

LEICESTER

A Luxury Studio Apartment Investment Opportunity in the heart of Leicester City

#47 is a fantastic opportunity to invest in a quality development in a major UK city, Leicester. Take advantage of a market which is structurally undersupplied, where demand is high and rents are rising. This is one of the safest, affordable investment opportunities available, in an excellent location and belonging to an asset class that has out-performed all others for at least 5 years.

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"GIC's £700 million investment in UK student housing is a vote of confidence in the sector from one of its most experienced investors"

Source: Spotlight - UK Student Housing 2017

STUDENT ACCOMMODATION A PROPERTY SECTOR ON THE RISE

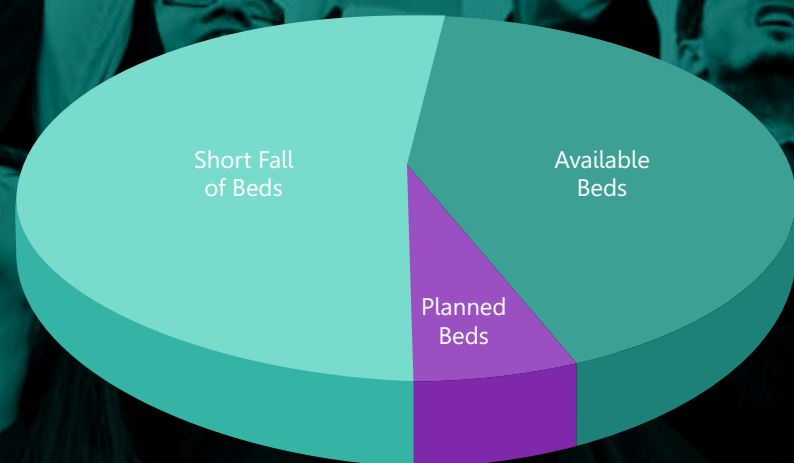


Approx. 16,000 purpose built student accommodation beds in Leicester, including both University owned and privately built stock.

Approx. 1000 beds in development pipeline.

