

GLOBAL DEVELOPMENT PORTFOLIO

— W I N T E R 2 3 / 2 4 —

IP Global's portfolio of investment opportunities in
England, Scotland and Germany.

GROWING YOUR WEALTH THROUGH INTELLIGENT PROPERTY INVESTMENT.

As a research-driven property investment company, our Investment team search for the best opportunities across the globe backed by strong macro and micro-economic fundamentals.

After conducting thorough due diligence on developers, we financially commit only to the projects we believe will deliver strong results for our clients and in return give priority access to the best overseas properties.

For our clients, this not only gives them access to sophisticated insights but also a straightforward end-to-end service to assist with everything from purchase to resale, making the property investment journey as smooth as possible.

OUR END TO END SERVICE



Research

Every IP Global opportunity comes backed by the assurance of a methodically researched investment case, one that is strong enough to convince our Investment team that we should make our own financial commitment. Our comprehensive analysis and due diligence process involves researching the market, the developers, the area and the financials.



Consultancy

Our specialist team of consultants is our most direct link to you, our investors. Each of these investment professionals has a deep understanding of every one of our opportunities and an up-to-date appreciation of all the markets in which we operate. With a focus on building close, long-term relationships, they'll offer carefully considered advice and guidance tailored to fit your specific investment goals.



Full Support

Once you've decided to make an investment through us, our Client Services team will work closely with you to keep things running as smoothly as possible. They will help you through the purchase and payment process, keeping you up-to-date with the development's construction and the local market.



Mortgages

Leveraging greatly increases the potential returns your investment can achieve. Given our commitment to helping investors make the very most of their capital, a vital part of our end-to-end proposition is our capacity to connect you with mortgage financing on the best terms available for your situation, wherever in the world you are and wherever you're investing.



Lettings and Management

One of the most difficult and time consuming aspects of owning an international real estate portfolio is the ongoing management of your investments. Tenancing, maintenance and legal obligations; investing through IP Global means all of this can be covered because of the end-to-end commitment we make to you.



Resales

Deciding on the best time to cash in on your investment can take a lot of work for the individual investor, who would need to be constantly up-to-date with the local market and their property's place within it. Our preferred partners can advise you on the best time to put your property onto the market and realise your investment, whichever market you're in, with a wide variety of sales channels to support you.

YORK



WHY INVEST IN YORK?

KNOWLEDGE-DRIVEN ECONOMY

York is among the top-performing cities in the UK. Its economy heavily relies on a consistent influx of fresh talent from two major universities, The University of York and York St Johns, and excels in several key sectors. With a strong reputation for research, development, and innovation, York boasts one of the most robust knowledge-driven economies in the country.

LABOUR MARKET AND INCOMES

Since the start of the century, York has experienced significant economic growth, paralleled by an increase in its inhabitants' wealth. Between 2000-2022, the average household's disposable income grew by 78%. This trend is projected to continue, with forecasts indicating a further 56% rise in household income by 2035, amounting to GBP81,690. York's employment demonstrated significant resilience during the pandemic, evident through consistently low unemployment rates. By 2035, the long-term unemployment rate is expected to decrease from 2.3% in 2022 to 1.9%, significantly lower than the national averages of 3.7% and 3.8% in 2022 and 2035, respectively.

HOUSING DEFICIT

Although there has been a continuous influx of potential development locations, York has struggled to meet the soaring demand for housing. Between 2011 and 2021, a mere 299 new homes were built annually on average. In 2018, the city's 15-year local plan set an ambitious goal of constructing 877 new homes per year, a 193% increase compared to the average number built in the decade leading up to 2021. Should the current trends continue, York is expected to face a deficit of 3,497 homes by 2031.

HOUSING MARKET

York's housing market has consistently experienced a supply shortage, significantly impacting both house prices and rental rates. As a result, the city's average property prices saw an impressive increase of 29.2% from 2017 to 2022. The competition among home-buyers in York is fierce, with properties selling, on average, 10 days quicker than in Leeds (81 days), Liverpool (103 days), and Newcastle (87 days). Additionally, York's average rent has also seen a considerable increase. In 2022, there was a significant rise of 4.1%, with monthly rents increasing from GBP853 to GBP888.

