

COOPER

HOUSE

BROCHURE





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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: 111 since 2009
Total investment value: USD1.8 billion

GERMANY

Total projects: 19 since 2014
Total investment value: USD129+ million

USA

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

AUSTRALIA

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



#	Project Name	Project Completion Date	# of IPG Units	Avg. Selling Price per sqft at point of sale	Units under Management	Achieved Rental v. Projected Rents	Average Gross Yield	Location
17	NO 1 TRAFFORD WHARF	Q2 2021	173	£338	-	-	-	MANCHESTER
16	KENT STREET RESIDENCE	MAY/JUNE-21	98	£406	-	-	-	BIRMINGHAM
15	LUCENT SQUARE	Q1 2021	52	£232	-	-	-	LEEDS
14	THE PRESTON	Q1 2021	57	£252	7	98%	7.01%	LEEDS
13	BISHTON FLETCHER BUILDING	JUL-20	12	£398	10	95%	4.2%	BIRMINGHAM
12	CROSSBANK	AUGUST 2021	40	£259	-	-	-	MANCHESTER
11	CENTENARY HOUSE, LEEDS	BLOCK A: APR-20 BLOCK B: MAY-20 BLOCK C: TBC	80	£302	-	-	-	LEEDS
10	THE LOOM AT VULCAN MILL	MAR-20	89	£355	58	96%	5.04%	MANCHESTER
9	QUAY CENTRAL	AUG-19	108	£304	51	90%	5.15%	LIVERPOOL
8	THE CARTWRIGHT	JUL-19	14	£338	9	82%	4.60%	MANCHESTER
7	THE CURVE II AT PARK CENTRAL	NOV-18	46	£339	22	109%	4.72%	BIRMINGHAM
6	THE CURVE AT PARK CENTRAL	JUN-18	99	£329	77	101%	4.79%	BIRMINGHAM
5	PARK RISE	FEB-18	87	£277	64	93%	5.48%	MANCHESTER
4	THE LEVELS, TOWER BUILDING	NOV-17	33	£266	27	101%	5.20%	LIVERPOOL
3	WILBURN WHARF	NOV-16	163	£330	120	99%	4.90%	MANCHESTER
2	THE ASSEMBLY	NOV-16	157	£337	112	112%	5.59%	MANCHESTER
1	HARTER STREET	OCT-15	22	£338	-	-	-	MANCHESTER

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

Track Record

1

THE LEVELS, TOWER BUILDING LIVERPOOL

Located within the Grade II* listed Tower Building, The Levels is a spacious luxury residence offering contemporary living close to Liverpool's historic waterfront. This elegant office conversion is set amongst architectural treasures such as the Royal Liver Building and Port of Liverpool.

ESTIMATED PRICE INCREASE: **19.22%**¹



Project Launch: January 2017
 No. of Units Launched: 32
 Unit Type: 1- & 2-beds
 Average Price at Sale: GBP242,160
 Average PSF at Sale: GBP266
 Estimated Current PSF GBP317

Complete Lettings and Management Comments:

Set within the upper floors of an Italian style building designed in 1908, the boutique residence offers beautiful, modern apartments with traditional high ceilings. The Levels are situated in the heart of the UNESCO world heritage Liverpool city centre. A stone's throw from the building you'll find the city's financial hub, prime shopping district, train stations, museums and universities.



Average Current Yield: 4.77%
 Achieved Rent vs. Projected Rent: 100%

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.

Track Record

2

THE ASSEMBLY MANCHESTER

Occupying a prime city centre location just minutes from the Oxford Road transport hub, The Assembly is a stunning new landmark for Manchester that will deliver much-needed new residential capacity to the heart of this rapidly growing city.

ESTIMATED PRICE INCREASE: **38.71%**



Project Launch: June 2015
 No. of Units Launched: 157
 Unit Type: 1, 2 & 3-beds
 Average Price at Sale: GBP263,266
 Average PSF at Sale: GBP341
 Estimated Current PSF: GBP473

Complete Lettings and Management Comments:

Manchester has an extremely high demand for furnished properties, this development in particular is very popular with overseas students due to the university proximity and the 24 hour concierge. This has resulted in 97% of the development being let on a furnished basis.



Average Current Yield: 5.59%
 Achieved Rent vs. Projected Rent: 112%

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.



Welcome to Hull City Centre

As Hull's beating heart, its city centre provides residents with convenient access to local amenities, employment, and transportation links while surrounded by a scenic medieval backdrop. The centre is home to the city's best attractions and activities, restaurants, shops and businesses. Bustling bars are located in the Old Town district, while the River Hull Marina offers a stunning dining backdrop for the city's most favoured restaurants. The main shopping districts are located along the historic streets of Whitefriargate and King Edward Street, and the modern shopping centres along Jameson Street. As the UK's 2017 City of Culture, Hull has proven the quality of its cultural offerings including museums, theatres, art venues and gardens scattered throughout the city.

The compact size of Hull's city centre provides residents with easy access to all amenities within walking distance or a short commute.

