

ONE PORT ST.

NORTHERN QUARTER

We develop, sell and manage UK property investments

Market-leading developments

We are a leading developer and investment partner with a proven track record for delivering the finest residential properties in the UK's highest demand cities.

Shaped by people and place, our developments are designed to provide the best resident experience possible. Driving strong investor returns, our proven investment model bridges the gap between the goals of investors and the demands of renters.

£1.47B+ UK property sales

£2.74B+ Worldwide property sales



Our promise

**When you invest with us,
we invest in you**

From initial consultation through to exit strategy and beyond, we're here to make investing in UK property as easy – and as rewarding – as possible.

1. Consultation
2. Seamless support
3. Join the community
4. Exit strategy and beyond





Select Property

- 15,000+ UK and international properties sold to date
- 3,300+ properties in Manchester worth a combined £988M (2013-2022)
- Offices in Manchester, Dubai, Shanghai, Hong Kong, Malaysia
- £214 million in rental revenue generated by operational developments

In house brokerage for customers

Select Property's Residential Brands

PRESTIGE COLLECTION

Select Property's flagship residential brand, built around luxury, lifestyle and amenity.



Characterised by: Unrivalled quality, landmark locations, elite amenities, five-star luxury

Affinityliving™

Select Property's resident-led brand, built around community, events and amenity.



Characterised by: Community, communal amenity space, events, pets

The Key Pillars



Modern design and architecture

Every building within the Prestige Collection will have the premium experience of a boutique hotel from the design and architecture, through the materials and finishes.



Location

Always located in the most desirable city centre locations, close to amazing amenity and transport links.



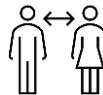
Wellbeing

Creating spaces and environments to enhance the resident's wellbeing from luxury spa pools and gyms to green outdoor spaces.



Amenity

Re-defining work-life balance, lounge and lobby areas combine casual seating and private booths to create a calm atmosphere for working, relaxing and socializing.



Where privacy meets community

We create environments that create choice, whether you want a private space to enjoy some alone time or the opportunity to socialise.



Sustainability

We strive to reach industry standards and work with reputable partners to deliver sustainable developments, meeting social and economic needs.

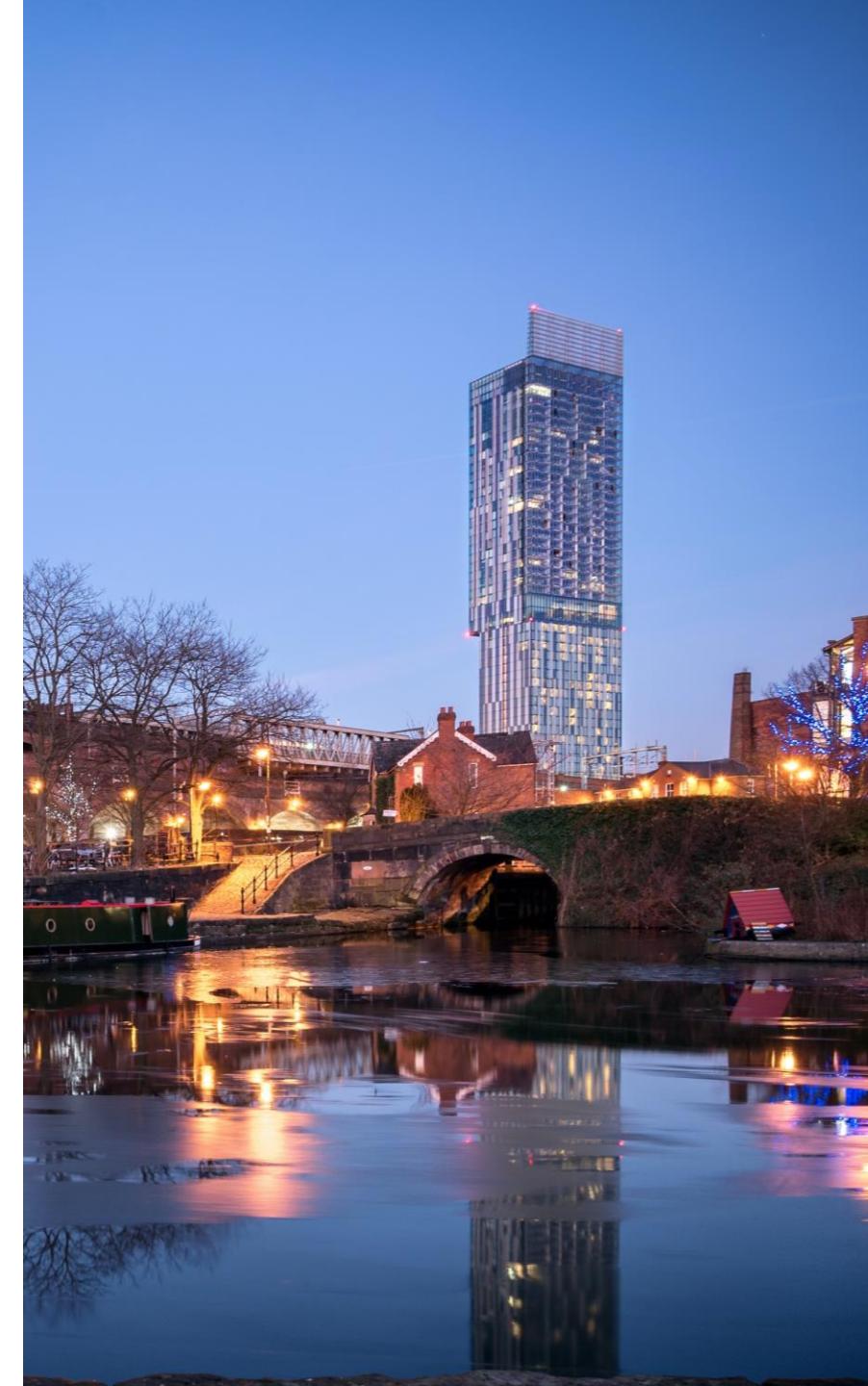


Premium end-to-end experience

We develop, sell and fully manage our Prestige Collection to create a premium investment and a luxurious resident experience.