HOUSE PRICE GROWTH FORECAST



12%

(2024-2027)

HOUSING DEFICIT FORECAST



3,497

(2031)

ECONOMY



GBP77 billion

(2022)

+ 127% since 2000

POPULATION

213,070

+13%

since 2000

+3%

by 2025

YORK | UK

MARLOWE YORK HOUSE



WELCOME TO THE NEIGHBOURHOOD

Holgate is a tranquil neighbourhood located on the western outskirts of York's lively city centre. This leafy area is renowned for its tree-lined roads and expansive 1930's red-brick terraces, providing residents with a peaceful escape while still being within easy reach of all the city has to offer. Holgate boasts a range of amenities that make it an ideal place to call home, such as shops, cafes, pubs, restaurants, and several highly-rated schools according to OFSTED.

Presenting contemporary one-bedroom residences in close proximity to York city center, Marlowe House introduces a welcome addition to the local landscape. The project consists of one-bedroom units spanning three floors, with the upper level featuring expansive windows providing panoramic views of the city, including York Minster. Each unit includes dedicated parking.



FAST FACTS

Developer:

Helmsley Group

Size Ranges:

From 361sqft to 484sqft

Unit Types:

One-bed apartments

Price Ranges:

£190,000 to £240,000

Completion:

July 2024

Address:

Gateway 2, Holgate Park Dr, Holgate, York
YO26 4GG

Payment Process:

- 20% on Exchange
- 80% on Completion

SHEFFIELD



WHY INVEST IN SHEFFIELD?

SUSTAINED POPULATION GROWTH

Ever since the new Labour government's economic initiatives began to yield results in the early 2000's, Sheffield's population began expanding. From its 513,300 residents in 2001, the number of residents living in the city grew to 595,280 as of 2022. The population is expected to continue on this upward trend, totalling 617,650 by 2035, a 20% increase since 2001. This high level of population growth has, and will continue to, put immense pressure on the city's housing stock.

ECONOMIC OVERVIEW

Sheffield is currently in its third phase of regeneration, with the first phase focusing on industrial enterprise and the second on aiding large-scale public reinvestments. The economy has grown by 116% since 2000, totalling over GBP16.4 billion as of 2022. The economy is expected to expand by a further 63% and reach GBP26.8 billion by 2035. As Sheffield's economy continued to grow, new jobs were created, resulting in the unemployment rate falling from 11% in 2012 to 4.9% in 2022. The city continues to attract many eager young professionals looking for quality accommodation to rent as they work and study in Sheffield.

UNDER-SUPPLIED HOUSING MARKET

Construction activity in Sheffield has been unsuccessful in meeting the demand resulting from the high levels of population growth since the early 2000s. Between 2011 and 2020 alone, a mere 7,600 units were added to the housing stock, which totalled 38,877 units as of 2021. With an average of 760 dwellings added per annum over the last 10 years, the council's current housing target of 2,222 units per annum up to 2039 may seem highly ambitious. As a result, an undersupply of at least 14,114 housing units is expected by 2032 meaning a 22% shortage of the housing requirement.

POPULATION



617,650

forecast by 2035
+20% from 2001

ECONOMY



GBP16.4 billion (GDP)

+ 116% since 2000
+63% forecast by 2035

HOUSING DEFICIT



26,028

units by 2032
22% below housing
requirement

SHEFFIELD | UK

LANGFORD

TOWER



WELCOME TO THE NEIGHBOURHOOD

From its prestigious universities and entrepreneurial structure, to the vibrant art and music scene, the northern city of Sheffield offers an ideal lifestyle. Once renowned as the center of steel manufacturing, modern-day Sheffield has developed into a metropolis of opportunities with an ever-increasing population of young professionals and businesses. This growth has led to a rise in the economy and a forward trending real estate market for homeowners and investors. Sheffield is one of the greenest cities in Europe, with over two million trees, 250 parks, and the nearby Peak District. The city is the playground of choice for those looking for adventures or a lifestyle surrounded by beautiful nature. With seamless access to major motorways and being regarded as one of the safest cities in the UK, Sheffield continues to welcome new residents each year.

Langford Tower is a landmark development located in one of the most desirable postcodes in Sheffield. The building is undergoing extensive refurbishment to offer modern apartments to young working professionals and students. The development offers easy access to the city's amenities, including shopping centers, dining venues, transportation, universities, and city parks. Towering 24 stories, Langford Tower offers incredible views across Sheffield. All apartments offer an abundance of natural light from floor-to-ceiling windows and open-plan kitchens to maximize living space.



