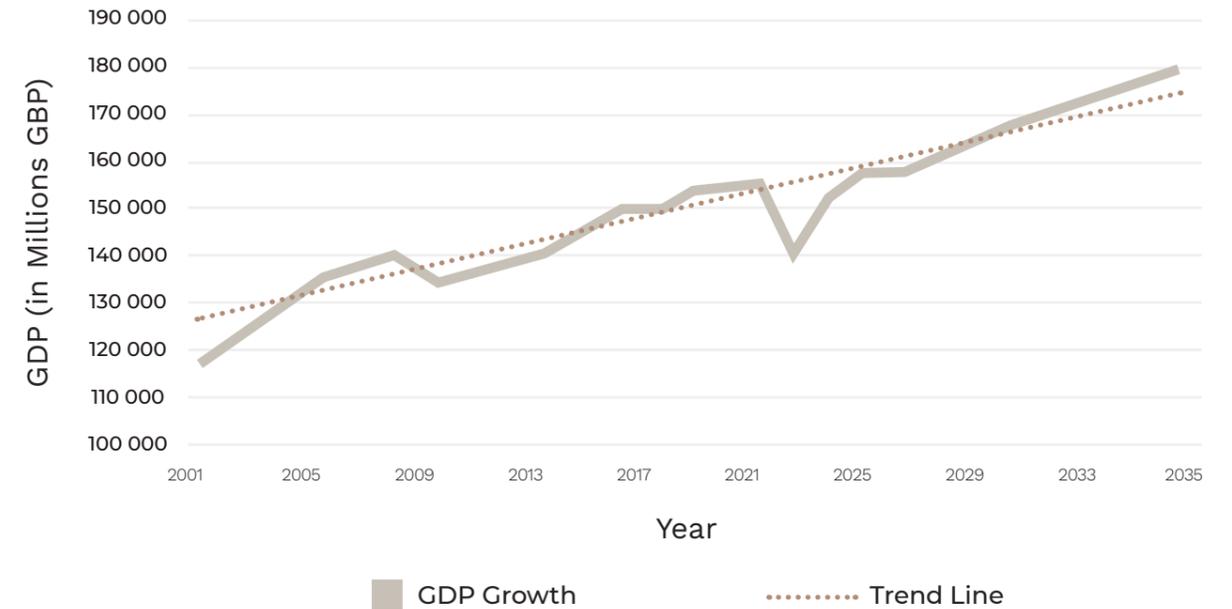


Highest level of FDI outside of London

Traditionally Scotland's economy was industry dominated, particularly in shipbuilding, coalmining and steel manufacturing. Since the decline of heavy manufacturing, the economy is moving towards knowledge-based and service-orientated industries.

In 2022, Scotland's Gross Domestic Product (GDP) is estimated to stand at GBP156.46 billion. This has increased since 2002 (despite the fall associated with COVID-19), growing in real terms by 31.7% and is forecast to continue this steady and sustainable growth and reaching GBP178.93 billion (+14.4%) by 2032.

Scotland GDP (GBP in Millions) - Real Terms



Outside of London, Scotland sees the highest level of Foreign Direct Investment (FDI) of any UK region. In 2021, Scotland registered its highest share ever of UK FDI, accounting for 12.3% of all UK investment projects. The jobs supported by Foreign Direct Investment in the region more than doubled in 2021 to 10,136.



Disclaimer

Please note: floor plans, prices and images are for information purposes only and are subject to change from time to time. Areas shown are approximate measurements.