Why Invest in Manchester?

- The Capital of the North
- The largest UK city economy outside London
- Severe undersupply of prime city centre rental property
- Leading house price and rental growth forecasts for the next five years – JLL
- Population growing 15 times faster than supply of housing
- Voted the UK's most liveable city for the last 11 years (2011-2022) – Global Liveability Survey
- 50% graduate retention rate from the city's five universities – the second highest graduate retention rate after London
- 80/100 of the FTSE Top 100 companies have a presence in Manchester, attracting young professionals to work and live
- Annual rental growth of 22% in 2022



Sales and Rental Forecasts

2023-2027

| City | 5-Year Sales Forecast | 5-Year Rental Forecast |
|------------|-----------------------|------------------------|
| Manchester | 19.3% | 21.6% |
| Birmingham | 19.2% | 19.3% |
| Bristol | 17.0% | 18.2% |
| Leeds | 14.2% | 15.9% |
| Edinburgh | 17.6% | 16.4% |
| Glasgow | 14.2% | 15.3% |

ONE PORT ST.

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Masterplans Overview



SelectProperty

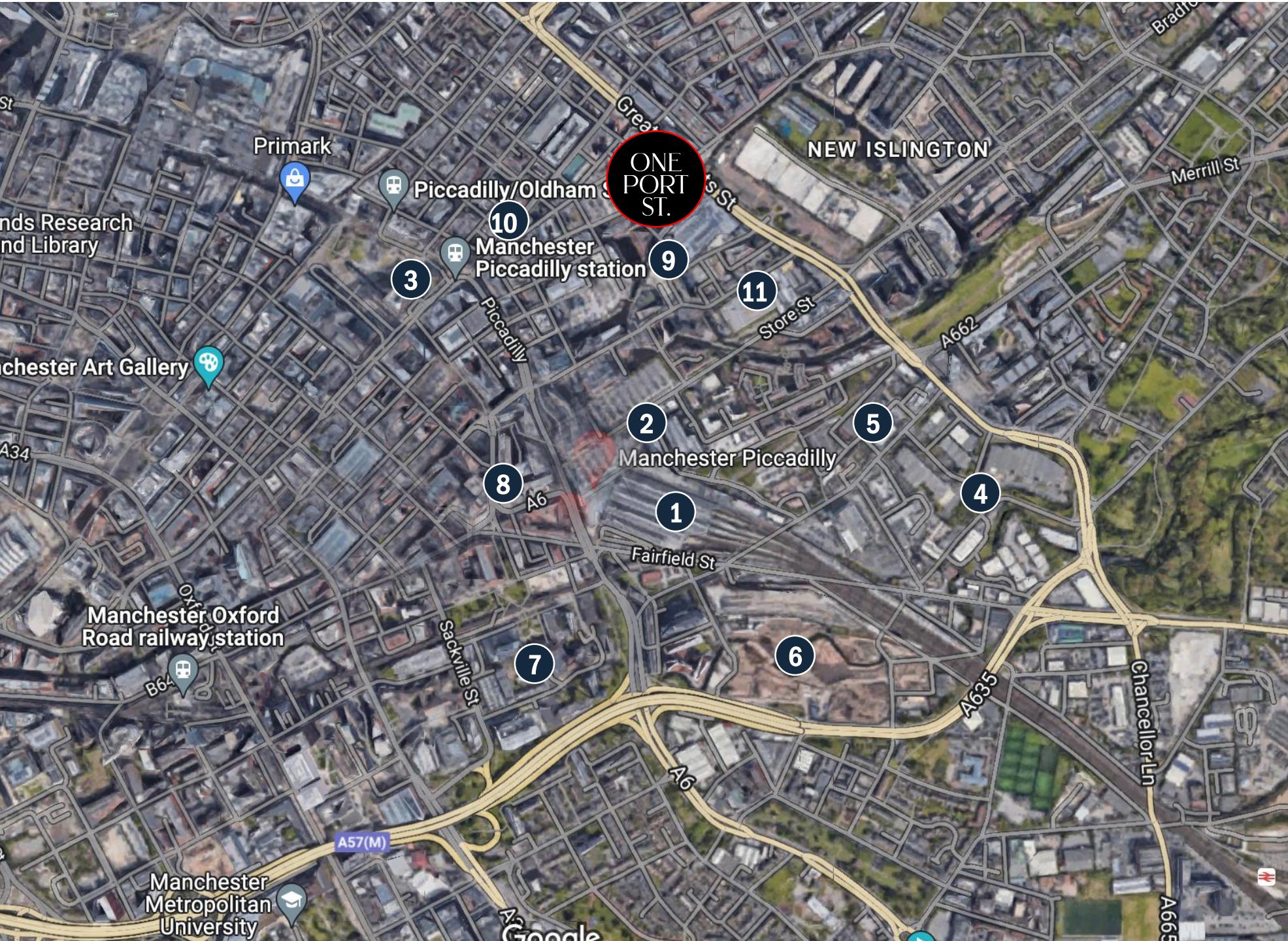
HS2 Manchester Piccadilly Strategic Regeneration Framework

The Vision

A major new district for Manchester with a world class transport hub at its heart.

