

LIGHTBOX



MediaCityUK
Manchester



BRILLIANT LIVING

LIGHTBOX IS THE NEW RESIDENTIAL SCHEME IN THE HEART OF MEDIACITYUK

Lightbox will offer 19 storeys, made up of studio, one, two and three bed apartments for private sale. The building has breathtaking views of MediaCityUK, the waterfront and Manchester City Centre skyline including Old Trafford, Manchester United's football ground.

Internally, Lightbox offers a high level of specification including contemporary styled kitchens and bathrooms. The sophisticated building will include a full concierge service for your convenience.

Transport links in the area are fantastic and there are also car parking spaces available on a rental basis as well as storage facilities for those wishing to cycle.





WHERE BRILLIANCE HAPPENS

MEDIACITYUK IS THE NEW WATERFRONT DESTINATION FOR MANCHESTER, WITH DIGITAL CREATIVITY, LEARNING AND LEISURE AT IT'S HEART. HOME TO BBC NORTH, MEDIACITYUK IS A THRIVING HUB OF EVENTS AND CREATIVE ACTIVITY.

MediaCityUK is a dynamic destination where there's always something interesting happening. There are a host of cultural and sporting attractions in the neighbourhood as well as cinemas, theatres, and shopping. You'll also find an abundance of bars and restaurants in this diverse, vibrant community, with over 40 venues to choose from.

BBC North and ITV bring an exciting dimension to the area with thousands of hours of high end TV and broadcast content being produced and the area is brimming with leading digital and media companies.

Minutes away, across the water is the world renowned Lowry Theatre, Imperial War Museum North, Manchester United Football Club and Emirates Old Trafford. No other location in Manchester offers such a high calibre of destinations.

MEET THE NEIGHBOURS



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FACILITIES

- Metrolink stop providing easy transport links across Manchester
- 24 hour security
- On site shops and retail outlets
- On site dentist
- Cafes, bars and restaurants with al fresco dining
- Private members club
- The Lowry Theatre
- Virgin Active Health Club
- Residents car parking available to rent
- A 5 acre beautifully landscaped public realm piazza
- Linking footbridge to Old Trafford, Manchester United football ground & the Imperial War Museum North

MEDIACITYUK IS A JOINT VENTURE BETWEEN PEEL LAND AND PROPERTY GROUP AND LEGAL AND GENERAL CAPITAL.



PEEL LAND AND PROPERTY GROUP

Delivering sustainable regeneration: Peel Land and Property Group owns 1.2 million m² of property and 15,000 hectares of land and water. Peel Holdings are concentrated in North West England, the Clyde, Yorkshire and the Medway with a portfolio valued at £2.3 billion. The specialist teams have a proven track record in delivering high quality sustainable mixed use developments with a focus on creating new communities. Peel Land and Property Group is part of The Peel Group, one of the UK's foremost investors in real estate, infrastructure and transport, with assets owned or under management of more than £5 billion.

LEGAL & GENERAL CAPITAL

Legal and General Capital (LGC) was founded in 2013 to help actively invest L&G Groups balance sheet. Focusing on increasing the business' exposure to direct investments it acts as a catalyst of economic growth. It has continued to make strong progress in the origination and development of alternative finance, housing and urban regeneration asset classes, often applying innovative solutions to unlocking complex deal flow.

Paul Stanworth, Managing Director of Legal & General Capital, said: 'Acquisition in MediaCityUK is a significant step forward in our direct investment into major UK infrastructure and real estate assets. In The Peel Group, whose vision has been instrumental in the development of the North West, we couldn't have a better partner for the stewardship of MediaCityUK.'



HOME TO 65 OF THE FTSE 100 COMPANIES

7M PEOPLE LOCATED WITHIN AN HOUR'S COMMUTE

2.73 M PEOPLE IN GREATER MANCHESTER,
MAKING IT THE UK'S THIRD LARGEST CITY

£61M NATIONAL GRAPHENE INSTITUTE THE NATIONAL CENTRE
FOR GRAPHENE RESEARCH IN THE UK, DRAWING IN SPECIALISTS
FROM ACROSS THE GLOBE.

