



LIVERPOOL L3

‘Liverpool is the pool of **LIFE**’

as labelled by renowned thinker and psychologist Carl Gustav Jung in 1927.

Liverpool is an exciting and vibrant city with rich history and culture that is praised globally. In 2004, the city was designated as a UNESCO World Heritage Site to signify its supreme status as the leading commercial port historically. Shaped by contemporary and classic architecture, the city offers world-class institutes of higher education, an impressive cultural legacy, and an incredible hub of shopping, sport and nightlife.

Liverpool is also one of the UK’s fastest growing economies outside London. With access to over 6 million customers and home to over 266,000 businesses, its economy is worth more than £149 billion. As UK’s largest outside London, the wealth management industry is the crown jewel of Liverpool, worth £12 billion.

Whether you are looking to study, invest or simply to enjoy life, Liverpool offers all that you seek.



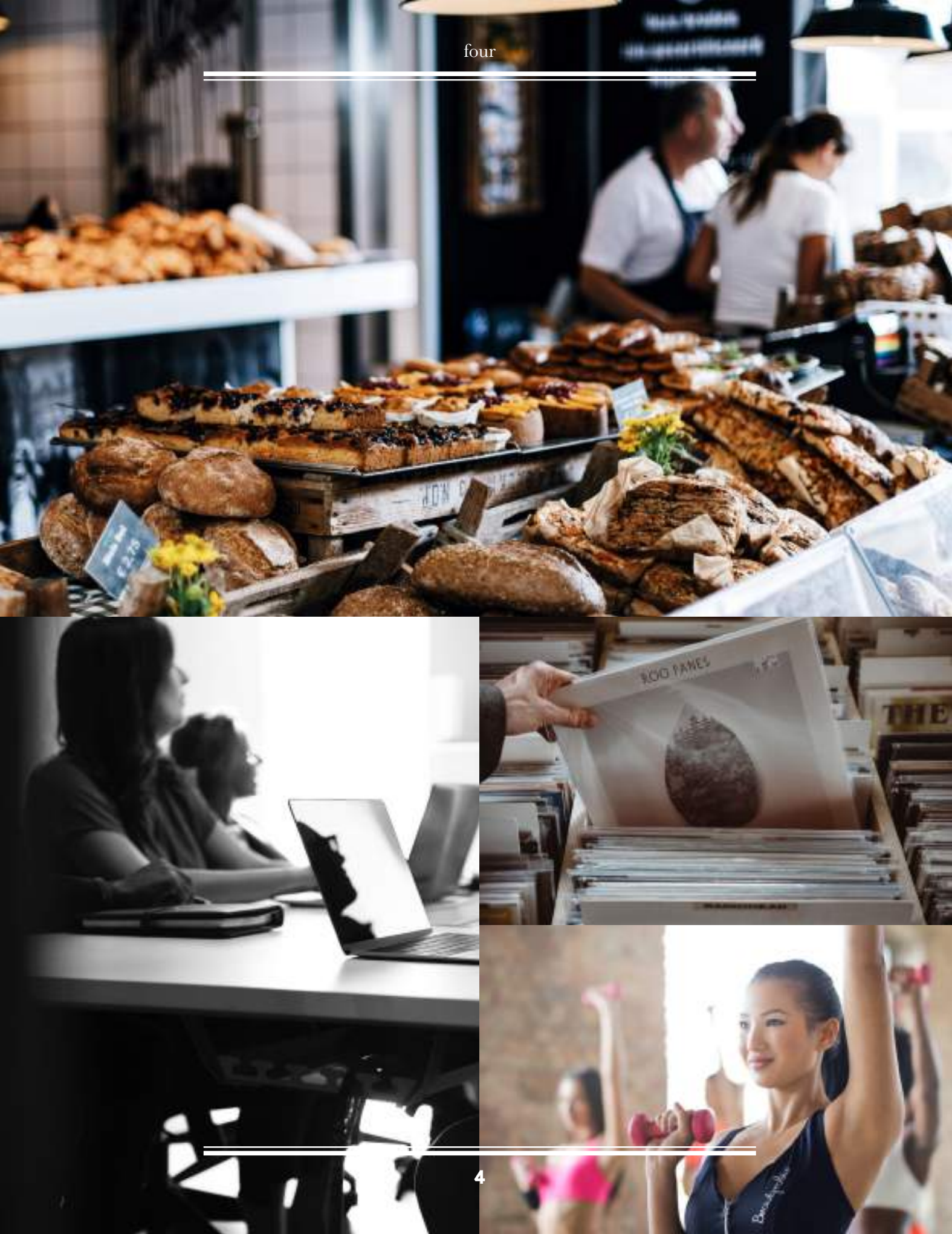
The Fabric of **LIFE**...

