

T H E B L A D E

The Blade, Manchester

PLATINUM PRE-LAUNCH

The information outlined in this document has come direct from Select Property Group and Renaker's Projects teams. You are one of the first investors globally to see this priority information about the development.

Platinum pre-launch puts you at the front of the queue. It gives you an unmissable opportunity to secure properties ahead of the development's pre-launch phase:

Purchase your preferred property at the lowest possible price

Access these new luxury off-plan properties before anyone else.



Public Park

A new park for Manchester city centre, it forms a key part of the masterplanned new neighbourhood.



THE BLADE

A Breathtaking Skyscraper at the Heart of a Vibrant New City Centre Neighbourhood

THE BLADE, MANCHESTER

Breathtaking design. An icon on the skyline. The finest residential homes in the city.

The Blade, Manchester will become one of the city's most distinctive landmarks. A magnificent architectural achievement.

Inside are living spaces that raise the benchmark for quality in Manchester, along with the finest communal facilities.

Located at the heart of Manchester's new skyscraper district. The Blade, Manchester is your next opportunity to invest in the most in-demand new neighbourhood in the city.

OVERVIEW

COMPLETION DATE:

Q4 2023

DEVELOPER:

Renaker Build Limited

EXCLUSIVE SALES PARTNER:

Select Property Group

LOCATION:

Manchester M15 4AX

PROJECTED YIELD:

7% gross

ESTIMATED SERVICE CHARGE:

GBP 2.75 per sq.ft.

LEASEHOLD:

950 years

 Renaker



Select
Property
Group

Quintessential City Centre Living

- 52 storeys, with spectacular views across the Manchester skyline
- 414 premium one, two and three-bedroom residential apartments, lux apartments and penthouses
- Contemporary, state-of-the-art gymnasium with separate studio for fitness classes

- Residents-only sauna/steam room
- Premium live/work lounge
- Rooftop terrace located on the podium level, designed to capture afternoon sunshine
- Residents lounge, opening out onto the terrace

- Picturesque community park on the ground level of the building
- Podium-level retail space
- Primary school located adjacent to the tower