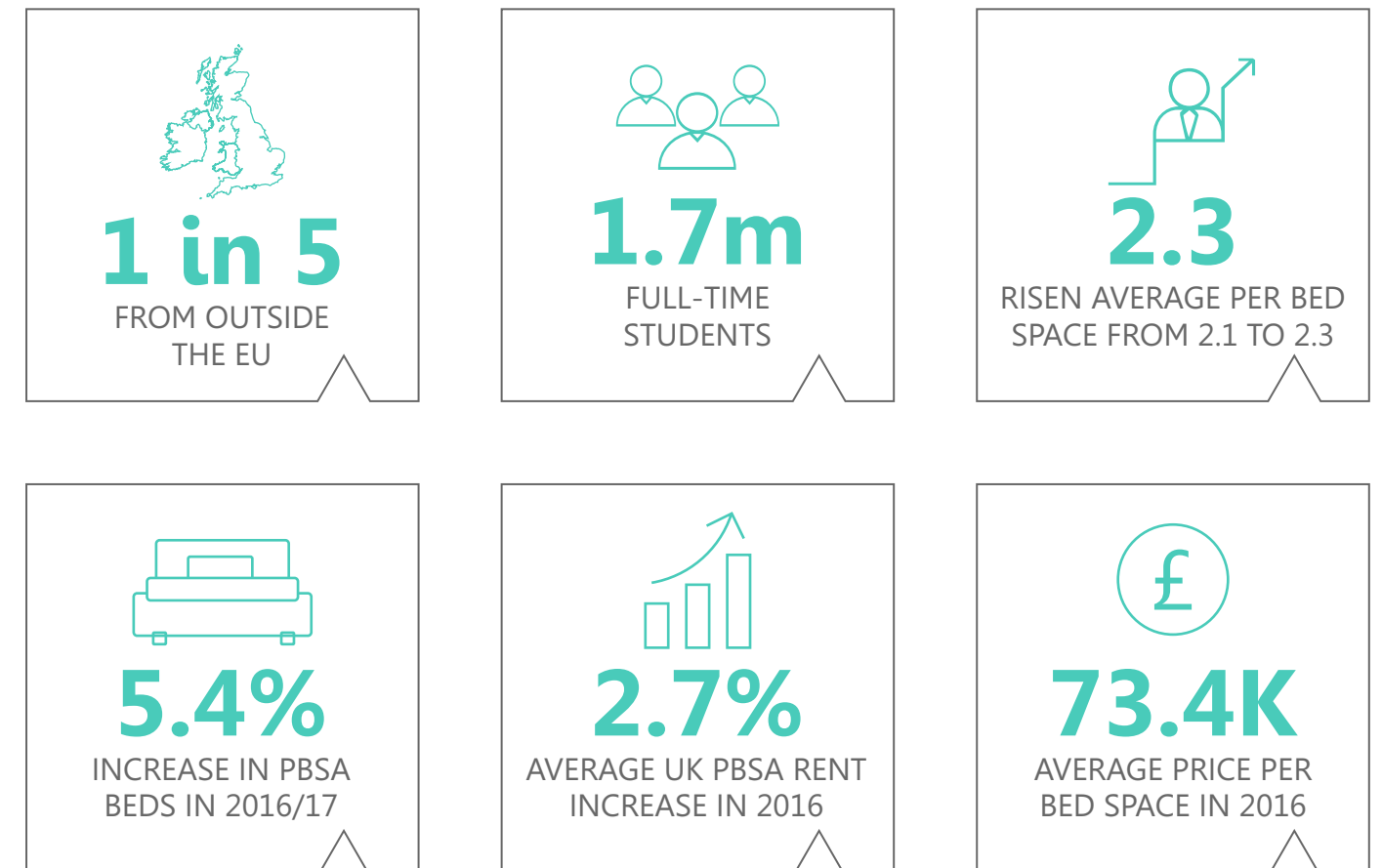
Over half current students do not have access to Purpose Built Student Accommodation.

Availability of Students Beds in Leicester



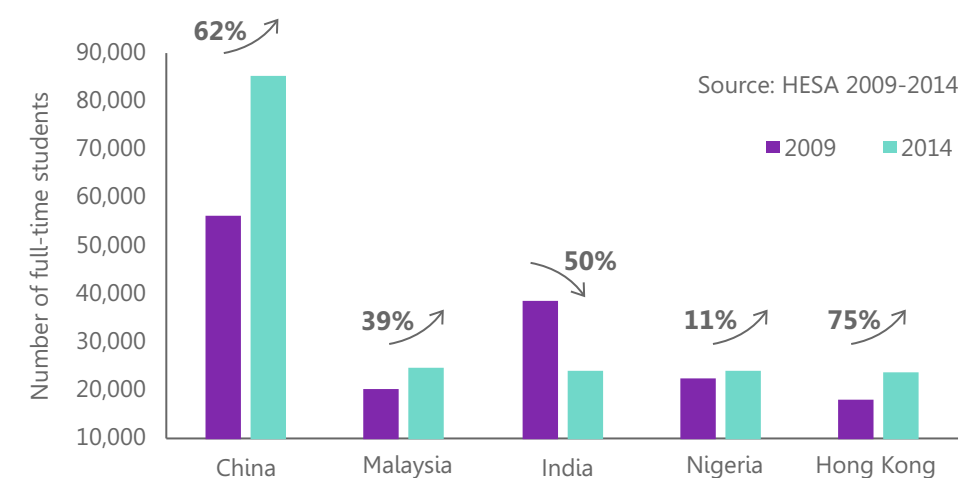
Available Beds - Private and University
Planned beds
Total short fall of beds

