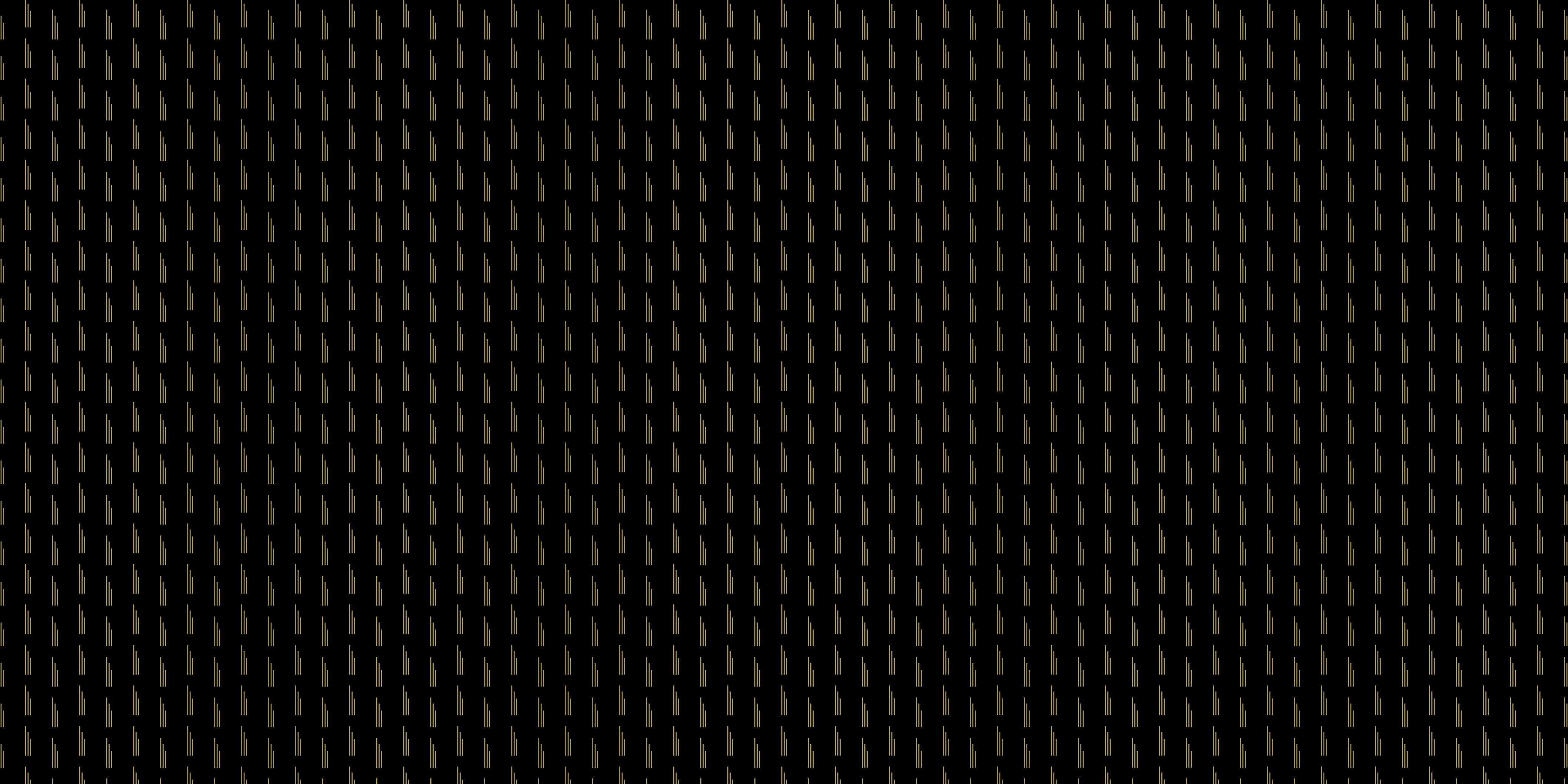


St Martin's || Place



A Place to Succeed...