The arrival of HS2 and Northern Powerhouse Rail (NPR) into Manchester will be the catalyst for a 'once-in-a-century' opportunity to transform and regenerate the eastern side of the city centre. It is essential that full advantage is taken of this opportunity to maximise growth benefits for the Piccadilly area, wider city and UK as a whole.

Fundamental to this, is that the station is appropriately designed such that it forms a gateway to the city, seamlessly connects into the surrounding townscape, and fully integrates all transport modes.



Key

1. Existing Piccadilly Station
2. HS2 Station
3. Manchester Piccadilly SRF
4. Piccadilly Central
5. Portugal Street East SRF
6. Mayfield SRF
7. North Campus SRF
8. Aytoun Street SRF/Kampus
9. Piccadilly Basin SRF
10. Piccadilly North Neighbourhood
11. East Village Neighbourhood
12. Central Retail Park



Key

1. HS2 Station
2. Existing Piccadilly Station
3. Linking Entrance Hall
4. New civic station forecourt
5. Air rights development
6. Piccadilly Central
7. Tall Gateway Buildings
8. New public park
9. Bus & Coach Station
10. Mayfield
11. North Campus
12. London Road Fire Station
13. Piccadilly Place
14. Piccadilly Gardens
15. Piccadilly North
16. East Village
17. New Islington
18. Ardwick
19. London Warehouse
20. Crusader Works Mill
21. Northern Hub
22. Central Retail Park

Summary of the Key Points

The arrival of HS2 and Northern Powerhouse Rail (NPR) into Manchester will be the catalyst for a 'once-in-a-century' opportunity to transform and regenerate the eastern side of the city centre.

One Port St is in a prime location to capitalise on the enormous regeneration in the immediate vicinity of the site.

There is a unique opportunity to maximise growth benefits for the Piccadilly area, wider city and UK as a whole.

A key component of the SRF is that these new "Neighbourhoods of Choice" with strong individual identities, bind together as a cohesive whole expanding the city centre to the East.

Central Retail Park is uniquely positioned to stitch together the surrounding districts, helping to make One Port St central to the regeneration.

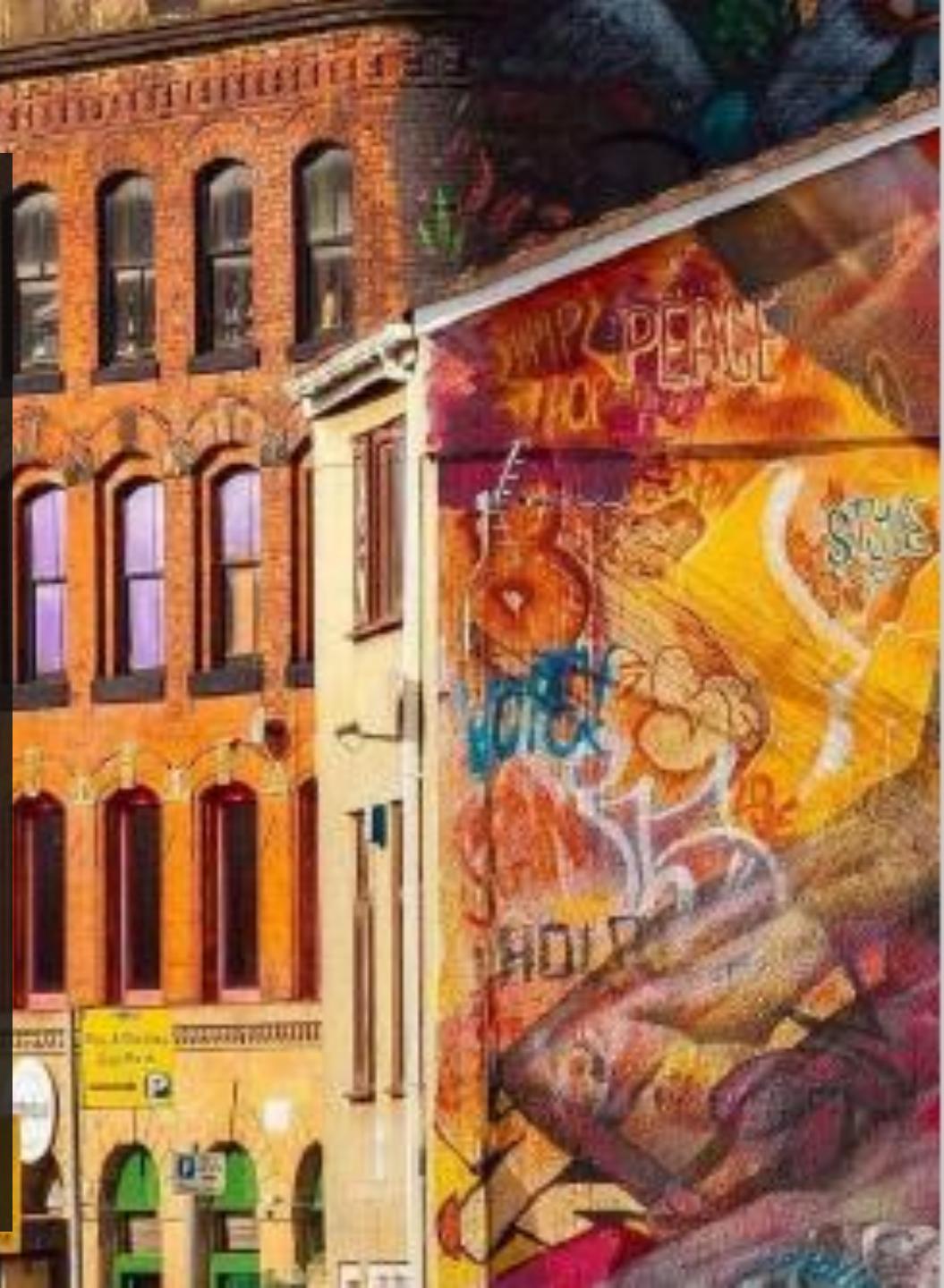


The 'street-art capital' of the city, the Northern Quarter is Manchester's answer to Shoreditch, Brooklyn, or West Hollywood.