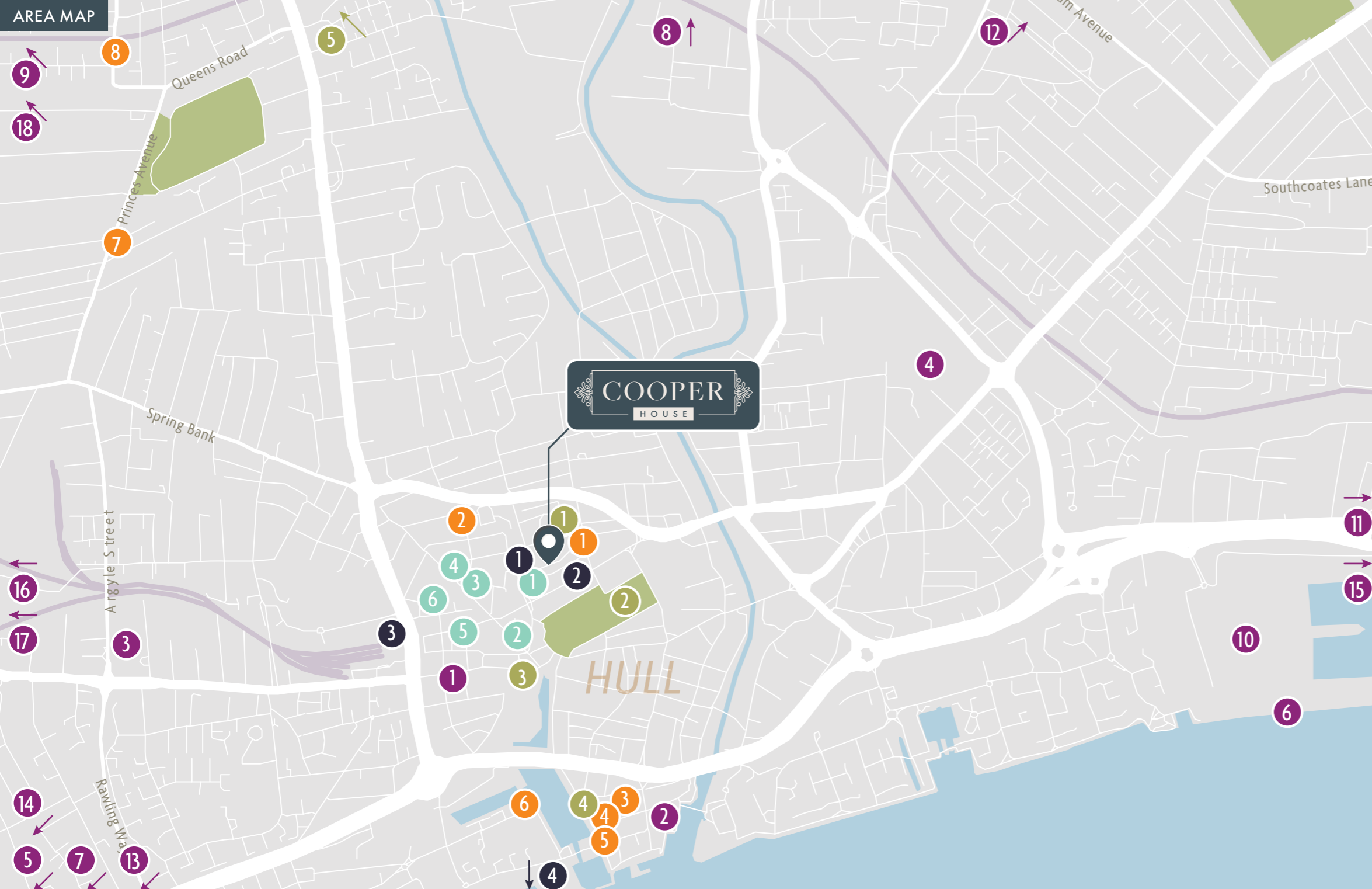
Hull also has excellent transportation links, connecting its residents to the rest of the UK and further afield via road, rail, and air. Employment hubs and the University of Hull located outside the city centre can be easily reached through public transport. Under Hull's new City Plan, the city's connectivity is set to further enhance, while remaining in line with its sustainability targets. The rest of the UK can be reached through Hull Paragon Train Station located in the centre. Longer distances within the UK and abroad can be accessed through the city's Humberside Airport, located 30 minutes outside the city centre.



COOPER HOUSE

Once the site of a historic Hull brewery, Cooper House has been transformed into a modern residential conversion consisting of 31 units. The development is located in a secluded courtyard that provides spacious city-centre living, with units further benefiting from balconies, private outdoor space and secure parking.

Surrounded by local amenities, residents will live within a 5-minute walk from restaurants, theatres, galleries and museums - being able to reap all the benefits of the UK's 'City of Culture'.



EMPLOYMENT

- 1 KCOM**
8min walk/2min cycle/5min drive/6min public transport
- 2 Arco**
15min walk/6min cycle/5min drive/12min public transport
- 3 Hull Royal Infirmary**
21min walk/7min cycle/8min drive/11 min public transport
- 4 Reckitt Benckiser**
22min walk/8min cycle/7min drive/14min public transport
- 5 Smith & Nephew**
27min walk/9min cycle/8min drive/17min public transport
- 6 Port of Hull**
28min walk/9min cycle/6min drive/14min public transport
- 7 Cranswick PLC**
13min cycle/11min drive/27min public transport
- 8 Croda Europe**
13min cycle/10min drive/30min public transport
- 9 Ideal Heating**
13min cycle/12min drive/35min public transport
- 10 Siemens Gamesa**
18min cycle/12min drive/26min public transport
- 11 BP**
19min cycle/13min drive/21min public transport
- 12 Bright Blue Foods**
11min drive/14min cycle/18min public transport
- 13 William Jackson Food Group**
12min drive/29min public transport
- 14 Indivior**
14min drive/22min cycle/26min public transport
- 15 Vivergo Fuels**
15min drive/35min public transport
- 16 Aura Innovation Centre**
16min drive/34min public transport
- 17 BAE Systems**
23min drive/33min public transport/
- 18 Castle Hill Hospital**
27min drive/51min public transport

TRANSPORTATION

- 1 Bond Street Bus Stop**
2min walk
- 2 George Street Bus Stop**
5min walk
- 3 Hull Paragon Station**
19min walk/6min cycle
/7min drive/14min public transport
- 4 Humberside Airport**
33min drive

LOCAL AMENITIES

- 1 Fitness Centre**
2min walk
- 2 Tesco Express**
4min walk
- 3 Medical Centre**
5min walk/2min drive
- 4 Pharmacy**
5min walk/2min drive
/4min public transport
- 5 Sainsbury's**
6min walk/1min cycle/6min drive
- 6 Hardware Store**
8min walk/2min cycle/4min drive

