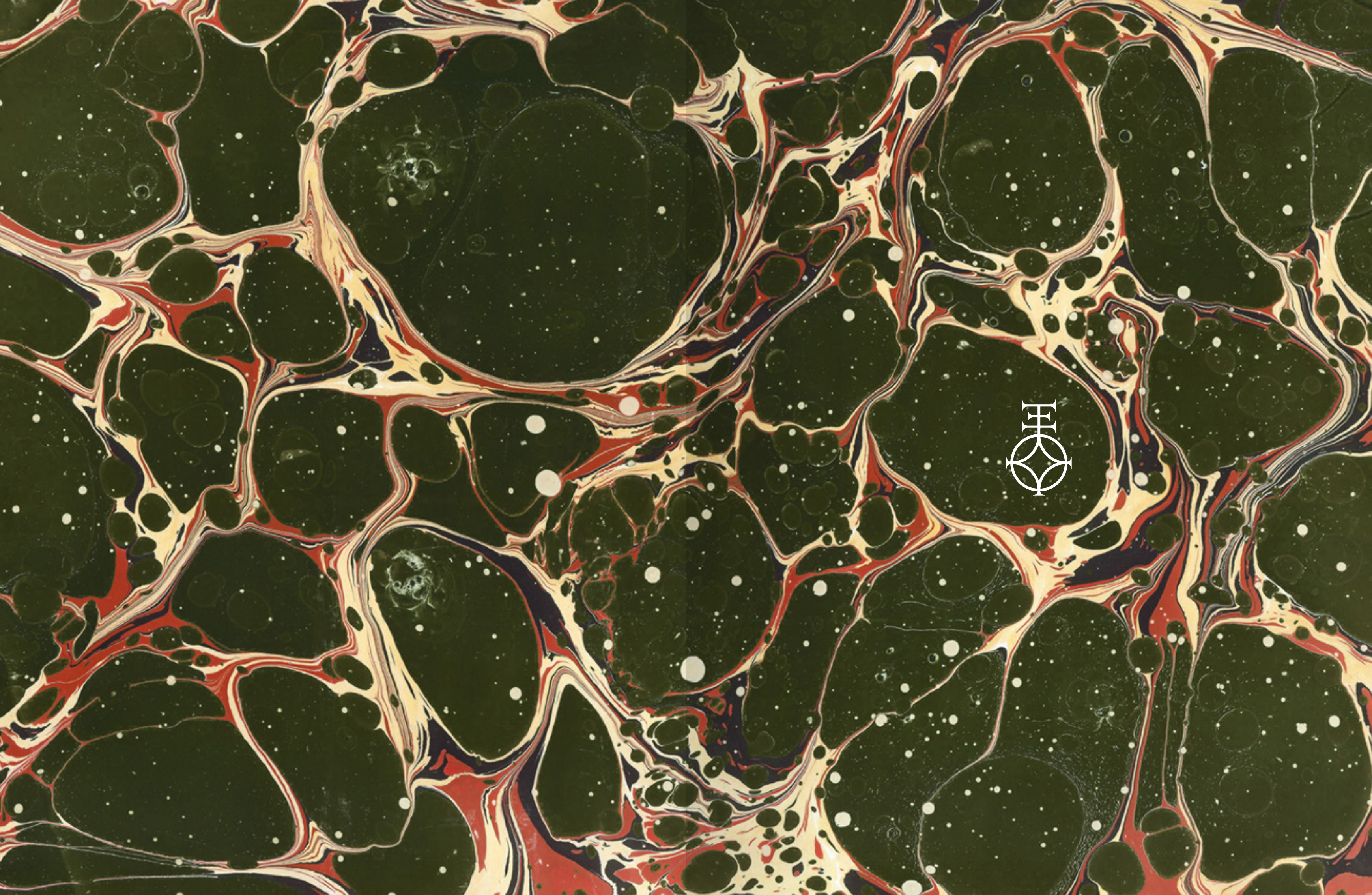


EDITION

BIRMINGHAM



Introducing a first Edition for Birmingham city centre. Crafted by world-class architects and developers to create a life of unmatched elegance and ease, Edition redefines what it means to live and work in the city centre.



A TRUE ORIGINAL

The first residence of its kind to come to Birmingham, Edition is a true original.

Combining the opulence of a five-star hotel with the comfort of home, Edition provides a lifestyle of unmatched luxury and wellness in the heart of the city centre.





