



MANOR

PROPERTY GROUP

Hotel Development Presentation

Confidential

2014

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Introduction

Manor Property Group is the Yorkshire based property developer which has been established for more than 30 years and has delivered a huge range of projects across retail, leisure, commercial and residential markets.

A greater insight into Manor can be achieved by visiting our website www.manorpropertygroup.com.

The current portfolio has a development value in excess of £850 million. Manor has identified hotels as a key area for development and intends to expand its portfolio by developing 6 internationally branded hotels of 100+ guestrooms, with the possibility of further expansion once this milestone has been reached.

Resourced to develop

Manor already has considerable resources in the form of its financial ability and, development experience and expertise. Manor's first step in hotel development was to improve internal resources in this genre of development, to do this it sought out and engaged someone with the relevant experience to lead the department with significant hotel property development and operational experience.

Manor identified leading international hotel brands to match to particular locations and operate the hotels through the world's largest independent international hotel management company.

Brand & Operators

Manor has selected three international brand owners to work with. They are listed below, along with the brand, predominantly four star, which Manor considers most appropriate from their portfolio.

Accor: Novotel, Mercure,
Carlson Rezidor: Radisson Blu,
Marriott: Courtyard

Each provides a wealth of guidance and support to assist Manor in the location in which the operator is chosen. This can include initial input in site evaluation; provision of specification details to meet brand standards; hotel design input; performance projections; technical support through the build phase and procurement.

Manor's contact with each operator is their UK Development Director, or Head of Business Development.

Each brand's technical team provides a project manager who is allocated to each scheme. The project manager assists Manor's professional team, ensuring both owner and operator achieves the hotel they want.

Interstate

Where possible Manor will employ Interstate the world's largest independent hotel operator to manage the hotels on Manor's behalf. Interstate also provides a wealth of technical not to mention operational experience.

Identity and sense of place

With the principle components in place Manor then needed a road map on which to plot the course of the hotel portfolio; this became its Hotel Development Ethos and is the fundamental driver to the hotel development programme, which is that each hotel will have its own identity and a sense of place.

This ethos embodies the choice of site and having identified a target market Manor would then seek a central location with connections to a key element of the urban space, such as a river, square, leisure quarter or retail core which the scheme will directly interact with. This would link to good access from public transport, the road network and local demand drivers. A mixed use element may also be included to build the sense of destination by adding other leisure and retail elements. Two clear examples of this are at Manor Mill, Hull and the Cattle Market, Bath.

Manor Mill Hull

The hotel element of a mixed use development overlooking the River Hull which includes, large format 2005 licence casino, central piazza with 4 restaurant outlets. The hotel is easily identifiable from main trunk road and is the closest hotel to the recent “Renewable Energy Industry” installations.

The development will create a new destination leisure quarter in Hull.

Cattle Market Bath

The hotel element of a mixed use scheme in central Bath overlooking the River Avon to include, a restaurant and a riverside; refurbished Grade II Listed Corn Market building and Vaults. The hotel is perfectly placed to visit the tourist attractions of Bath.

The development will create a new leisure quarter in Bath, provide better access to the river and replace the missing link, to connect a vibrant retail area to the city centre.

A stand-alone hotel will still embody Manor's ethos, however the required components to create the destination are more likely to be derived from elements external to the site such as the scheme in York.

