

PINNACLE
M C G L O B A L N E T W O R K



Luxury Student Accommodation Plato House, Liverpool, UK

Draft 1.5 Issued: 06/10/2014



Welcome

Pinnacle MC Global is a major force in UK property investment both for British and International investors.

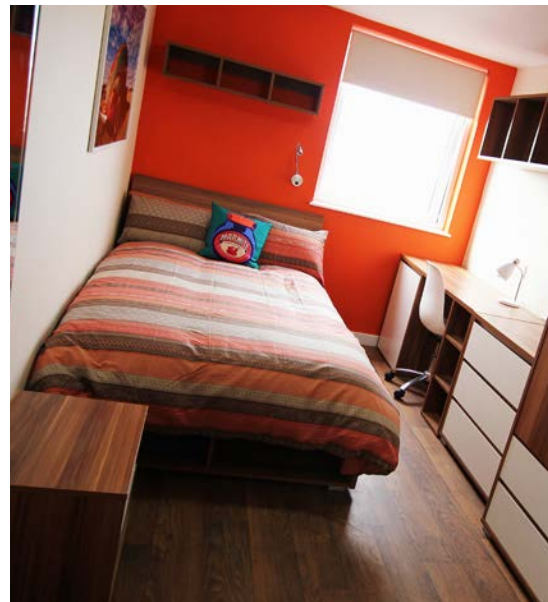
With a background in residential and commercial property investment, Pinnacle now markets luxury student accommodation offering buyers an excellent investment which is low risk and attractively priced with a guaranteed yield in the first 5 years.

Pinnacle is based in the UK but has a far reaching international presence. We operate all over the world with offices in the Far East, UAE and Russia. Our dedicated team are always on hand to support our agents and investors, coordinated via our head office. This global outlook has ensured we have become the number one choice for investors looking to receive a level of service that is unsurpassed.

Pinnacle works with established partners PHD1 Limited. The construction company which has worked on all of the previous developments marketed by Pinnacle, has a proven track record of delivering a quality build.

Current developments in the UK are in Liverpool, Chester, Leeds and Canterbury. All of the sites are in excellent locations close to the main universities and offer investors a safe and secure investment. All completed Units are fully let.

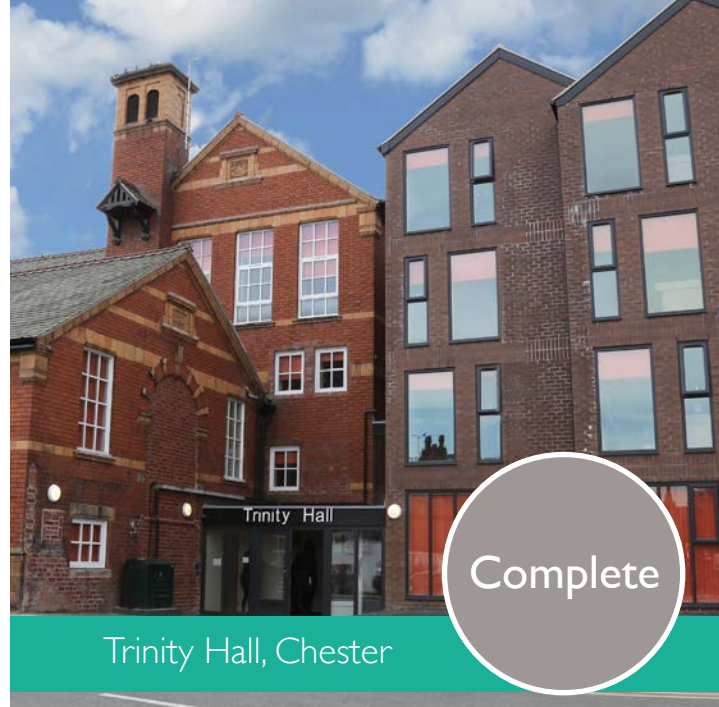
We are pleased to present our latest student accommodation project, Plato House, based in Liverpool, North West England.





