



TURYAP[®]
UK

MATEX

BRAND NEW
STUDENT ACCOMMODATION DEVELOPMENT

Norton Street, Liverpool, L3 8JR



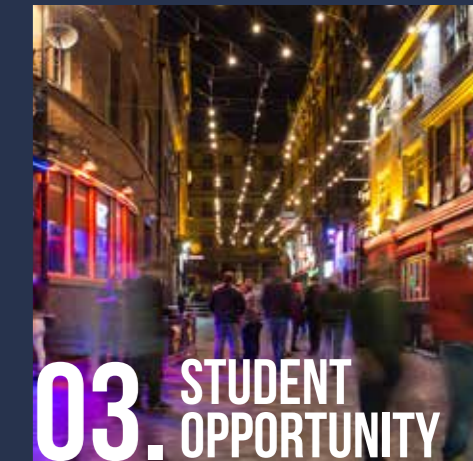
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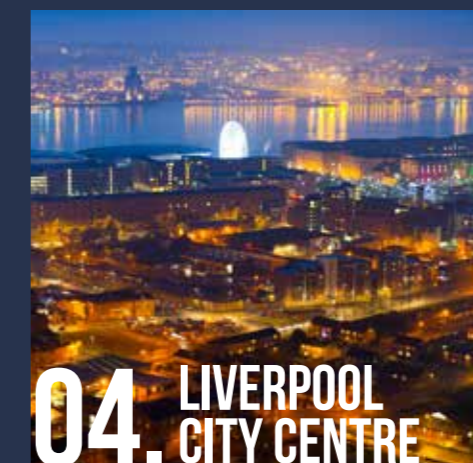
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Welcome to NATEX

The latest student development project in
Liverpool City Centre

Natex is a 566 unit student scheme with two blocks of 10 and 16 storeys comprising 472 clusters and 94 studio apartments.

The scheme is located in the heart of Liverpool and is a 5 minute walk from the University of Liverpool and Liverpool John Moores University. Strong demand expected from all students, especially postgraduates and overseas students.

Natex offers a variety of accommodation units, from cluster bedrooms to studios, offering choice for post graduate and older students, at a variety of price points.

The plans to invest £1bn to expand Liverpool's Knowledge Quarter is to create a 1.8million sq ft science, health and technology hub, attracting world class companies and reinforcing Liverpool's reputation as a global leader in medicine and technology. The expansion of the Knowledge Quarter is expected to be a major draw for international students with The University of Liverpool already having over 34% international students compared to a UK average of 25%.

566

566 units split into student clusters and studio apartments

2

2 unique buildings

£

Prices starting from £62,500 for a cluster and £75,000 for a studio

9%

9% NET assured rent for 5 years



5 minute walk from the University of Liverpool and Liverpool John Moores



£1bn investment plan to expand Liverpool's Knowledge Quarter



Residents gym, reception, meeting room, Laundry facilities & Café



Communal courtyard, Student lobby, TV lounge & games areas



High speed internet & free Wifi



24 hour CCTV & Bike Storage

LOCATION.



- 1. Liverpool John Moores University
- 2. Liverpool Hope University
- 3. The Royal Liverpool University Hospital
- 4. Liverpool School of Art and Design

- 5. University District
- 6. University of Liverpool
- 7. Liverpool School of Tropical Medicine



WHY INVEST IN STUDENT PROPERTY?

- UK's best performing asset class.
- £3.1 billion invested in the sector in 2016.
- Increased demand from overseas investors.
- 2.3 million students are in higher education in the UK.
- £3.1 billion invested in 2016.
- 424,000 places were offered on results day in 2016, up by 3% on the previous year (UCAS).
- Overseas investors contributed £1.49 billion in UK transactions in 2016.
- 40% of global student transactions have been carried out cross-border.
- Overseas buyers likely to dominate the market in 2017.
- Student property became a global powerhouse in 2015/2016.
- The UK's market has room to grow with only 24% of students housed in purpose-built accommodation.
- Globally mobile students are underpinning the demand for purpose-built student housing.

Source: Savills Spotlight: World Student Housing 2015-2016
Knight Frank UK Student Housing Investment Update 2017



STUDENT ACCOMMODATION FOR UNIVERSITIES IN LONDON, BIRMINGHAM, CARDIFF, EDINBURGH AND ACROSS THE UK



CRM Students is the UK's top managing student agent and has been the assigned property management company at Natex.

CRM Students previously traded as Corporate Residential Management Limited (CRM), became independent in 2004 following a management buy-out and is now the UK's leading independent student accommodation management brand.

Focused on managing the assets of corporate, university and institutional investors, and with over 15 years track record in successfully delivering client objectives, CRM Students, operate over 50 student schemes, totalling over 23,000 bed spaces across the UK.

CRM Students have advised on schemes across the UK from small boutique developments to large complex mixed schemes often through the OJEU process. We utilise a diverse range of designs and technologies, ensuring layout, facilities, amenities, plant, marketing, pricing and product are tailored to achieve a successful live operation through which the needs of the tenants, University partners and key stakeholders are fully met.

The growth of CRM Students as a company has been achieved organically, through

careful management of their clients' assets and the ability to adapt our offering to the ever-changing needs of the student body, particularly in their requirements for an outstanding experience. Their portfolio has enabled them to develop and maintain strong ties with some of the most prominent educational institutions such as London School of Economics, Imperial College, The University of Durham, and the University of Edinburgh to name but a few.

Their excellent occupancy rates and feedback from tenants is due to our commitment to improving the student experience of our tenants at every touch point. From initial booking to the welcome meeting, from room inspections and pastoral support and much more besides, their goal is to be as unobtrusive as possible and allow our students to focus on what is important to them whilst at University. They continually refresh their offering to ensure that the students' needs are met; for example they redeveloped their website in 2014 and have invested extensive capital in their state of the art booking engine.

STUDENT OPPORTUNITY.

LIVERPOOL JOHN MOORES, UNIVERSITY OF THE YEAR 2017

Liverpool is home to three higher education institutions: University of Liverpool, Liverpool John Moores University and Liverpool Hope University. Together they have a full time student population of 42,500 students.

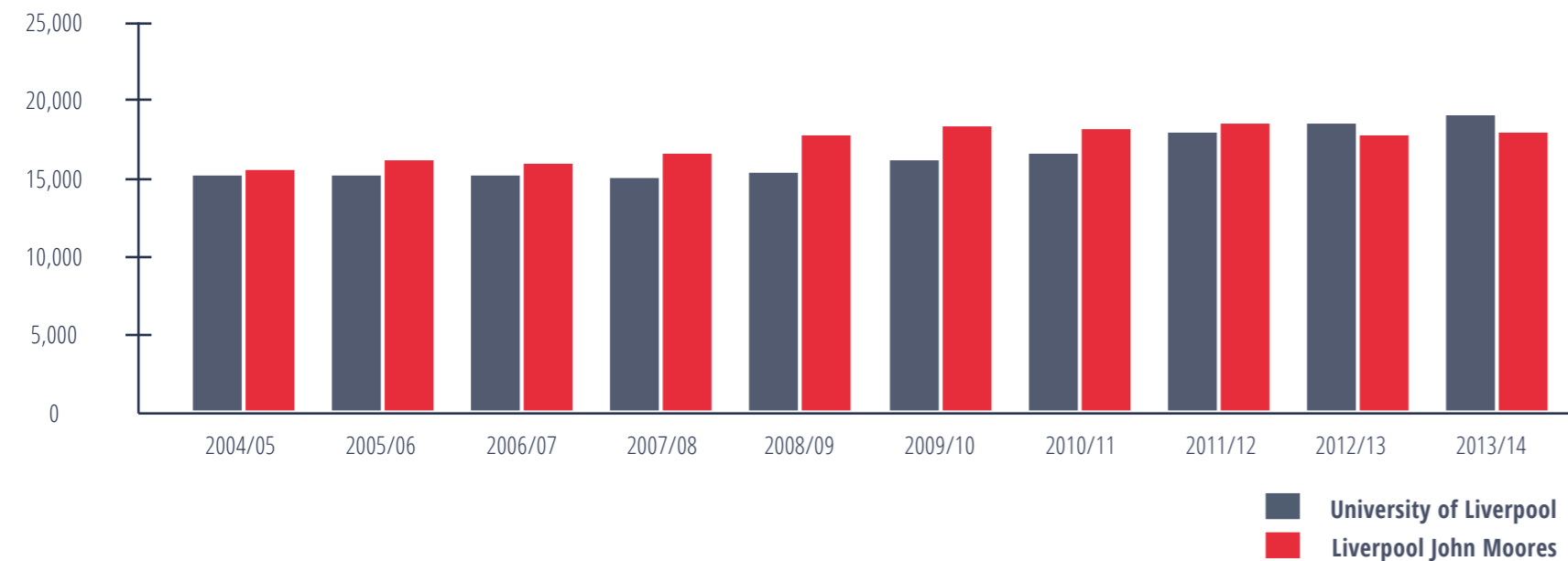
£1bn investment in the Liverpool Knowledge Quarter will further reinforce Liverpool's reputation globally as an education hub ensuring strong future growth in student numbers.