The Northern Quarter

Described for decades as 'up-and-coming', the Northern Quarter is officially the here and now.

- Self-named 'NQ', the Northern Quarter is Manchester's world-renowned creative centre
- Industrial past with retained heritage - converted mills and warehouses now offer independent eateries, coffee shops, boutiques and music venues
- Established area, one of Manchester's most popular residential districts
- High level of future job creation and economic growth
- Hotspot for young professionals to live and work
- Manchester's answer to Shoreditch or Tribeca
- Prime location within Manchester city centre, 7-9 minute walk to Manchester Piccadilly Station, 5-minute walk to Shude Hill railway station, 5-minute walk to the Arndale shopping centre



Ancoats, Manchester

Once a gritty textile district, Ancoats is now a happening neighbourhood of converted mills, independent cafés, and eclectic eateries. Seamlessly bordering the Northern Quarter, its canal-side location and acclaimed food and brewery scene make Ancoats a popular hangout for young professionals working in the city centre.

Embracing its historical features, 'the world's first industrial suburb' is now a cosmopolitan hipster hotspot with pop-up markets and some of the city's most renowned dining experiences, including Manchester's first Michelin star restaurant, [Mana](#).

"Having elements of a rural life in urban villages with a combination of green spaces, outdoor markets, shops, cafes and restaurants has been proven to enhance community cohesion and improve the wellbeing of those living there."



Location

Ideally located on Great Ancoats Street in the heart of the city centre, One Port Street is nestled in a buzzing community of its own, just a 5-minute walk from Manchester's central shopping district.



| DESTINATION | DISTANCE (MILES) |
|---------------------------------------|------------------|
| SHOPPING, ENTERTAINMENT AND FINANCIAL | |
| Northern Quarter | 0.5 |
| Arndale Shopping Centre | 0.6 |
| Manchester Arena | 0.8 |
| Chinatown | 1.3 |
| Manchester City FC | 1.4 |
| Hilton Hotel Beetham Tower | 1.8 |
| Great Northern | 1.9 |
| Spinningfields | 2.1 |
| Albert Square | 2.2 |
| Deansgate General Store (Now Open) | 2.6 |
| MediaCityUK BBC & ITV | 4.1 |
| Manchester United FC | 4.2 |
| Castlefield | 1.7 |
| GALLERIES, THEATRES AND MUSEUMS | |
| Manchester Art Gallery | 1.3 |
| Bridgewater Hall | 1.7 |
| People's History Museum | 1.8 |
| Museum of Science & Industry | 1.9 |
| Manchester Central | 2.0 |
| Manchester Opera House | 2.0 |
| TRANSPORT | |
| Manchester Piccadilly Train Station | 0.8 |
| Manchester Oxford Road Train Station | 1.3 |
| Deansgate Train Station | 1.7 |
| Mancunian Way Highway | 2.1 |
| Castlegate Bus Stop | 2.9 |
| Manchester International Airport | 9.5 |
| UNIVERSITIES | |
| The University of Manchester | 1.3 |
| Manchester Metropolitan University | 2.0 |
| Royal Northern College of Music | 2.5 |
| University of Salford | 3.4 |
| SCHOOLS | |
| Chetham's School of Music | 0.8 |
| Abbey College Manchester | 1.6 |
| Trinity C of E High School | 1.9 |
| St. Philip's C of E Primary | 2.2 |
| Loreto College | 2.7 |
| St. Wilfrid's RC Primary | 2.8 |
| Manchester High School for Girls | 3.7 |
| HOSPITALS | |
| Manchester Royal Infirmary | 2.0 |
| Royal Manchester Children's Hospital | 2.5 |

ONE PORT ST.

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Development Overview



SelectProperty



ONE PORT ST.

Thoughtfully designed, strategically located.

Introducing the most exquisite standards of luxury living to Manchester's very own cultural powerhouse, One Port Street will revolutionise the build-to-rent market in the **Northern Quarter**.

A first-class living experience in the city's creative capital, residents will have access to the finest amenities on the market, pushing the boundaries of resident experience like never before.



A Shared Vision Brought to Life

As the proud developer of One Port Street, Select Property are collaborating with renowned local architect firm, SimpsonHaugh, and award-winning contractor, Renaker, to deliver a masterpiece of modern living.