CONTINUED DEMAND FOR UK UNIVERSITY
PLACES ENSURE A STRONG AND STABLE
INVESTMENT OPPORTUNITY



Source: Cushman & Wakefield Student Accommodation Report 2016/17

Fastest growing international student nationalities



Source: HESA 2009-2014



LEICESTER OFFERS A HUGE VARIETY OF SPECIALITY STORES, BOUTIQUES, MARKETS, BARS, MUSEUMS AND RESTAURANTS

Sports

Leicester is a city of sporting excellence

Leicester City F.C., a winner team of 2015-16 Premier League

Host city of Rugby World Cup 2015 and home town of Leicester Tigers Rugby Club

Shopping

A great place for shopaholics

Leicester is voted best city in which to do business

Highcross Shopping Centre, 110,000 square metres space of leading high-street shops and restaurants

- 01 Barclays Premiere League 2015/16
- 02 Leicester Rugby World Cup 2015
- 03 Leicester Colour Blast Dash
- 04 National Space Centre
- 05 Leicester Pride Parade
- 06 University of Leicester
- 07 Leicester John Lewis
- 08 Leicester Railway Station
- 09 Curve Theatre
- 10 Highcross Shopping Centre

LEICESTER - A CITY OF CULTURAL DIVERSITY

LARGEST ECONOMY IN EAST MIDLANDS



Leicester has a rich heritage in sport, culture and industry with events, facilities and attractions to suit every lifestyle.



EXCELLENT LOCATION & CONNECTIONS

CLOSE PROXIMITY TO THE CITY OF LONDON



Leicester is well connected by road, rail and air. London is 64 minutes away by train and Birmingham is under an hour away. Many other places of interest are within easy reach, incl. Oxford and Cambridge.

Car



15 minutes drive to J21 of the M1 and the M69 (linking to the M6)

20 miles (35 minutes) to East Midlands International Airport and 43 miles (52 minutes) to Birmingham Airport

Train



Approximately 10 minutes walk from Leicester's railway station

Nottingham 30 minutes

Birmingham 50 minutes

London St Pancras
1 hr 4 minutes

Bus



13 services in the vicinity of "47" making commuting from surrounding areas straightforward

3 park and ride services into the city

Airport



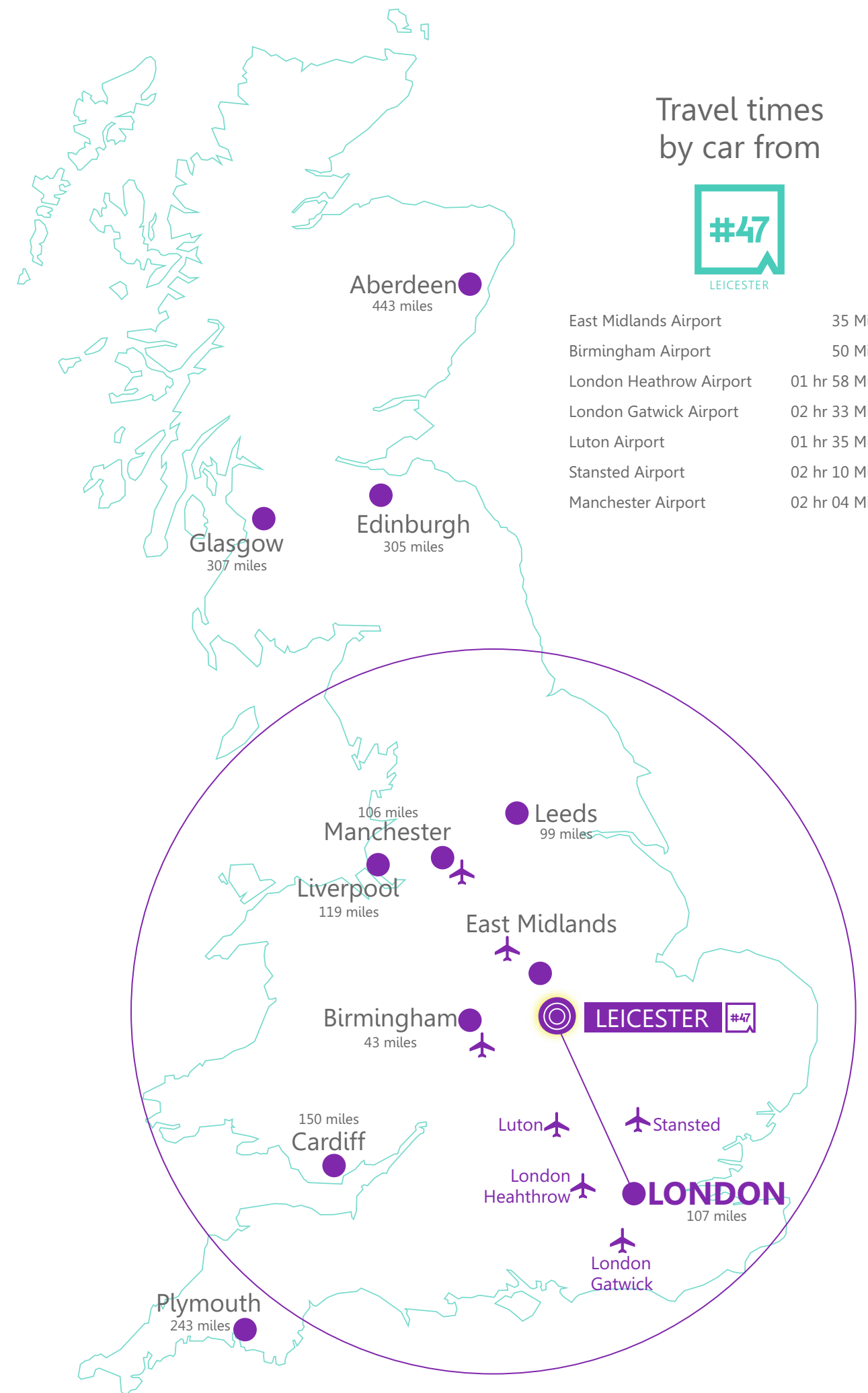
Within easy reach of East Midlands and Birmingham International airports