Complete

Falkland House, Liverpool



Complete

Trinity Hall, Chester



Complete

Waterside Court Chester



Under Construction

Spectrum Apartments, Sheffield



Under Construction

Asquith House & Austin Hall, Leeds



Apartments for Sale

Angelgate, Manchester



Phases 1 & 2 Complete

Canterbury Student Village



Under Construction

The Quadrant, Liverpool



Under Construction

The Paramount, Liverpool

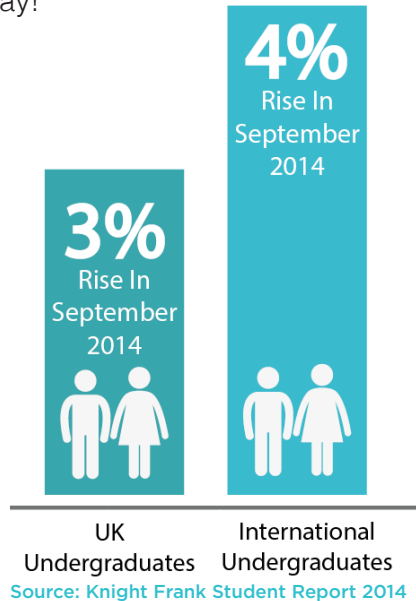
Why Invest In Student Accommodation?

“Student property returns will continue to outstrip traditional asset classes into 2014”
- The Knight Frank Student Property Report 2014

Students today have evolved from those in the past, becoming sophisticated consumers; they have come to demand more from their accommodation. Students want high quality, new build apartments with en-suite bathrooms, great facilities and security, close to university campuses and amenities, leaving them able to concentrate on what is important; their studies.

Since 2006, the cost to the student has increased by a massive 53%, rising from £81.18 to £123.93 in 2012. Rental values remain high across the board and students are willing to pay more for quality accommodation.

Investor appetite for student accommodation continues to grow, with total investment in the UK reaching over 2 billion for a second consecutive year in 2013 and the global market now worth £200 billion today!



Why Invest In Student Accommodation?

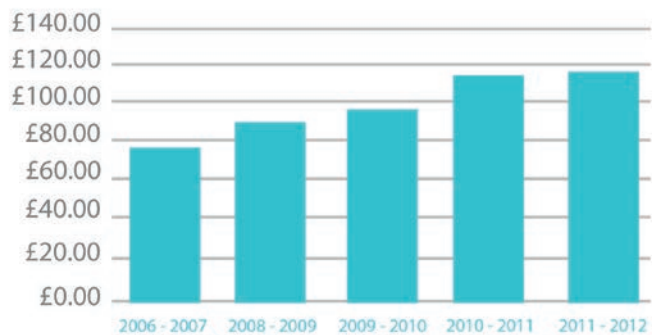
With The Times newspaper recently ranking the UK 2nd in the world's top 100 Universities (after the USA), the demand for University places in the UK is extremely strong. There is a continued oversubscription of applications for university places, with 14 applications for every 10 places; an 8% increase over the last five years.

The UK also remains an increasingly popular location for overseas students to study, with China, Hong Kong, India and Nigeria accounting for more than 30% of all international students in the UK.

“The sector has ballooned from a fringe investment 10 years ago to a global market worth 200 billion today”

-The Financial Times 2013

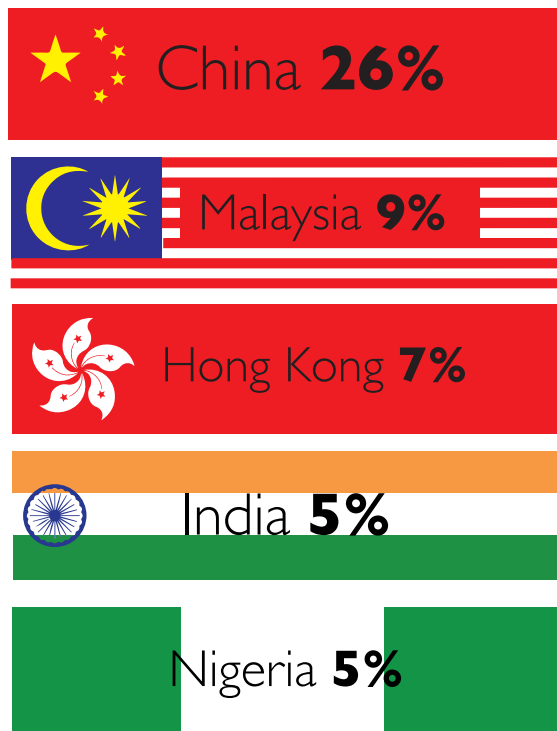
Rental costs per week



Source: NUS Student Accommodation Cost Survey 2012/2013

Knight Frank has forecasted that the number of international students in Higher Education will increase by 15%-20% over the next five years. With international students being the driving force behind the demand for purpose-built accommodation, this sector is sure to go from strength to strength. This will certainly boost demand for luxury student accommodation

The Top 5 International Student Population (Non- EU)



Why Invest In Liverpool?