THE POWERHOUSE OF THE NORTH

EXCITING THINGS ARE HAPPENING IN THE NORTH! THE REGION HAS GREAT POTENTIAL AND IS REPOSITIONING ITSELF, THROUGH REGENERATION, AND BY INVESTING IN INFRASTRUCTURE, TRAINING AND EDUCATION WITH A FOCUS ON INNOVATION.



At the core of the Northern Powerhouse is a commitment to stimulate economic growth. There are plans to improve connectivity, to create an economic area where talent can move freely, and to create more private sector jobs. Also, to drive urban regeneration, champion environmental quality and create great places to live and work. In short, to improve the prosperity, wellbeing and quality of life for residents and communities.

Over the past 25 years, Peel Group companies, with their holistic views, have invested over £5 billion in the growth and regeneration of the North.

Through our vision, diverse investments and partnership approach – combined with the wider government initiative, there is an exciting future ahead.

ONE OF
EUROPE'S
MOST DYNAMIC
CITIES





ECONOMY

Manchester is the largest and fastest growing economy outside of London with a proud tradition of entrepreneurship, creativity and innovation. The city has transformed itself into one of Europe's most dynamic and exciting cities in which to live and work, boasting an increasingly diverse economy and a real sense of investor confidence. At the centre of a booming economy, an international business hub coupled with its reputation for the vitality of its culture, the capital of the north has ambitious plans.

- Generating over £56 billion of GVA (Gross Value Added), Manchester City Region contributes 52% of the Northwest's total economic output
- Manchester has a well educated, skilled workforce of 1.3 million and a GDP of £28 billion
- The workforce — 65% of it aged under 45 — has excellent language, technical and customer service skills
- The university population is one of the largest in Europe

EDUCATION

Its vast student population no doubt reflects Manchester's popularity as a first-class student destination. With currently over 105,000 students across four universities; Manchester University, Manchester Metropolitan University, the University of Salford and the University of Bolton, the city region has one of the largest student populations in the UK, not to mention in Europe. In addition to the four universities in the city region there are a further 18 universities and higher education institutes in the North West, making for an additional population of around 515,000 students in the surrounding areas.

SHOPPING

Manchester is home to two of the largest shopping centres in the UK in the Trafford Centre and the Arndale Centre. With a host of other streets and designer boutiques all major high end brands are covered from Hermes, Kurt Geiger, Gucci, Ted Baker, Louis Vuitton, Armani, Harvey Nichols, All Saints, Selfridges and more.

The city also offers a boutique and independent shopping experience in Manchester's Northern Quarter. This part of town is a unique experience and has become a destination in it's own right.

Closer to home is the Lowry Outlet Mall at MediaCityUK, a mix of retail & leisure serving the community and offering high end names at discounted prices.

You really can shop till you drop!

NIGHTLIFE

Manchester has always been known for the vitality of its cultural life, from Barbirolli to Morrissey, from Lowry to Madchester, and the capital of the north continues that tradition in new and established venues across the city.

The Manchester Arena is Europe's busiest indoor concert arena. The Hallé orchestra thrives in its architecturally stunning new home, the Bridgewater Hall, and the Manchester Camerata plays at the Royal College of Music.

Manchester's thirteen theatres create the UK's best theatre repertory scene outside London's West End and host top touring companies at the Royal Exchange Theatre, Manchester Opera House and Palace Theatre.