117% increase in international students at University of Liverpool since 2003/2004 Increase of 6,085 (17%) students in Liverpool population since 2003/2004.

26% increase in students at University of Liverpool since 2003/2004

FOLLOWING THE REMOVAL OF THE STUDENT CAP IN 2015/2016, STUDENTS NUMBERS EXPECTED TO INCREASE SIGNIFICANTLY

↑ AN INCREASE OF 6,085 (17%) STUDENTS IN LIVERPOOL POPULATION SINCE 2003/2004



KEY UNIVERSITIES



UNIVERSITY OF LIVERPOOL

		UK Total / Avg
Times UK Ranking 2017	24th	
Times World Ranking 2017	158th	
Year Established	1882	
Total Full Time Students	20,365	1,697,110
% of International Students	34%	25%
% Postgraduate	15%	18%



LIVERPOOL JOHN MOORES

		UK Total / Avg
Times UK Ranking 2017	59th	
Times World Ranking 2017	500-600th	
Year Established	1823	
Total Full Time Students	17,765	1,697,110
% of International Students	7%	25%
% Postgraduate	7%	18%

LIVERPOOL CITY CENTRE.

In 2008 Liverpool was the European Capital of Culture, therefore becoming the first city in England to be awarded the title.

One of the major cities in the UK, and home to nearly half a million residents, Liverpool now lies at the heart of the 2nd round of economic investment from the UK Government's Northern Powerhouse Scheme, deeming it as one of the hottest investment locations in the country.

With severe housing shortage of 40,000 homes in the city centre and a growing population, Liverpool presents the perfect investment landscape

and was voted by Totally Money 2017 as the hottest UK location for buy to let property.

The city's rich cultural history, marine port and its two premier league football teams are the first affiliations people make with the city, often unaware of the major evolution and transformation the city has experienced over the last 100 years from the industrial metropolis of the UK to one of the fastest growing 21st century economies.



Population of
484,000



Economy worth
£149BN



266,000
Business'



Fastest growing economy in the UK with over 3.1% economic growth



International city benefiting from John Lennon Airport

1. Lime Street Train Station
2. St George's Hall
3. World Museum and Central Library
4. St John's Retail
5. Central Train Station
6. Bold Street
7. Metropolitan Cathedral
8. Liverpool Cathedral
9. Echo Arena
10. Albert Dock
11. Liverpool One Shopping Centre
12. Castle Street
13. The Cavern Club
14. Museum of Liverpool
15. Three Graces
16. Cruise Terminal
17. Moorfields Train Station

Liverpool's economy is the fastest growing out of all Northern Powerhouse City Regions

The Northern Powerhouse is a Central Government backed investment to boost economic growth in the North of England and balance the UK economy between the North and South of the country, in particular the core cities of Liverpool, Manchester, Leeds, Sheffield and Newcastle.

The scheme takes on the job of improving transport links, investment in science and innovation and devolution of powers in City Deals. Over the course of the scheme, we will see £3.4bn invested into growth deals, £70m into education, £13bn on transport, and a further £445m invested into improving the quality of life for each of the core cities growing population. Liverpool now leads the way, as the city benefiting most now in this second phase of the scheme while other cities such as Manchester have already seen the bulk of the effects from the investment.

Liverpool Waters

£5 billion of real estate investment delivering 2 million sq ft of mixed used waterside space.

Together with Wirral Waters, the planned £5 billion development across the river, Merseyside will benefit from a combined £10 billion of investment making it the largest development project in the UK.

Knowledge Quarter (right)

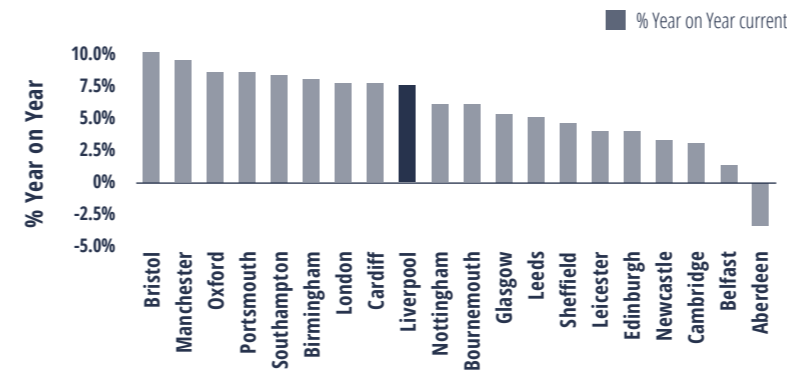
Plans to expand the Knowledge Quarter near the Royal Liverpool University Hospital to create a £1 billion, 1.8million sq ft medical hub.

Grade A office space alongside more life sciences targeted space.

The Royal College of Physicians has already agreed to open its 70,000 sq ft northern headquarters on the site.



REGIONAL HOUSE PRICE GROWTH



Liverpool's property prices have risen by 22.7% over the past five years, with apartments going up even more – by 25.2%. Liverpool was the ninth fastest growing city for house prices in the UK in 2016, with year on year growth of 7.0%.

A recent population boom, paired with an under supply of housing, make for an exciting investment case. The city's population rose from 435,500 in 2001 to 466,400 in 2011. Meanwhile, Liverpool has been building homes at an average rate of 713 per year between April 2009 and March 2016. The Home Builders Federation estimates that the city needs 3,000 homes per year to keep up with demand.

18%

Property values in Liverpool have risen by 18.89% over the past five years

7%

Liverpool achieved year on year house price growth of 7.0% during 2016.