The UK's second city, Birmingham is home to the largest business, professional and financial services (BFBS) hub outside London, employing more than 100,000 people.

The beating Heart of England, the city has access to 4.3 million people of working age and 20 leading universities producing over 120,000 graduates every year, all within a one-hour drive of the city centre.

Birmingham uniquely offers direct access to all major UK cities in under four hours, and when HS2 arrives in 2026, the Capital will be accessible in just 49 minutes. So for business, the city is already thriving, attracting £billions in investment into infrastructure, retail, commercial and residential projects.

49 Minutes

Europe's largest infrastructure project, worth £56 billion, HS2 will reduce journey times between Birmingham and London to 49 minutes and significantly improve access to workforces between the two cities.

A Place to Indulge...

Birmingham enjoys a thriving retail and dining scene. Proud home to the most Michelin starred restaurants within any city outside London, hundreds of popular independent restaurants and bars and a recently added string of luxury brands to the menu including celebrity favourites The Ivy and Gaucho.

When it comes to retail, the city offers a plethora of designer and upmarket brands all within a one-mile radius of the iconic The Mailbox - home to Harvey Nichols and numerous designer stores, as well as Selfridges and one of the largest John Lewis stores outside London.



£500 Million

Birmingham Smithfield: £500 million development plans for more than 3.2 million sq ft of retail, leisure and residential floorspace and 2,000 new homes, creating 3,000 new jobs and adding £470 million GVA to the local economy.



A Place to Inspire...

As the most diverse and culturally mixed city in the UK, there's no surprise that Birmingham has an outstanding cultural and arts offering.

The city is home to world class venues including the Symphony Hall and the Hippodrome, Birmingham REP and New Alexandra theatres, along with renowned organisations like the Birmingham Royal Ballet and the City of Birmingham Symphony Orchestra. The city also offers an abundant selection of museums and gallery spaces and boasts a full calendar of cultural festivals each year.

£750 Million

Commonwealth Games 2022: The largest sporting event in the UK since the 2012 Olympics in London, the 2022 Commonwealth Games will cement Birmingham's position on a global stage and generate an estimated £750 million boost to the city's economy.

A Place to Live...

Birmingham more than lives up to its title as the UK's second city, offering all the indulgences of the Capital but with a more relaxed pace of life.

With all amenities, attractions, entertainment and business districts focused around the city centre, St Martin's residents will enjoy a convenient and sociable lifestyle where moving from work to sipping cocktails on a rooftop terrace, to relaxing home at the end of the evening is effortless and takes a matter of minutes.

£700 Million

Paradise is Birmingham's most significant development in a generation, this £700 million project will introduce 1.8 million sq ft of new, grade A office space, retail, leisure and a circa 250-bedroom hotel into the city centre, attracting even more visitors and events.

PwC: Plans to bring more than 2,300 jobs to Birmingham.



A Place to Grow...

Birmingham is the youngest and one of the fastest growing cities in Europe with a population of over 1.1 million, 45% of which is estimated to be under the age of 30. Between 2006 and 2016 Birmingham's population grew by more than 100,000 and with £billions in investment currently pouring into the city's retail, commercial sectors and infrastructure, this trend is set to surge.

1.2 Million sq.ft

Arena Central: Close to Paradise, the ICC and Birmingham's popular Mailbox district, Arena central will expand on Birmingham's already thriving financial and professional services hub:

Key employment:

HSBC: Circa 3,600 staff to be based in the city by 2020

HMRC: Birmingham's largest commercial pre-let in a decade, housing around 3,600 public servants from multiple government departments from 2020

St Martin's  Place

...The Place to Invest

Image for illustration purpose only.



A unique living experience in the
Heart of the Second City

Birmingham's most exclusive luxury residential development

located in one of the city's highest sought-after postcodes, minutes from the main business and professional district.





