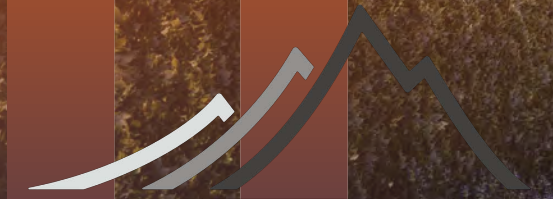


THE FORUM



A BRAND NEW DEVELOPMENT WITHIN
VICTORIA NORTH, MANCHESTER



HIGHGROUND
Property Investment



THE FORUM — MANCHESTER

THE INTRODUCTION: SCENE ONE

An Exciting Opportunity In
Victoria North, A Prime Location
Chosen For The Extension Of
Manchester City Centre.

The Forum offers thoughtfully crafted boutique residences that connect you to both nature and the city. Embrace city living in a quiet residential oasis with easy access to Ancoats and Northern Quarter neighbourhoods.

The scheme has been designed to be a contemporary, design-led urban home, influenced by the heritage of the local theatre. Featuring creative twists across 90 apartments, with additional residents lounge, communal gardens, bike storage and car parking all within the heart of Manchester's Victoria North District, The scheme is truly perfect for young professionals and families alike.





THE ART OF LIVING WELL

The Forum's Modern-Industrial Architecture Draws Inspiration From The Theatre Once Situated On Its Grounds. Open, Spacious And Dramatic.

Every residence at The Forum features a vast living-and-dining room that opens onto floor-to-ceiling windows & Juliet or private balconies overlooking the city. The modernist interior creates an unpretentious, restrained and timeless space to live, demonstrating a harmony of finishes bringing together bespoke cabinetry and matt countertops that glow softly in all spaces.

There's room to breathe with 8.5 foot ceilings and large windows that let the natural light shine through. Pair that with energy efficient kitchen appliances and an in-unit washer and dryer for carefree modern living.



As the second city of England, Manchester is one of the fastest growing parts of the country.

100,000

Predicted to move into Manchester City Centre by 2025



Manchester's population growth is 3 times the national average

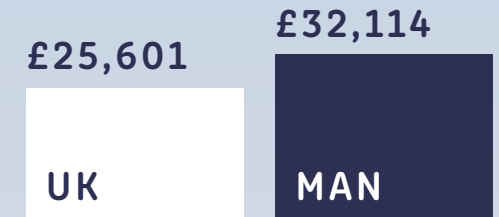
According to Oxford Economics, Manchester will experience a GVA growth of

16.4%



that's the highest in the country.

£32,114 GVA income per head compared with £25,601 as the UK average



In 2019, the number of passengers at Manchester airport increased by 4% to over

29 MILLION

MANCHESTER IN NUMBERS

In April 2017, Manchester City Council outlined a plan to bring forward the regeneration of Victoria North

Manchester City Council and developer partners including CERT property will collectively invest over £1 Billion in developing Victoria North over the next 20 years. All along the Irk River Valley will be new homes, schools, healthcare, connected public spaces and improved travel links. Together, we'll make Victoria North a more unified, greener place to call home.

The site covers approximately 155 hectares to the north of Manchester city centre between Victoria Station, NOMA and the Northern Quarter in the southwest, and Queens Park and the intermediate Ring Road (Queens Road) to the North-East.

**£1B DEVELOPING
VICTORIA NORTH
OVER THE NEXT
20 YEARS**

LOCAL FIGURES

Manchester is forecasted to have both the highest sales price (25.8%) and rental growth (18.2%) of any UK city over the next five years. The Sales price is notably higher than the UK average (14.8%)

STATS

36,000

homes needed for next 10 years
to keep pace with demand

Source: MCR Council

1,150

avg supply per past 10 years

40.0%

population aged 15-34

7.0

salary to house
price ratio

PREDICTED GROWTH 2022 - 2026

25.8%



predicted sales price
growth in Manchester

18.2%



predicted rent price
growth in Manchester

MANCHESTER GROWTH FORECAST - 2022-2026 PER YEAR

	GVA Growth	Employment Growth	Population Growth
Manchester	14.9%	1.3%	1.1%
Leeds	2.3%	0.8%	0.4%
Liverpool	2.1%	0.7%	0.4%