PRICING

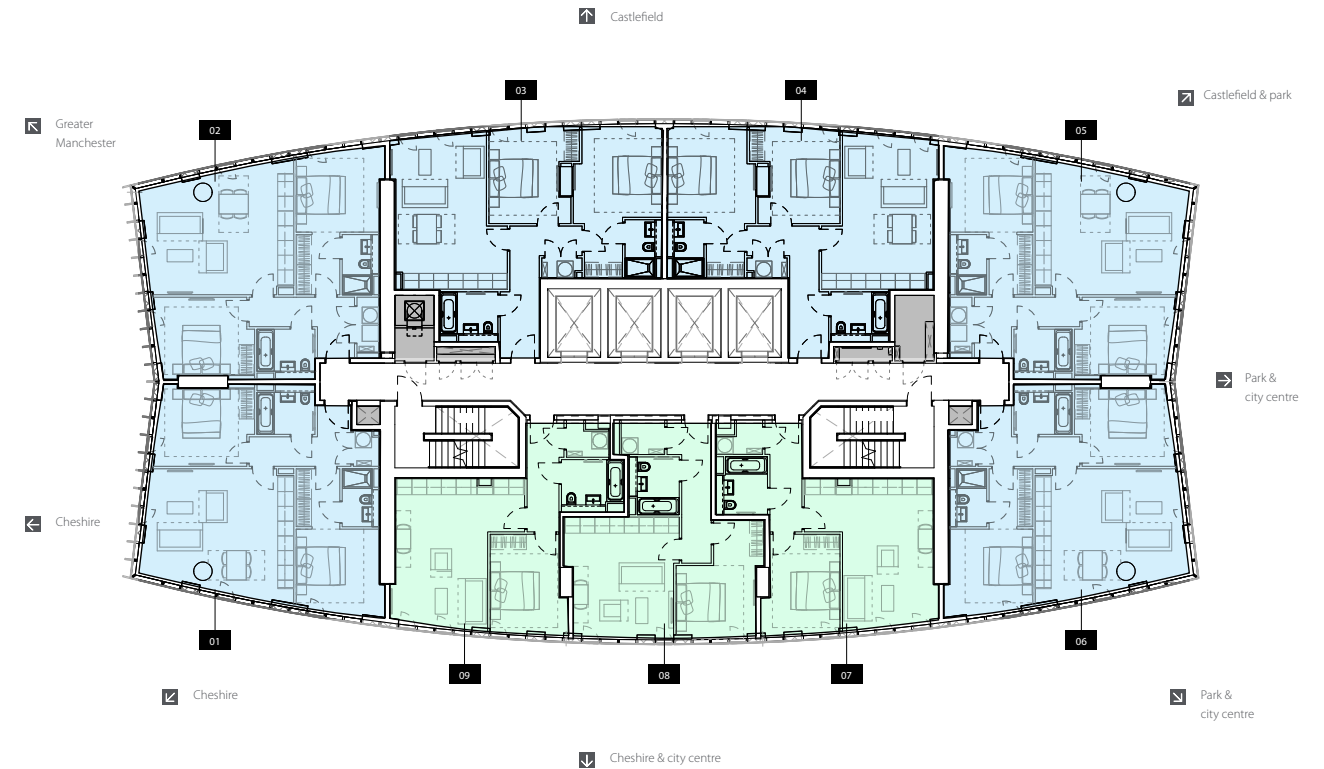
THE BLADE, MANCHESTER

PROPERTY TYPE	STARTING PRICE
131x One-Bedroom Apartments (Including 2x Lux One-Bed Apartments)	GBP 234,179 up to GBP 327,650
263x Two-Bedroom Apartments (Including 3x Lux Two-Bed Apartments)	GBP 295,791 up to GBP 472,818
15x Three-Bedroom Apartments (Including 3x Lux Three-Bed Apartments)	GBP 496,511 up to GBP 539,101
5x Penthouse Apartments	GBP 1,282,912 up to GBP 1,721,049

PAYMENT PLAN

ONE-BEDROOM APARTMENTS	TWO & THREE-BEDROOM APARTMENTS & PENTHOUSES
GBP 5,000 reservation fee + GBP 495 admin fee	GBP 5,000 reservation fee + GBP 495 admin fee
30% on contract exchange	20% on contract exchange
70% balance on completion (less your GBP 5,000 reservation fee)	80% balance on completion (less your GBP 5,000 reservation fee)

TYPICAL FLOORPLAN



COLOR	BEDROOM
■	1BED
■	2BED

*Example floorplan – Floors 3 - 45

Please note, the floorplans displayed are correct at the time of publication but the actual layout and arrangement of furniture are subject to changes which will not materially affect the overall size or amenity offered by the room.

The Perfect Blend of Expertise

One of the leading developers in North-West England, Renaker is an influential name in Manchester's construction sector.

The developer has a proven track record in the successful delivery of aspirational large-scale residential projects. Since 2012, Renaker has delivered 4,500 new properties, all designed in-line with the Renaker's dynamic and forward-thinking approach of delivering sustainable new communities with increased levels of efficiency.

Renaker transforms urban landscapes and unlocks their full potential, delivering investments that meet not just the needs of today, but the demands of tomorrow.

Select Property Group is one of the UK's leading property investment specialists. Since 2004, we have been developing the finest property investments in the strongest investment cities.

Our projects are proven to grow your returns in the UK's highest-performing property sectors. To date, we have sold over 13,000 UK and international properties, with our operational UK developments alone having generated GBP 134.7 million in rental revenue.

With offices in Europe, the Middle East, Southeast Asia and mainland China, we're never far away. Our talented worldwide investment teams offer a truly bespoke service, no matter where you are.

THE DEVELOPER


Renaker



Select
Property
Group

The Blade, Manchester is the next creation from this trusted developer and leading investment specialist.



“This strong relationship between Select Property Group and Renaker has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in the UK in recent years.”

“I am incredibly excited about the launch of The Blade, Manchester. It will rightfully become one of the stand-out skyscrapers on the city's skyline.

“And, at a time when UK property is one of the best long-term investments you can make anywhere globally right now, it's a project that should excite all of our investors, too.”



ADAM PRICE
Managing Director
Select Property Group

A strategic partnership – which draws upon both expertise – has already helped to launch two iconic new towers in Manchester, bringing investments of unrivalled quality to our clients.

Select Property Group & Renaker:

OUR SUCCESS TO DATE

GBP 213.2 Million

Total value of property at Crown Street, Manchester sold by Select Property Group to our global investors since Q4 2018



CROWN ST

Image Gallery

This hugely successful partnership will now deliver similarly high standards of design and quality with the creation of The Blade, Manchester.



VICTORIA *Residence*
AT CROWN STREET, MANCHESTER



ELIZABETH *Tower*
AT CROWN STREET, MANCHESTER

Manchester:

A HIGH GROWTH, HIGH DEMAND INVESTMENT LOCATION

A city that's attracting investment from across the world.