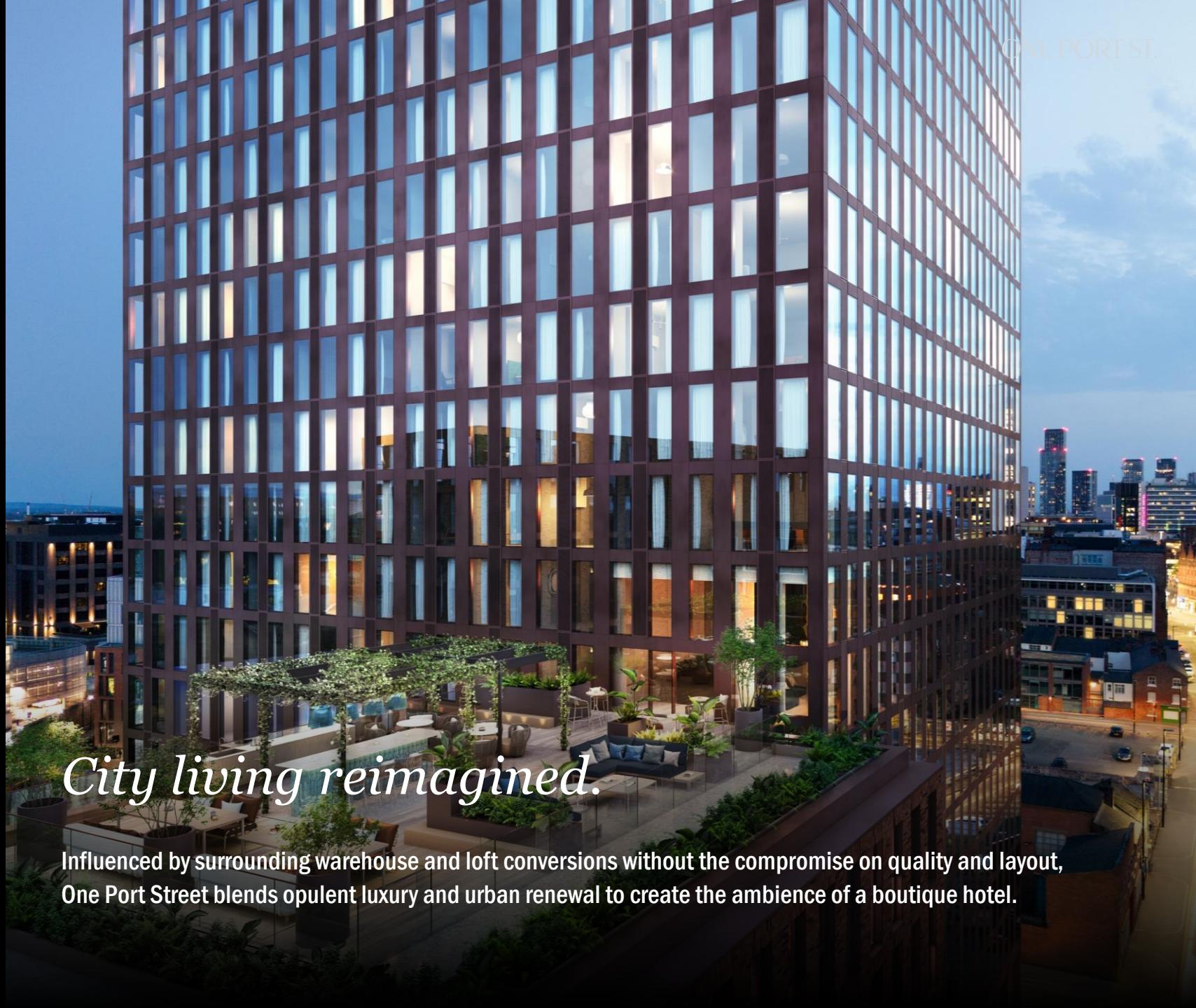
Developer:



Architect:



Contractor:



City living reimagined.

Influenced by surrounding warehouse and loft conversions without the compromise on quality and layout, One Port Street blends opulent luxury and urban renewal to create the ambience of a boutique hotel.



Overview

- **Completion:** Q4 2025
- **477** luxury one, two, and three-bedroom apartments
- **32** storeys, with spectacular views across the city
- First-class lifestyle benefits including swimming pool, luxury gymnasium and fitness studio
- A landmark destination in the heart of Manchester's creative district
- **Construction company:** Renaker Build
 - Ground works start date- Q1 2023
- **Leasehold:** 999 years
- **Service charge:** £3.5 per sq. Ft.
- **Building insurance:** 75p per sq. Ft

- 6% rental yields predicted**
- 12% capital growth predicted over the build period**



Amenities that define luxury

- Hotel-style grand lobby centred around real firepit
- Premium grab & go eatery on ground floor
- Ground floor urban garden with ambient lighting and covered outdoor dining areas
- 2,000 m² public realm space
- 2,000 square foot swimming pool and spa pool with skylight windows
- Paganini's rooftop terrace, an inner city retreat for residents
- 7th floor resident lounge with:
 - Luxury co-working space with private booths
 - Residents lounge & reading area
 - Private dining areas reimagined
- State-of-the-art gymnasium with separate fitness studio
- Unrivalled interior design and aesthetic

PAGANINI'S

ONE PORT ST.

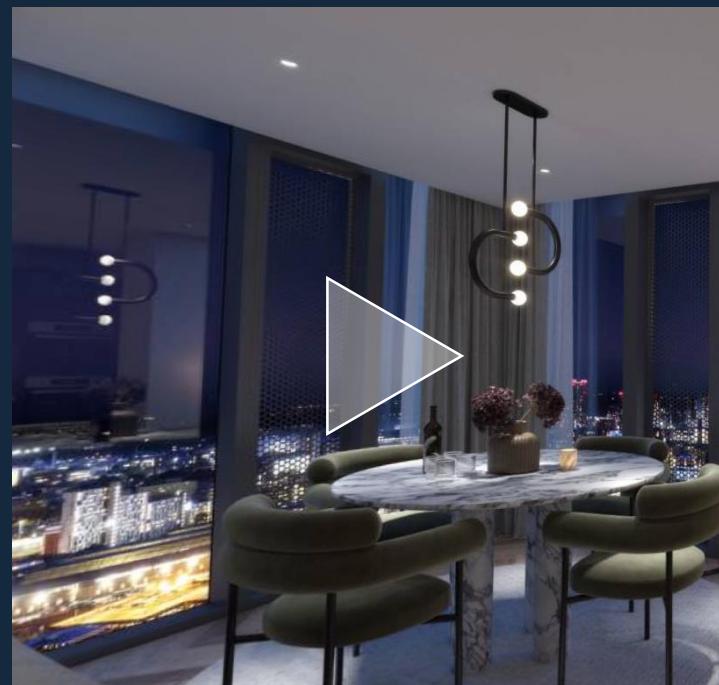
An unrivalled resident experience, Paganini's is One Port Street's 7th floor rooftop terrace open to residents and available for private hire