THE MODERN CITY LIFE

Views of the city and
green spaces

-

Cultural hotspots on
your doorstep

-

53 parking spaces

-

128 Bike spaces

-

Home Working Areas

-

Ultrafast pre wired broadband

-

Residents lounge



A PROFILE OF SOME OF FUTURE TENANTS

Based on enquiries received by CERT life for similar properties nearby

Hans

Software Developer

Hans, originally from Germany, is a 31-year-old Software Developer attracted to Manchester by the big technology companies who are based nearby. He relocated

to Manchester because he wanted to experience a new city for 3-5 years and Manchester is also a very cosmopolitan city to live and work in. Hans spends his time socialising, and the craft ale scene is something that attracted him to the area as it's very important he experiences the authentic social experience Manchester has to offer.

- Earns £45,000
- Works for Amazon in the Noma District, which is 8 minutes walk away
- Loves the social neighbourhood of Ancoats and wants to live in a new development a little further out

Jo & Richie

Head of Sales

Jo is a lead sales professional for Amazon, who has offices at NOMA. She wants a new apartment to move into with her long-standing partner and working from home is key to her role, as she is often catching up with her admin tasks in the evening.

It's very important to have space to grow as it's likely she will become pregnant in the next 12-24 months and is looking for a true urban family, with local schools nearby an important factor.

They're also keen cyclists and love the fact that their bikes can be stored in the main entrance rather than their balcony. The location of Manchester's Waterways making it an ideal spot to escape the city on long rides too.

- Earns £80,000 as a couple
- Passionate about culture and social engagement
- Looking for a new build with the potential to stay & start a family

Sarah

Senior Buyer

Sarah is 42, Newly single, and looking to move back into the city after spending 12 years in the Suburbs.

She's a driven professional and is passionate about bringing her work home with her. This means evening meetings and conference calls into the night, so finding somewhere designed so she can work from home is crucial.

- Earns £55,000
- Needs space for her and her work, but also her daughter
- Wants the never sleeping city life