FAST FACTS

Developer:

Select Group

Size Ranges:

From 373sqft to 826sqft

Unit Types:

Studios, One-bed & two-bed apartments

Price Ranges:

Studios: £139,050 to £191,500

One Beds: £151,101 to £261,500

Two Beds: £262,341 to £321,500

Estimated Completion Date:

January 2024

Location:

Velocity Tower, St Mary's Gate, Sheffield S1 4LR, Sheffield City Centre

Payment Process:

- 20% upon exchange
- 80% upon completion

EDINBURGH



WHY INVEST IN EDINBURGH?

STRONG ECONOMIC OUTLOOK

Edinburgh's economy is diversified and resilient. The economy has grown 157% since 2000 and the capital city's gross value added (GVA) is estimated to increase 12.3% by 2032, further supporting growth and jobs. The growth in high skilled jobs is reflected in the GDP per capita forecast to grow a staggering 75% by 2035.

INCREASING GLOBAL ATTRACTION

The level of Foreign Direct Investment in Edinburgh and Scotland continues to increase. The number of FDI projects increased by 22.6% in 2022 with a total of 38 projects, which was the third highest in the UK.

FAILING TO MEET DEMAND

It is expected that 3,139 housing units will be completed per year between 2020 and 2031, which is below the average annual housing requirement of 3,340 units. Taking the current backlog and future housing requirement into account, an undersupply of at least 29,000 housing units could persist by 2031.



POPULATION

580,060
forecast by 2035
+29% from 2000



ECONOMY

GBP29.4 billion (GDP)
+157% since 2000
+87% forecast by 2035



HOUSING DEFICIT FORECAST

29,000
units by 2031



FOREIGN DIRECT INVESTMENT

+14% in 2021 alone
highest outside of London

EDINBURGH | UK



The Carrick



WELCOME TO THE NEIGHBOURHOOD

As the capital of Scotland, Edinburgh has become a bustling business, education and tourism hub that attracts talent, students and visitors from across the world. Edinburgh sits just 332 miles north of London accessible within 1 hour and 20 minutes by air, or in under 4 and a half hours by train. Celebrated as one of the most beautiful cities in the world, Edinburgh's distinctive sandstone architecture, green open spaces and lengthy history has earned the city UNESCO World Heritage status. Unsurprisingly, Edinburgh is regularly voted one of the world's best cities to live in.

The Carrick is a new build development in the south-west of Edinburgh, offering one-, two-, and three-bedroom apartments across five floors. Located close to public transport, the vibrant city is within easy reach. The development provides light and spacious accommodation with modern features throughout, including Juliette balconies in most apartments and spacious terraces in the penthouse units. The Carrick is nearby many golf courses, parks, and sports facilities, providing occupants with a multitude of activities for leisure and fitness.

FAST FACTS

Developer:
Mandale Homes

Size Range:
From 549sqft to 925sqft

Unit Types:
One-bed, two-bed & three-bed apartments

Price Range:
One Beds: £376,000 to £388,000
Two Beds: £477,000 to £483,000
Three Beds: £423,000 to £429,000

Estimated Completion Date:
Q3 2024

Location:
500 Gorgie Road, Edinburgh EH11 3AF

Payment Process:

- 20% upon exchange
- 80% upon completion



OXFORD



WHY INVEST IN OXFORD?

ECONOMIC HUB

Since 2000, Oxford's economy has expanded by 45% totalling GBP6.4 billion today and is forecast to grow a further 18% by 2035, totalling GBP7.5 billion. Operating as a global hub of science and education, the city has attracted international talent with over one third of the residents born out of the UK.

INCREDIBLY LOW UNEMPLOYMENT

From 136,600 people who called Oxford home in 2000, the number of residents has grown to 152,900 (2022) while maintaining a very low unemployment rate (3.3%), compared to the national average of 4.4%. In turn, household incomes have grown from GBP38,260 in 2000 to GBP67,840 in 2022, a 77% increase with no signs of slowing down.