St Martin's Place

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Unrivalled Destination

228 exquisitely designed, spacious apartments complete with smart features, interiors by A List interior designer Daniel Gibbons, and impressive floor to ceiling windows that create a welcoming, light ambience, **St Martin's Place** exudes style and sophistication.

An unrivalled destination within the second city, all residents benefit from access to the first-class services of the neighbouring Park Regis Hotel,

coupled with a full suite of exclusive on site and hotel facilities including state-of-the-art gym, WiFi lounge, private cinema, spa, bar and restaurant.

These landmark luxury residences offer a truly unique living experience in the heart of the second city, designed to appeal to the most discerning, executive tenant.



Ultimate Luxury

St Martin's Place epitomises the ultimate in luxury, high end city living inviting residents to live like a VIP in the heart of Birmingham, with an array of hotel services at their fingertips.

Its destination entrance creates a hotel style arrival experience, welcoming you into an impressive grand double height lobby with sumptuous interior features and exceptional concierge service.



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Designed by Daniel Gibbons

— The Luxe Interiors

Providing A-list luxury to the interiors of *St Martin's Place* is Daniel Gibbons of The Luxe Interiors. Having designed for a multitude of star clients, including Premiership footballers from Real Madrid, Manchester United and Tottenham Hotspur to name a few, Daniel understands luxury and knows how to please even the most particular of tastes.

“Top city professionals work in the best companies and frequent the most prestigious bars and restaurants, so the place they choose to call home needs to reflect this premium lifestyle. *St Martin's Place* will feature a bespoke mix of sumptuous and striking features and finishes, designed to create an inspiring, unique space that bathes you in luxury from the moment you step through the door.”

Daniel Gibbons



Executive Demand

Birmingham is home to the largest business, financial and professional services (BFPS) hub outside of London with more than 123,000 people currently employed within the combined sectors. By 2022, that figure is forecast to grow by a further 19,000, with large corporates such as HSBC, PwC and HMRC alone set to house a combined 9,500 jobs within the city centre, and all within a 10-minute walk from *St Martin's Place*.

This means there is already considerable demand for superior city centre living, with luxury one bed rental apartments in prime locations commanding upwards of £1,100pcm and two beds between £1,750pcm and £2,995pcm. With this influx of senior professionals coming into the city, including

bankers, traders and directors, this demand is set to surge.

St Martin's Place, with its unique offering close to the city's financial centre, provides the perfect setting for the professional executive who demands a higher standard of luxury, service and amenities alongside the convenience of living close to their place of work. With current letting rates set to grow with the demand, *St Martin's Place* is on track to deliver projected yields of 6%, presenting a lucrative opportunity for the discerning investor looking to embrace this growing executive rental market.













A First for Birmingham

St Martin's Place will be the first and only development to bring private superior hotel services to Birmingham's executive Residential Sector. Residents will benefit from an unrivalled menu of available services from the neighbouring Park Regis Hotel, ordered as required via an exclusive hotel app or the on-site, 24-hour concierge.

With options including room service, ironing and dry cleaning, for the busy professional this means peace of mind that their home doesn't become neglected in favour of their busy work life, and they need never be short of a freshly pressed suit.

Services include:

- *Apartment Cleaning and Bed-Turning*
- *Dry cleaning*
- *Ironing*
- *Room service including Food & Beverage*



St Martin's Place

Premium Lifestyle

Residents of *St Martin's Place* benefit from numerous private and hotel amenities, accentuating the premium lifestyle this exceptional development provides.

Inside St Martin's Place

- *Private state-of-the-art gym available 24 hours allowing residents to fit activity around a busy lifestyle*
- *Private cinema for residents to enjoy the full cinema experience at their convenience*
- *WiFi lounge providing free WiFi access and a light, airy communal area for residents to use at their leisure*

Inside Park Regis Hotel

- *Spa and treatment rooms*
- *Bar and restaurant*



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Image for illustration purpose only.