You acknowledge that: (i) the information contained in this document and such other material issued in connection therewith (the "Content") are provided for information purposes only and will not be regarded as advice on securities or collective investment schemes or other financial or investment advice; (ii) the Content is not intended for the purpose of advice, dealing or trading in securities or collective investment schemes; (iii) the Content may include certain information taken from property surveys, stock exchanges and other sources from around the world; (iv) the Content is provided on an "as is" basis and by way of a summary and we do not guarantee the accuracy, completeness, or timeliness of the Content; (v) the Content may be subject to the terms and conditions of other agreements to which we are a party; (vi) none of the information contained in the Content constitutes a solicitation, offer, opinion, or recommendation by us to buy or sell any security, or provision of legal, tax, accounting, or investment advice or services regarding the profitability or suitability of any security or investment; (vii) you should not rely on the Content as the sole means of making any investment decision relating thereto and you should seek professional, independent and specific advice on any such investment decision; (viii) the property market is volatile and illiquid and property prices and rental yields may fluctuate widely or be affected by a broad range of risk factors; (ix) all plans and specifications in the Content are intended as a guide only and are subject to such variations, modifications and amendments as may be required by the relevant authorities or the relevant developer's consultants or architects; (x) all renderings and illustrations in the Content are artists' impressions only and all measurements are approximate subject to final survey and confirmation; (xi) the Content is not intended for use by, or distribution to, any person or entity in any jurisdiction or country where such use or distribution would be contrary to law or regulation; and (xii) the Content has not been authorised or approved by the Securities and Futures Commission of Hong Kong or any regulatory body of competent authority whether in Hong Kong or elsewhere.

Accordingly, you assume all responsibility and risk for reliance upon and the use of the Content and, we, our agents, directors, officers, employees, representatives, successors, and assigns expressly disclaim any and all responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly from: (i) the use of the Content, (ii) reliance on any information contained in the Content, (iii) any error, omission or inaccuracy in any such information including, without limitation, financial data, forecasts, analysis and trends, or (iv) any action or non-performance resulting from the foregoing.

This exclusion clause shall take effect to the fullest extent permitted by applicable laws.

PROFESSIONAL ADVICE

Any statement contained in the Content is made on a general basis and we have not given any consideration to nor have we made any investigation of the investment objective, financial situation or particular need of any user or reader, any specific person or group of persons. You are advised to make your own assessment of the relevance, accuracy and adequacy of the information contained in the Content and conduct independent investigations as may be necessary or appropriate for the purpose of such assessment including the investment risks involved. You should consult an appropriate professional advisor for legal, tax, accounting, or investment advice specific to your situation, as to whether any governmental or other consents are required or if any formalities should be observed for the purposes of making such investments as are mentioned in the Content. If you are unsure about the meaning of any of the information contained in the Content, please consult your financial or other professional advisor.

THIRD PARTY REFERENCES

References to third party publications are provided for your information only. The content of these publications are issued by third parties. As such, we are not responsible for the accuracy of information contained in those publications, nor shall we be held liable for any loss or damage arising from or related to their use.

IP Global Limited (IP Global) is registered in Hong Kong under company number 998503 and have our registered office at Harcourt House, 39 Gloucester Road, Suites 1001-3, 10th Floor, Wan Chai, Hong Kong.

We and our representatives only work in relation to real estate located outside Hong Kong. Neither IP Global nor its representatives is (or is required to be) licensed under the Estate Agents Ordinance (Cap. 511 of the Laws of Hong Kong) to deal with Hong Kong real estate. Neither IP Global nor its representatives hold them out to perform any regulated activities in Hong Kong under the corporate brand of IP Global such as advising on dealing or advising on securities or providing asset management services or any other incidental regulated activities. In case IP Global representatives are assigned to perform business activities that might trigger licensing requirement, they will do so under the regulated license(s) of IP Global's affiliates granted under the Securities and Futures Commission and/or other regulators in Hong Kong or elsewhere. Under such circumstances, they will operate under the ambit of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and apply relevant license(s) accordingly to perform those regulated activities on a legitimate basis.

IP Real Estate Investments Pte. Ltd. is licensed under the Estate Agents Act 2010 of Singapore. Neither IP Real Estate Investments Pte. Ltd. nor its representatives engages in activities such as dealing or advising on securities or providing asset management services. Therefore, neither IP Real Estate Investments Pte. Ltd. nor its representatives are (or are required to be) licensed under the Securities and Futures Act (Cap. 289 of the laws of Singapore).

IP Global is the trading name of IP Real Estate Investments Pte Ltd (CEA License Number: L30100231) which is licensed under the Estate Agents Act 2010 of Singapore.

The full text of our disclaimer set out in and accessible at www.ipglobal-ltd.com/terms-conditions.