Liverpool prides itself as being an innovative and exciting place for investment and business. It is a city with substantial economic assets and opportunities; a knowledge hub with unique learning centres; a destination city with impressive culture and a city with important sea and air connections to international markets.

Liverpool's universities schools and colleges are internationally recognised and famous worldwide, drawing in over 50,000 full and part time students from both the UK and abroad. A substantial 12% of the city's total population is made up of students, who are now looking for high quality accommodation with excellent facilities and a central location.

“Students make up 12% of Liverpool's total population”

Institution	Total Number of Full Time Students	University Accommodation (bed spaces)	% of bed spaces to F/T Students
University of Liverpool	18,295	4,441	24.30%
Liverpool John Moores University	18,910	3,500	18.50%
Liverpool Hope University college	5,700	1,230	21.60%
The Liverpool Institute for Performing Arts	705	0	0.00%
Total	43,610	9,171	21.00%

However, the demand far outstrips the supply. With 43,610 full time students living and studying in Liverpool, it's not surprising that there is a massive shortfall of quality student accommodation.

In the city there are only 9,171 student rooms available, meaning that there is only enough accommodation in the city for just 21% of students; this gap needs to be filled and investors are well placed to meet this shortfall.

These students usually have to live at home or find alternative accommodation in the private sector.

“The universities in Liverpool can only supply accommodation for 21% of students”



*Source Savills UK Student Housing Spotlight 2013



Plato House

The Opportunity

Plato House is a purpose built development comprising of 86 units over six floors. It offers a variety of spacious studio rooms that are complemented by the student communal common room, laundry facilities, cycle storage, and welcoming reception area.

The architects have designed each studio with today's student in mind, offering well-planned accommodation with enough room to study, socialise and live. The contemporary fixtures and fittings are designed specifically for Plato House to provide a stylish and durable finish to each studio.

Plato House has an extremely attractive city centre location, with all 3 university campuses within a 10 minute walk. Our track record of developments in prime areas of the city attract the most discerning students who want to be in the heart of their university environment. The location is not only ideal for the proximity to the universities but also for the shopping and the city's famous and vibrant nightlife.

The development is named after the Greek philosopher Plato, the founder of the first institute of higher learning in the Western World. We hope that our new development inspires our students to follow such ambitious aspirations!



Specifications Studios

The studios range from 20m² - 31m²

Units are equipped with:

- ❑ Double bed
- ❑ Fitted wardrobes
- ❑ Kitchenette with fitted oven, hob and sink with dining area
- ❑ Fridge/Freezer
- ❑ Seating area
- ❑ Workstation with study chair
- ❑ Mini safe
- ❑ Shelving and drawers
- ❑ En-suite bathroom with shower cubicle, vanity sink unit and toilet
- ❑ Carpet, blinds and light fittings
- ❑ Internet with hi speed Wi-Fi or Ethernet connection



Specifications

Ground Floor

The ground floor gives access to:

- ❑ Reception with lobby and seating area
- ❑ Manager's Office and security
- ❑ Access to the lower ground Common Rooms and Laundry
- ❑ Lift to all floors
- ❑ Toilets
- ❑ Cycle store
- ❑ Bin store



Liverpool

North England, UK

 Liverpool John Moores University
- 8 min walk

 University of Liverpool
- 7 min walk

 Liverpool Hope University
- 9 min walk

 Liverpool School of Art & Design
- 8 min walk

 Shopping District
- 5 min walk

 Liverpool Lime Street
- 2 min walk

 Previous Developments
The Paramount
Falkland House
The Quadrant.



Liverpool

North England, UK



Shopping area

Student
Accommodation

Plato House

Student
Accommodation

University
of Liverpool

St George's Hall

The Paramount

Liverpool Lime Street
Train Station



30.5 million Tourists visit Liverpool every year



About Liverpool

Location: North West England

Region Population: 470,000

Total Student Population: 54,565

Full Time Student Population: 48,630

Liverpool is in the top 10 of all UK towns or cities visited by overseas visitors.