EDITION | **Park
Residence**

No. of storeys:	15
No. of apartments:	149
Completion:	Q2 2027

Overview & key features.

- Developed by Court Collaboration
- Exclusively sold by Select Property
- Projected yields of 6%
- Prime Birmingham city centre location
- 14,000 sqft of shared amenity space
- One and two-bedroom apartments
- Cutting-edge architecture
- Unmatched wellbeing benefits
- 9,353 sqft garden connecting buildings

EDITION | **Centenary
Tower**

No. of storeys:	45
No. of apartments:	432
Completion:	Floors 0-19: Q1 2028 Floors 20-44*: Q3 2028

*Podium/terrace & all linked amenity will be delivered in this phase

The art of luxury living meets the UK's second city.

Select Property is delighted to bring you this unmissable investment opportunity through our strategic partnership with Court Collaboration.

- Benefit from **12% capital growth** over the build period*
- **6% gross rental yields** predicted*
- One-bedroom payment plan: **25%** down payment / **75%** on completion
- Two-bedroom payment plan: **20%** down payment / **80%** on completion

Don't miss out on this incredible investment opportunity.



The definition of modern luxury.

We define modern luxury as living a life that achieves perfect balance.

Edition makes this vision a reality. Crafted by world-class architects and developers to create a life of unmatched elegance and ease, Edition enables residents to reach their full potential from the comfort of home.



The Study |





One Bedroom Apartment - Lounge







Amenities that define luxury.

With over 14,000 sq ft of amenity space comparable to a 5-star hotel, Edition will revolutionise city living in Birmingham city centre.

-  20-metre swimming pool with natural daylight
-  Spa with hydropool, sauna and steam room
-  Skyline gymnasium on 44th floor with terrace
-  State-of-the-art yoga and spin studios
-  Climbing wall
-  Podium terrace with cinema screen and BBQ area
-  The Study - premium coworking lounge
-  14th floor garden terrace with outdoor co-working and spa pool with experience shower (bookable space)
-  24/7 concierge and security
-  Private dining reimaged on 44th floor
-  Resident sky lounge on 45th floor



Terrace spa pool





20m pool with hydropool, plunge pool, sauna and spa

An immersive experience for all five senses.

Pushing the boundaries of the resident experience like never before, Edition's amenities are more like a beautiful ecosystem for residents to reflect, recharge and reconnect.

With over 14,000 sq ft of amenity space akin to a five-star hotel and an additional 9,353 sqft garden terrace connecting the two buildings, Edition will revolutionise luxury living in the UK's second city.

Amenities and communal spaces are designed to offer choice; the choice to socialise with friends, meet new people, work in private, or relax in peace. Each area creates a day-to-night ambience of work and play; charge and rest.





20m Swimming Pool



Garden terrace





Spaces that tell a story.

Edition embodies a refined luxury that pays homage to Birmingham's rich creative past.

Adjacent to Europe's biggest library and the former Baskerville Printing Works, Edition's iconic surroundings are a muse for its timeless aesthetic. Inspired by the legacy of local hero, John Baskerville, and his groundbreaking 18th-century print works, Edition captures the essence of artistic excellence and innovation.

As its print-inspired name suggests, this bespoke residence is a first Edition for Birmingham.



John Baskerville

Timeless originality.

Integral to the brand identity, Edition's bespoke marbling is a timeless signature of its creative heritage.

With origins in the Middle East and China dating back to the 10th century, marbling is a timeless aesthetic with a rich cultural legacy. The respected art form gained popularity among printmakers and bookbinders in the 18th century, where its uniqueness added to the desirability of printworks and book covers.

Modern authenticity.

Inspired by John Baskerville's novel approach to marbling and the distinctive colour palette of his works, Edition's marble trademark was hand-crafted by a contemporary British printmaker in September 2024 to complete the brand identity.

The process began with paints being dropped on to water thickened with seaweed, spreading over the surface rather than mixing with it due to its strong surface tension.

Once placed, the Baskerville-inspired colours were then manipulated using a bamboo stylus to create intricate and elegant patterns. After the design was complete, a sheet of paper was carefully laid onto the surface to pick up the floating paint and capture the pattern.

The result is a true original capturing a beautiful and permanent moment in history.



The marbling process

The UK: A high growth market underpinned by supply and demand.

24%

Annual rental growth in the build-to-rent sector is set to rise by **24%** between **2024-28**.