Smart Way of Living

Convenience and efficiency are at the top of the list for any savvy homeowner or tenant. Every apartment in *St Martin's Place* will have a voice activated speaker and high speed internet. In addition a keyless locking system making entry and exit more secure.

All apartments will feature; a video entry system, 24 hour concierge, secure key fob entry to the building and private access to the gym, Wifi lounge and cinema room. Plus CCTV to all external and selected internal areas providing peace of mind.



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Image for illustration purpose only.
Penthouse Specification



Image for illustration purpose only.

228
spacious, luxury apartments

5
3 bedroom apartments

105
2 bedroom apartments

118
1 bedroom apartments

Apartment Specifications

Superior Deluxe Apartments

180 Deluxe and Superior Deluxe apartments featuring the highest finish yet from SevenCapital.

Kitchen

- Handleless, designer kitchens from leading UK manufacturer
- Quality cooking appliances by leading manufacture Siemens
- Extractor hood
- Integrated fridge-freezer and dishwasher
- Under cabinet LED downlighters
- Wash Dryer*
- DuPont worktop with upstand
- Contemporary polished chrome mixer tap

*Located in the kitchen or hallway cupboard

Bathroom & Ensuite (where included)

- Luxury full height tiling around bath and shower with half height around WC and basin
- Bathroom vanity unit
- Ladder style polished chrome heated towel rail
- Full sized wall mirror
- Walk in shower with fixed rain shower head & glass screen (if applicable)
- Porcelain floor tiles

Bedrooms

- Fitted wardrobes with sliding doors and feature lighting, fitted with a top shelf.
- Carpet flooring
- Pendant lighting

Electrical & Lighting

- Brushed stainless steel sockets and switches to living areas
- LED downlights in living areas
- Electric radiators
- TV outlets to lounge and master bedroom

General finishes

- Full height veneer entrance door
- Internal veneer doors with painted architraves
- Painted walls & ceilings throughout
- Wood effect flooring to hall, kitchen and lounge
- Keyless locking system to all apartments
- Video phone entry



Image for illustration purpose only.



Image for illustration purpose only.

Executive Apartments

23 Executive specification apartments featuring all benefits of the Superior Deluxe specification plus additional luxury items including a wine fridge and microwave.

Kitchen

- Handleless, designer kitchens from leading UK manufacturer
- Quality cooking appliances by leading manufacture Siemens
- Siemens microwave
- Integrated wine fridge
- Extractor hood
- Integrated dishwasher and fridge-freezer
- Under cabinet LED downlighters
- Wash Dryer*
- DuPont worktop with upstand
- Contemporary polished chrome mixer tap

*Located in the kitchen or hallway cupboard

Bathroom & Ensuite (where included)

- Luxury full height tiling around bath and shower with half height around WC and basin
- Bathroom vanity unit
- Ladder style polished chrome heated towel rail
- Full sized wall mirror with feature light
- Walk in shower with fixed rain shower head & glass screen (if applicable)
- Porcelain floor tiles

Bedrooms

- Fitted wardrobes with sliding doors and feature lighting, fitted with a top shelf and a draw pack.
- Carpet flooring
- Pendant lighting

Electrical & Lighting

- Brushed stainless steel sockets and switches throughout
- LED downlights in living area
- Electric radiators
- TV outlets to lounge and master bedroom

General finishes

- Full height veneer entrance door
- Internal veneer doors with painted architraves
- Painted walls & ceilings throughout
- Wood effect flooring to hall, kitchen and lounge
- Keyless locking systems to all apartments
- Video phone entry



Penthouse Apartments

5x three bedroom apartments, 12x suite apartments & 8 Penthouses all furnished with the exclusive 'Penthouse' specification, featuring the full Executive specification plus top level luxury extras and finishes including luxurious contemporary glass splash backs and Quartz worktops.