Connecting over 4.5 million passengers each year

Travel times
by car from



East Midlands Airport	35 Minutes
Birmingham Airport	50 Minutes
London Heathrow Airport	01 hr 58 Minutes
London Gatwick Airport	02 hr 33 Minutes
Luton Airport	01 hr 35 Minutes
Stansted Airport	02 hr 10 Minutes
Manchester Airport	02 hr 04 Minutes



TOP STUDENT DESTINATION

CITY OF TWO WORLD RENOWNED UNIVERSITIES



Leicester was named most affordable place to live for students by HSBC in 2014 and 2015. In 2016 Leicester was also named 9th best city in the UK in the Good Growth for Cities index.



STUDENT HOUSING DEMAND CONTINUES TO OUTGROW THE SUPPLY OF AVAILABLE STOCK



We expect investment volumes to reach £5.3bn in 2017 as investor confidence returns after the EU referendum. This is a 17% increase on 2016

Source: Jacqui Daly, Savills Research

#1. The University of Leicester

- ✓ 18,000 students 33% of which are from overseas
- ✓ Founded in 1921 and gained its Royal Charter in 1957
- ✓ International reputation for excellence of its teaching
- ✓ Named University of the Year of 2008 by the THE
- ✓ Undergoing a £300+ million redevelopment

#2. De Montfort University

- ✓ 20,000 students with more than 2,700 from overseas
- ✓ Originally founded as the Leicester School of Art in 1870
- ✓ UK's sixth fastest-growing for home and EU students
- ✓ One of the world's 150 best 'young' universities
- ✓ £136 million invested in the last few years alone

Ranked in the top
1%
universities
in the world

Source: Times Higher Education (THE)



Winner of
18
National Teaching
Fellow awards

Source: Times Higher Education



THE DEVELOPMENT DESIGNED WITH STUDENTS IN MIND



68,000 beds traded last year with a total value of £4.5bn. In 2017 we expect this to rise to 75,000 beds trading for £5.3bn, a rise of 17% year on year.