The Fabric District can trace its roots back to the early 19th century with many fabric manufacturing and retail businesses setting up in the area. It was one of the most densely populated neighbourhoods of the city and a tight community was formed with people from all walks of life.

With the focus of development shifted away from manufacturing in the second half of the 20th century, the vibrancy of Fabric District subsided over the last few decades. However, it will be rejuvenated once again through a series of improvements and regenerations, with The Fabric Village being the highlight of it all.

The Fabric Village will breathe new life into the area and revitalise this enclave of Liverpool City Centre, bringing back the tight-knit community that makes the area unique.





The Excitement of **LIFE**...

As the birthplace of the iconic band, The Beatles, Liverpool was named European Capital of Culture in 2008. The city boasts an abundance of boutiques, international brand hotels, restaurants, trendy wine bars, as well as a variety of museums, galleries and theatres.

The city is also home to Liverpool ONE, the £1 billion shopping and leisure destination and the largest open-air shopping centre in the UK. Whether you want to have some retail therapy, grab a bite, or treat yourself to a cocktail in a lively bar, there is always something suitable for you on offer.



Investing in your **LIFE**...

Liverpool is transforming and evolving. With over 270 major new projects planned and £14 billion worth of schemes in the pipeline, the city is set for an ambitious makeover. The development and regeneration projects that cover all aspects including commercial, residential, infrastructural and leisure will redefine Liverpool's economy over the coming years.

Confidence in Liverpool is booming. The developments will breathe new life into Liverpool and boost its economy, offering the perfect environment for business as well as a compelling offer for investors.

THE NEXT **BIG** THING **LIVERPOOL**

KEY Regenerations

Knowledge Quarter

- One of the largest bio-manufacturing clusters in the world
- 3 major universities excelling in health and life science research
- Over £2 billion worth of investment
- Supports 20% of Liverpool city region workforce
- Delivers products and services worth in excess of £1.5 billion per annum, contributing over £300 million in GVA to the local economy

Superport Liverpool

- £1+ billion intermodal infrastructure investment
- Key driver for Liverpool's economy by integrating the strengths of the Ports, Airport and Freight Community within the City Region
- The new deep water Liverpool2 terminal will service 95% of the world's largest container ships, opening up a faster supply chain transit for at least 50% of the existing UK container market

Liverpool Waters

- One of the biggest single regeneration projects in the UK
- £5 billion master plan for new cruise liner terminal, new retail spaces and residential buildings
- Transport upgrades - two new roads to ease traffic around Liverpool Waters and provide strong connections to the city centre

Source: Regenerating Liverpool, Liverpool Vision, Superport Liverpool, Liverpool Waters

Linking you to **LIFE**...

Liverpool is one of the best-connected cities in the UK, with two-thirds of the country living within a 2 hours' drive away. With John Lennon Airport and Manchester Airport within 45 minutes' reach, it is well-connected to destinations across the globe.

The city's main train station, Lime Street Station, is just a 10 minutes' walk from The Fabric Village. The station can take you to London in just 2 hours and provides direct rail links to major cities like Manchester, Birmingham, Leeds and Sheffield.





The Knowledge of **LIFE**...

The Knowledge Quarter is one of Liverpool's five Mayoral Development Zones that demonstrate the city's long term strategic, political and financial commitment in attracting both local and external investment.

It is home to some of the world's most influential players in science, health, technology, culture and education. As of September 2017, over £802.7m had been invested into the area, and with over £2bn of new developments in the pipeline, the economic output, employment opportunities and graduate retention rate are expected to continue rising steadily.