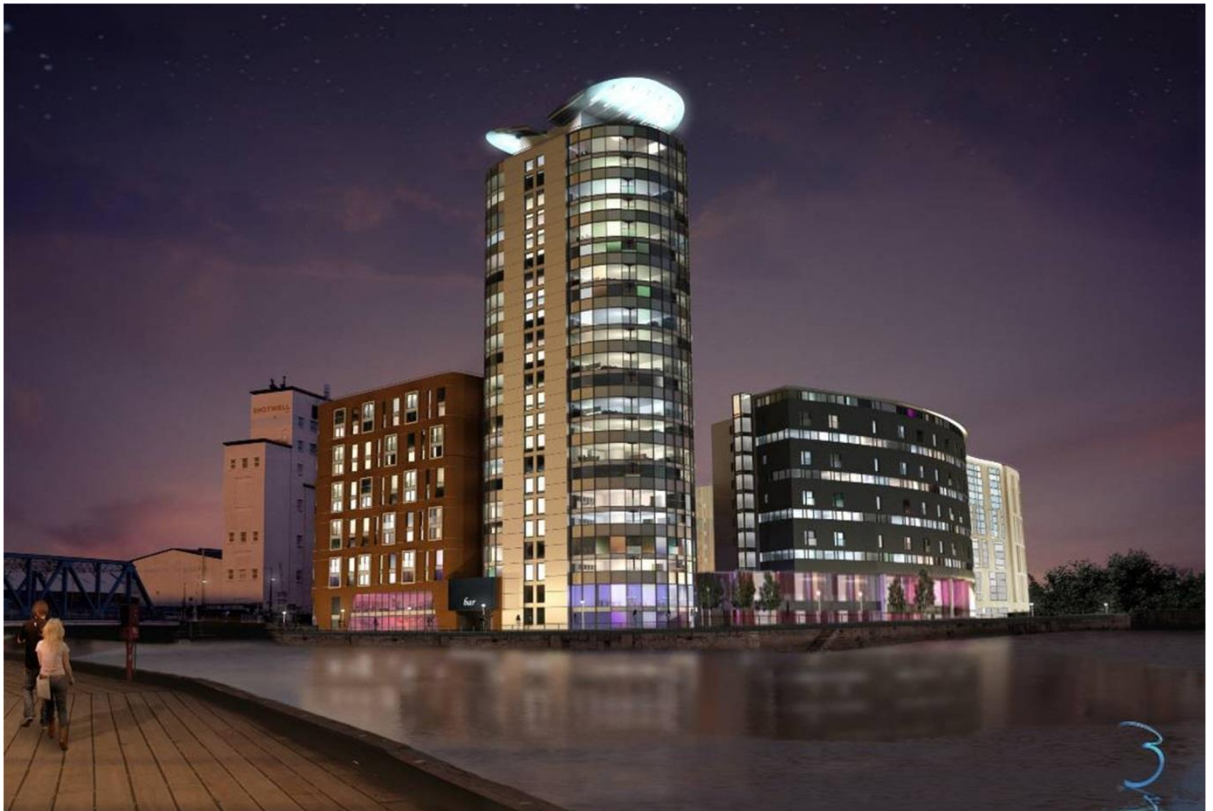
York.

Located within the city centre, short walking distance to all of York's tourist assets. Easy access from the inner ring road; good parking close by.

Manor' Hotel Development Programme

The following pages provide an overview of each hotel development.

Hull - Manor Mill



- Radisson Blu
- 168 guestroom four star hotel
- Part of a scheme which includes:
- 23 storey residential tower
- First new build large casino in the UK
- Public Plaza with 5 restaurants
- 674 Student Accommodation facility
- 182 bedroom keyworker/post graduate accommodation
- 320 car park spaces

Planning permission granted and terms agreed with all the key operators/tenants; construction will commence second quarter 2015 Due to the complex build process the hotel will not open until second quarter 2017.

Edinburgh



- Courtyard By Marriott
- 150 guestrooms

Less than 200 meters from Edinburgh's international conference centre; one of the leading event facilities in Europe.

Planning approval has been granted for this site as office space; positive discussions are being conducted with the LPA regarding amendments for change of use to hotel.

Commence construction second quarter 2015; practical completion fourth quarter 2016.

Hull - Manor Cube



- Courtyard By Marriott
- 140 guestrooms
- Conference & Event space circa 300 delegates.

A shortage of quality hotel accommodation has been identified, which a Courtyard by Marriott Inn will fill.

Planning permission granted, construction programmed to commence June 2015. Practical completion June 2016.

York – Piccadilly



- Mercure
- 98 guestrooms
- Conference & Events facility

Located within the city walls on Piccadilly perfectly located for York's many attractions, yet with good vehicle access from the inner ring road and parking close by.

Shortlisted bidder with City of York Council.

Construction commence first quarter 2016, practical completion first quarter 2017.

Bath – Cattle Market



- Radisson Blu
- 148 guestroom four star hotel
- 1 restaurant
- Riverside experience

Professional team appointed, scheme designed, very positive feedback from the local authority.

Significant progress has been made in acquiring the site.

Proposed construction commencement second quarter 2015; practical completion first quarter 2017.

Guildford – Former Farnham Road Bus Station



- Novotel
- 125 guestroom four star hotel
- Car Park 50 spaces
- Riverside experience

Central location, on the main loop road, 5 minutes from the railway station, on the award winning High Street, adjacent to the commercial core and leisure quarter, on the banks of the River Wey; this site has all the elements of Manor's ethos. The development embraces the River Wey at the foot of the High Street, the main shopping core. The site has been earmarked by the Council for hotel use and is in urgent need of development.

Architect engaged.

In negotiation with Guildford Borough Council to acquire the site with a view to commence construction first quarter 2016; practical completion second quarter 2017.



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