Source: Spotlight - UK Student Housing 2017

PURPOSE-BUILT STUDENT ACCOMMODATION

IT'S ALL ABOUT LOCATION



Aronex Developments are proud to present their latest development, “#47”. Ideally located in the heart of Leicester City Centre, it will provide 47 luxury student flats.

Spread over a brand new 7 storey building, each studio and flat will be completely self-contained, with private kitchens, bathrooms, and will be fully furnished/finished to an extremely high standard. They even each have their own balcony! “#47” will offer residents superior communal facilities, including a ground floor reception, laundry room, roof terraces, cycle parking, a fitness room, a communal lounge/games room and a garden/recreation area! The development will also feature high quality finishes and energy efficient technology, ensuring the ultimate experience in contemporary living for discerning residents and long term sustainability. Aronex Developments have sold out and delivered 5 projects to date. This is the 2nd development Aronex have launched in Leicester city.



#47

Fully-furnished student apartments
finished to the highest standards

Sophisticated, luxurious
interiors, exclusive specifications
and fabulous panoramic views



#47

Offering students the ultimate space to live and study

On-site communal lounge & games room, fitness room, ground floor reception, roof terraces, garden & recreation area, cycle parking and laundry room

#47

UNIVERSITIES WITHIN WALKING DISTANCE



"#47" is conveniently located just 700 meters from De Montfort University, less than 14 minutes walking distance