5.5%

Increase in Liverpool's population in the decade to 2011

2.6%

Employment growth of 2.6% projected in next five years

160%

Liverpool's City Centre population increased by 160% in the decade to the last Census

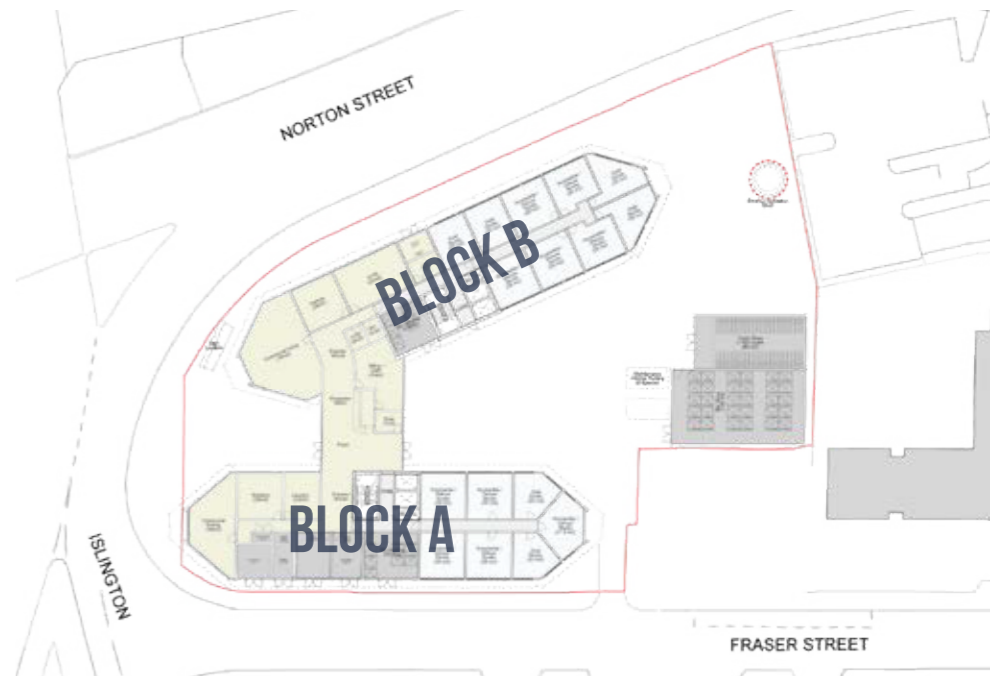


THE DEVELOPMENT.

The main entrance to the development is located in the link between the two blocks. Block B will house most of the communal areas, student lobby, communal living room, games areas, gym, as well as reception staff office, WC/ changing rooms and a refuse store. Block B will provide a welcoming entrance to the development and an active frontage to Norton Street. In addition to the communal B will include some studio accommodation.

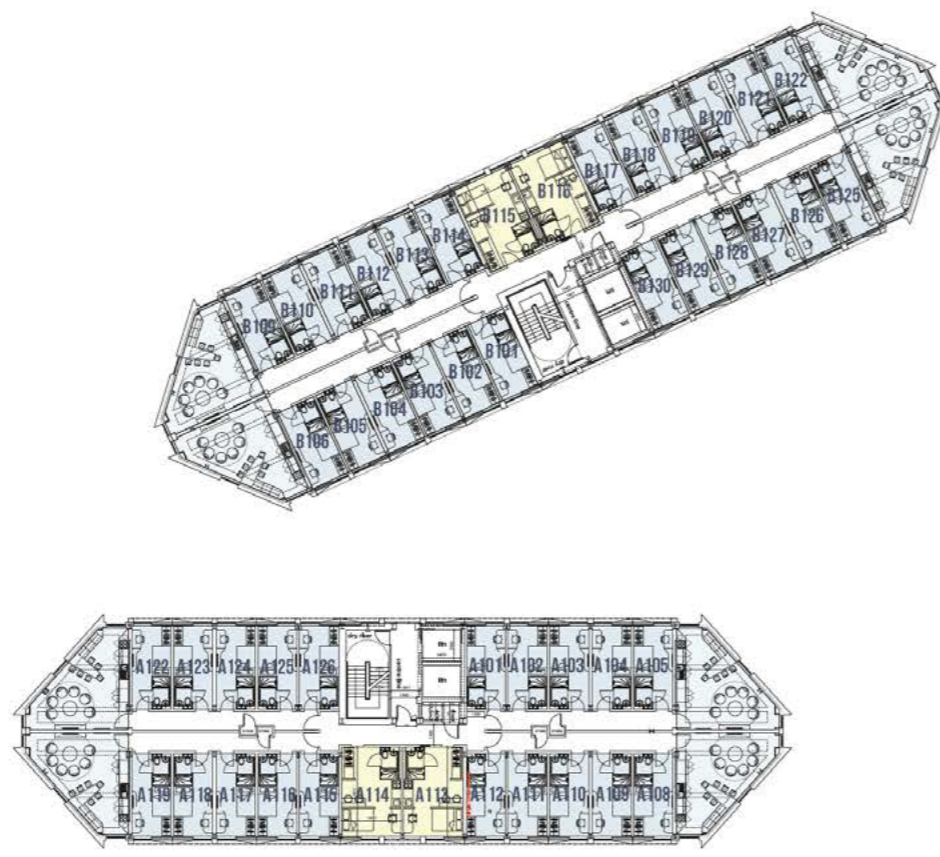
Block A includes a communal dining room, meeting facilities, laundry room, a refuse store for the student accommodation, plant room, sub-station and some studio accommodation to the rear.

In the middle of the development volumes, there is a private communal courtyard for the socialization and the leisure of the students and residents.