CAFES & RESTAURANTS

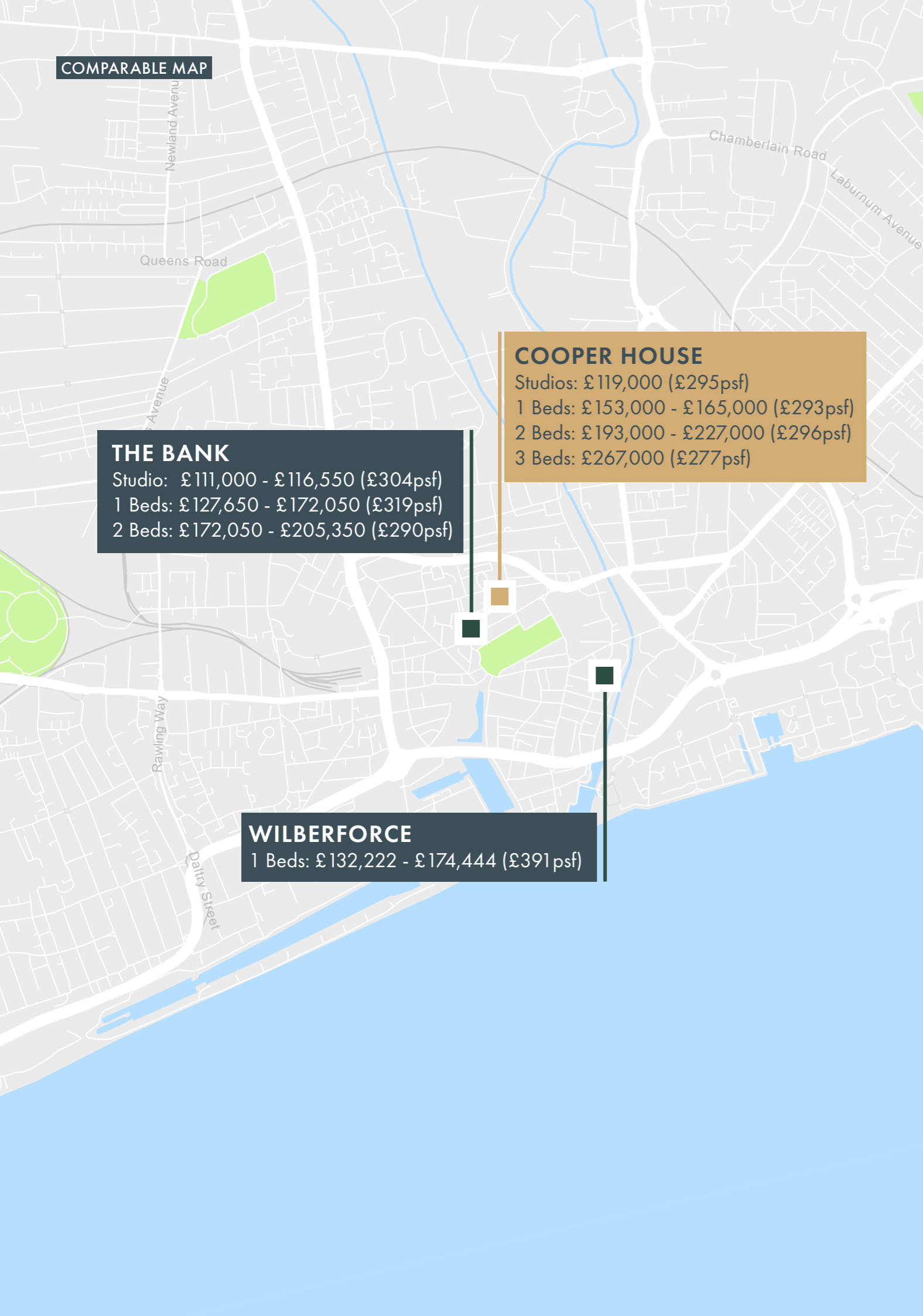
- 1 Giselle's Café**
3min walk/1min cycle
/2min drive/2min public transport
- 2 Huckleberry's**
5min walk
- 3 Ambiente Tapas Hull**
14min walk/6min cycle
/5min drive/ 11min public transport
- 4 Butler Whites**
14min walk/6min cycle
/5min drive/9min public transport
- 5 Humber Fish Co**
14min walk/6min cycle
/5min drive/9min public transport

- 6 Al Porto Italian Restaurant**
20min walk/8min cycle
/10min drive/20min public transport
- 7 The Greek - Restaurant**
29min walk/9min cycle
/8min drive/17min public transport
- 8 Gusto da Gianni**
34min walk/9min cycle
/9min drive/20min public transport

POINTS OF INTEREST

- 1 Hull New Theatre**
2min walk
- 2 Queen's Gardens**
6min walk
- 3 Ferens Art Gallery**
4min walk/6min drive/2min cycle
- 4 Fruit Market**
14min walk/6min cycle
/5min drive/11min public transport
- 5 University of Hull**
13min drive
/29min public transport

COMPARABLE MAP



THE BANK

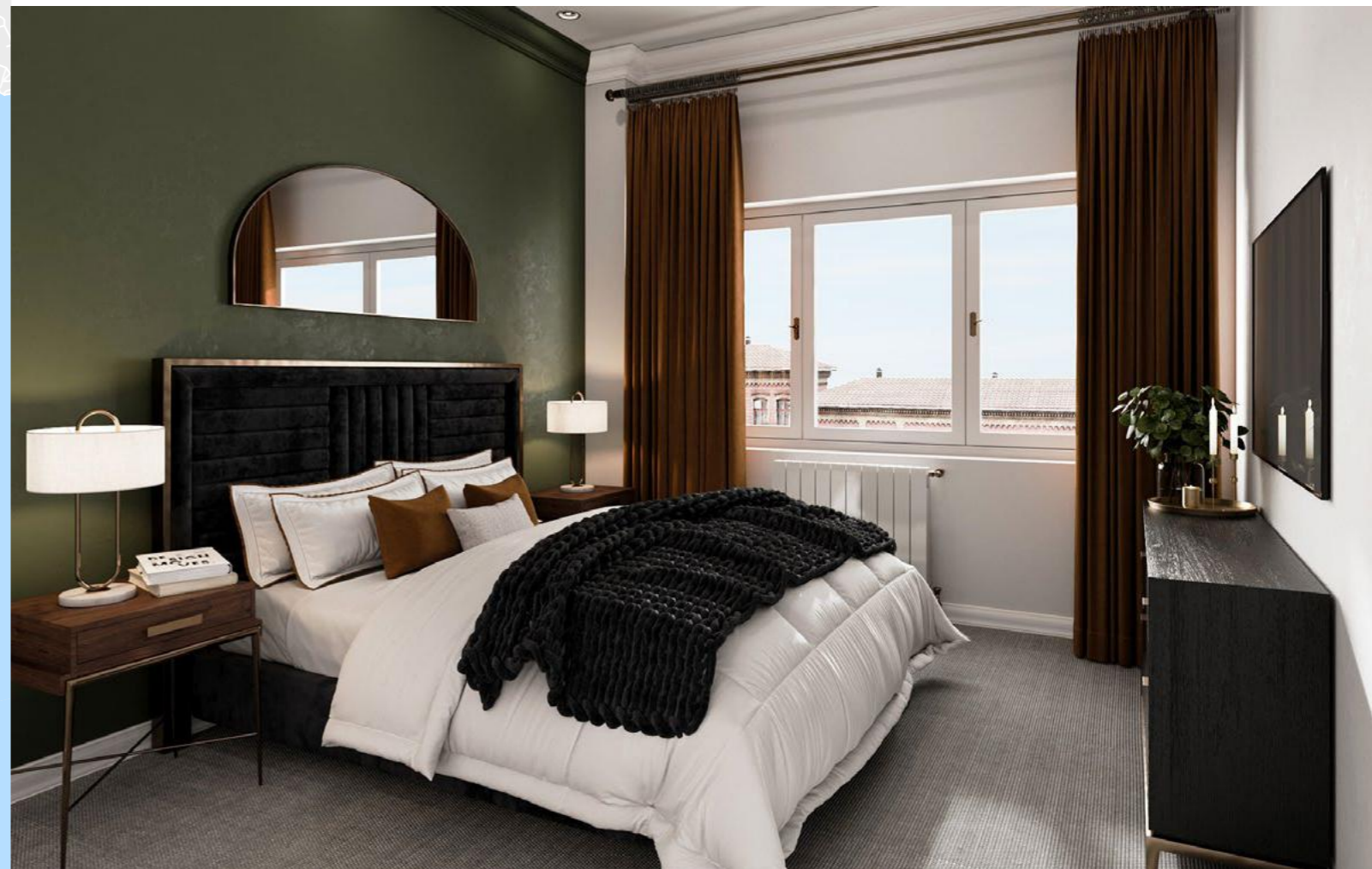
Studio: £111,000 - £116,550 (£304psf)
1 Beds: £127,650 - £172,050 (£319psf)
2 Beds: £172,050 - £205,350 (£290psf)