12

MINUTES

UNIVERSITY OF LEICESTER

06

MINUTES

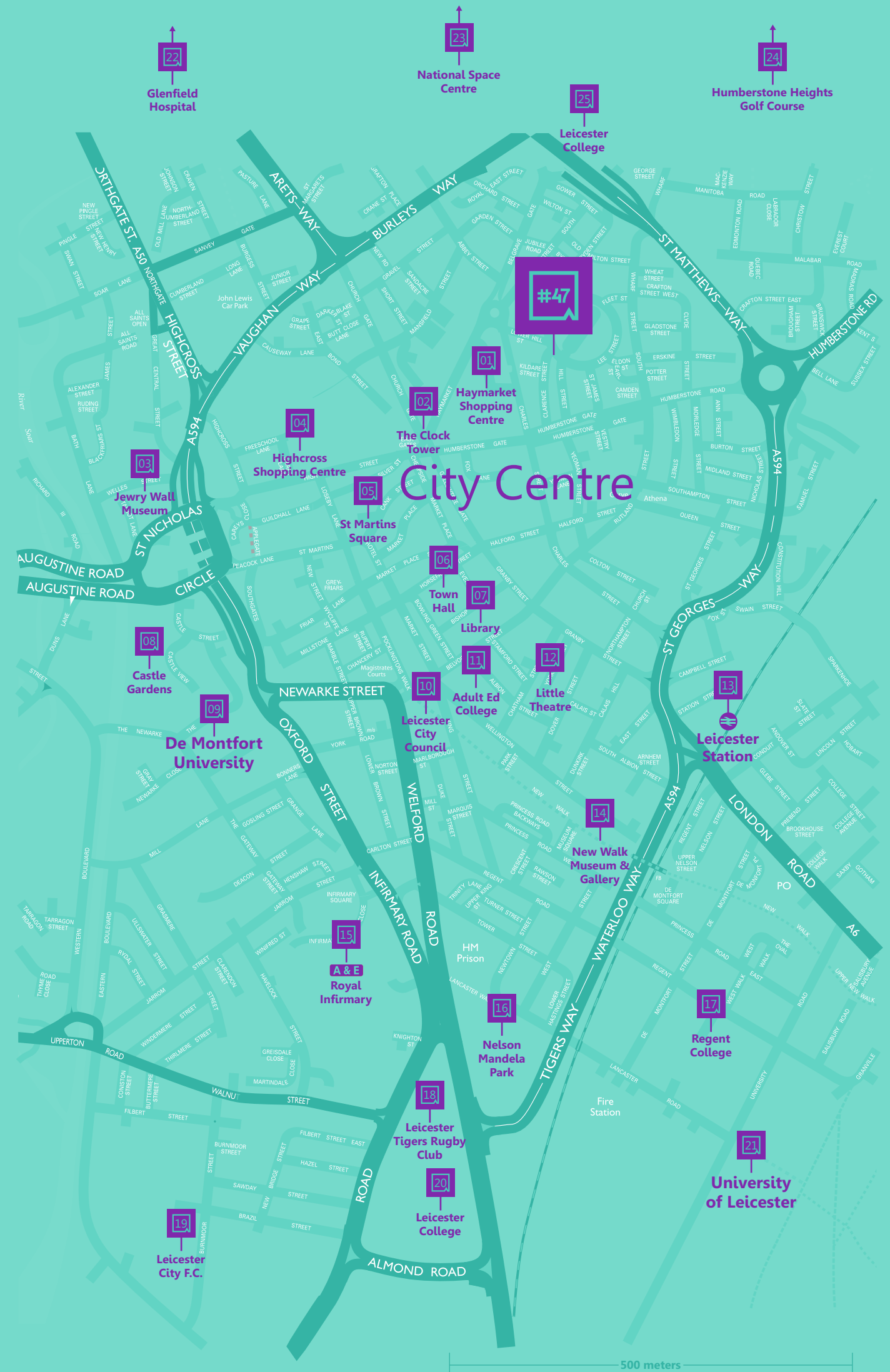
LEICESTER COLLEGE

09

MINUTES

REGENT COLLEGE

- | | | | |
|------------------------------|-----------|--------------------------------|-----------|
| 01 Haymarket Shopping Centre | 🚶 01 mins | 13 Leicester Station | 🚶 11 mins |
| 02 The Clock Tower | 🚶 07 mins | 14 New Walk Museum & Gallery | 🚶 14 mins |
| 03 Jewry Wall Museum | 🚶 15 mins | 15 Royal Infirmary - A & E | 🚶 07 mins |
| 04 Highcross Shopping Centre | 🚶 05 mins | 16 Nelson Mandela Park | 🚶 20 mins |
| 05 St. Martins Sqaure | 🚶 11 mins | 17 Regent College | 🚶 09 mins |
| 06 Leicester Town Hall | 🚶 07 mins | 18 Leicester Tigers Rugby Club | 🚶 09 mins |
| 07 Leicester Library | 🚶 08 mins | 19 Leicester City F.C. | 🚶 11 mins |
| 08 Castle Garden | 🚶 07 mins | 20 Leicester College | 🚶 11 mins |
| 09 De Montfort University | 🚶 08 mins | 21 University of Leicester | 🚶 12 mins |
| 10 Leicester City Council | 🚶 10 mins | 22 Glenfield Hospital | 🚶 24 mins |
| 11 Adult Education College | 🚶 10 mins | 23 National Space Centre | 🚶 16 mins |
| 12 Little Theatre | 🚶 09 mins | 24 Humberstone Golf Course | 🚶 25 mins |



INCOME GENERATING ASSET CLASS

LOW SUPPLY AND HIGH DEMAND



SECURED INCOME



FULLY MANAGED



PROVEN RETURNS

Low Entry Levels

Affordable investment with no hidden costs for the investor

Low Voids

High demand ensures stable income for the investors

Turn Key Investment

Properties managed by proven rental management companies, ensuring a completely 'hands-off' approach

Investment security

Developer with proven track record so you can be confident your investment is in safe hands

Guaranteed Rental Income

Returns are pre-agreed and contractual between developer, investor and management company

Economical

The current weak pound means overseas buyers get more for their money; it's perfect time to buy

Recession-proof investment

Rising rents and a market that is currently outperforming all other property classes

Long Term Investment

Ongoing demand in this sector guarantees long term ROI

"The average rent of privately supplied stock has increased by 3.5%, whilst university provided accommodation rents increased by 2.4%."