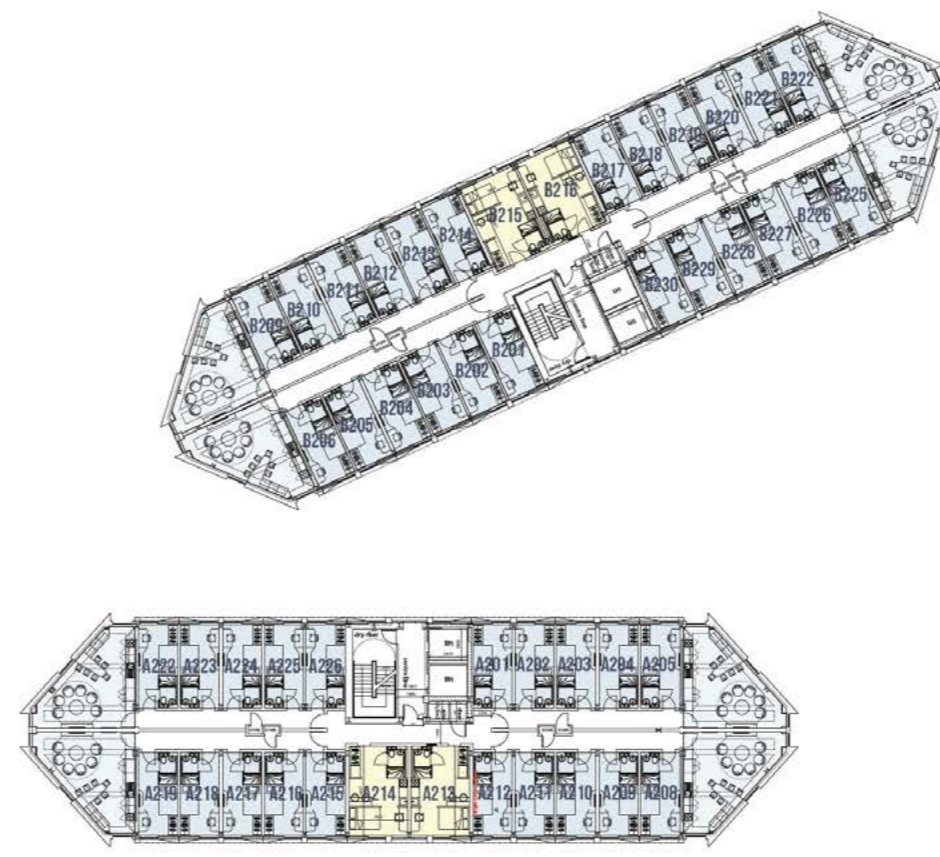




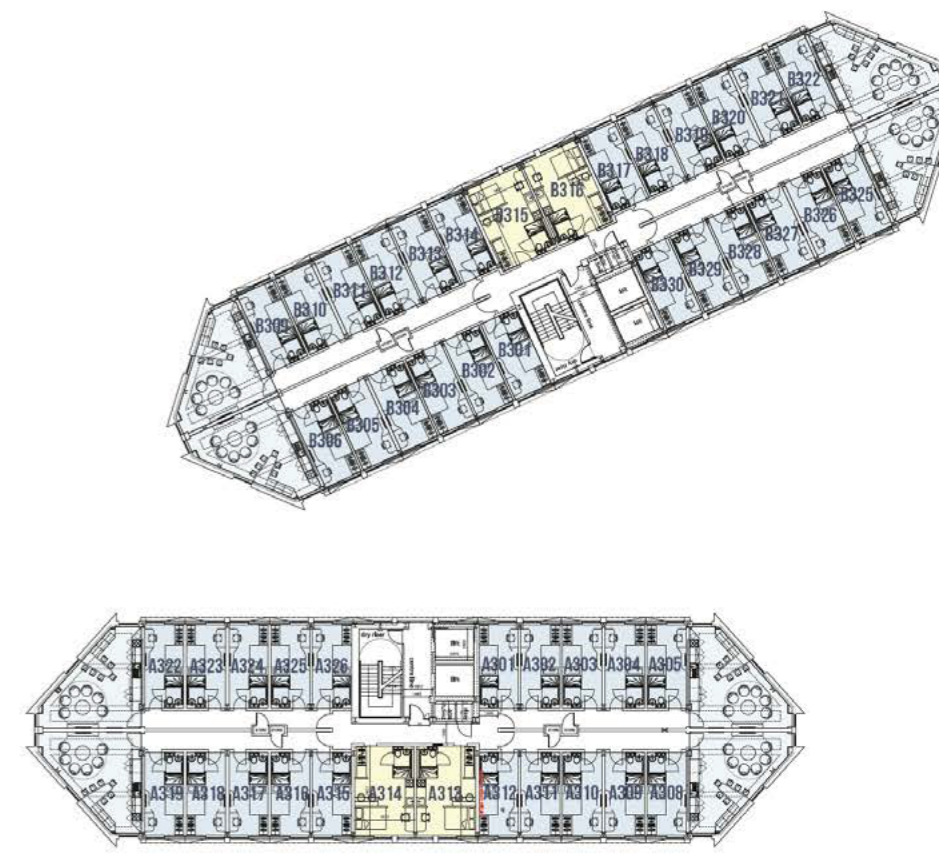
GROUND FLOOR



1ST FLOOR



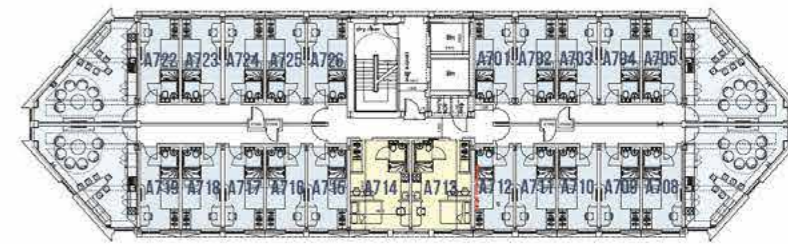
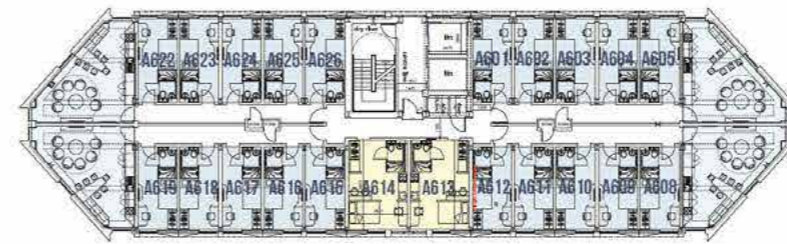
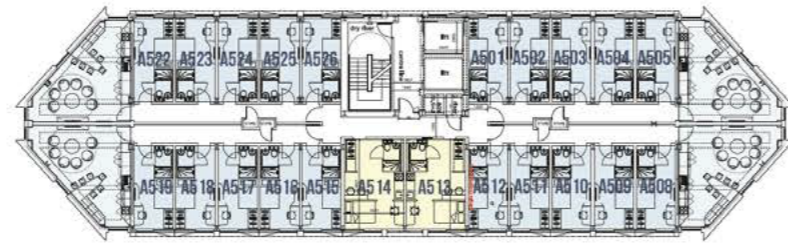
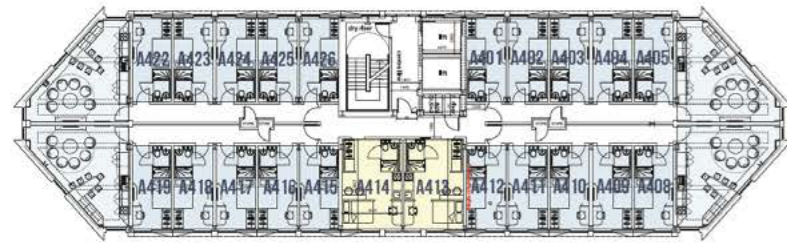
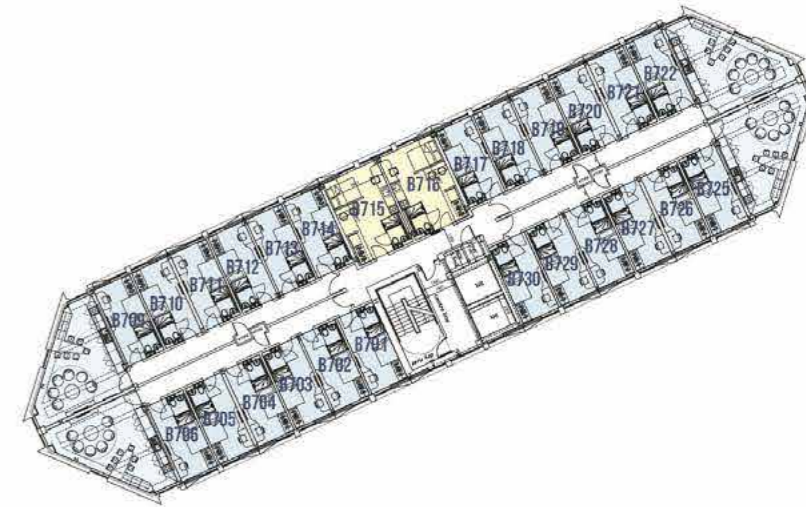
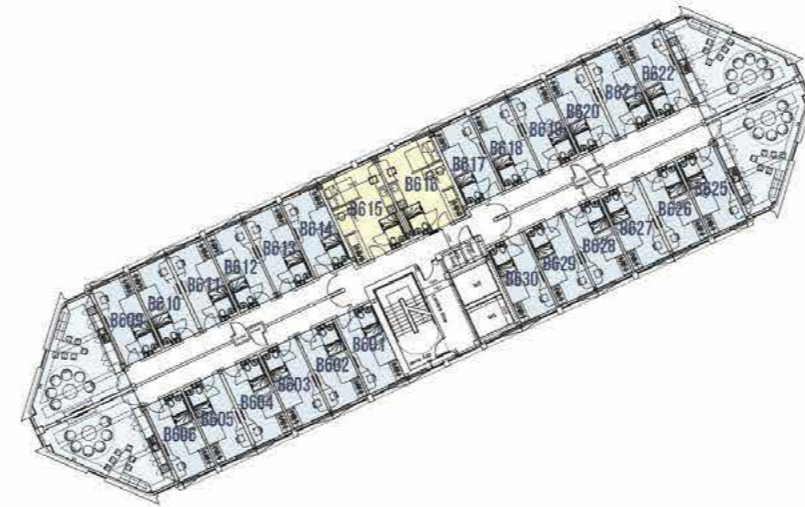
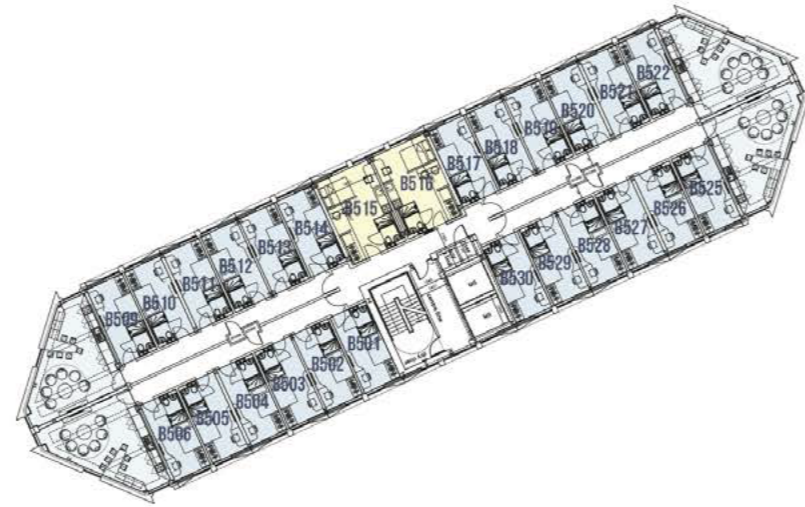
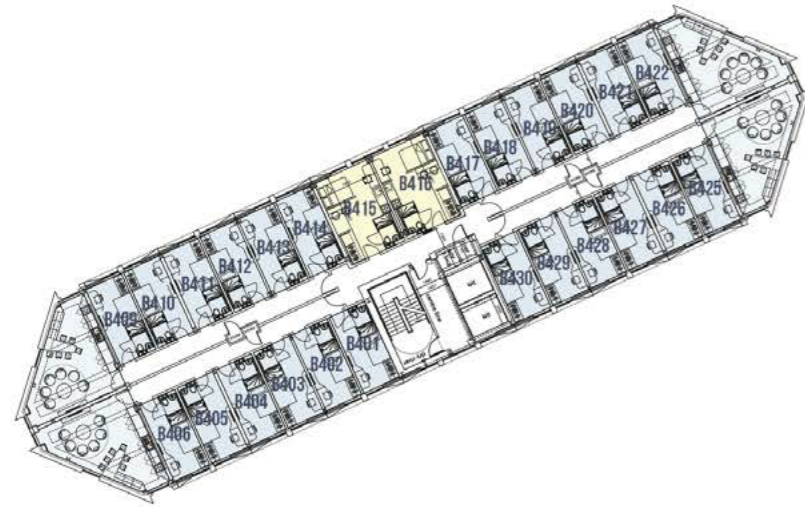
2ND FLOOR