LIGHTBOX LOCATION

THE HEART

BBC

HOLIDAY INN

STUDIOS

BBC

MEDIACITYUK METROLINK

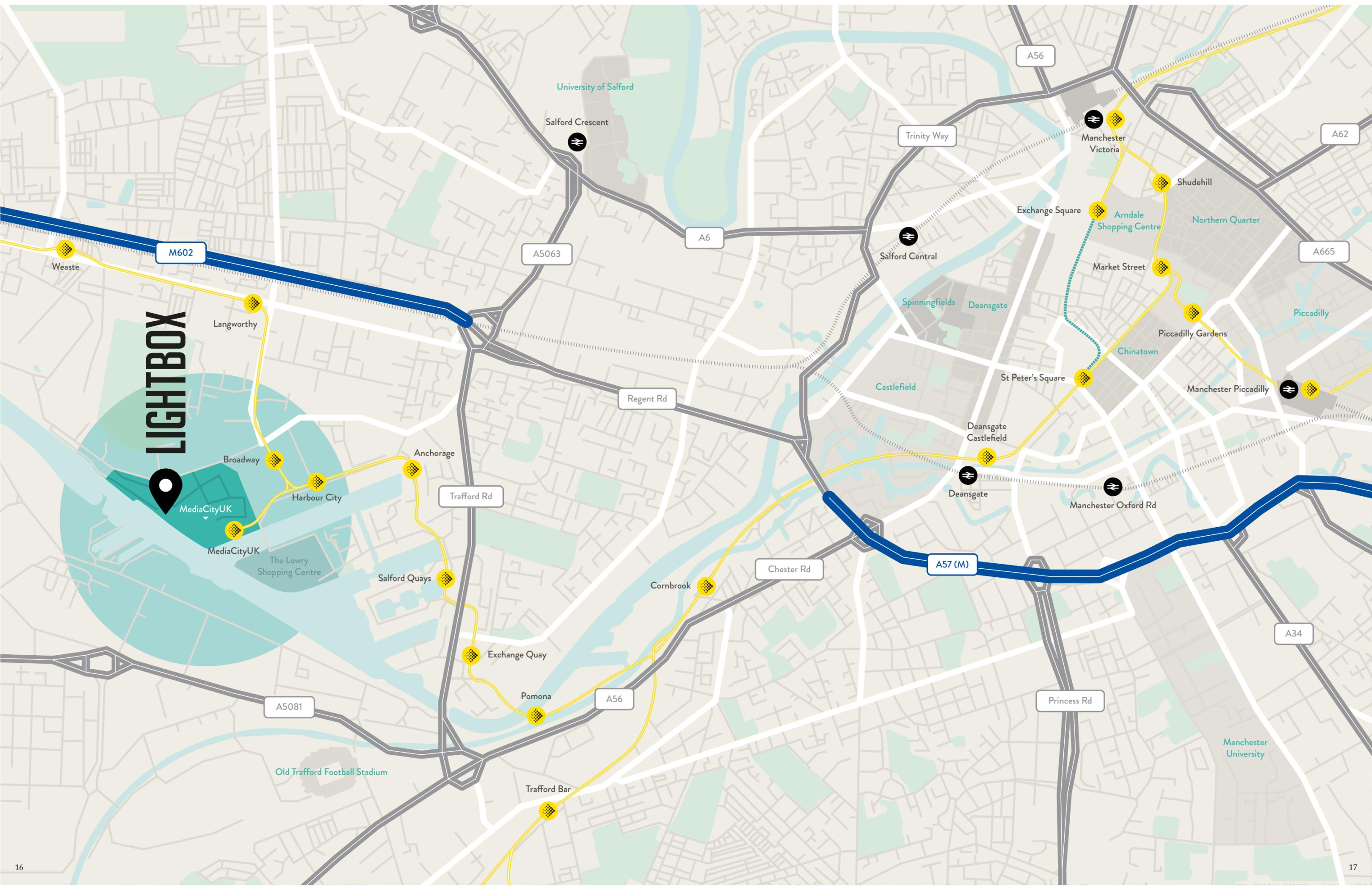
UNIVERSITY OF SALFORD & ITV

THE LOWRY THEATRE



REFLECT ON THE CITY

LIGHTBOX



WORLD-CLASS CONNECTIONS

AIR

Manchester Airport is the largest airport outside London, flying to over 225 destinations including four direct flights a week to Hong Kong and 22 flights a week to Dubai. There are direct flights to Abu Dhabi, New York, Beijing and Singapore from operators including Cathay Pacific, Emirates, Qatar and Etihad Airways.

ROAD

Orbital and linear motorways providing direct access to all major cities including London, Birmingham, Bristol, Liverpool, Leeds, Newcastle, Glasgow and Edinburgh.

BUS & METROLINK

Greater Manchester and the inner city centre are served by an extensive bus and tram network. The tram system is undergoing a major overhaul and by 2016 will be the largest in the UK. MediaCityUK has a dedicated Metrolink station which connects residents and commuters across Manchester and Salford. There are also future plans to build a Metrolink route connecting MediaCityUK to the Trafford Centre. Due for completion 2019/2020. The X50 bus runs regularly connecting you to the city centre and the Trafford Centre.