Kitchen

- Handleless, designer kitchens from leading UK manufacturer
- Quality cooking appliances by leading manufacture Siemens
- Siemens microwave
- Integrated wine fridge
- Extractor hood
- Integrated dishwasher and fridge-freezer
- Under cabinet LED down-lighters
- Wash Dryer*
- Contemporary polished chrome mixer tap
- Quartz worktop
- Glass splash back above all worktops

*Located in the kitchen or hallway cupboard

Bathroom & Ensuite (where included)

- Luxury full height tiling to all walls
- Ladder style polished chrome heated towel rail
- Bathroom vanity unit
- Full sized wall mirror with feature light
- Walk in shower with fixed head and glass shower screen (if applicable)
- Porcelain floor tiles

Bedrooms

- Fitted wardrobes with sliding doors and feature lighting, fitted with a top shelf and a draw pack.
- Carpet flooring
- Pendant lighting

Electrical & Lighting

- Brushed stainless steel sockets and switches throughout
- LED down-lights in living area
- Electric radiators
- TV outlets to lounge and master bedroom

General finishes

- Full height veneer entrance door
- Internal veneer doors with painted architraves
- Painted walls & ceilings throughout
- Wood effect flooring to hall, kitchen and lounge
- Keyless locking systems to all apartments
- Video phone entry

Life Around You

St Martin's Place is ideally located in a prime position within Birmingham city centre. All major transport links in and out of Birmingham are within walking distance, along with the new Arena Central and Paradise developments - home to the new headquarters of HSBC and PwC respectively, combining work and play with Edgbaston Village as well as the city's main shopping areas and hundreds of restaurants, bars and clubs also just minutes away.

Distances:

Walk:

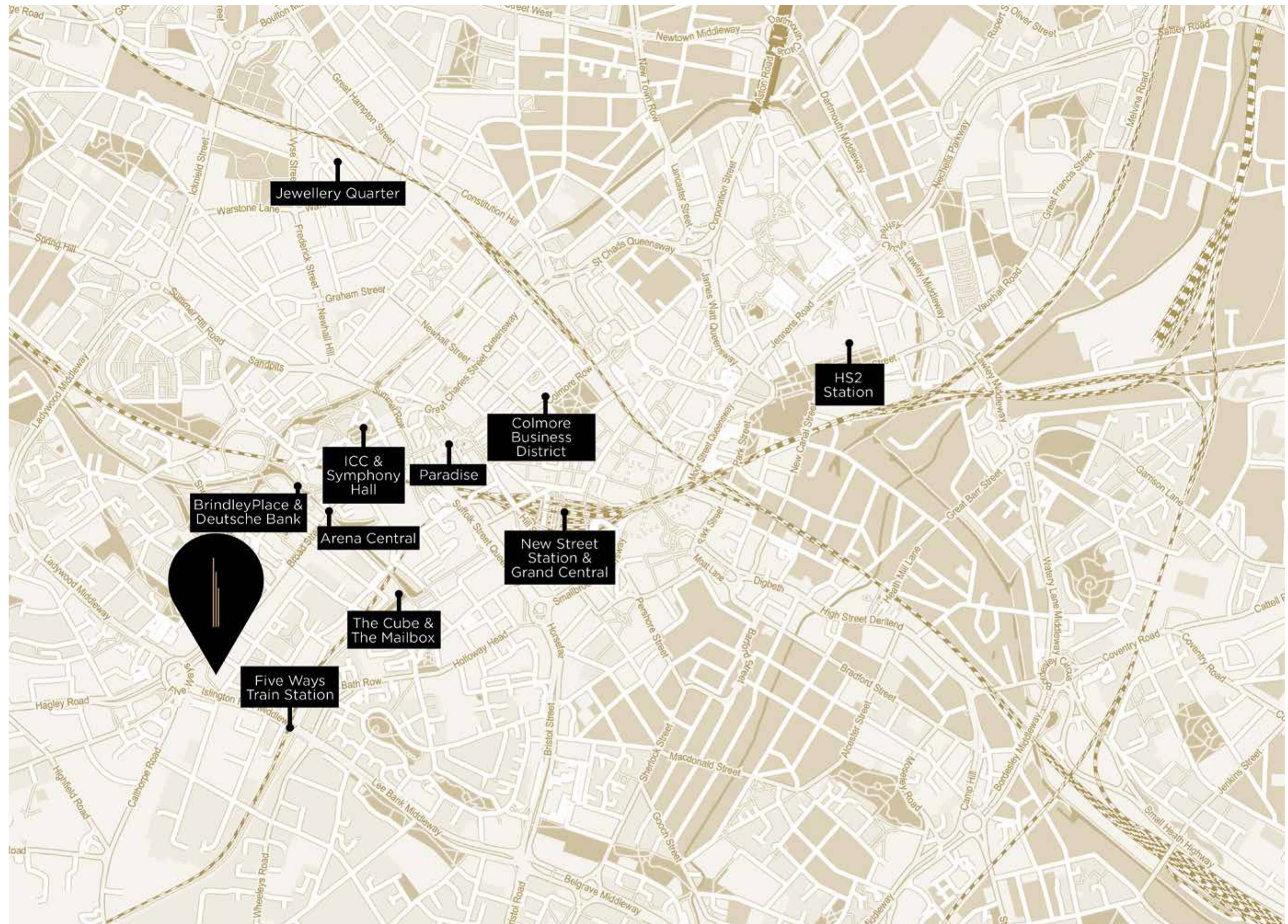
Brindleyplace & Deutsche bank	05 mins	(10,000 Executive jobs)
Fiveways train station	05 mins	
ICC & Symphony Hall	09 mins	
Arena Central, HSBC & HMRC	10 mins	(circa 8,000 Executive Jobs)
The Mailbox / The Cube	11 mins	
Paradise	12 mins	
Colmore Business District	17 mins	(35,000 Executive jobs)
Jewellery Quarter	18 mins	
Birmingham New Street & Grand Central	19 mins	