3RD FLOOR

■ Gold Studio
■ 1 Bed Cluster
■ Living Area

■ Gold Studio
■ 1 Bed Cluster
■ Living Area



4TH FLOOR

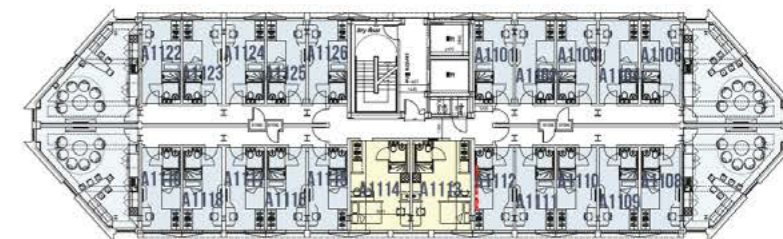
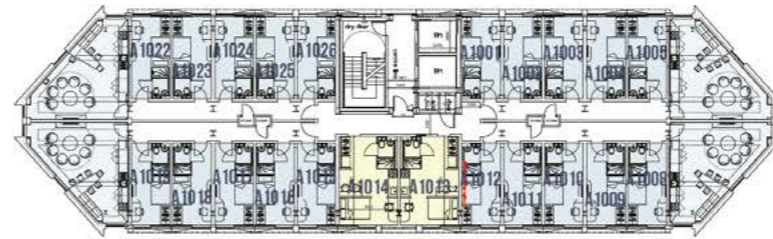
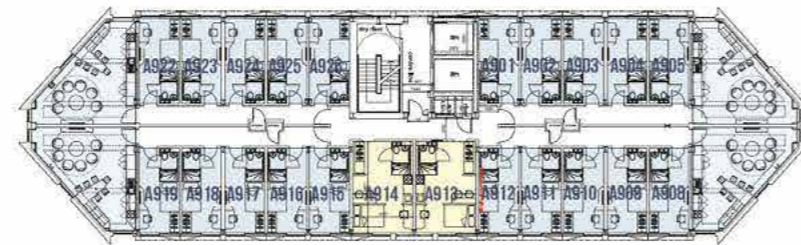
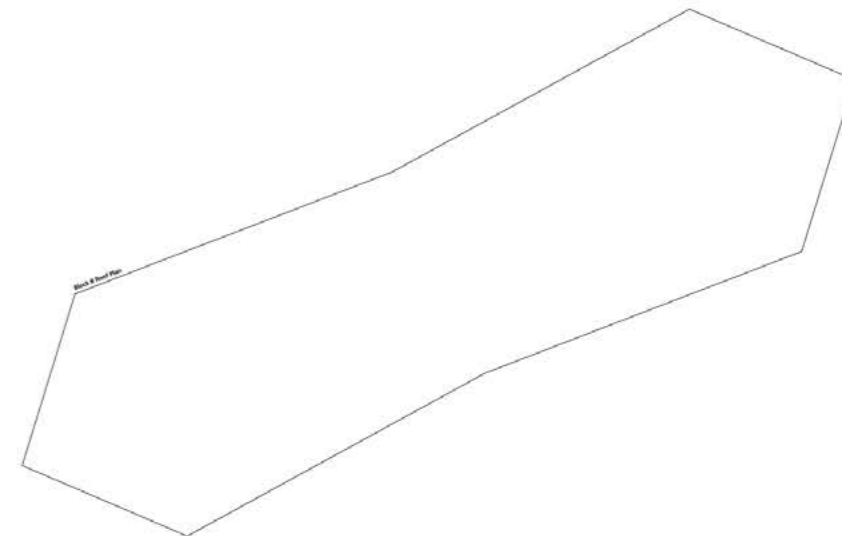
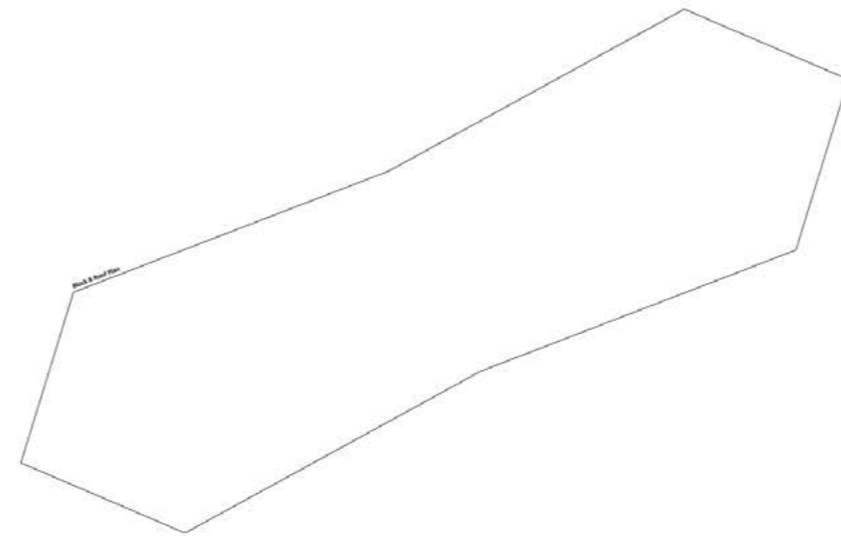
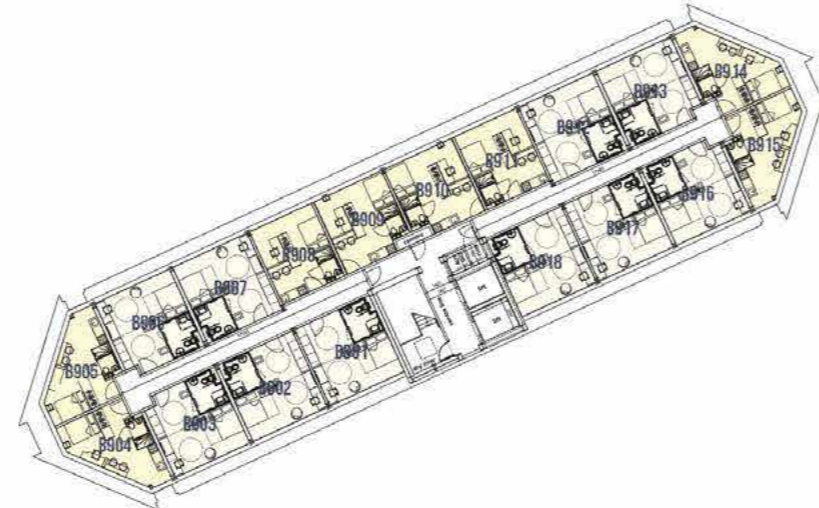
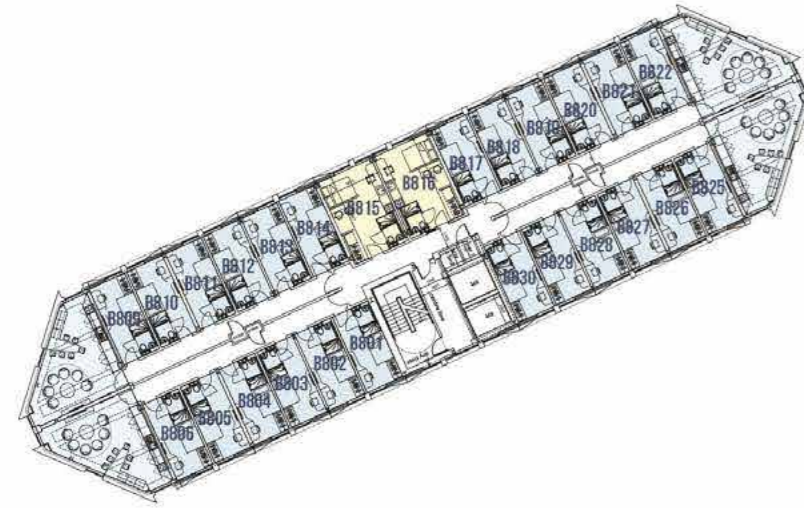
5TH FLOOR