TIGHTLY RESTRICTED SUPPLY

The Oxford City Planning department set a target in 2015 to build 10,884 additional dwellings between 2016 and 2036 for the growing number of residents. This equates to an average target of 544 units per annum. However, construction activity in Oxford has been unsuccessful in meeting this target. Between 2016 and 2021, only 1,360 units were built, on average 227 units per year. This is well below the requirement and continues to put pressure on the housing market creating a strong case for buy-to-let investment.



ECONOMY

GBP6.4 billion (GDP)
+45% since 2000
+18% by 2035,



HOUSING DEFICIT FORECAST

6,351 units between
2016 and 2036
58% below the target



POPULATION

158,130
+12% since 2000
+4% by 2035



UNEMPLOYMENT RATE

3.3%
National average 4.4%



DISPOSABLE HOUSEHOLD INCOME

GBP67,840
+77% since 2000
+53% forecast by 2035

OXFORD | UK



THE STORMONT
Oxford



WELCOME TO THE NEIGHBOURHOOD

The Headington neighbourhood makes up a large part of the eastern side of Oxford, adjacent to the city centre. The leafy suburb is home to several university campuses and prestigious specialist hospitals. It is characterised by sprawling Victorian homes and an abundance of traditional English pubs, cafes, and international restaurants. The many parks provide an ideal balance between education, business and residential living.

The Stormont is a boutique collection of 8 new luxury homes in Oxford's desirable Headington suburb. Designed to be contemporary whilst in keeping with the wider area's architecture, the homes come with high-end finishes, tasteful fittings and modern kitchens with fully integrated appliances. The development's ideal location is in close proximity to daily amenities. Moreover, it is surrounded by centres of education and employment with the main Oxford Brookes University campus a stone's throw away, as well as Oxford University Old Road campus and primary/secondary schools. The Stormont can easily be reached by foot, car or a short bus journey which connects residents to the city centre and beyond.

FAST FACTS

Developer:
Christchurch Homes

Size Range:
From 560sqft to 768sqft

Price Range:
One Beds: £376,000 to £388,000
Two Beds: £477,000 to £483,000

Unit Types:
One-bed & two-bed apartments

Estimated Completion Date:
September 2024

Location:
91 Lime Walk, Headington, Oxford, OX3 7AD

Payment Process:

- 20% upon exchange
- 80% upon completion



MANCHESTER



WHY INVEST IN MANCHESTER?

STRONG POPULATION GROWTH

Manchester's population declined in the 1960s as a consequence of deindustrialisation, however this trend was reversed by the early 2000s owing to well-executed economic initiatives. The number of residents has grown from 851,780 in 2000 to 1,070,290 in 2022, averaging 9,932 newcomers per annum. By 2035, the population is projected to reach in excess of 1,155,650 residents, an increase of 36% from 2000. This rise in population has provided a huge boost to the economy, while placing more strain on the already undersupplied housing market.

FALTERING SUPPLY

Despite the considerable construction activity, the housing supply has been unsuccessful in maintaining pace with demand. Since 2011, 37,460 units were added to the housing stock from a required 109,291. As a result, there is a substantial undersupply of residential homes, with just 34% of the city's housing needs fulfilled over the past 9 years.

MARKET-LEADING GROWTH FORECASTS

Manchester anticipates the strongest capital and rental growth of any UK City. Between 2023 and 2027 rental prices are expected to increase a staggering 21.6% closely followed by capital values that are expected to grow by 19.3%.



POPULATION

1,155,650
forecast by 2035
+36% from 2000



ECONOMY

+74% since 2000
+72% forecast by 2035



HOUSING DEFICIT

66%
(82,505 units forecast by 2031)



HOUSE PRICE GROWTH

+89% since 2010
+19.3% 5yr forecast (2023-2027)



RENTAL GROWTH

+6.3% (year up to September 2020)
+21.6% 5yr forecast (2023-2027)

MANCHESTER | UK

• THE BAILEY •



WELCOME TO THE NEIGHBOURHOOD

Manchester has long been famous for its rich history and innovative spirit. The birthplace of the modern industrial world, in recent years the city has diversified beyond its historic moniker of 'Warehouse City'. With a thriving cultural and leisure scene, as well as first-class employment opportunities, Manchester is undergoing an exciting economic renaissance. Global employers such as Google and HSBC have been attracted to the city, as well as the BBC in a motion to relocate the entertainment industry from London to Manchester's MediaCityUK.