The Knowledge Quarter boasts one of the largest bio-manufacturing clusters in the world, with 3 major universities specialising in health and life science research. Some of the other world-renowned institutes include the Liverpool Science Park, the Liverpool Bio Innovation Hub, Liverpool Life Sciences Accelerator and Sensor City. The area supports 20% of the Liverpool City Region's workforce and delivers products and services worth in excess of £1.5bn per annum, contributing over £300m in GVA to the local economy.





Excel in **LIFE**...

As one of the world's most vibrant and multicultural cities, Liverpool is attracting students from all over the world with its world-class research facilities and dynamic social life. In 2014-15, the net inflow of students to Liverpool was close to 25,000, one of the highest across all UK cities, topping London and Manchester.

With an impressive student population of over 50,000, Liverpool is home to renowned institutes for higher education such as University of Liverpool, Liverpool John Moores University, Liverpool Hope University and Liverpool Institute of Performing Arts.

Not only is Liverpool a popular destination to pursue a quality education, it is also a cradle for innovation, medical research, music and arts. With an excellent and ever-improving graduate retention rate, the Knowledge Quarter offers its university graduates an abundance of employment opportunities to stay and embark on their career in the city.



Source: The Mistoria Group, Centre for Cities

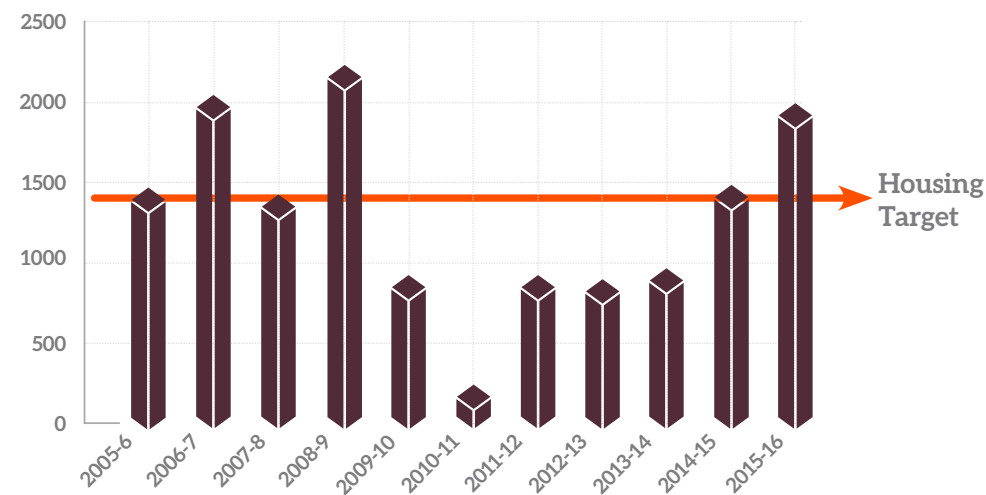
Supply and Demand

There was substantial deficit in housing demand for 5 consecutive years since 2009, with Liverpool's housing delivery falling considerably below the UK average. In 2014, the government kick-started a series of regenerations and developments to tackle the significant shortfall.

Despite a slight increase in housing supply brought by the new developments, the long term shortfall remains ever-present as the population in the city centre continues to grow at a faster rate than new houses are being built.

The young, educated demographic for Liverpool's well-established academic sector, together with the growing business opportunities, continues to drive the demand for student accommodation and fuel rental and sales market.