Drive:

M5	11 mins
M6	13 mins
Birmingham Airport	22 mins

Train:

Birmingham New Street & Grand Central	07 mins	via Fiveways train station
Birmingham Airport	22 mins	
London	96 mins	





FIVE WAYS

PUREGYM

PARK REGIS



SevenCapital

SevenCapital is one of the largest privately owned real estate investment and development companies in the UK, operating across residential, commercial and hospitality sectors.

Since launch, the group has built an exciting portfolio of projects with a value in excess of £1.5billion, spanning more than 5 million square feet and employing more than 130 dedicated property and construction professionals.

SevenCapital's residential specialism is in creating and delivering well designed, high quality apartment developments in key city centre locations and other high demand areas that hold strong appeal amongst investors and tenants alike.

We are dedicated to offering First-class customer service is at the heart of everything we do. We provide a fully managed "hands off" investment service with 60 full time staff dedicated to making the investment experience easy and convenient.

We are investors ourselves and we understand the fully-managed service our Investors need, right through to property management and indeed exit. As such our

customer service operation is award-winning, and you can rest assured that as an investor with SevenCapital, you will be taken care of at every step of the way. Not all Property Agents and/or Developers focus on this part of the investment cycle to protect their clients. We make this our priority before anything else.

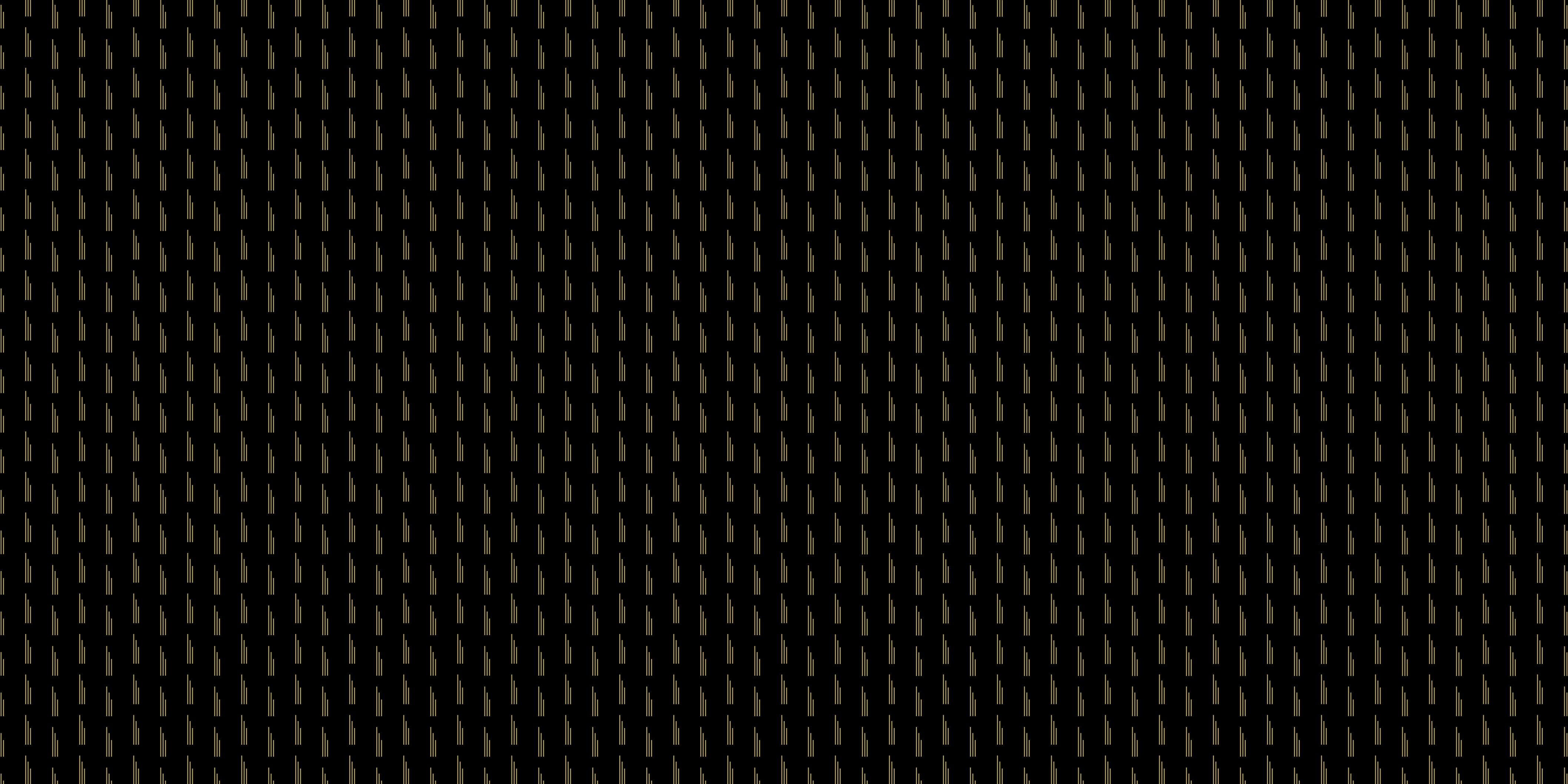
We are a financially strong and experienced property developer, with our own construction company Colmore Tang, and an extensive portfolio spanning the residential, commercial and hospitality sectors. We control every part of the process to ensure we meet the highest standards for our customers and we are delivering for them.

Established in 2009, the company has grown significantly and, in addition to offices in London, Birmingham, Dubai & Hong Kong, SevenCapital now has plans for further expansion.



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Sources:
Birmingham Skills Investment Plan 2016 - 2026
Birmingham City Council Workplace Employment in Birmingham and its Constituencies 2016 report



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