Located in the south-west of the city centre, the Deansgate and Castlefield districts of Manchester are renowned for their historic canals and lively high streets. A burgeoning bar and food scene is prominent in the area, where young professionals congregate after a day's work. Located slightly further out is the business and enterprise hub of Trafford with the highest number of companies per capita. Businesses small and large - from tech start-ups to international corporations - have established a presence in the vicinity.

The Bailey is a modern development comprised of 104 one- and two-bed apartments situated alongside St George's Park with views of Deansgate to the northeast. Located between Trafford and Manchester City Centre, The Bailey is expected to be extremely popular with tenants. The Manchester Metropolitan University and The University of Manchester are only a mile from the development - a walkable distance for many of the students that continue to underpin Manchester's robust rental market. Deansgate train station is also only a 15-minute walk away and in under 5 minutes the nearest bus stop can provide residents with convenient access to all the city has to offer.



FAST FACTS

Developer:

Mandale Homes

Size Range:

From 624sqft to 872sqft

Unit Types:

One-bed & two-bed apartments

Price Range:

One Bed: £237,450

Two Beds: £249,950 to £314,950

Estimated Completion Date:

November 2023

Location:

New Lawrence House, City Rd,
Manchester M15 4TL, UK

Deposit Requirement:

- 20% upon exchange
- 80% upon completion



BERLIN



WHY INVEST IN BERLIN?

EXCEPTIONAL ECONOMIC GROWTH

Economic growth and sustained population growth remain the key drivers of the Berlin's housing market. The city's modern, green, affordable, and vibrant metropolis has attracted an average of 19,500 newcomers per year over the last two decades, a trend that is expected to continue for the foreseeable future. By 2040, Berlin's population is estimated to have exceeded 4.1 million people, although a huge boost for the economy, will put immense pressure on the already undersupplied housing stock.

RESTRICTED SUPPLY

Berlin's construction activity has failed to keep up with the rising demand for housing over the last decade. From 2012 to 2021 an average of 12,876 apartments were completed each year, while annual household growth stood around 18,700 households per year over the period. The key contributing factors to subdued construction activity are laborious planning procedures, increasing scarcity of zoned land in urban areas and a skilled labour shortage in the construction industry.

ROCKETING POPULATION

While Berlin's population has continued to grow, its housing supply has lagged. Since 2000, Berlin's population has increased by almost 430,000, requiring the construction of approximately 242,555 additional dwelling units. However, the number of flats that have been refurbished or built during this period is less than 200,000. Considering the projected housing demand and assuming that house completions will remain at their 10-year average, there may be an undersupply of over 87,000 units by 2040.



POPULATION

14,081,800
forecast by 2040
+24% from 2000



ECONOMY

EUR179 billion (GDP)
+109% since 2000
+94% forecast by 2040



HOUSING DEFICIT

87,273
units by 2040



HOUSE PRICE GROWTH

+8.1% p.a. (5yr average 2017-22)



RENTAL GROWTH

+8.0% p.a. (5yr average 2017-22)



VACANCY RATE

0.9% (2022)

BERLIN | GERMANY

YVES QUARTER

BERLIN



35

WELCOME TO THE NEIGHBOURHOOD

The Köpenick district lies within the greater Treptow-Köpenick district in the southeast of Berlin. Located at the confluence of the Dahme and Spree rivers, the neighbourhood offers expansive green spaces and lakes. It is especially popular with Berliners due to its central location, as well as the cultural and gastronomic offerings. The airport and Berlin's city centre can be reached in less than 30 minutes, whereas in the immediate vicinity residents can find the Bellevue park, the Erpetal nature reserve, and the relaxing Müggelsee lake. Numerous restaurants, bars and shops serve the area, amongst which are some of the best in Berlin. In addition, the campus of the HTW university as well as other major employers like Tesla Gigafactory are located in this district.

Yves Quarter is a tasteful conversion with an added new build element in Berlin's Köpenick neighbourhood. The one & two bedroom apartments offer access to a communal landscaped courtyard, as well as the benefit of private balconies or terraces. The development is ideally set along a tree-lined street just a few minutes from the S-bahn station, and close to local restaurants, bars, and shops. Residents can enjoy the charming old town of Köpenick with its parks and open green spaces whilst reaching Berlin city centre in under 30 minutes.