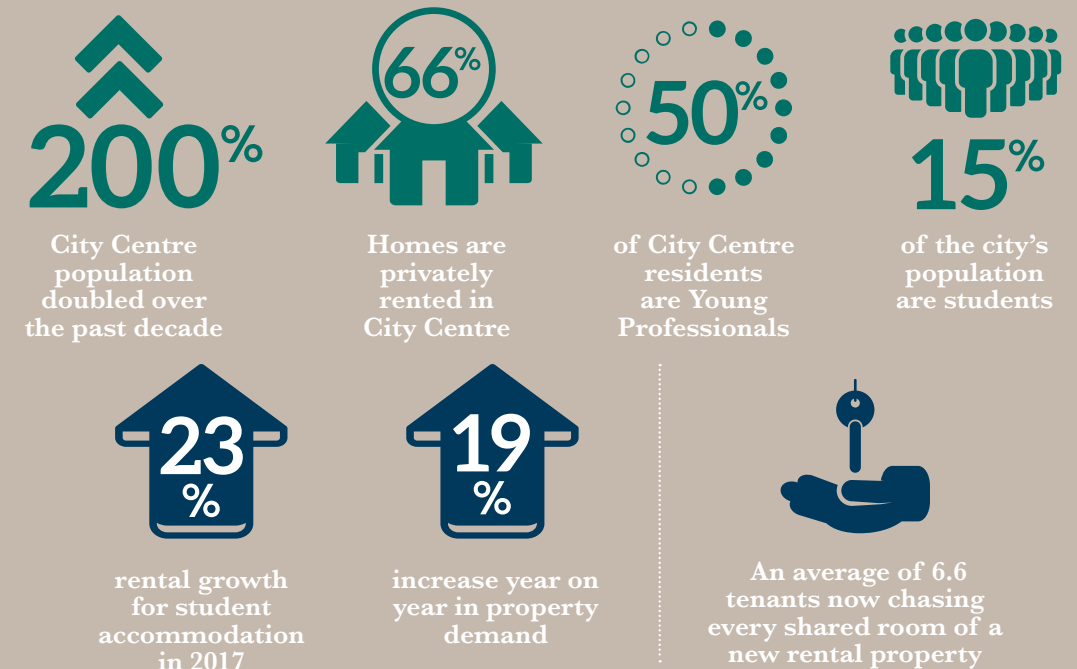
NET COMPLETION OF PROPERTIES IN LIVERPOOL



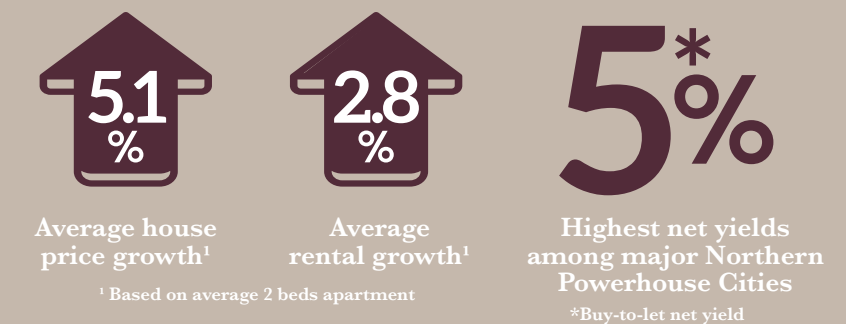
Source: The City of Liverpool

Rentals & Sales

MARKET OVERVIEW



2017



FORECAST - 2018 to 2022



Source: JLL, Mistoria Group



* Computer generated images are intended for illustrative purposes only

The Village **LIFE**...

This stylish new build development incorporates 449 units over three blocks (FAB 1, 2 & 3) located right in the heart of Liverpool City.

These stunning apartments will be delivered with a contemporary finish and are within easy reach of Liverpool's vibrant city centre that boasts a diverse mix of bars, restaurants, theatres and shopping centres to suit everyone.

"This development will make a huge difference to the impression people get when they drive into the city centre and we're delighted to be working with YPG to bring forward such a transformational scheme." – **Joe Anderson, Mayor of Liverpool**



The Outside LIFE...

Great care and attention have been given to the outside spaces around the village. With a private courtyard, complete with lush greenery, The Fabric Village offers an enjoyable space for residents to wind down after a busy day.

During the evenings, the rooftop spaces come to life with mood lighting and beautiful landscaped areas for residents to enjoy quality time with family and friends.



Stanley Park in Liverpool, located less than 15 minutes' drive away from The Fabric Village



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The Home of your **LIFE**...

A sanctuary. It is a place to retreat and relax. A place to enjoy good times with friends and family. Calm yet luxurious. Serene yet chic. The Fabric Village offers the perfect harmony between functionality and style.