Source: Cushman & Wakefield Student Accommodation Report 2016/17

FREQUENTLY ASKED QUESTIONS

INVESTMENT HIGHLIGHTS

Where is the property located?

47 Clarence Street, Leicester, LE1 3RW

How many units are in the development?

The property will consist of 47 purpose built student apartments.

Total Number of Student Flats: 47

Number of Studios: 36

Number of 1 bed Apartments: 9

Number of 2 bed Apartments: 1

Number of 3 bed Apartments: 1

What communal facilities does the development have?

Ground floor reception, laundry room, roof terraces, cycle parking, a fitness room, a communal lounge/games room and a garden area.

When will the building be completed?

The property will be completed Q4 2018.

Who will manage the property?

Mughni Property Company. They are managing all of Aronex's developments with great success.

What is the rental assurance?

7% assured NET rental income for the first 5 years following completion.

How does the assured yield work?

Rental income is paid quarterly in arrears directly to clients bank accounts for the tenure of the assurance period, as specified in the contracts.

What happens after the 5 year assurance period?

Mughni can continue to manage the property and the owner can negotiate a new assured rental income based on market conditions.

How do I select a unit?

Check availability and choose a unit. Complete reservation form and secure your choice by paying £5000 reservation fee.

What happens to the reservation fee?

The reservation fee is paid to the developer as part of the purchase price, your solicitor will ensure that this is deducted from the total purchase price during the legal process.

What is the ground rent?

The ground rent is £500 per annum for each of the studio apartment. However please note that this is NOT part of the calculated NET rental assurance.

How long is the lease of each apartment?

The lease is 250 years.

Can you recommend a solicitor to act for me on the purchase?

Our recommended client solicitor is:

R W Anderson & Co Solicitors

Lower Ground Floor, 95 Aldwych, London, WC2B 4JF

Tel: 0203 638 6708

Fax: 0207 430 0040

KEY POINTS



7%

NET ASSURED
RENT PER ANNUM



£500

GROUND RENT
PER ANNUM



250

YEARS
LEASE

DEVELOPER WITH A PROVEN TRACK RECORD

BUILDING ON SUCCESS BY DELIVERING THE RESULTS



Aronex Developments have an outstanding track record for building high-specification, mixed use residential property, that deliver consistently for tenants and investors alike.



Aronex offer investment opportunities that are supported by secure yields, great locations and high demand.

Aronex's growing reputation with Investors and Agencies, together with their successfully delivered and operating developments, mean they are firmly established and well respected within the industry.

SNAPSHOT OF PREVIOUS DEVELOPMENTS



Grand Square, Birmingham
63 x Studios, En-suites, Rooms
Mixed-used Development



1 Penta House, Liverpool
24 x Studios, En-suites, Rooms
Student Accommodation



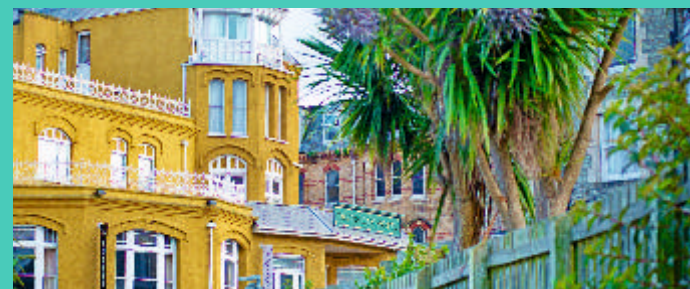
Grand Square Studios, Birmingham
38 x Studio Apartments
Mixed-use Development



Kings Court, Manchester
31 x Studio, En-suites
Mixed-use Development



Wight Bay Hotel, Isle of Wight
44 x Single, Double & Family Rooms
Hotel Accommodation



Devon Bay Hotel, Devon
53 x Single, Double & Family Rooms
Hotel Accommodation



City Heights, Leicester
52 x Studio Apartments
Mixed-use Development

A DEVELOPER WITH A
DIFFERENCE



Invest today in the UK's
best performing asset class



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