FAST FACTS

Developer:

titi gruppe

Size Range:

From 45.5sqm to 76.25sqm

Unit Types:

One-bed & two-bed apartments

Price Range:

One Beds: €325,000 to €450,000

Two Beds: €494,000 to €519,000

Estimated Completion Date:

July 2025

Location:

Parrisiusstrasse 35, Köpenick, Berlin,
12555, Germany

Deposit Requirement:

- Acquisition costs upon Notarisation
- 2nd payment: 30% due 3 months following Notarisation
- 3rd - 7th: Remaining 70% due in line with construction milestones

LEIPZIG



WHY INVEST IN LEIPZIG?

STRONG POPULATION GROWTH

While the population has continued to expand, housing supply has been slow to respond. Since 2000, the population in Leipzig grew by over 127,000 residents, requiring approximately 57,200 housing units, while a mere 35,300 apartments were either renovated or newly built over the period. Taking the forecasted housing requirement into account and estimating that housing completions may continue at their 10-year average, an undersupply of over 10,000 units could persist by 2040.

ROBUST EMPLOYMENT LANDSCAPE

Since 2000, over 67,000 high quality new jobs were created, resulting in the unemployment rate falling from a high of almost 21% in 2005 to 5% as of 2019. The unemployment rate currently sits at a new record low of 3.5% this year. Residents of Leipzig are also becoming wealthier, with that average household disposable income steadily rising and expected to top EUR64,730 by 2035, a further 60% increase from 2022.

HOME OF HEAVY HITTERS

Leipzig is home to some of the largest companies in the world with the likes of BMW, DHL, Porsche and Amazon hosting large manufacturing and research facilities in the area. BMW's EUR3bn production plant employs 5,400 staff and now is at the forefront of the EV race producing battery modules following a recent EUR100m investment.



POPULATION

665,460
forecast by 2040
+39% from 2000



ECONOMY

EUR26 billion (GDP)
+136% since 2000
+85% forecast by 2040



HOUSING DEFICIT

10,129
(10,527 by 2040)



HOUSE PRICE GROWTH

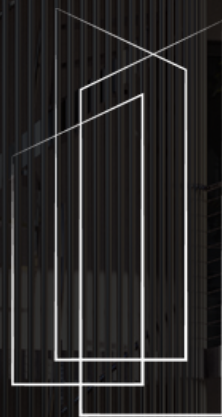
+5.9% p.a. (5yr avg 2017-22)
stronger than UK & Berlin (7yr avg 2021)



RENTAL GROWTH

+4.6% p.a. (5yr avg 2017-22)

LEIPZIG | GERMANY



THE BOULEVARD



WELCOME TO THE NEIGHBOURHOOD

Situated less than 3 kilometres north of Leipzig's city centre, between Gohlis and Mockau, lies the district of Eutritzsch. The distinctive architectural designs that line the streets give this area its unique charm. With the beautiful Arthur-Bretschneider Park, a variety of cafes, restaurants, and schools nearby, along with numerous stores centred around Delitzscher street, Eutritzsch offers its residents everything they need at their doorstep. Due to its close proximity to Leipzig's city centre, Eutritzsch provides excellent transportation links, including buses, trams, and the S-Bahn. This enables residents to travel into Leipzig city centre within just a few minutes or further afield to other cities via train, road, and highway connections with ease.

The Boulevard will be a boutique collection of 12 newly built one- and two-bedroom apartments in the Eutritzsch neighbourhood of Leipzig. Located right on one of the city's main northern boulevards, the modern development offers residents contemporary city-living with optimal connectivity. With a tram line within metres of the building, the Leipzig central train station is only a 10-minute ride away. The development comes with a communal garden and each apartment is fitted with a private terrace and high specification kitchen.



FAST FACTS

Developer:

BEKA Immobilien

Size Range:

From 38.84sqm to 69.83sqm

Unit Types:

One-bed & two-bed apartments

Price Range:

One Beds: €217,000 to €302,700

Two Beds: €366,300 to €382,700

Estimated Completion Date:

February 2025

Location:

44 Delitzscher Str, Leipzig, Germany

Deposit Requirement:

- Acquisition costs upon notarization
- 30% Due 3 months after Notarization
- All remaining payments in line with construction milestones