COOPER HOUSE

Studios: £119,000 (£295psf)
1 Beds: £153,000 - £165,000 (£293psf)
2 Beds: £193,000 - £227,000 (£296psf)
3 Beds: £267,000 (£277psf)

WILBERFORCE

1 Beds: £132,222 - £174,444 (£391psf)







Specification

LIVING ROOM

- Laminate flooring with 10mm underlay
- LED fire rated downlights
- Heat / smoke detectors
- Digital heating system
- AV hub, including terrestrial TV and infrastructure for satellite or cable TV

BATHROOM

- Fully tiled around bath and shower; the rest of the room is half tiled
- Tiled floors
- Wall hung vanity unit
- Mechanical ventilation
- Towel rail
- LED fire rated downlights
- Mirrored unit
- Cistern, including soft close seat
- Mixer taps
- Dual square shower set with drencher
- Bath, front panel tiled to match the walls – tile recessed soap holder
- Shower screen
- Extractor fan

BEDROOM

- Carpet with 10mm underlay.
- LED fire rated downlights
- High quality paint finish
- Bedside USB sockets
- Digital heating system

KITCHEN

- Howdens Kitchens – worktops with a 100mm upstand around the perimeter
- Heat resistant white coloured, glass backed, splash back 600mm x 750mm
- Laminate flooring with 10mm underlay
- LED fire rated downlights
- High quality paint finish
- Appliances, including: Oven, ceramic hob, cooker hood with mechanical extractor, integrated fridge freezer and integrated washer dryer
- Heat / smoke detectors
- Additional mechanical ventilation in kitchen ceiling
- Fully integrated Bluetooth speaker system



The Developer



At Continental Gold we just want to love what we do and be a part of something good in the world. We wake up each day and look to live our lives by 3 simple rules- radical honesty, hard work and extreme loyalty to everyone who is part of the Continental Gold journey. We are inspired by our opportunity to create homes for people and understand what a great home truly means.

We challenge design and constantly seek improvements while mitigating risks. We work through problems and grow as a company; we look for new ways to do things and aim to overdeliver every time.

TRACK RECORD



Huddersfield

56 River Side Road, NY



Brighton

56 River Side Road, NY



Leek

56 River Side Road, NY



Dorking

56 River Side Road, NY



Portsmouth

56 River Side Road, NY



Carmarthen

56 River Side Road, NY

Welcome to Hull

Kingston upon Hull, usually abbreviated to Hull, is a city of over 260,100 inhabitants situated at the confluence of the Humber Estuary and the River Hull, in Yorkshire, in the North of England. Established in the 12th century, the early settlement became a successful medieval port, particularly for fishing, and by the 20th century, Hull was England's third-largest port.

Industrial development during the 19th and 20th centuries fuelled an era of expansion. In the early 1930s, Hull's population peaked at more than 300,000, and in 1954 the University of Hull was founded. Despite maintaining a significant North Sea port, Hull encountered economic challenges in the 1970s. Advancements in technology and automation abroad, the UK's loss of fishing rights in the North Atlantic, and the restructuring of port flows led to a deterioration in the economic environment.

Following a period of prolonged economic decline, in 2013, after a successful bid, Hull was included in the second wave of the UK's largescale investment plan 'City Deals'. The City Deals are initiatives to promote economic growth and infrastructure investment. The first wave focused on England's 8 largest cities (outside of London) such as Birmingham and Manchester, while the second wave focused on the next 14 largest English cities including Hull.

In 2013, Hull launched its ambitious and innovative City Plan, with the aim of becoming the UK's leading energy city and visitor destination. Strategies focusing on investment in education, urban renewal, economic development, social integration, and environmental reclamation led to Hull being named third most improved UK city in 2018.



The City of Culture

Hull's prospects changed dramatically when the city was named the 'UK's City of Culture' in 2017.

This prestigious honour kick started a demanding programme to reinvigorate the city. This attracted an estimated 5.3 million audience visits, boosting tourism to record levels in 2017. The UK City of Culture also brought forth new funding for major capital projects in Hull, with more than GBP48 million invested in public realm enhancement and major developments such as the Ferens Art Gallery and Hull New Theatre.

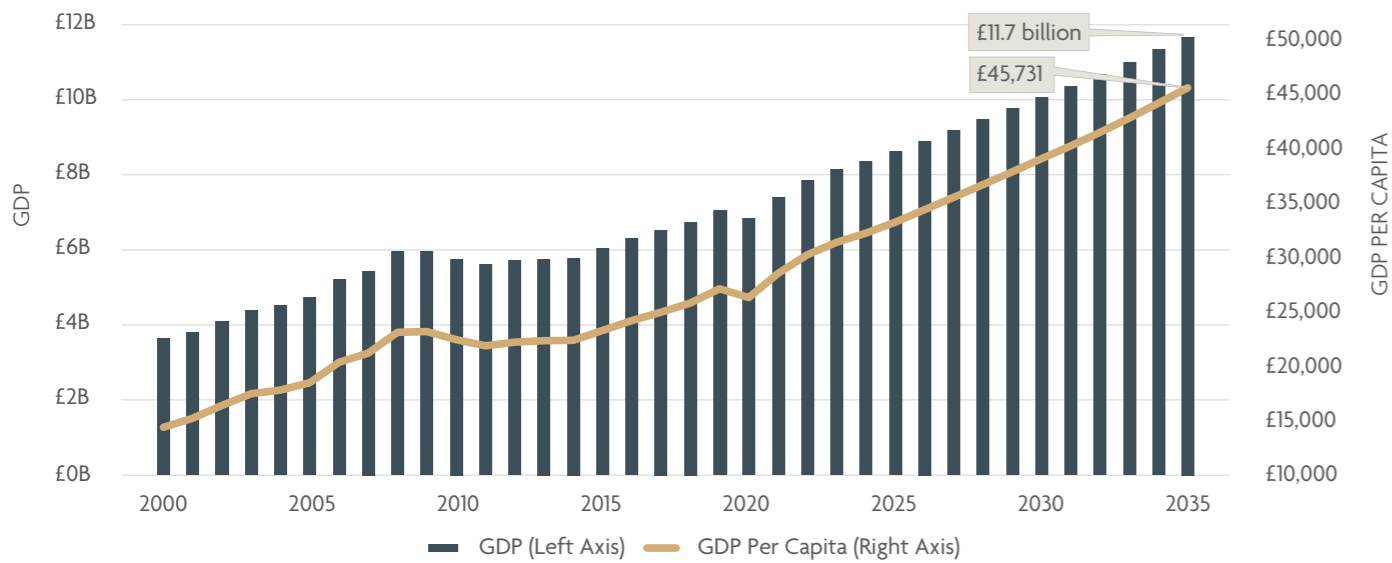
Economy

Since the launch of Hull's City Plan in 2013, the city has seen significant economic development, with thousands of jobs being created and unprecedented levels of investment, totalling GBP3 billion to date.