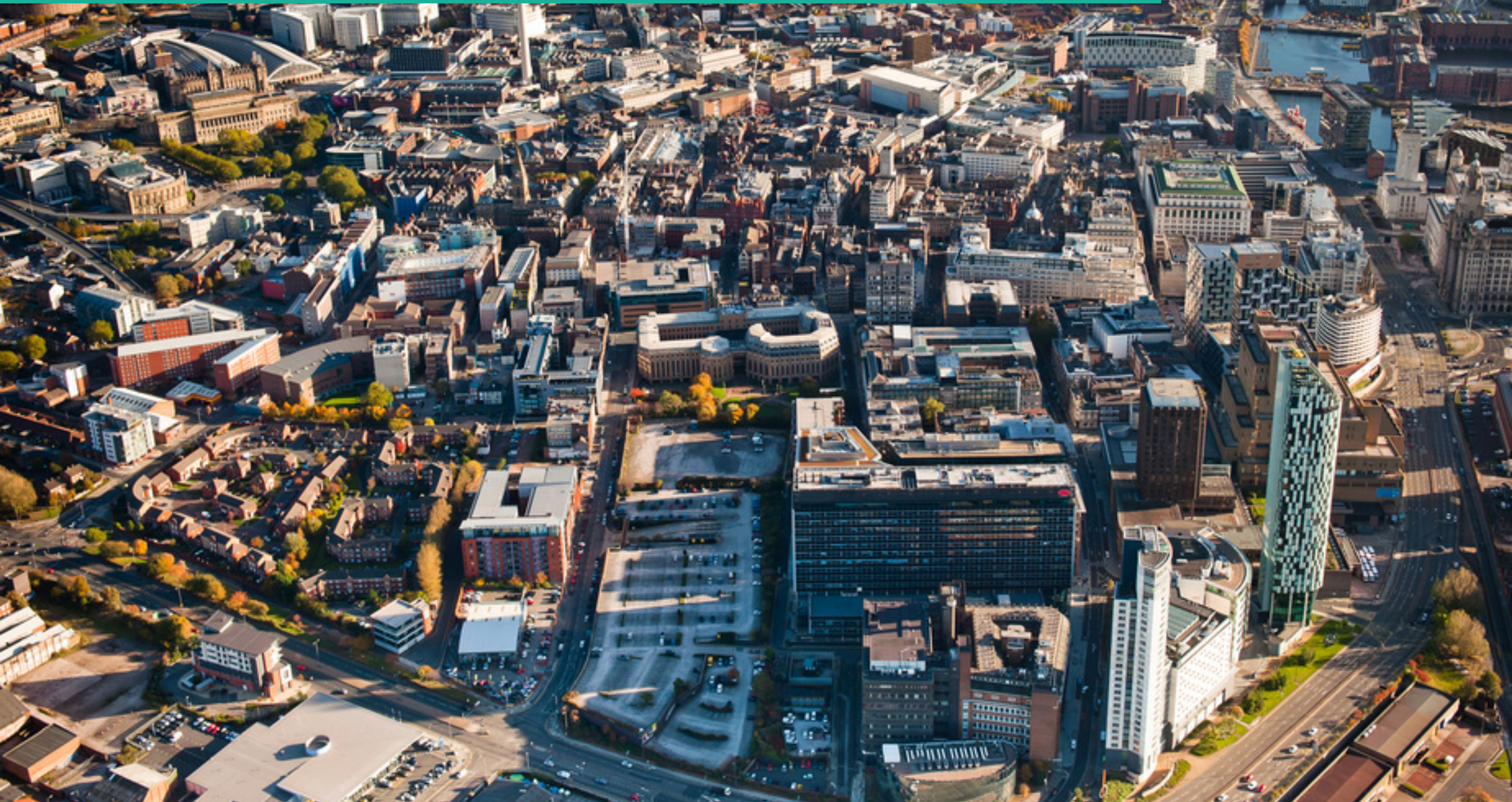
As a UNESCO World Heritage city, Liverpool has a unique mix of contemporary and classic architecture, not to mention two magnificent cathedrals and the stunning Liverpool waterfront.

The city by the sea, Liverpool is a world class tourist destination, with world class attractions to match. From fantastic shopping and sport to legendary music and nightlife, Liverpool is bursting with energy.

Following its term as European Capital of Culture in 2008, the city has enjoyed unparalleled culture, financial investment and growth. The city is packed with buzzing restaurants, boutique and international hotels, trendy wine bars, as well as an unbeatable variety of museums, galleries and theatres; the most outside of London.



Liverpool is at the heart of the thriving North West economy





About Liverpool Economy

Liverpool is at the heart of the thriving North West economy. Worth £106 billion, the region is bigger than many EU countries, including Denmark and Finland.

