Due to a rising population, low tax regime and insulation from the problems in the Eurozone, the UK economy is now expected to be Europe's top economy by 2030.

Economic growth in 2013 is estimated to have been around 1.4%.

The National Institute of Economic and Social Research (NIESR) said it expected the British economy to grow 3.0% in 2014.

The UK economy surpassed its pre-recession peak in Q2 this year.

The UK economy will grow faster in 2014 than any other G7 economy.

Source: Risk.net, momentum investment; DTZ, Oxford Economics; Citibank, Savills, Knight Frank, House of Commons Bulletin August 2012
Greater London prime house prices predicted to rise 23.1% to 2018 (Savills).

Only 7% of Greater London properties for sale were bought by overseas purchasers in 2013-2014 (Savills)

London currently has a shortfall of 21,000 homes per annum.

Prime outer London areas have seen house price of 12.1% in 2014

10 buyers are competing for each new property in London (telegraph.co.uk)
Solid medium-term investments

Holding London properties over any five-year period has offered consistent value increases

Source: Land Registry
THE CITY FRINGE
AND TECH CITY

Half-mile area of London that surrounds the City business district (Knight Frank)
- Includes parts of the vibrant urban districts Shoreditch, Finsbury and Spitalfields

Popular residential area due to continued lack of housing within the City

‘Silicon Roundabout’ is the emerging modern technology hub found at Old Street Roundabout – also known as ‘Tech City’

Tech City Map places over 1,300 companies in the area – the first nine months of 2012 saw the technology, media and telecommunications (TMT) sector acquire almost a million square feet of office space in the City

Top start-up location in the UK with over 15,000 in 2012

TMT sector GVA expansion of 16% by 2018
- City Fringe will be key beneficiary

Prices per square foot expected to rise from GBP850 to over GBP1,300 per square foot by 2016 (Knight Frank, Prime London Expands, 2011/2012)

Source: Knight Frank London Hotspots 2011

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CITY FRINGE
DEVELOPMENT MAP: Current Comparables

Crystal Wharf: GBP1,359
Rosebury Avenue: GBP1,467
Canaletto: GBP 1,388
Eagle Black: GBP1,434
CITY BASIN
MASTER PLAN

Area development plan agreed in 2004
2.3-hectare site surrounding the canal basin

Plan features:
Two residential towers form the “gateway” into the basin
Low-to-medium scale buildings line the sides of the basin
New building for Islington Boat Club as well as improvements to the waterfront
Public park and art space
Pedestrian walkways around the basin edges

“City Road basin is not only an attractive and convenient waterfront location but it is the meeting point of four vibrant neighbourhoods. The appeal has not been lost on the increasing number of people working in the creative and technology industries nearby who are also keen to live here…”

Britta Harper, Orion Capital
CITY BASIN CONTEXT

- THE CITY
- GHERKIN BUILDING
- TECH CITY
- EAGLE HOUSE
- CENTRAL SQUARE
- SEWARD STREET
- THE ORCHARD
- CITY ROAD BASIN
- THE SHARD
- ST PAUL'S CATHEDRAL

www.ipglobal-ltd.com
Profile A 36-storey tower with a mix of 1/2/3-bed luxury apartments in a waterfront development overlooking Regent’s Canal and just moments from London’s Silicon Roundabout and Angel underground station

Facilities Private residents’ spa, pool, and gym as well as yoga, sauna and steam room along with a 24-hour concierge and residents’ lounge

Quality Designed by world renowned architectural firm Skidmore, Owings & Merrill, the team behind the Burj Khalifa in Dubai – the world’s tallest building – as well as One World Trade Center in New York and the NATO headquarters in Brussels

Waterfront Rare and unique views overlooking the city basin offering a chance to unwind after working in the City

Prices GBP755,000 – 1,405,000

Yield Up to 3.62%
**Growth** A prominent City Fringe/Tech City waterfront location gives the Lexicon the potential to exceed Islington borough’s forecast growth of 23% to 2017

**Landmark** Key part of the City Road Basin Master Plan which will lead to further improvements in the area and drive capital growth

**Demand** The City market has seen a **37% increase** in the number of sales between 2011 and 2012

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**Source:** Savills

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SPECIFICATION

Interior Finishes
- Walls finished in white matt emulsion
- Full height built in wardrobes with sliding glass doors featuring hanging rails/shelving, integrated lights and a satin bronze finished mirror
- Square edged skirting and architraves finished in white satin paint
- Bronzed Oak veneered wood paneling to apartment entrance hallways
- Full height bronze tinted mirror (please confirm the position with your sales consultant)