Hull is evolving from a city heavily reliant on trading and seafaring to one that is being built for the future. The city's prime economic and geographic location on the Humber Energy Estuary, has placed it at the centre of new and emerging industries in the UK - particularly in renewable energy. So far, the renewable energy sector in Hull has attracted large scale investment from firms such as Siemens Gamesa, BP and Reckitt Benckiser.

As of 2021, the Manufacturing sector has provided the most employment (15.1%), followed by Human Health & Social Work (14.6%), Wholesale & Retail Trade (13.8%), and Administration & Support (13.2%). These top 4 sectors account for just over a third of businesses in Hull, with Manufacturing and Human Health & Social Work contributing the largest GVA (36%) to the city. Castle Hill Hospitals, Hull Royal Infirmary, Reckitt Benckiser, the University of Hull, BAE Systems, KCOM, William Jackson Food Group, and Cranswick PLC are all major employers in the city.

Hull Economic Growth 2000-2035



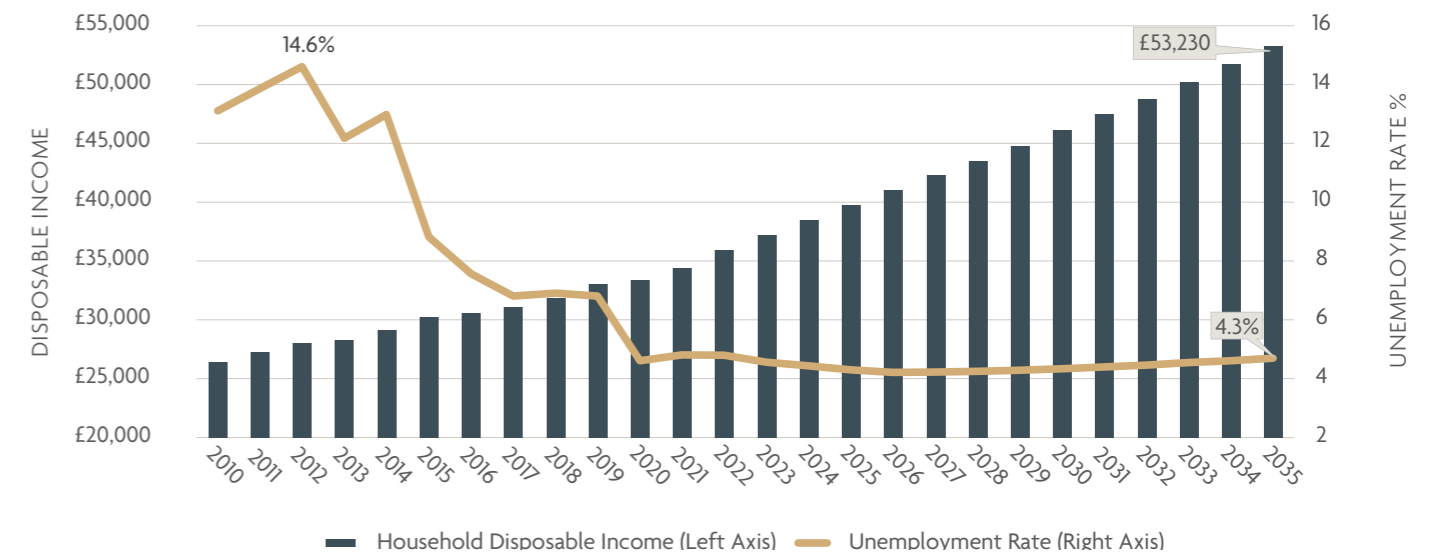
As a result of the city's successful economic initiatives, Hull's GDP has grown by 104% since 2000, totaling GBP7.4 billion as of 2021. The economy is expected to grow by a further 58% and reach GBP11.7 billion by 2035. At the same time, average GDP per capita has risen by 99% since 2000 and is expected to reach GBP45,731 (+60%) by 2035. These impressive growth rates exceed that of larger cities such as Leeds, Manchester, and Liverpool.

Sources: Oxford Economics, Hull City Council

Labour Market & Incomes

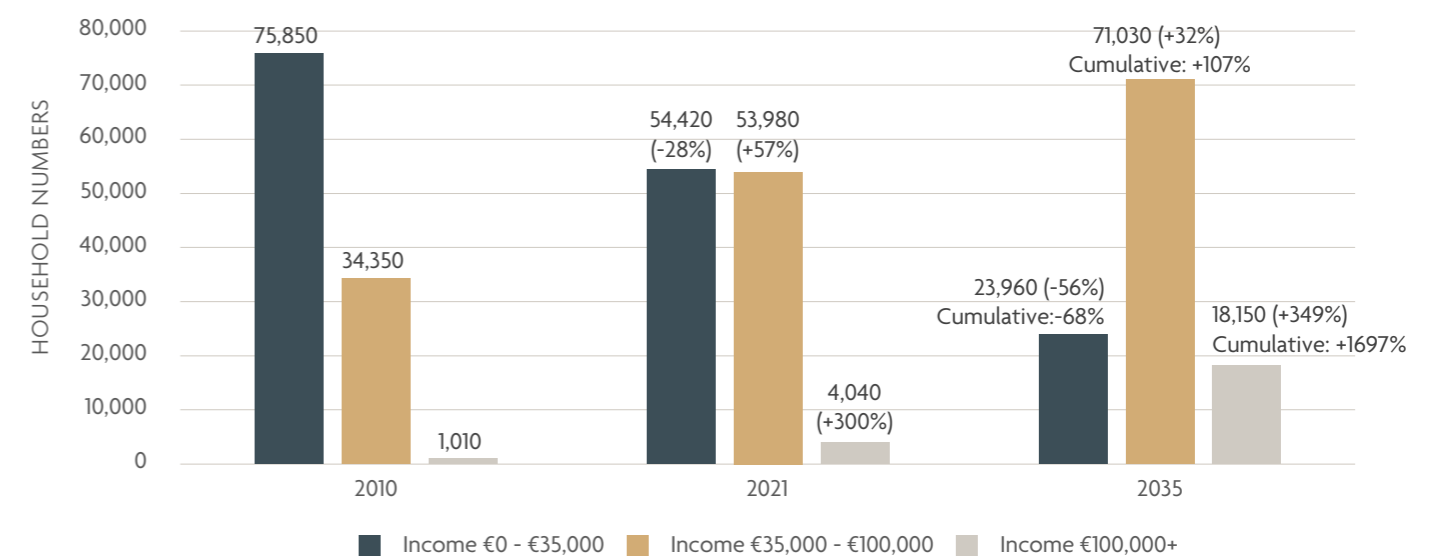
Hull's growing economy and continued inward investment over the last decade resulted in the city's unemployment rate falling from a peak of 14.6% in 2012 to 4.6% by 2020. Although the unemployment rate rose slightly in 2021 due to the UK's Furlough Scheme ending, it is expected to recover to its full-employment level in the following years. In 2020, PWC's 'Good Growth Index' rated Hull within the top 3 cities for income distribution. This is evident with household disposable incomes rising by 62% since 2000, and expected to increase by a further 55% up to 2035.