Every aspect of The Fabric Village's interiors has been meticulously considered to ensure a delightful living experience. The kitchens, bathrooms and living areas have been designed to cater to your every need. They come furnished with a suite of modern design features, including high-quality surfaces, sleek fittings and top of the line fixtures.

The Fabric Village is not only beautiful to look at, it is also a place you would be proud to call Home.



Apartment types



Studio/Manhattan



1 Bed



2 Beds

Ground Floor



1st-5th Floor



Apartment Types

- Studio
- Manhattan
- 1 bed apartment
- 2 beds apartment

6th Floor



7th Floor



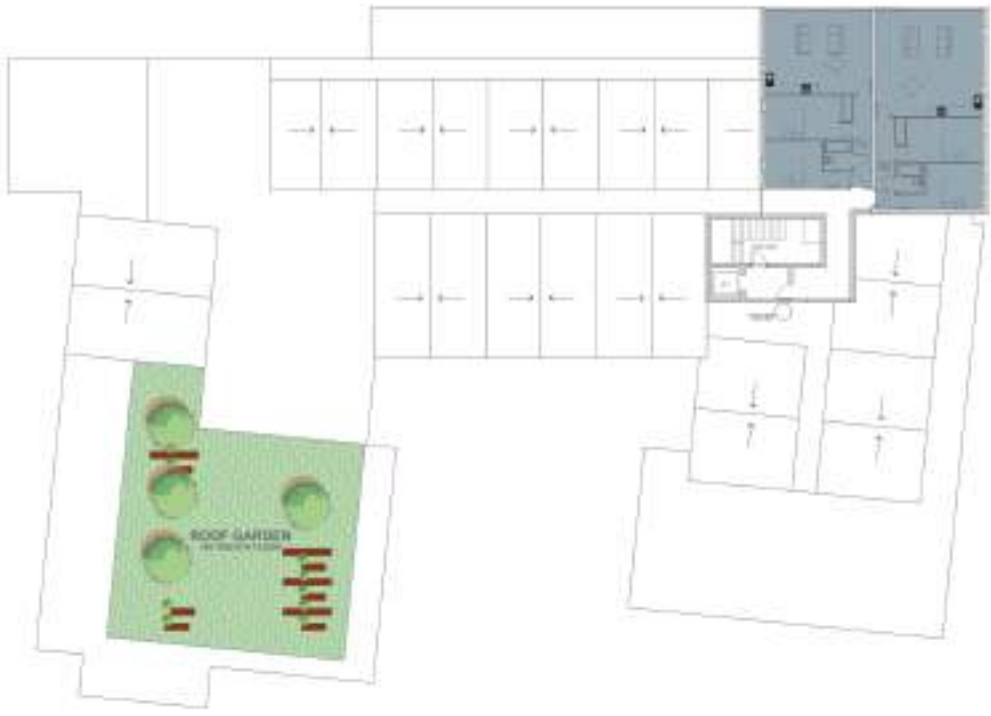
Apartment Types

- Studio
- Manhattan
- 1 bed apartment
- 2 beds apartment

8th Floor



9th Floor



Apartment Types

- Studio
- Manhattan
- 1 bed apartment
- 2 beds apartment



The Developer

YPG is a specialist regeneration company which provides property development, construction and management. Its team of experts specialises in delivering commercially sustainable solutions that enhance communities.

It also often acts as a catalyst for wider regeneration and economic development. With £350m of projects in the pipeline, YPG is active across the UK with projects and assets spanning housing, commercial, mixed use, student and key worker residential schemes.

YPG focuses on design and build quality. Its multi-disciplinary team does this through robust project management systems and by building strong partnerships with local authorities, trusted professional advisers and loyal suppliers. Being part of Liverpool's community, YPG

has been actively engaging in a large section of Liverpool's entertainment, cultural and social development. Recently, it helped set up an international Art Festival in the Fabric District and a Community Ice Rink in Grimsby.

With the founder of YPG being a keen football fan, YPG sponsored Liverpool FC's Lifetime Achievement Award 2017/18.

Their senior management includes a board member of the Unity Theatre as well as panel members of UK construction boards that strive for continuous improvement in the space.