6TH FLOOR

7TH FLOOR

■ Gold Studio
■ 1 Bed Cluster
■ Living Area

■ Gold Studio
■ 1 Bed Cluster
■ Living Area



8TH FLOOR

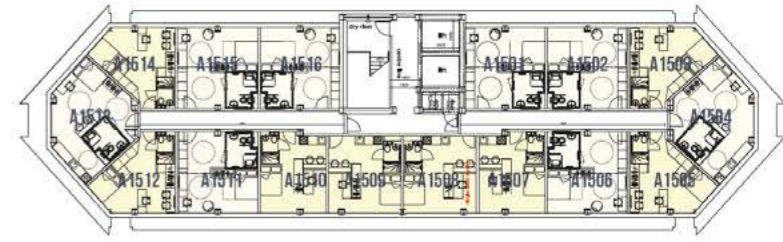
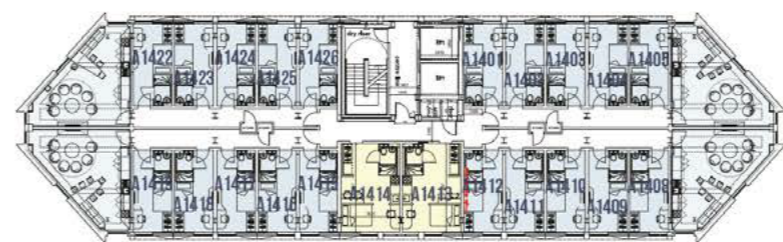
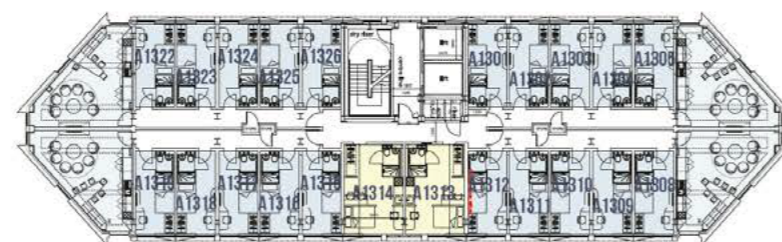
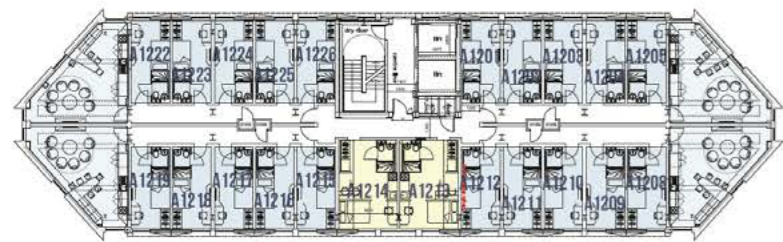
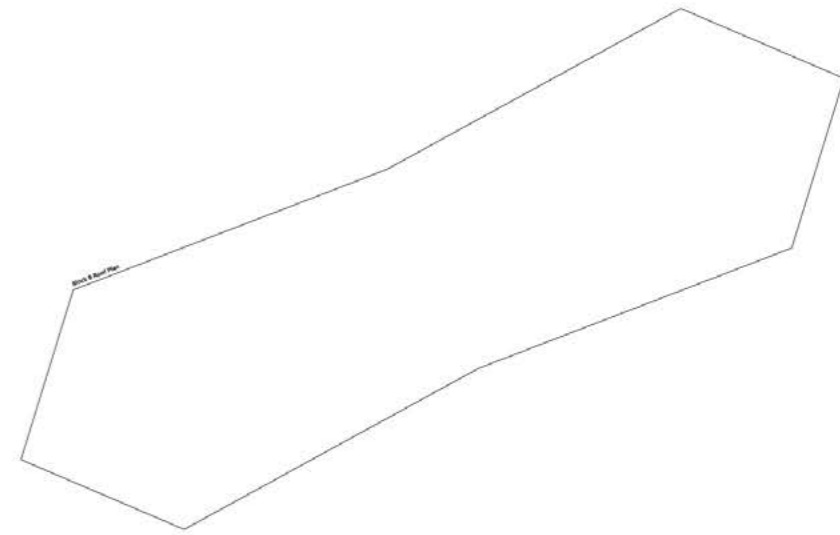
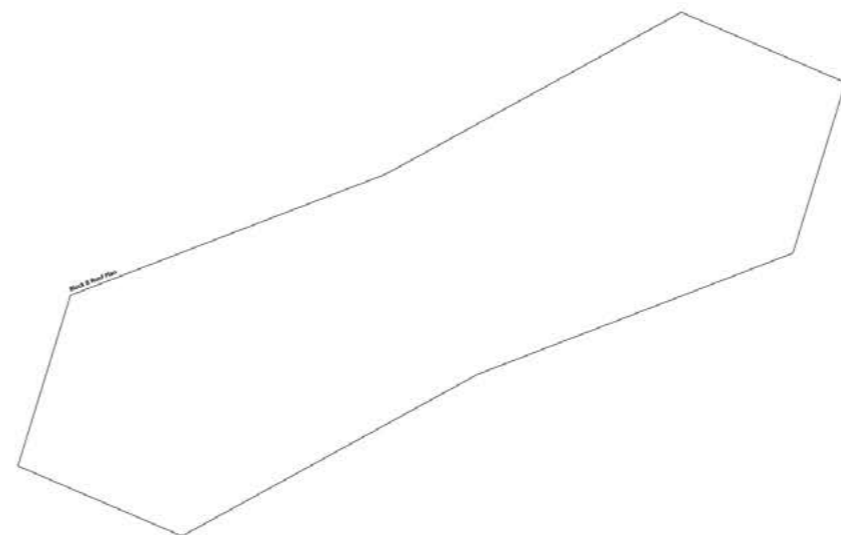
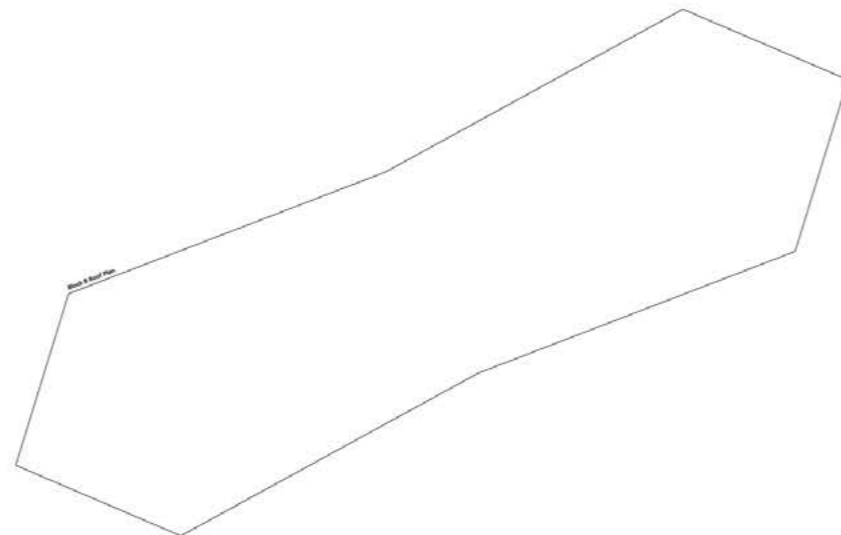
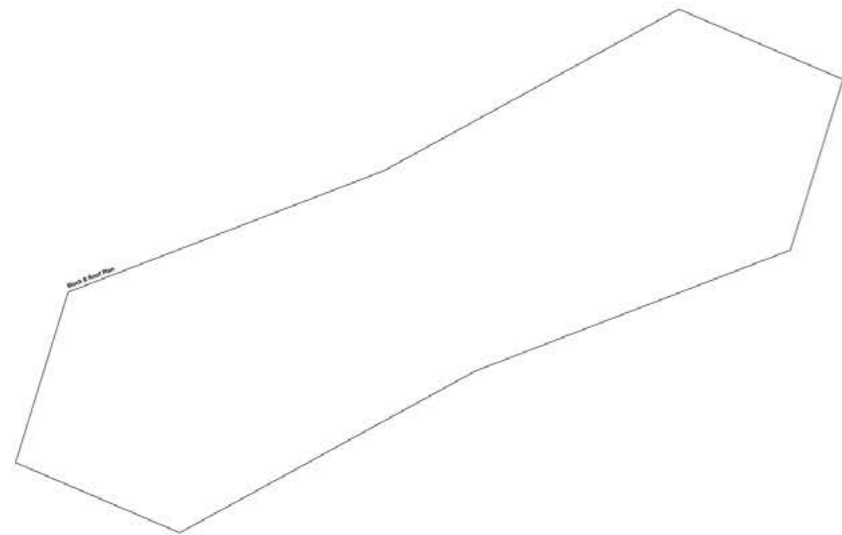
9TH FLOOR