Apartment Virtual Tours



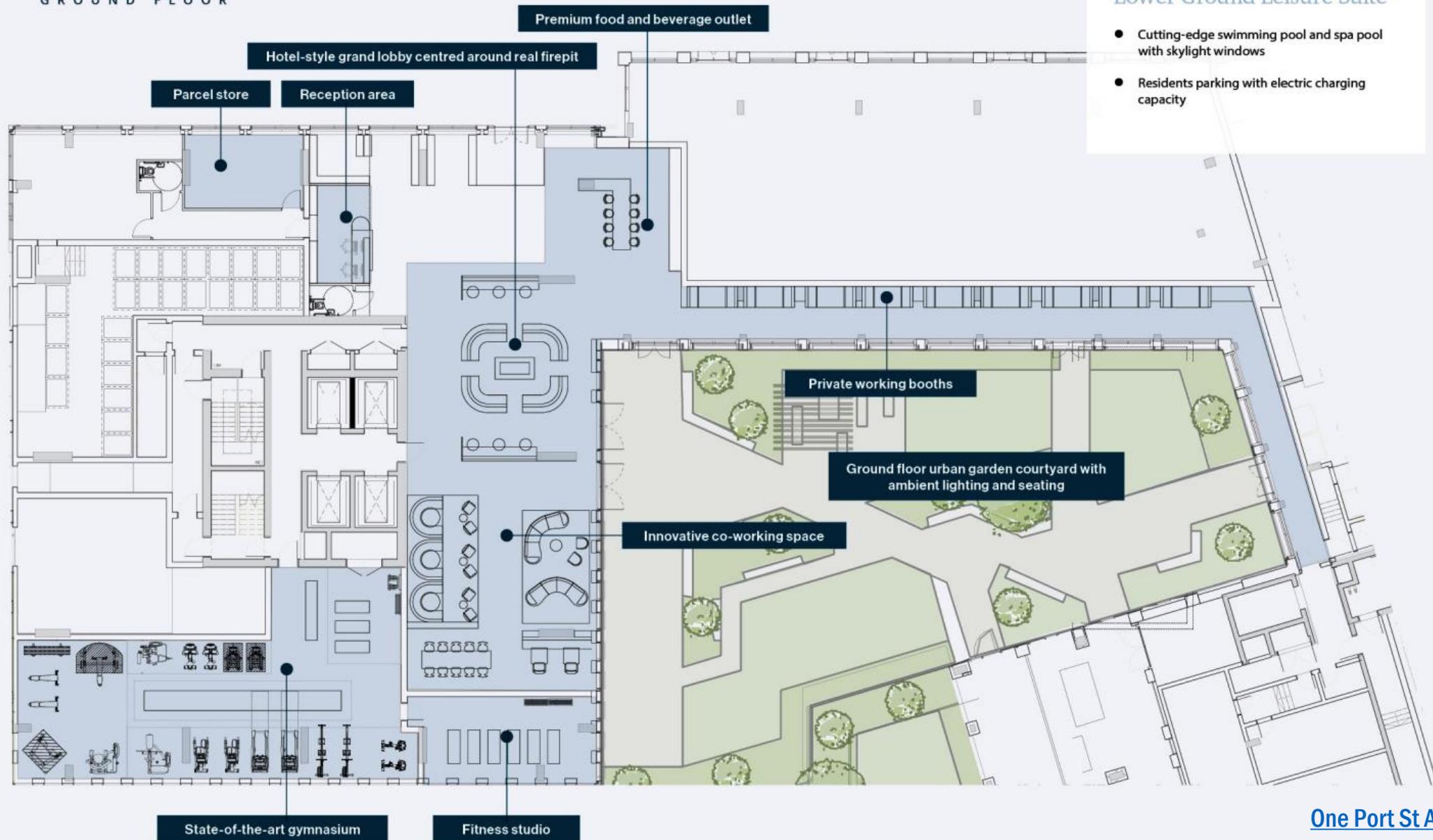
One Bedroom Apartment



Two Bedroom Apartment

AMENITY SPACE

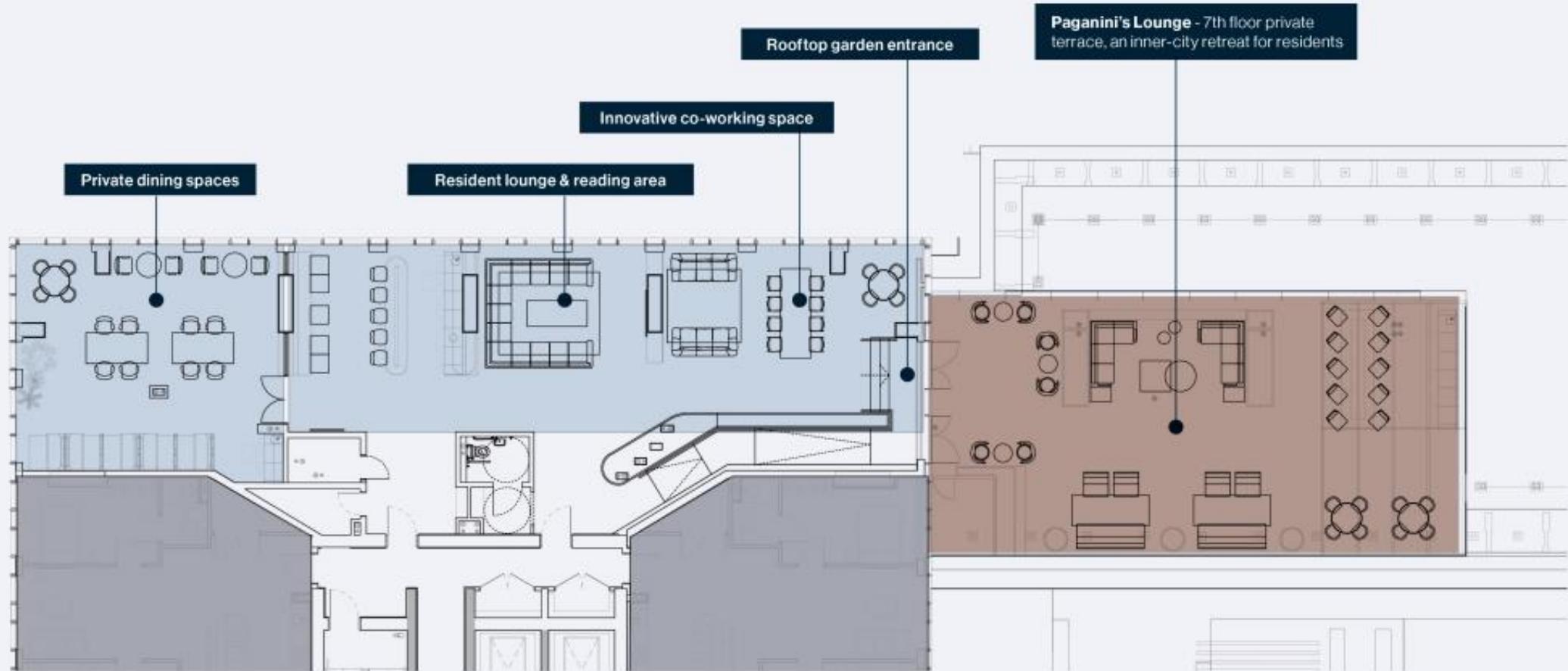
GROUND FLOOR



[One Port St Amenity Plans](#)