Hull's Labour Market Trend 2000-2035



Hull's economic transformation is reflected in the rising incomes and wealth of its residents. By 2035, the number of households in the lowest income bracket is expected to fall to 23,960, a decrease of 68% from 2010. At the same time, those in the middle- and upper-income brackets are expected to rise at an exponential rate, registering incredible growth rates of 107% and 1,697% respectively over the period.

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



Sources: Oxford Economics, PWC

Largescale Investments

Attracted by the city's growth over the last decade, Hull is home to more than 8,400 businesses with a growing number of investments each year. To date, the most prominent sectors of Hull's economy are Health Technologies, Pharmaceuticals & Healthcare, Knowledge, Digital & Creative Technologies, Manufacturing, Food & Beverage as well as Hull's emerging sector, Renewable Energy.

Siemens Gamesa, Smith and Nephew, Reckitt Benckiser, ABP, Arco, P&O, Sonoco-Trident, Cranswick PLC, Ideal Heating, Aunt Bessie's, BP, and Croda are among some of the globally prominent companies that have identified Hull for its promising investment prospects. In 2020, Hull was named the top northern city for tech investors. The city secured GBP82.2 million compared to larger cities such as Manchester (GBP53.28 million) and Leeds (GBP33.49 million).



Sector: Healthcare
Investment: GBP200 million
Job Creation: 1,600



In 2019, Reckitt Benckiser opened its state-of-the-art science and innovation centre in Hull. The centre is part of Reckitt Benckiser's GBP200 million investment program in the city. It has attracted some of the best scientific talent both locally and globally and has added an additional 200 job opportunities to the previous 1,400 employees that were already employed at the Hull site.

Sector: Healthcare
Investment: GBP23 million
Job Creation: 50



In 2017, Indivior opened its GBP23 million state-of-the-art research facility in Hull. The 54,000 sq ft centre represents Indivior's largest capital investment in R&D, employing over 50 people. The centre is at the forefront of understanding the neurobiological underpinnings of addiction, and in the discovery and development of treatment options.

Sector: Technology
Investment: GBP100 million
Job Creation: 7,000



In 2020, Hull's KCOM announced that it will be investing a further GBP100 million to expand its full fibre broadband network. KCOM is one of the longest established providers of communications services in the UK with a legacy dating back to the opening of Hull's first telephone exchange in 1904. The investment came as huge vote of confidence towards Hull's future growth of which KCOM already plays an important part, employing over 7,000 people and contributing an estimated GBP469 million to the economy between 2012 and 2018 alone.

Sector: Manufacturing
Investment: GBP27 million
Job Creation: 190



In 2018, Croda International announced it would be investing a further GBP27 million into a new polymer additives manufacturing plant in Hull. The investment is part of the Group's strategy to enhance innovation and productivity at the site. The project has enabled Croda to utilise cutting edge technology to optimise production and process efficiencies. This investment ensures Croda can continue to supply the highest performing and most innovative products to their global customer base.

Sector: Food & Beverage
Investment: GBP45 million
Job Creation: 300



Cranswick, one of the UK's leading producers and suppliers of premium fresh food products, recently announced it will be investing GBP25 million into a new facility in Hull. The new facility, which will be operational in 2023, is an addition to the group's GBP20 million factory, which opened in 2021. Combined these two facilities will provide at least 300 jobs in Hull.

Sector: Food & Beverage
Investment: GBP40 million
Job Creation: 1,000



In 2019, the cake and dessert business Bright Blue Foods, which supplies leading supermarkets including Tesco and Sainsburys, secured GBP40 million in funding to expand their facility in Hull. The investment comes as part of Bright Blue Food's strategic plan to increase the number of food production facilities across the UK.

Hull's Emerging Sector:

Renewable Energy

Hull is aiming to become a leading UK renewable energy city, reaching carbon neutrality by 2030. The city looks to leverage its access to offshore wind opportunities in the North Sea, providing a sustainable competitive advantage in the sector. Significant investment has already been secured for R&D, education, skills development and business support, providing a solid foundation for the sector's continued growth. Four prominent projects in this area include:

Investment: GBP346 million
Job Creation: 1,200



In 2014, Siemens Gamesa, the world's leader in the offshore wind industry, together with British Ports (ABP) invested a combined GBP310 million in wind turbine production, storage, and logistics facilities at 'Green Port Hull'. The 139-acre site is Europe's largest wind turbine production centre employing over 1,000 people. In 2021, Siemens Gamesa announced a further GBP186 million investment, which is expected to create 200 more jobs when in operation by 2023.

Investment: GBP350 million
Job Creation: 1,000



In 2013, the largest UK bio-refinery was officially opened in Hull. The Vivergo Bioethanol plant is a joint venture between AB Sugar, BP and Du Point, satisfying a third of the UK's bioethanol demand.

Although the plant was temporarily closed in 2018, it has now re-opened with the growing importance of UK cars using cleaner, greener (E10) fuel. In addition, the plant produces over 500,000 tonnes of animal feed for the UK market, which is sufficient to produce around a fifth of the UK's dairy industry requirements.

Investment: GBP12 million
Job Creation: 4,000



Hull's GBP12 million Aura Innovation Centre was completed in 2019. The research centre provides cutting-edge facilities, specialist funded support and a space to accelerate the development of new renewable/low carbon products and technologies, as well as waste management. The innovation centre is a partnership of industry leaders such as Ørsted, Siemens Gamesa, and the universities of Hull, Sheffield and Durham. The Aura Innovation Centre has over 1,500 researchers and 2,500 staff members at work today.