10TH FLOOR

11TH FLOOR

- Gold Studio
- Delux Studio
- 1 Bed Cluster
- Living Area

- Gold Studio
- 1 Bed Cluster
- Living Area



12TH FLOOR

13TH FLOOR

14TH FLOOR

15TH FLOOR

- Gold Studio
- 1 Bed Cluster
- Living Area

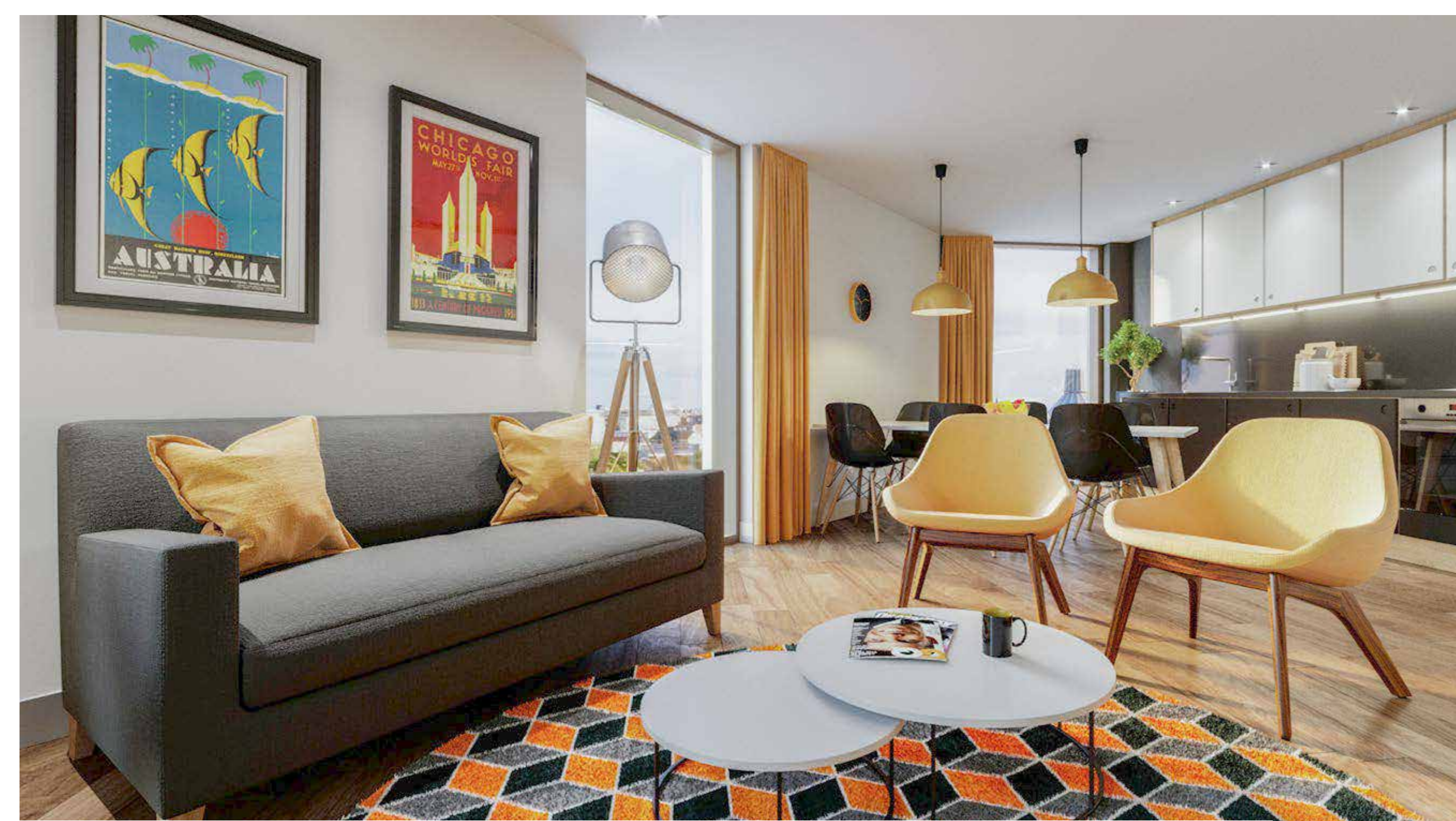
- Gold Studio
- Delux Studio
- 1 Bed Cluster
- Living Area

RESIDENTS CAFE.