7TH FLOOR CLUB LOUNGE

UNRIVALLED INTERIOR DESIGN AND AESTHETIC

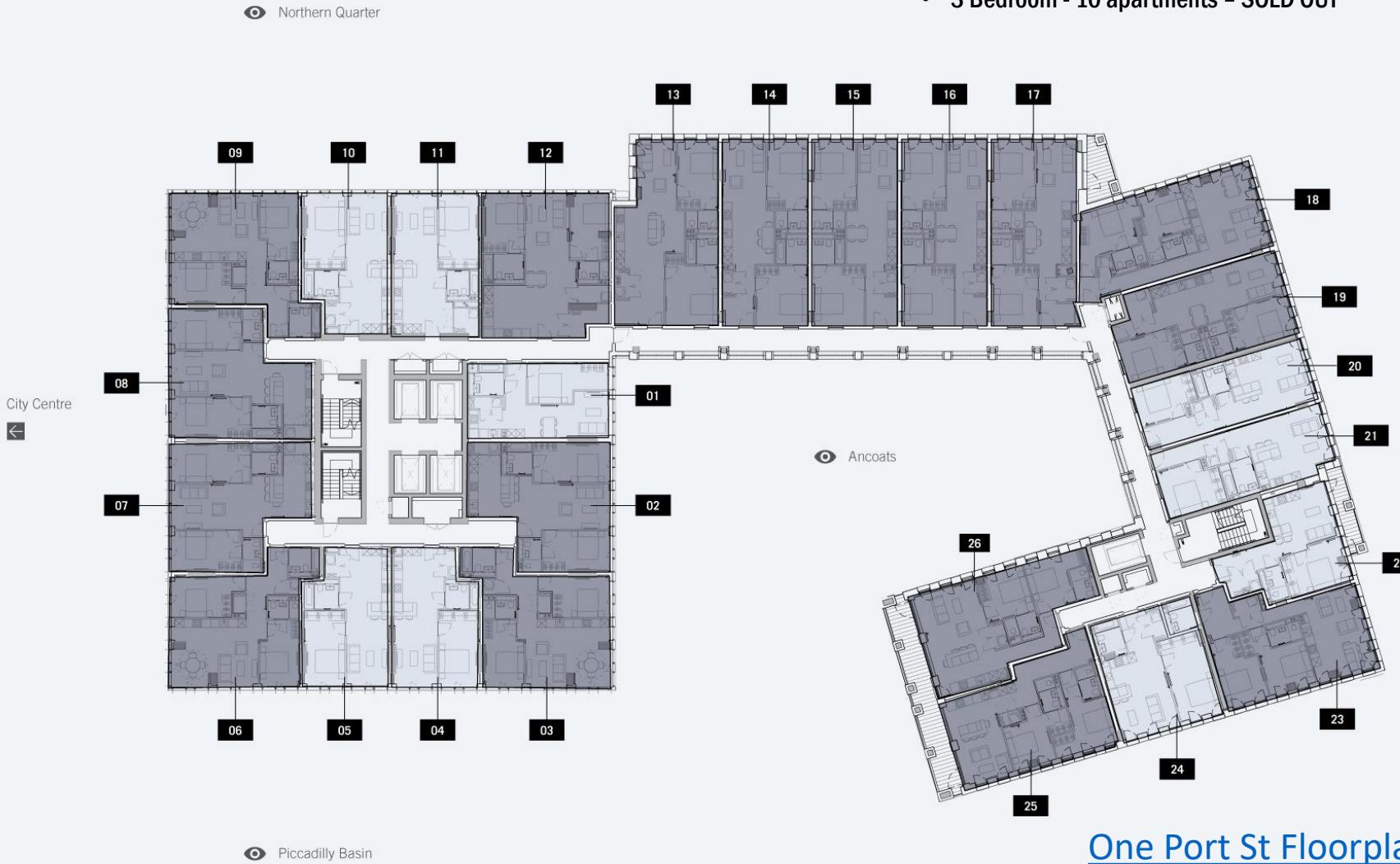


Typical Floorplan

Apartment breakdown:

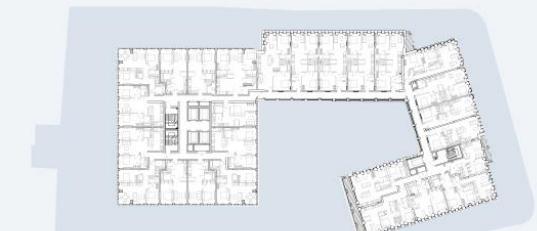
FLOOR PLANS

- 1 Bedroom - 154 apartments
- 2 Bedroom - 310 apartments
- 2 Bedroom Duplex - 3 apartments
- 3 Bedroom - 10 apartments - SOLD OUT



| COLOR | APT NO | BEDROOM | TOTAL SIZE (SQFT) |
|------------|--------|---------|-------------------|
| Light Blue | 1 | 1 BED | 508 |
| Dark Blue | 2 | 2 BED | 758 |
| Dark Grey | 3 | 2 BED | 755 |
| Light Blue | 4 | 1 BED | 541 |
| Light Blue | 5 | 1 BED | 538 |
| Dark Blue | 6 | 2 BED | 755 |
| Dark Blue | 7 | 2 BED | 758 |
| Dark Blue | 8 | 2 BED | 758 |
| Dark Blue | 9 | 2 BED | 763 |
| Light Blue | 10 | 1 BED | 538 |
| Light Blue | 11 | 1 BED | 571 |
| Dark Blue | 12 | 2 BED | 861 |
| Dark Blue | 13 | 2 BED | 851 |
| Dark Blue | 14 | 2 BED | 761 |
| Dark Blue | 15 | 2 BED | 760 |
| Dark Blue | 16 | 2 BED | 760 |
| Dark Blue | 17 | 2 BED | 759 |
| Dark Blue | 18 | 2 BED | 764 |
| Light Blue | 19 | 2 BED | 707 |
| Light Blue | 20 | 1 BED | 537 |
| Light Blue | 21 | 1 BED | 559 |
| Dark Blue | 22 | 1 BED | 461 |
| Dark Blue | 23 | 2 BED | 757 |
| Dark Blue | 24 | 1 BED | 544 |
| Dark Blue | 25 | 2 BED | 757 |
| Dark Blue | 26 | 2 BED | 754 |

[One Port St Floorplans](#)





One Port Street Virtual Tour

360°
DEVELOPMENT
ASPECTS



Aspects Floor 31



Ancoats



Piccadilly Basin



City Centre



Northern Quarter

[One Port St Aspect Kit](#)

Apartment Prices & Sizes



One Bedroom Apartments

Average £323,733

£290,363 - £359,419

Size
Sq. Ft 508 - 538



Two Bedroom Apartments

Average £450,599

£386,652 - £505,907

Size
Sq. Ft 707 - 763

30 Parking spaces available for properties priced at a list price of £500,000 and above

£35,000 per space

Payment Plan

One Bedroom Apartments

30% down payment,
and pay 70% balance on
completion in Q4 2025

**GBP 5,000 reservation fee*

Two / Three Bedroom Apartments

25% down payment,
and pay 75% balance on
completion in Q4 2025