All Phases Expected Completion: 2031
Investment: GBP200 million
Job Creation: 2,000

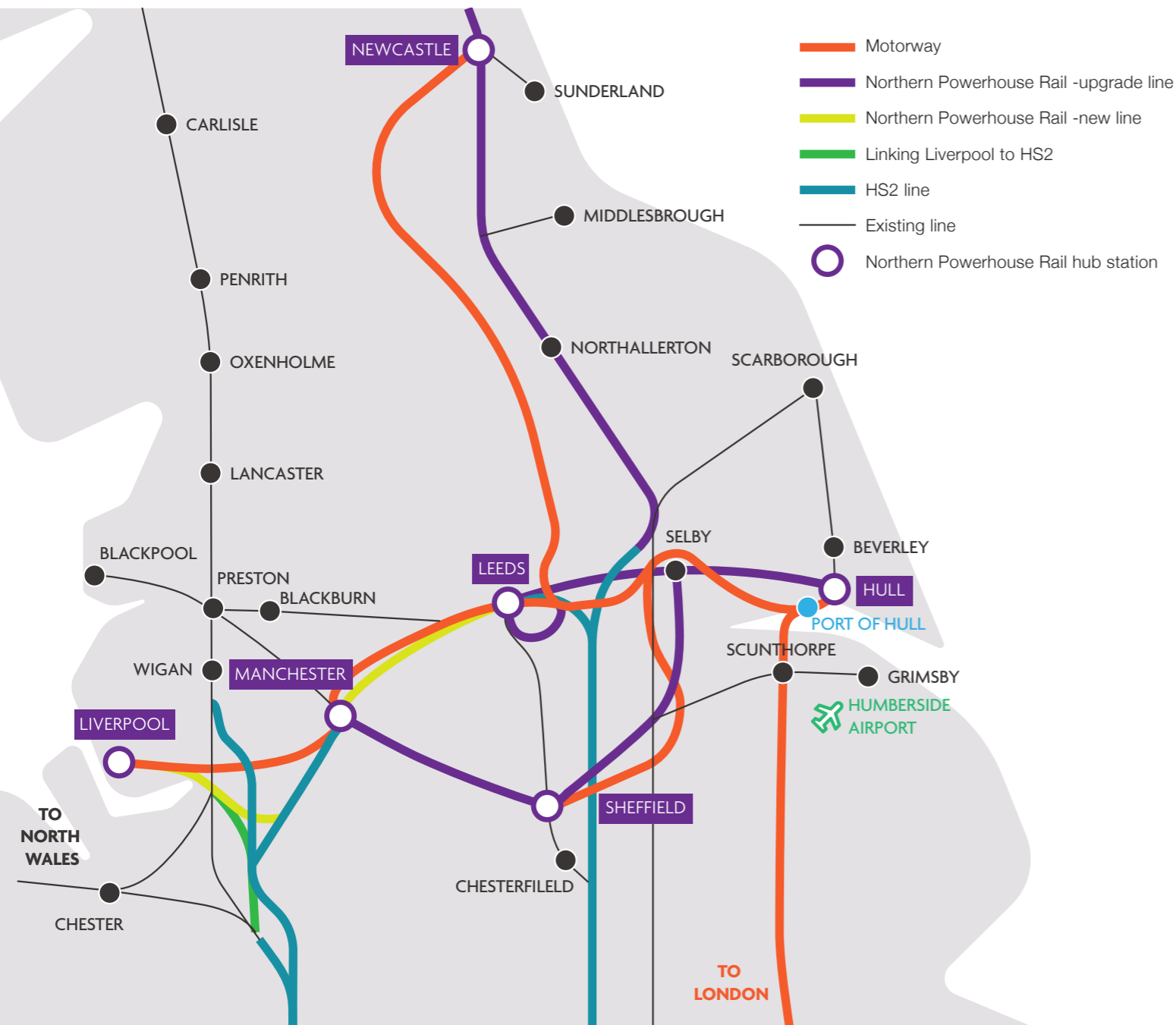


Located just 6 miles from Hull's city centre, the GBP200 million Yorkshire Energy Park will be the next generation energy and technology business park. The 212-acre site will create one of the country's most advanced green energy facilities that will drive economic growth, support the local community and help position Hull and Humber at the forefront of the country's transition to net zero. Once all phases of the project are completed, over 2,000 people are expected to be employed at the site.



Transportation

Hull is equipped with excellent transport connections across the country and further afield via air, rail, road, and sea. The city is part of the GBP70 billion Strategic Transport Plan which includes the Northern Powerhouse Rail (NPR) project. The NPR will provide effective and efficient rail connectivity between the North's major economic centres, and link with the main transit routes across the UK.



Sources: World Port Source, Associated British Ports, UK Civil Aviation Authority

Rail

Hull Paragon is the city's main train station, providing access to London in 2.5 hours and Manchester within 2 hours. As part of the NPR, between 2025 and 2030 Hull's existing lines will be upgraded. The upgrades will deliver a step-change in Hull's connectivity, bringing an additional 210,000 people and 5,100 businesses within 90 minutes of Hull.



Road

The main road into and out of Hull is the M62 motorway/A63 road, one of the main east-west routes in Northern England. It provides a link to the cities of Leeds (1h5min), Manchester (1h40min) and Liverpool (2h10min), as well as the rest of the country via the UK motorway network.

In 2020 the GBP355 million Castle Street project was announced. Once completed in 2025, the project will usher in an exciting new era for the city, creating a much better connection between the centre of Hull and the retail and docks area.



Sea

The Port of Hull is the UK's leading softwood timber port, with regular ferry and container services connecting mainland Europe and beyond. It is Humber's only passenger port, with almost a million passengers arriving and departing each year. Recent developments to modernise and create a sustainable Green Port in Hull is helping to establish the city as the focus of the renewable energy and offshore wind sector in the UK.



Air

Humberside Airport sits 22 miles south of Hull's city centre. Since re-opening in 1974, the airport has played an important part in the country's north-west aviation facilities. In 2019, the airport saw over 201,800 passengers (an increase of 49% since 1990), offering connections to 7 different countries.



Sources: Transport For the North, Hull Live

Regeneration

The regeneration of Hull began in 2013 with the launch of the 'City Plan'. The plan focuses on, and has been successful in promoting sustainable growth and economic development in the city. As a result of the plan's success, Hull has recently introduced a '2021-2026 Economic Strategy', focusing on environmental reclamation, upskilling the city's workforce, improving transport and connectivity, working towards carbon neutrality by 2030 and net-zero by 2050.