ONSITE GYM.





CLUSTER APARTMENTS.

Natex holds 472 cluster apartments.

Each cluster pod contains an en-suite shower and toilet along with a study area. Each section contains 5 cluster apartments with access to their allocated communal lounge and kitchen area.

See the below floor plan which outlines a typical section of 5 cluster pods and one lounge and kitchen area.

CLUSTER SIZE: 13.5M²

HIGH SPEED BROADBAND

PHONE ACCESS

INTERCOM SECURITY SYSTEM

LOUNGE & KITCHEN: 31 - 32.5M²

Furniture Pack

Bed
Desk
Chair
Bathroom
Blinds



STUDIO APARTMENTS.

94 of the 566 units at Natex are Studio Apartments

Each tenant will have their own private kitchen, shower/toilet and study area. Ideal for Students who wish to have that little more privacy and enjoys to have their own space to concentrate on their studies.

They will still have the opportunity to socialise by taking advantage of all the features that the complex has to offer.

STUDIO SIZE: 23 - 28M²

HIGH SPEED BROADBAND

PHONE ACCESS

INTERCOM SECURITY SYSTEM

PRIVATE KITCHEN & BATHROOM

Furniture Pack

- Bed
- Desk
- Chair
- Bathroom
- Blinds
- Small Kitchen
- Small Dining Table



NATEX RECEPTION.



EASE OF PAYMENT

PAYMENT PLAN A.

£6,000

Reservation Deposit inc. £1000 admin and handling fee

Contract Pack Issued to your Solicitor

50% DEPOSIT

On exchange of contracts (minus £5000 deposit) - 4% interest on deposit begins

25%

Payable on 18th January 2019

25%

Due on completion (July 2020)

5 Year NET Rental Assurance Begins

9% for 5 Years

PAYMENT PLAN B.

£6,000

Reservation Deposit inc. £1000 admin and handling fee

Contract Pack Issued to your Solicitor

25% DEPOSIT

On exchange of contracts

25%

Payable on 1st July 2018

25%

Payable on 21st January 2019 (minus £5000 deposit)

25%

Due on completion (July 2020)

5 Year NET Rental Assurance Begins

9% for 5 Years

FAQ.

Where is Natex located?

Located on Norton Street L3 8PY, Islington the former National express bus station.

Am I buying a freehold or leasehold interest?

The title of the properties is 250 years leasehold registered with the UK Land registry.

When will the building complete?

Completion scheduled for July 2020.

What are the projected annual returns on this project?

Today's current market rates will deliver a 9% NET yield. Buyers can opt for a 5 year assurance paying a circa 9% NET yield subject to appointing the recommended management company.

Is there a management company in place?

Yes, Mount Group Management Ltd have sub appointed CRM.

EARLY INVESTORS RECEIVE A 10% DISCOUNT

Is there an advantage to purchasing in the off plan stage?

Early purchasers have the benefit of purchasing on average 10% below the projected market comparable.

Can I sell my property at any time?

Yes. You can sell the property on the open market at any time after completion to capitalise on the appreciated value.

What happens after the 5 year rental assurance?

You can retain Mount Group Management or change to your preferred company.

Is there an exit strategy?

Investors can re-sell to the developer or to the local market.

Address

Norton Street, Liverpool. L3 8JR

Developer / SPV

Mount Group Student Natex Limited

Architects

Falconer Chester Hall

Property Management Company

CRM Student

Sellers Solicitors

Everheds Sutherland Manchester.

Buyers Solicitors

Ackland & Co.

Tenure

Leasehold 250 year

Rent Assured

9% NET for 1st 5 years

Number of Units

566

Expected Completion

July 2020

Ground Rent

Cluster - £250

Studio - £350

Payment Plan

PLAN A:

1. £5,000 reservation
2. 50% on exchange minus £5000 reservation (After 28 days)
3. 25% on 18th Jan 2019
4. 25% on completion

*4% interest paid on deposited funds

PLAN B:

1. £5,000 reservation
2. 25% on exchange (After 28 days)
3. 25% on 1st July 2018
4. 25% on 21st Jan 2019 minus £5000 reservation
5. Remaining on completion

*No% interest paid on deposited funds

MOUNT PROPERTY GROUP

Mount Property Group, founded in 2012 is a UK based forward thinking development and investment company

With currently 1,435 units under construction and having completed several new build and refurbishment projects, we are a Development Company with a proven track record of providing quality housing.

Our experience in delivering these projects is a key factor in the growth as a company with a pipeline of 1,050 units anticipated by end of 2017.

The Company are currently undertaking many Developments some of which include:

Darmonds Green Anfield, home of Liverpool Football Club and an exciting Development of three storey town Houses within an established residential setting.

Camden Street, demolition of the extensive dilapidated buildings to create a Student Development which will be sited within a one minute walk to the elegant St Georges Hall, Liverpool Museum and the Walker Art Gallery, ours is a Student

Development consisting of 44 Student Units fitted with everything a University Student would require with modern spacious Communal areas and underground storage and Cycle Parking seamlessly adjoining architectural magnificence with modern student accommodation needed for Inner City Education.

London Road Phase 2 this will further Develop a further 60 Units adjacent to Camden Street.

Salisbury Place is a vibrant gated Development in Residential Liverpool comprising of 70 units being built to our usual high standard in a landscaped Development of Studio, One bedroom and Two Bedroom Apartments with parking for every unit resident on site.

Manchester upon Regent Road in Salford this Development of 525 units will be made up of various Dwellings and commercial premises.

WORKING PARTNERS

FALCONER CHESTER HALL

Operating nationally since 1997, Falconer Chester Hall have built a reputation for delivering innovative and thoughtful buildings through often challenging economic times. Racking up numerous awards, the team believe that success is best measured through long-standing and fruitful relationships with clients.

Falconer Chester Hall work across a range of sectors with openness, integrity and intelligence. In recent years, their portfolio has expanded to more than 30 residential developments, 18 hotels, and 28 retail, leisure and student accommodations combined.

FREETHS

Freeths are providing a legal service for the real world. Their vision is to take a practical, all-round view whether they are assisting you with your business or your personal needs; and whether they are helping you to maximise your success or putting your mind at rest over a complex personal situation.

Their approach to working with you is open and honest.

create construction

Create Construction, provides a comprehensive and fully integrated construction service throughout the UK. They deliver high quality turn-key projects to a number of repeat business clients.

They have extensive Design & Build experience providing High Volume Accommodation. They focus primarily on the Student Accommodation, Private Rental and Hotel sectors, which ensures that they have a detailed understanding of the design process, allowing them to add value, innovation and expertise to the projects with which they are involved.

abacus

Abacus is a professional consultancy practice that combines solid experience with an approach to Client service with confidence it will bring significant project benefits.

Their aim to be proactive as well as professional and responsive; delivering value for money projects on time, within budget, and building long term relationships in the process



TURYAP[®]
UK