A WORLD OF FOOD AND DRINK ONLY A STROLL AWAY

- 01 — MACKIE MAYOR

02 — PULL UP

03 — BAR FRINGE

04 — BAND ON THE WALL

05 — ROSE + MONKEY

06 — CROWN + KETTLE

07 — FROG + BUCKET

08 — RUDY’S PIZZA

09 — EDINBURGH CASTLE

10 — MARBLE ARCH
- 11 — THE COUNTER HOUSE

12 — MANA

13 — SUGO

14 — ELNECOT

15 — ANCOATS COFFEE

16 — TROVE

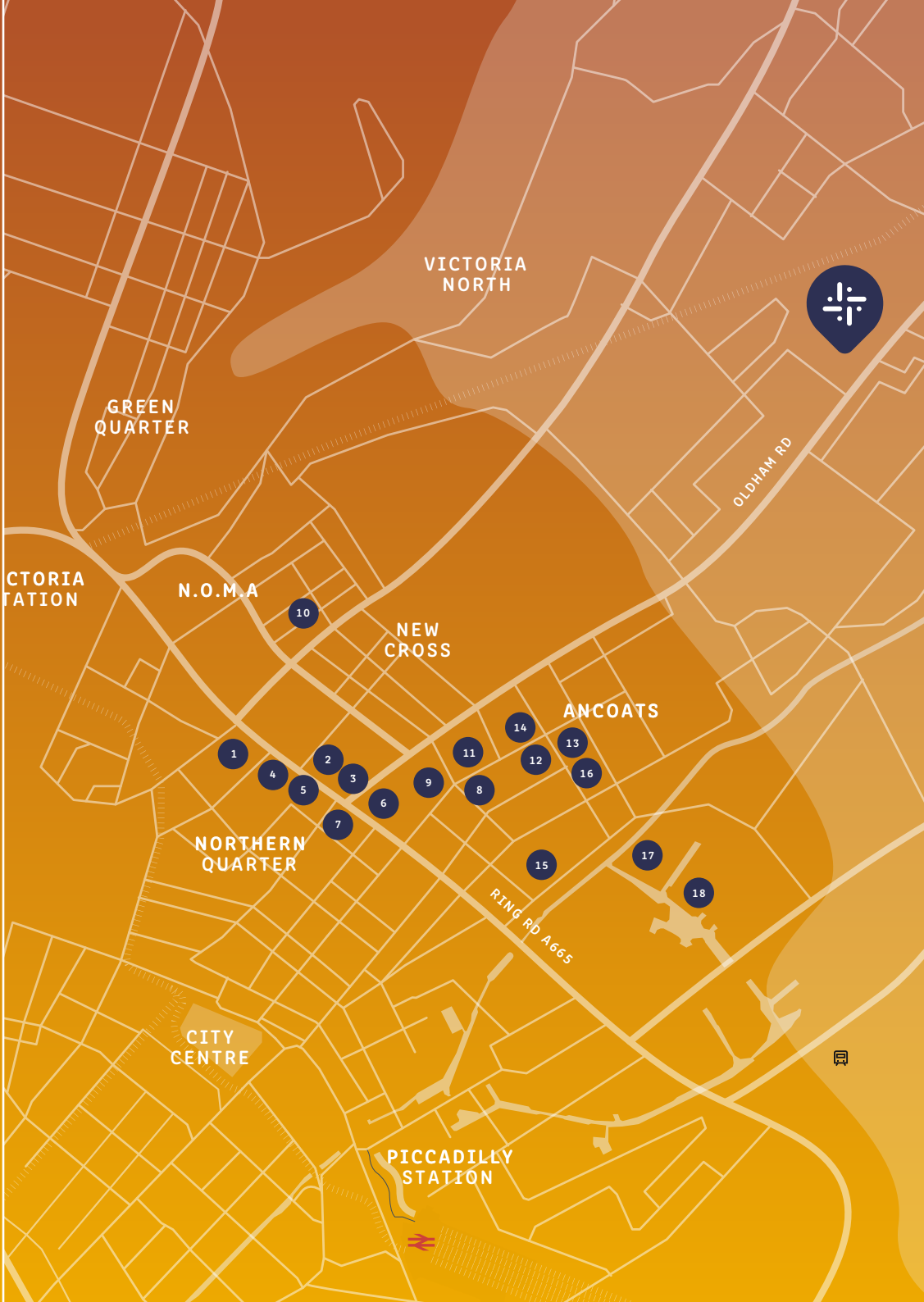
17 — COMPANIO

18 — CASK

19 — POLLEN

THE STREET SCENE

LOCATION	WALK	DRIVE
ANCOATS	5 MINS	2 MINS
NORTHERN QUARTER	10 MINS	3 MINS
NEW CROSS	10 MINS	2 MINS
PICCADILLY GARDENS	15 MINS	5 MINS
MANCHESTER AIRPORT	15 MINS	24 MINS





SPECIFICATION

LOUNGE

- Electric heating with flat panel heaters
- Matt black track feature lighting
- Matt black switches and power sockets
- Pre-wired ultrafast broadband router
- High quality matt black ironmongery
- Optional bespoke joinery fitted workspace

KITCHEN

- Fully-fitted contemporary kitchens
- Soft-close drawer system 18mm laminate-faced, birch plywood worktop
- Matt black sink and mixer tap
- Ceramic induction hob with touch controls and extractor hood
- Integrated oven
- Integrated fridge/freezer
- Integrated full-sized dishwasher
- Concealed LED lighting under storage cabinets
- Matt black power sockets
- Washing machine / Dry combo
- Tiled Splashback