720k

The UK housing shortfall is predicted to rise to **720,000** by **2028** – this supply and demand imbalance drives the strong rental market

17.6%

UK property prices are set to rise by **17.6%** between **2024-28**

19.9%

House prices in Birmingham are set to rise by **19.9%** between **2024-28** – the highest growth outside of London

JLL Residential Forecasts 2024-28

Birmingham: One of Europe's strongest investment cities.

Ideally located in the centre of England, Birmingham is the UK's second city by size and population. With high rental yields driven by a chronic undersupply of residential property, Birmingham presents a lucrative opportunity for savvy investors.

Birmingham facts

Region:	West Midlands, England
Population:	2.8 million (metropolitan district)
City Population:	1.14 million
Distance to London:	128 miles (206 km)
Train to London:	1 hour 24 minutes direct train, reducing to just 49 minutes with HS2 (2029-30)

Home to major companies



Goldman Sachs



Cadbury

Deloitte.



LLOYDS BANKING GROUP



Birmingham property market.

A standout investment opportunity in the UK for 2024 and beyond.

19.9%

Birmingham is leading UK house price growth between 2024-28 – forecast to see higher growth than London at 19.9%

22.2%

Birmingham is also leading general UK rental growth forecasts at 22.2% between 2024-28

16.7%

At 16.7%, Birmingham saw the highest annual rental growth in the UK in 2023

JLL Residential Forecasts 2024-28; JLL Big Six Residential Report 2024.

Why invest in Birmingham?

49%

Across its five universities including Russell Group, the University of Birmingham, Birmingham retains 49% of its graduates – prime rental demographic