RAIL

Fast, regular connections to surrounding conurbations and all major UK destinations. Piccadilly offers frequent high-speed connections to London Euston, Birmingham, Liverpool and Edinburgh.

Manchester will also see a series of improvements to its rail services being at the heart of the 'Northern Hub' investment scheme. More frequent and faster services will be provided with an additional 700 trains per day. The second city crossing will also play a vital role in providing necessary capacity, flexibility and reliability for the future tram network to operate and will also improve access by Metrolink into the heart of the city, connecting both the new lines and people across Greater Manchester.

HS2

HS2 to Manchester Piccadilly will reduce journey times to London to approximately 1 hour. The new rail link will also boost economic growth and further open up commercial opportunities for businesses in Manchester and the North West. Ahead of HS2 there are also plans in place for a multi-billion pound regeneration around a new look Train Station at Piccadilly. Planners view is to create a new 'gateway quarter' modelled on Amsterdam and New York.



SPECIFICATION

CLEARLY BETTER LIVING

Kitchens

- Modern branded kitchens with laminate work surfaces
- Branded integrated fridge/freezer, dishwasher, ceramic hob, oven and stainless steel extractor hood
- Inset stainless steel sinks with mixer taps.
- Enamelled glass splashback.

Bathroom and En-Suite

- High quality white porcelain sanitaryware to include bath, WC and basin.
- Thermostatic mixer bath/shower tap with high quality wall mounted shower head and rail with glass showerscreen.
- Full width mirror
- Chrome heated towel rail
- Stainless steel shaver socket
- Chrome mounted toilet roll holder
- Chrome mounted coat hook
- Porcelain tiles to walls around bath and basin

Ensuites will include a shower with fixed frameless shower screen and thermostatic mixer shower tap with high quality wall mounted shower head and rail.

Floor Finishes

- Amtico herringbone pattern flooring to kitchen and lounge areas
- Broadloom carpet to bedrooms
- Ceramic tiles to bathrooms and ensuites
- Vinyl floor to utility/Storage cupboards

Fixture and fittings

- Low energy fittings to external lighting with internal light fittings supplied with low energy lamps.
- Brushed stainless steel power and socket range throughout internally.
- Full height windows and patio doors throughout.

Heating and lighting

- A wet heating system will be provided with radiator panels throughout
- Down lighters to kitchens, bathrooms and en-suites fitted with low energy lamps and pendants to living spaces and bedrooms
- Mechanical extract ventilation is provided to all kitchen, bathroom and WC accommodation.

Refuse and Recycling

- Each kitchen will contain an integrated bin system.
- Communal refuse facilities at ground floor.

Communications and Media

- Freeview digital TV and broadband, also satellite TV and broadband infrastructure has been installed in each apartment to enable the occupiers to obtain these services from their preferred service provider.
- Telephone outlets to living room spaces and the master bedroom.

Cycling

- Secure weather protected cycle storage will be provided

Security

- The development has been designed and specified to achieve Secure by Design accreditation.
- Concierge facilities.



BE PART OF IT

THE APARTMENTS AT THE LIGHTBOX OFFER A FANTASTIC OPPORTUNITY TO INVEST IN THE UK'S SECOND CITY, MANCHESTER, AND IN ONE OF THE MOST EXCITING PROJECTS IN THE UK.