Prominent regeneration projects included in this strategy are:



Estimated Completion: 2024

Investment: GBP83.6 million

Hull's Fruit Market is a mixed-use development that has been acclaimed as one of the best housing regeneration projects in Yorkshire. Once completed in 2024, the GBP83.6 million project will include shops, restaurants, bars and galleries, around 300 homes and 60,385 sqft of commercial space. In addition, a tech campus by C4DI has been built, adding additional highly-skilled jobs to the 740 new job opportunities that the project is expected to generate.

Estimated Completion: 2022

Investment: GBP24 million

The new cruise terminal is set to transform Hull's historic fishing ports into a world class waterfront destination for businesses and tourists. The aim of the project is to create Hull and the sub-region as a new European visitor destination to showcase the history and countryside of Yorkshire. Once completed in 2022, it is expected that the project will create an additional 120 jobs and generate GBP19 million per annum for the Yorkshire economy.

Estimated Completion: 2023

Investment: GBP12 million

The redevelopment of Queens Garden is one of Hull's most recent projects that is underway. The redevelopment of the garden will be a most welcomed GBP12 million upliftment to the space that will give the city the ability to host large-scale events and showcase bespoke pieces of public art. The refurbishment is an integral part of Hull's future prosperity, transforming the city while providing a boost to tourism.

Estimated Completion: 2026

Investment: GBP130 million

The GBP130 million project is an impressive mixed-use masterplan, which will go on to breathe new life into Hull's high street. Once completed, the redevelopment will include a mixture of 278 residential units, 180,000 sqft of retail space, 9,000 sqft of offices, as well as a large urban park. The development is being built with sustainability in mind with solar panels, electric vehicle charging points, and a bike hub. The masterplan will give rise to 1,400 jobs and add roughly GBP39 million to the local economy per annum.

Completed: 2020

Investment: GBP300 million

Hull University's GBP300 million investment programme has provided its students with a world-class, modern, and professional working environment that delivers resources for collaborative and independent learning.

Hull university has a student population of almost 13,500, 20% of whom are international. The university brings a diverse range of talent and expertise to the region. In addition, according to The Times and Sunday Times Good University Guide 2022, the University makes a prestigious feature in the top 5 universities in the North. The significant investment will further make Hull a highly attractive place to study, live and work.

Housing Market

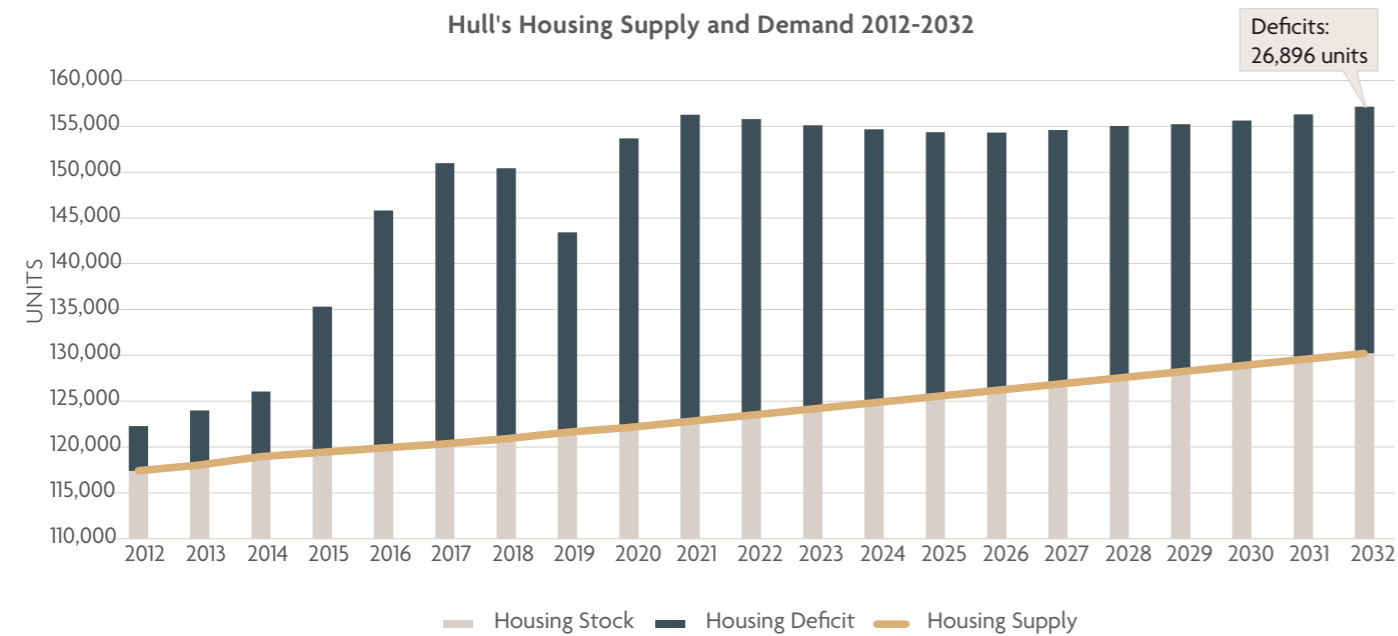
Demand

Despite being one of the UK's most affordable locations to buy property, Hull's growth in property demand is underpinned by the city's burgeoning economy. The influx of investment is attracting businesses, creating further employment opportunities in the city, particularly in the fields demanding high skills, such as renewable energy, advanced manufacturing, healthcare and digital. Hull's education sector is also a contributing factor, with a growing student population and the prevalence of one of the region's top universities. These contributing factors are putting significant pressure on the city's housing stock.

Supply

Construction activity in Hull has been unsuccessful in meeting the demand in recent years. Between 2012 and 2020 alone, a mere 5,020 units were added to the housing stock, out of a required 38,098. Hull's housing stock totalled 122,142 units as of 2020, with only 13% of the housing requirement fulfilled over the past 8 years, there is a current estimated housing undersupply of 31,543 units.

The city will need to build an average of 674 units each year to meet the city council's housing target by 2032. This is far higher than the city's long-term annual average of 558 units, making it very tough to attain. Taking the current backlog and future requirements into account, a housing undersupply of 26,896 units could persist by 2032.



Sales and Rental Market

A consistently undersupplied housing market and rising incomes has put significant upward pressure on house prices and rents in the city. However, house prices still offer tremendous value for money, currently an incredible **46% more affordable than the average UK city**.

Affordability Ratio



Hull's house prices have increased by 34% since 2010 and are **expected to increase by a further 41% by 2035**. Similarly, rental prices in Hull have increased by 26% since 2015.

Sources: Zoopla, ONS, Oxford Economics





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