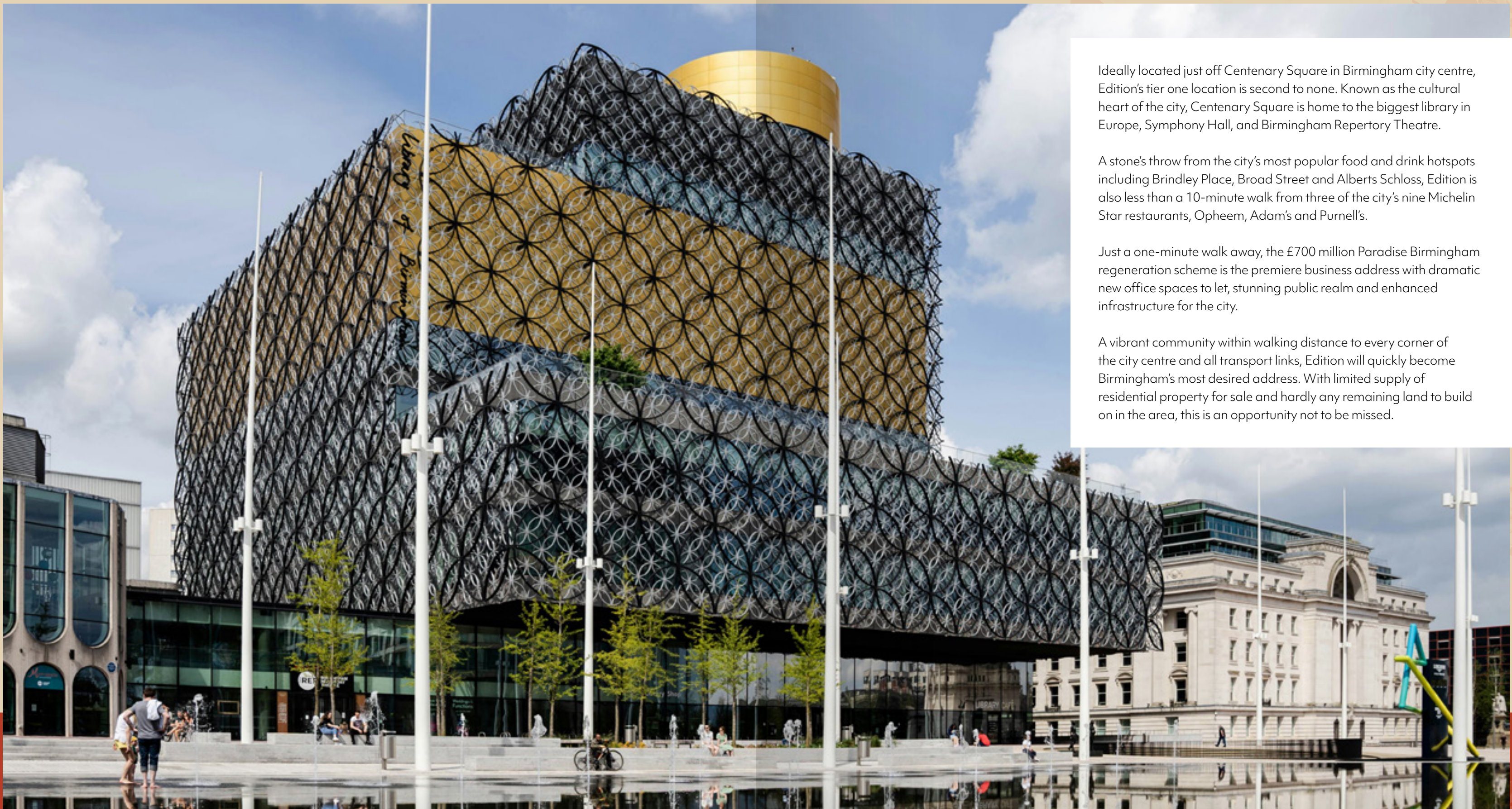
25%

Birmingham's city population is set to see 25% growth by 2040 as part of the Big City Plan

40%

Birmingham has the youngest city population in Europe, with under 25s accounting for 40% of the population

Centre for Cities; Big City Plan; University of Birmingham



Ideally located just off Centenary Square in Birmingham city centre, Edition's tier one location is second to none. Known as the cultural heart of the city, Centenary Square is home to the biggest library in Europe, Symphony Hall, and Birmingham Repertory Theatre.

A stone's throw from the city's most popular food and drink hotspots including Brindley Place, Broad Street and Alberts Schloss, Edition is also less than a 10-minute walk from three of the city's nine Michelin Star restaurants, Opheem, Adam's and Purnell's.

Just a one-minute walk away, the £700 million Paradise Birmingham regeneration scheme is the premiere business address with dramatic new office spaces to let, stunning public realm and enhanced infrastructure for the city.

A vibrant community within walking distance to every corner of the city centre and all transport links, Edition will quickly become Birmingham's most desired address. With limited supply of residential property for sale and hardly any remaining land to build on in the area, this is an opportunity not to be missed.

The heart of Birmingham city centre.

Walking distance from Edition.

Centenary Square	3 minutes	Bullring Shopping Centre	18 minutes	Broad Street	11 minutes
Birmingham New Street	12 minutes	Colmore Business District	12 minutes	Temple Row	12 minutes

JEWELLERY QUARTER

EDITION



EASTSIDE LEARNING QUARTER

BIRMINGHAM CURZON STREET (HS2)

DIGBETH

CITY CENTRE

CHINESE QUARTER

WESTSIDE

1. Library of Birmingham
2. City Centre Gardens
3. Baskerville House
4. Paradise
5. Opheem (2 Michelin Star)
6. Birmingham Town Hall
7. International Convention Centre
8. Symphony Hall
9. IKON Gallery
10. Utilia Arena Birmingham
11. Birmingham Museum & Art Gallery
12. Purnell's (1 Michelin Star)
13. Adam's (1 Michelin Star)
14. Birmingham Cathedral
15. The Grand Hotel Birmingham
16. Snell Park
17. The Alexandra Theatre
18. RBSA Gallery
19. Pen Museum
20. J. W. Evans Silver Factory
21. O² Academy
22. Bullring & Grand Central
23. Forum Birmingham
24. University of Birmingham
25. O² Institute
26. Cadbury World
27. Aston University
28. Thinktank Birmingham Science Museum
29. City of Birmingham University
30. The Custard Factory
31. Aston Hall



HS2 (High-Speed 2)

- Cited as a key driver for strong property market forecasts
- The UK's **£66bn bullet train**, providing carbon-neutral journeys between London and Birmingham
- Cutting the journey time to just 49 minutes, HS2 will be the **fastest train in Europe**
- Will make Birmingham a commuter hotspot overnight for millions of Londoners
- A predicted **£10bn economic boost** to the West Midlands over 10 years
- The creation of **31,000 jobs** estimated

Source: Arcadis

The Big City Plan

- A 20-year city centre masterplan which will bring **£2.1 billion to the local economy** each year
- **1.5 million square metres** of new floorspace
- Creating over **50,000 new jobs**
- Providing **65,000 square metres** of new and improved public spaces

Source: Big City Plan, Birmingham City Council

A city transforming.