“Liverpool’s £12bn wealth management industry is the largest outside London”

The city is firmly connected to global markets, with many multinational companies, such as Barclays Wealth, Sony, Jaguar Land Rover and Novartis, already major investors in the city.

Liverpool’s £12bn wealth management industry is the largest outside London. The city accounted for £121m in revenue and managed £11.6bn of assets, with Manchester managing £10.7bn and Edinburgh £10.6bn.

Facts:

- Host city for the UK’s International Festival for Business 2014
- Fastest rising productivity of any major city outside London (ONS, 2012)
- Top 5 UK city visited by overseas visitors (5th) (LEP, 2012)
- Liverpool One (shopping centre), recorded a footfall of over 26m people in 2013.
- Top 5 UK retail centre (CACI, 2012)
- Largest collection of national museums and galleries outside of London (NML, 2012)

About Liverpool Transport

Liverpool is one of the best connected cities in the UK, with two thirds of the UK living within a two hour drive away.

The city's excellent transport network provides easy access to all UK, European and international destinations. Liverpool John Lennon Airport is just 9 miles away from the city centre and connects to all UK and European destinations and the nearby Manchester Airport is ideal for international destinations.

Liverpool Lime Street Station, the city's main train station, is just a 2 minute walk to Plato House providing excellent transport links to all of the UK. You can reach London in just 2 hours and 4 minutes and Manchester in only 47 minutes.

Train Times

- Manchester
47 minutes
- Birmingham
1 hour 43 minutes
- London
2 hours 4 minutes
- Edinburgh
3 hours 24 minutes





The Universities

The city's universities and colleges are internationally recognised and famous for their impact on technology, science, medicine and creative industries.

The University of Liverpool

- The original 'red brick' university, it has 20,000 students from more than 100 countries.
- The University of Liverpool is a pre-eminent research-based university with over 400 programmes spanning 54 subject areas.
- 72.7% of their students achieved a First or 2:1 from classified degrees in 2008 and worldwide they have 155,000 alumni, living in 159 countries.
- 11% of students are from overseas.

Liverpool John Moores University

- John Moores' University is one of Britain's biggest – with over 25,000 students.
- The university has a strong reputation in sport and exercise sciences, astronomy and computer sciences.
- The university is divided into six faculties: Business and Law; Education, Community and Leisure; Health and Applied Social Sciences; Media, Arts and Social Science; Science; and Technology and Environment.
- 8% of students are from overseas.

Liverpool Hope University

- The university has two campuses in Liverpool, where 7,400 students are taught
- The university's academic organisation is divided into three main faculties: The Faculty of Arts and Humanities, The Education Faculty and The Faculty of Science and Social Sciences
- The university attracts students from some 65 countries worldwide
- 4% of students are from overseas

The Management Harper Brooks

Harper Brooks specialises in managing rental accommodation.

They will be responsible for managing Plato House on behalf of the Developer. Their duties will include:-

- ❑ Maintenance and repair of the structure of the building and the common parts of the Development
- ❑ Heating, lighting and cleaning the common parts and communal facilities
- ❑ Providing concierge, caretaking and management services for communal facilities
- ❑ Insurance.

A proportionate part of the cost of the provision of these services will be re-charged by the Developer to each buyer through a service charge. The service charge will include a contribution to a sinking fund to cover the cost of maintenance and repairs.



HARPER BROOKS



The Contractor

PHD1 Ltd



www.phd1construction.com

As with all their previous and current projects, Pinnacle will work with PHD1 as the building contractor for Plato House. Buyers will benefit from a 10 year building warranty to give complete peace of mind. Completed developments include Falkland House, Trinity Hall, Waterside Court and Tallis Court. They are currently constructing 7 buildings for Pinnacle.

PHD1 Construction Ltd is registered as an accredited builder and a member of the "Considerate Construction Scheme". Their dynamic approach enables them to design, develop and deliver an outstanding product for buyers.

The Developer

Pinnacle Student Developments (Liverpool Central) Ltd

Pinnacle Student Developments (Liverpool Central) Ltd will develop Plato House in Liverpool. Pinnacle's Julie Harvey will be the Director, as per previous developments.



MOOR PI A

PINNACLE

MC GLOBAL NETWORK



Disclaimer: All images and information about the development are provided as an indication of the likely style and specification of the development. These plans are not finalised and may be subject to change.

(C) Pinnacle MC Global Network Ltd

MARKIS STREET