Take just one look at the many cranes that are redrawing Manchester's skyline right now and you realise that this is a city that's growing.

It's also a city with one of the most in-demand – and undersupplied – property markets in the UK.

Everything is in place for the city to remain one of the strongest places to buy property in the UK and Europe.

The time to invest is now.

32%

Since 2015, the price per sq.ft. of new-build residential properties in Manchester has increased by 32%

15x

The rate Manchester's population is rising at versus the supply of new property

54%
Shortfall

Manchester city centre needs 2,500 new residential homes each year just to meet current demand; over the last 10 years, just 1,150 new properties have been delivered each year

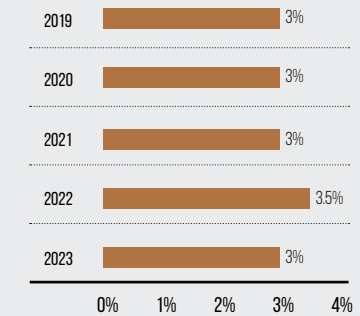
SAVILLS' 5-YEAR (2020-2024) UK HOUSE PRICE GROWTH – BASELINE FORECAST

North-West England

24.1%

THE HIGHEST GROWTH OF ANY UK REGION

ANNUAL RENTAL GROWTH IN MANCHESTER



16.5%

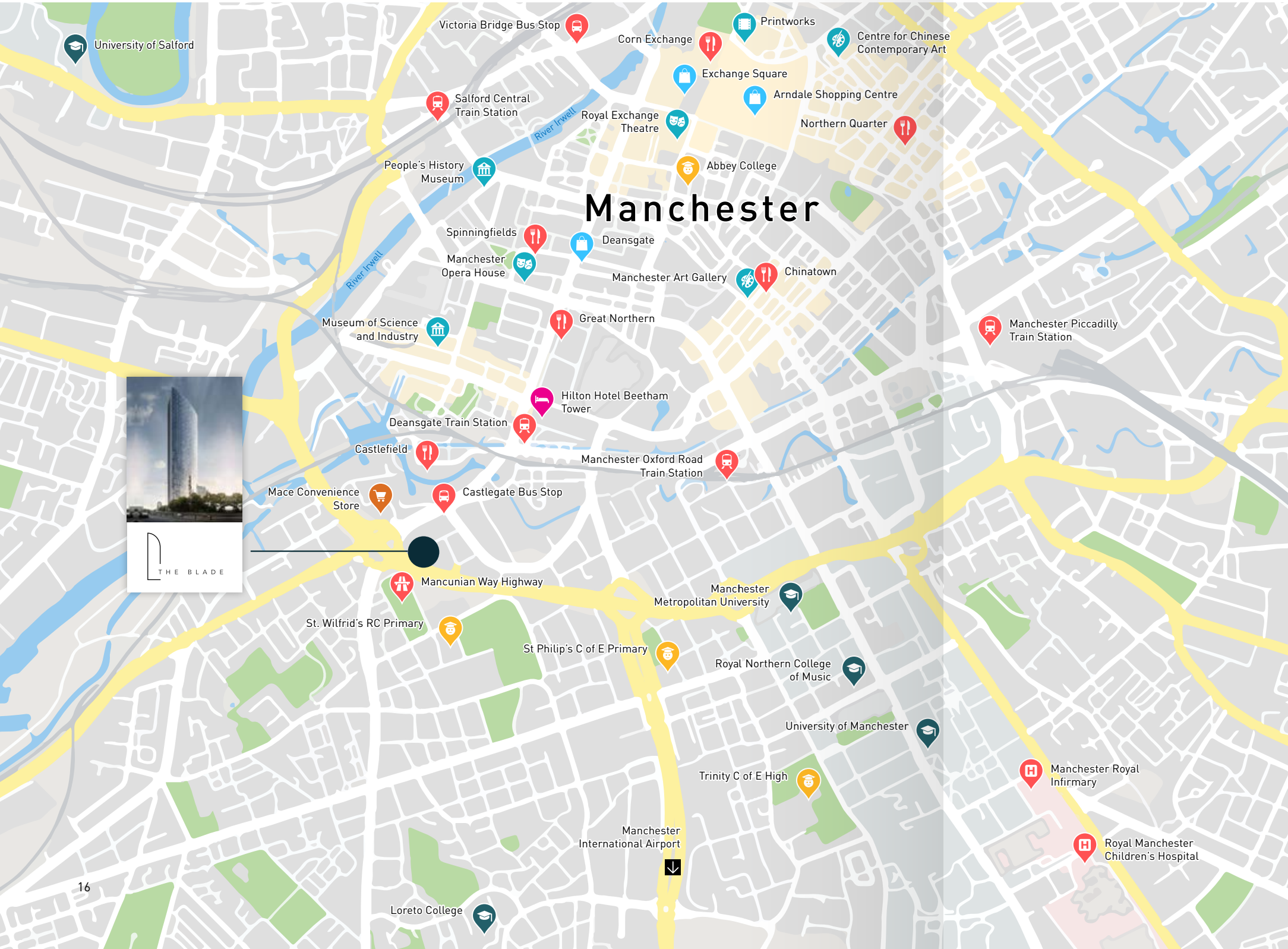
TOTAL CUMULATIVE GROWTH 2019-23 FOR ANNUAL RENTAL GROWTH IN MANCHESTER

“We expect rents to rise strongly (in Manchester) over the next five years, reflecting both heightened demand and better-quality stock.”



The Gateway to the City

THE BLADE, MANCHESTER IS IDEALLY SITUATED AT THE ENTRANCE OF THE CITY CENTRE.



DESTINATION DISTANCE (MILES)

SHOPPING, ENTERTAINMENT AND FINANCIAL

Mace Convenience Store	0.2
Castlefield	0.2
Hilton Hotel Beetham Tower	0.3
Great Northern	0.4
Spinningfields	0.7
Albert Square	0.8
Chinatown	0.9
Arndale Shopping Centre	1.1
Manchester Arena	1.2
Northern Quarter	1.3
Manchester United FC	1.7
MediaCityUK BBC & ITV	2.2
Manchester City FC	2.8

GALLERIES, THEATRES AND MUSEUMS

Museum of Science & Industry	0.4
Bridgewater Hall	0.5
Manchester Central	0.5
Manchester Opera House	0.6
People's History Museum	0.8
Manchester Art Gallery	0.9

TRANSPORT

Mancunian Way Highway	499 ft
Castlegate Bus Stop	0.2
Deansgate Train Station	0.2
Manchester Oxford Road Train Station	0.7
Manchester Piccadilly Train Station	1.2
Manchester International Airport	8

UNIVERSITIES

Manchester Metropolitan University	0.7
Royal Northern College of Music	1.1
University of Manchester	1.2
University of Salford	1.9

SCHOOLS

St. Wilfrid's RC Primary	0.4
St. Philip's C of E Primary	0.7
Abbey College Manchester	0.9
Loreto College	1
Trinity C of E High School	1.1