**Please note the £5,000 reservation fee is deducted from the completion balance*

Process of becoming an Approved Representative

- You will be required to complete an Appointed Representative agreement.
- We request that you adhere to the [SPG Agent Marketing Guidelines](#) and send across a copy of any marketing or advertising you plan to send out to our marketing department.
- Any clients you have interested you should register with us once they are fully qualified so they can be ringfenced on our system – this is to protect both you and us as per the agency agreement. This can be done with a full name, email address and contact number. As long as the client is not on our database, we will assign this to you and if they register directly will ensure they are passed back. Please note that this does not protect your client from other agents marketing to the customer
- Apartment options are provided when a client is fully qualified in terms of budget and timescale and we have an understanding of their preferences and will be sent across on a case by case basis according to these factors.
- We are happy to facilitate client site visits through our Investor Relations team, who can meet you at site to show you and your client the location and other show you existing developments we have delivered.
- We will issue you with a reservation form and bank details for you to provide to the client, they are able to reserve in their own name or a company name
- We offer 4% agency fee for direct stock purchases – this is payable within 2 weeks of contract exchange on our own developments
- You will have a dedicated point of contact at Select Property who will be able to assist throughout the sales process, and we also have an Investor Services team who will be responsible for guiding your client through the contracts process, providing construction updates and also give plenty of advance notice for completion of the development.
- **Recommended solicitor, *Region dependant*:** PCB Solicitors, Falcon Solicitors, Hawker Jones, Bird and Co

Thank you

oneportst-manchester.com