These involvements not only built credibility for the company but also gained favour with local authorities and residents. YPG's name is becoming deeply rooted in Liverpool's society.

Letting and Management

YPG also has expertise in managing a significant rental portfolio to very high standards, ensuring security for investors and quality of life for the residents and tenants of the developments.

Track Record



PEMBROKE STUDIOS

TYPE: **STUDENT LIVING** SIZE: **40,000 SQFT**
STATUS: **completed last year and is currently fully let**
VALUE: **£8.5M**

The development consists of 94 new build self-contained studios in a 6-storey complex located in an enviable position in the heart of the learning centre of Liverpool.



KINGS DOCK MILL

TYPE: **LUXURY CITY CENTRE LIVING**
SIZE: **130,000 SQFT**
STATUS: **50% completed**
VALUE: **£32M**

The development will offer 204 one to three-bed apartments and townhouses and is designed to attract young professionals, graduates and international students. Liverpool One, the Baltic Triangle and Chinatown are just a short walk away.



CLEE MEADOWS

TYPE: **REGENERATION** SIZE: **250,000 SQFT**
STATUS: **Est. 30 house are currently completing**
VALUE: **£25M**

The site lay vacant for 8 years before YPG stepped in to deliver 180 two and three-bed houses and 80 apartments with associated retail space. Once complete, the scheme is envisaged as a sustainable community enjoying a high-quality environment and public realm.

Track Record



MONARCHS QUAY
 TYPE: **MIXED USE** - Grade A commercial complex
 SIZE: **45,000 SQFT**
 STATUS: **planning permission approved in 2016**
 VALUE: **£8.5M**

Working in partnership with Liverpool City Council and The Contact Company, YPG will develop a commercial complex to house 1,500 staff along with new public realm and parking. Further phases of the development include a 2,000-seat ice rink, a hotel, new apartments and leisure destinations.

In the Pipeline



HAMILTON HUB
 TYPE: **STUDENT LIVING**
 SIZE: **200 units of student accommodation**
 JOINT VENTURE: **YPG, Wirral Council, Liverpool John Moores University, Mersey Maritime and Peel Ports**



HILTON HOTEL IN CENTRAL LIVERPOOL
 TYPE: **HOTEL**
 SIZE: **114 ROOMS**

PLATINUM-RISE
 百德林集團 GROUP

The Finance Partner

Platinum Rise Group is a full-service real estate consortium that supplies development finance capital and sales & marketing services to a global network of developers, as well as helping both individual and institutional investors with real estate investments across all sectors. It comprises five separate revenue streams, combining to offer an end-to-end service for both investors and developers.

-  Platinum Rise Ltd (HK) – Based in Hong Kong, Platinum Rise Ltd focuses on residential property sales for buy-to-let investors while managing the distribution and promotion of its numerous global projects with sub-agents and sales channels.
-  Platinum Rise ALPHA SPC (Cayman Islands) - Capital Raising & Secured Lending platform through which investors can finance developments ranging from single townhouse conversions to residential blocks, commercial buildings and hotels. Flexible, liquid and tax-efficient structure.
-  Décor8 Interiors Ltd (HK) - Interior design and furniture packs for residential buy-to-let property sales.
-  ModCon (HK) - Modular Construction company that designs, finances, manufactures, delivers and constructs pre-fabricated real estate structures across the residential, commercial, health care and student accommodation sectors.
-  Fifth Element (HK) – Sourcing and allocation of commercial real estate opportunities globally, pairing appropriate assets with institutional and HNW clients' specific investment mandates.

Buying process

Once you've chosen your unit(s), please complete the reservation form and return it with a copy of your certified passport. To complete your reservation, the reservation deposit of £5,000 by bank transfer, debit or credit card is required.

Our client services team will then be in touch to progress your purchase through to exchange and completion.

We always ensure all our clients use a reputable solicitor to facilitate the transaction and we are able to recommend a panel of expert solicitors for this purchase with extremely beneficial rates.

* Also requires a completed reservation form which carries no admin fee

† Less reservation fee (£5000)



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THE
FABRIC
VILLAGE

GILDART STREET, LIVERPOOL, L3 8HA