Chetham's School of Music	1.2
Manchester High School for Girls	4.2

HOSPITALS

Manchester Royal Infirmary	1.9
Royal Manchester Children's Hospital	2.4

OVERVIEW:

Manchester's New Skyscraper District

The Blade, Manchester sits within the Great Jackson Street framework – one of the city's most highly-anticipated new neighbourhoods.

It's characterised by 25 mesmerising new towers, all of which will become prominent landmarks on Manchester's skyline.

A blend of residential, retail and leisure developments, this new development will become one of the most attractive neighbourhoods for residents in Manchester.



T H E B L A D E





The Great Jackson Street Neighbourhood Masterplan

MANCHESTER'S SKYSCRAPER DISTRICT

“A high-quality residential-led neighbourhood at a key point of entry into the city centre. This neighbourhood has an essential role to play in supporting Manchester’s growth, productivity and quality of life. This is in line with Manchester City Council’s and Greater Manchester’s strategic objectives.”

Deloitte.

Great Jackson Street
Development Framework

UK PROPERTY:

The Proven Investment in Times of Wider Uncertainty

The investment strengths of real estate have never been as important as they are right now.

UK property has a long, credible record of resilience and stability in times of wider economic upheaval:

- Between 2004 and 2018, it was investors that bought UK property in 2009 – immediately after the global financial recession – that achieved the biggest returns when selling their property in 2018
- On average, those buying UK real estate in 2009 made GBP 93,378 when selling their asset in 2018
- This underlines the importance of purchasing with the right market conditions – and taking advantage of wider economic uncertainty



4 Key Strengths of Investing in UK Property:

Regular income, in the form of rental yields

Performance underpinned by supply and demand

A physical asset you own

Long-term growth



Renaker



Select Property Group

Please note that the information that we distribute is produced with great care and believed to be correct at the time (August 2020), to the best of our knowledge. Pictures, computer-generated views, layouts and other details are given as a general guide and may change from time to time in accordance with the final designs of the development and appropriate planning permissions.