Kitchen
- Bespoke kitchen with a timber ‘sawn effect’ finish to the cabinetry
- Soft close function to the doors and drawers
- Siemens multi function oven
- Siemens combination microwave oven
- Siemens induction hob with touch control with Siemens integrated extractor above
- Siemens integrated fridge and freezer
- Siemens integrated dishwasher
- Integrated under cabinet lighting
- Rich brown Unistone worktops with Satin Bronze mirror splash-back
- Under-mounted single bowl with a single lever mixer-tap
- Integrated wine fridge
- Storage cupboard housing a Siemens condenser washer/dryer

Bathroom
- Renaissance Alvus bath with a polished chrome Neve retractable hand held shower and exo-fill
- Glazed shower screen to baths
- Villeroy & Boch wash hand basin set on a Unistone plinth
- Mirrored wall cabinet above basin with de-mist pad and shelving
- Feature lighting above the bath
- White large format porcelain tiles to walls
- Neve Mughetto cylindrical shower head
- Wall mounted WC with soft close function, concealed cistern and wall mounted dual flush plate
- Warm wall with chrome towel rail

En-suite
- Neve Mughetto cylindrical shower head
- Neve retractable hand held shower
- Glazed shower screen
- Villeroy & Boch wash hand basin set on a Unistone plinth
- Mirrored wall cabinet above basin with de-mist pad and shelving
- White large format porcelain tiles to walls
- Wall mounted WC with soft close function, concealed cistern and wall mounted dual flush plate
- Warm wall with chrome towel rail

Floors and Doors
- Metallic Beige carpet to bedrooms
- Large format rich brown ceramic tiles to all other areas
- Feature full-height bronze oak veneered entrance door
- Bronzed oak veneered internal doors
- Stainless steel ironmongery

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Award-winning Central London residential developer specialising in outstandingly designed projects in favoured London locations.

20 years’ experience in London

Nearly 1,000 residential units delivered

Five previous London project collaborations with IP Global

Barnsbury Place (Islington)
This Space (Wandsworth Road)
Highbury Park (Islington)
The Filaments (Wandsworth)
Eagle House (City Fringe)
Average Lexicon rental yields are up to 3.62%

Lexicon estimated rents
1-bedroom: GBP500 - 550 p/w
2-bedroom: GBP750 - 795 p/w

Average Lexicon area asking rents

<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Rent per week (GBP)</th>
<th>Rent per month (GBP)</th>
</tr>
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<tbody>
<tr>
<td>Hall Street</td>
<td>1-bed</td>
<td>500</td>
<td>2167</td>
</tr>
<tr>
<td>Graham Street</td>
<td>1-bed</td>
<td>525</td>
<td>2383</td>
</tr>
<tr>
<td>City Road</td>
<td>1-bed</td>
<td>700</td>
<td>3033</td>
</tr>
<tr>
<td>Worcester Point</td>
<td>2-bed</td>
<td>750</td>
<td>3250</td>
</tr>
<tr>
<td>Clerkenwell Street</td>
<td>2-bed</td>
<td>800</td>
<td>3467</td>
</tr>
<tr>
<td>Lawrence House</td>
<td>2-bed</td>
<td>725</td>
<td>3142</td>
</tr>
</tbody>
</table>

Source: Rightmove
INVESTOR CASH FLOW
SNAPSHOT

IPG Base Case assumes 60% mortgage, 5% pa rental growth
Purchase price GBP760,000 (1-bed, 22nd Floor)
Year-five sale price GBP923,785
**Base Case IRR: 6.6% pa (post tax)**

**Maximum cash outlay over five-year period:** GBP376,502*

<table>
<thead>
<tr>
<th>Year One</th>
<th>(GBP155,228)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Two</td>
<td>(GBP208,296)</td>
</tr>
<tr>
<td>Year Three</td>
<td>(GBP6,953)</td>
</tr>
<tr>
<td>Year Four</td>
<td>(GBP6,024)</td>
</tr>
<tr>
<td>Year Five (sale)</td>
<td>GBP467,819</td>
</tr>
</tbody>
</table>

Purchase Price: GBP760,000

- **Estimated Sale Price:** GBP923,785
- If rents increase by 10% pa
- **IRR increases to 16.50% pa (post tax)**

*Based on anticipated rent of GBP 2,232 mth for Lexicon Unit B.22.5, cash outlay may vary by unit

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INVESTMENT PROCESS

Requirements and Process

1. Completed IP Global Unit Application Form
2. Copy of passport
3. Payment of HKD25,000 IP Global Client Fee
4. Exchange 10% deposit within two weeks of reservation
5. Further 5% payable six weeks after exchange
6. Further 5% payable twelve months after exchange
6. Payment of 80% outstanding balance upon completion – Summer 2016
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