A shared vision brought to life.

A strategic partnership between Court Collaboration and Select Property to deliver a masterpiece in modern living.

Developed by:	Court Collaboration
Sales & marketing partner:	Select Property
Financially backed by:	PGIM



Inspired by sustainable living and beautiful design, and driven by a deep understanding of the demands of modern living, Court Collaboration curates the highest quality residential experiences.

- Over 1,000 residential properties delivered across 13 developments
- 15 years of experience in the property sector, from site acquisition, legal structuring and planning to construction, delivery and branding
- Specialists in iconic high-rise developments including Birmingham's tallest residential development at 51 storeys



Driven by a mission to deliver the most exciting property investments, shaped by people and place, to drive the strongest returns for global investors. Offering a one-stop investment service, Select Property develops, sells and manages UK property for global investors.

- Founded in 2004, Select Property has two decades of experience and developed five brands across multiple property sectors
- Offices in Manchester, Dubai, Shanghai and Hong Kong
- £2.86 billion worth of global property sales
- £280 million paid to investors in rental revenue across the Group



A leading global asset manager across public and private markets.

- \$1.34 trillion total assets under management (USD)
- 200+ client relationships that have lasted over 20 years
- 21 years average investment experience
- 41 offices worldwide



“A redefining moment in Birmingham’s growth story.”



Adam Price
CEO
Select Property

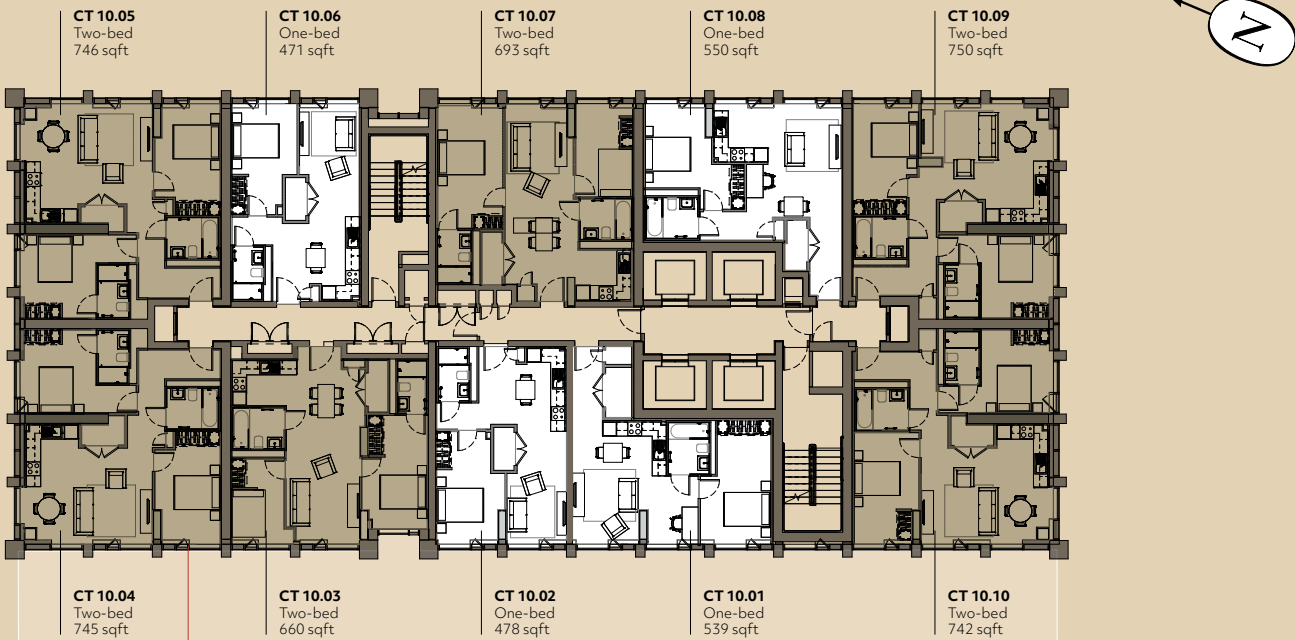
“Edition is an unmissable investment opportunity in one of Birmingham’s most prime city-centre locations. The first residence of its kind to come to the UK’s second city, this is a redefining moment in Birmingham’s growth story.