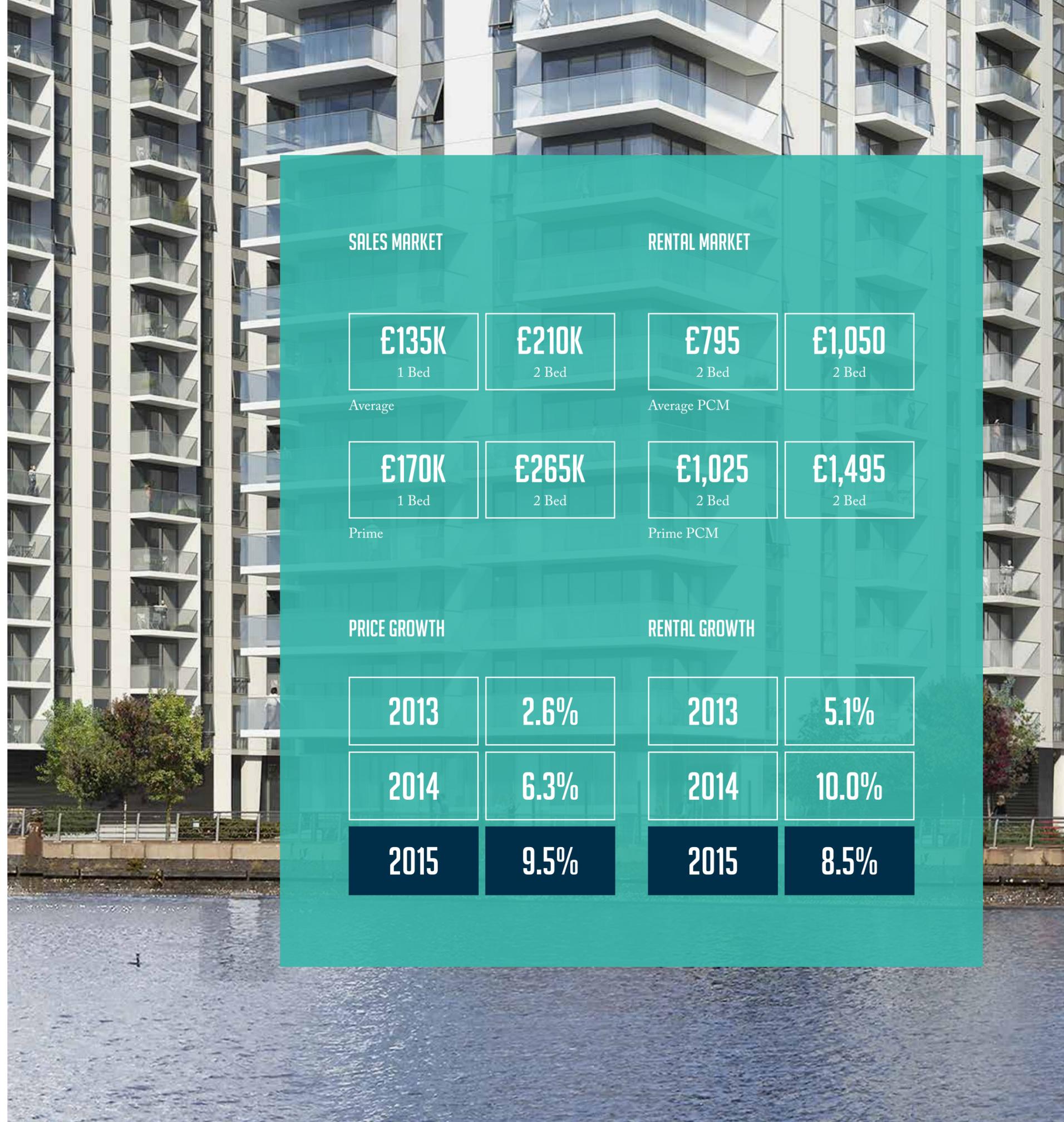
House price Growth Forecasts

| Year | Manchester City Centre | UK |
|------------|------------------------|-------|
| 2016 | 5.5% | 5.0% |
| 2017 | 5.0% | 4.5% |
| 2018 | 4.5% | 4.5% |
| 2019 | 4.0% | 4.0% |
| 2020 | 3.5% | 3.0% |
| Cumulative | 24.6% | 22.8% |

Rental Price Forecasts

| Year | Manchester City Centre | UK |
|------------|------------------------|-------|
| 2016 | 5.0% | 4.5% |
| 2017 | 4.5% | 4.0% |
| 2018 | 4.0% | 3.5% |
| 2019 | 4.0% | 3.5% |
| 2020 | 3.5% | 3.0% |
| Cumulative | 22.8% | 19.9% |

The rental market is performing extremely well at MediaCityUK where gross yields of up to 6.5% are achievable. The sales market is equally as attractive with 10% capital growth having been achieved.



SALES MARKET

€135K

1 Bed

Average

€210K

2 Bed

Prime

RENTAL MARKET

€795

2 Bed

Average PCM

€1,050

2 Bed

Prime PCM

PRICE GROWTH

2013

2.6%

2014

6.3%

2015

9.5%

RENTAL GROWTH

2013

5.1%

2014

10.0%

2015

8.5%



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