BATHROOM

- Bath and overhead rain shower
- Anti-slip enamel bath / shower trays
- Wall/surface mounted contemporary taps and shower fittings
- White porcelain sanitary ware
- Heated matt black towel rail
- Toughened glazed shower screens
- Optimal fixed mirror with black frame with LED backlight
- Large format porcelain tiles
- Shaver sockets and feature lighting
- 3 ways thermostatic mixer for bath/shower/hand shower

BEDROOMS

- Vinyl or Carpet flooring
- Electric heating with flat panel heaters
- Matt black switches and power sockets
- Recessed downlights
- Optional bespoke fitted wardrobe and bedhead with LED strip to bedhead



DESIGNED FOR HOME & WORK

THE WORLD IS A VERY DIFFERENT
PLACE NOW, MEANING YOUR
HOME AND YOUR OFFICE ARE
NOW ONE AND THE SAME.

The Forum has been designed to respond to the ongoing changes of modern life, with a range of private and communal workspaces with ultrafast connectivity within the building.

The lounge is also designed to become a place to meet and socialise, as well as act as the primary entrance to the building. From the lounge it will be possible to access the communal garden creating the hub of the building, helping to foster a sense of community.

KEY POINTS

- Co-working lounge in the communal spaces
- Ultrafast broadband
- Lobby space perfect for meetings & collaboration

WHERE THE WILD THINGS GROW

The Forum boasts views of Collyhurst Park, as well as the two communal gardens to the rear of the building

To the south west of the building there is a communal outdoor space, located on the roof of the car park below. Access is via the residents lounge, maintaining a sense of shared privacy for the community within the building.

Scattered with fixed seating and the introduction of shrubs, grasses and trees, the space will provide year round greenery.

The five townhouses also have access to their own private gardens along the rear of the building.







Cert property is a fully integrated property company, developing, investing and managing residential and commercial property.

We advise investors on acquisition, development, management and bespoke investment of real estate assets across a range of sectors, including residential, commercial and industrial. Developing long-term partnership, built on our key values of trust, honesty and integrity.

We are committed to adding value to our clients and their investment properties. We understand the realities of acquiring, developing and managing an investment property and provide advice that is both practical and commercially aware.

With over 15 years of experience, we provide expert advice and guidance that is unrivaled in its quality to ensure that our clients maximise their investment return. We pride ourselves on taking a proactive and hands-on approach to add value and guide our clients through the entire lifecycle of their investment.

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ABOUT THE DEVELOPER

MANAGED GROWTH²⁰¹⁷⁻²⁰²⁰

Invest with Cert. Handling the entire property life cycle for our investors

KINETIC

OLD TRAFFORD



25.00%

RENTAL PRICE GROWTH

26.58%

SALES PRICE GROWTH

KINETIC	Q4 - 2017 PROJECTED	Q1 2020 ACHIEVED	Q4, 2017 - Q1, 2020
RENTAL (PCM)	£600	£750	+25.00%
SALES	£118,500	£150,000	+26.58%

POPWORKS

ANCOATS



25.81%

RENTAL PRICE GROWTH

23.36%

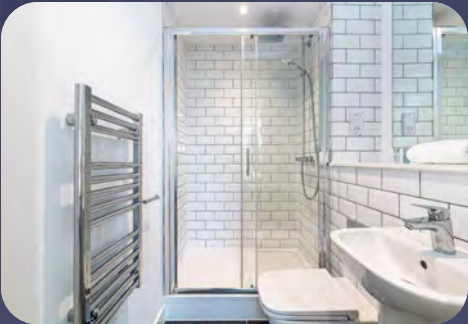
SALES PRICE GROWTH

POPWORKS	Q4 - 2017 PROJECTED	Q1 2020 - ACHIEVED	Q4, 2017 - Q1, 2020
RENTAL (PCM)	£775	£975	+25.81%
SALES	£152,000	£187,500	+23.36%



INSIGNIA

OLD TRAFFORD



HILTON HOUSE

NORTHERN QUARTER



JOHN DALTON ST

SPINNINGFIELDS



ROYAL CANAL WORKS

STRET FORD



CROSSBANK

SALFORD





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DEVELOPED BY



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MANAGED BY