Just off Centenary Square, Edition’s tier-one location will place residents at the heart of Birmingham’s global business hub, vibrant food and drink offering, and iconic historical centre. With a focus on wellness and art, Edition’s prime location compliments a luxury resident experience like no other.

I’m delighted to offer our VIP investors early launch access to this off-market opportunity in what will become Birmingham’s most high demand development. As part of our mission to deliver the best UK property investments, Select Property are bringing you this opportunity through Court Collaboration - a leading Birmingham developer with a proven track record for delivering state-of-the-art developments.

Leading UK growth forecasts for both house price and rental growth, Birmingham property is one of the smartest investment choices you can make in 2024. Edition’s strong capital growth projections, market-leading amenities and prime location, make me confident in recommending this project to any of my clients.”

Typical Floorplans.

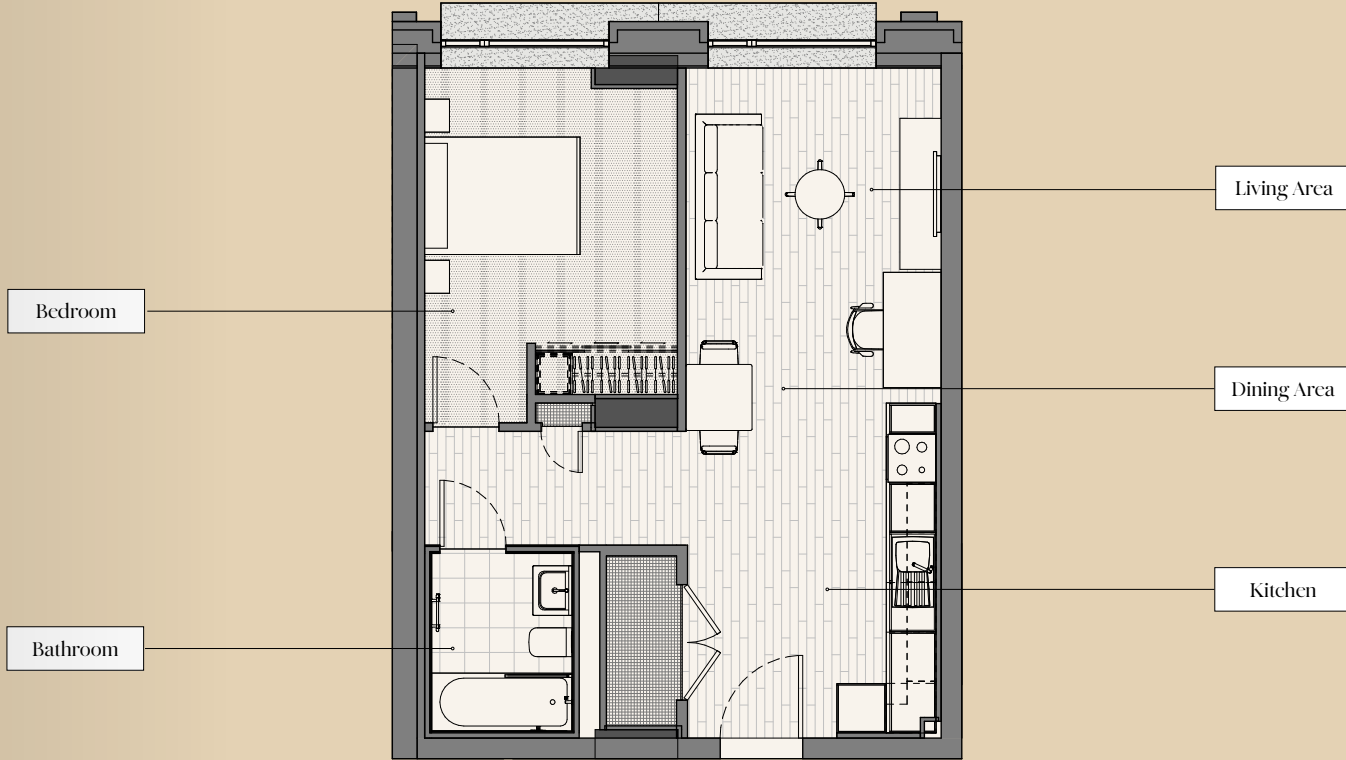


EDITION **Centenary Tower**
 Garden & Amenity Space
 EDITION **Park Residence**



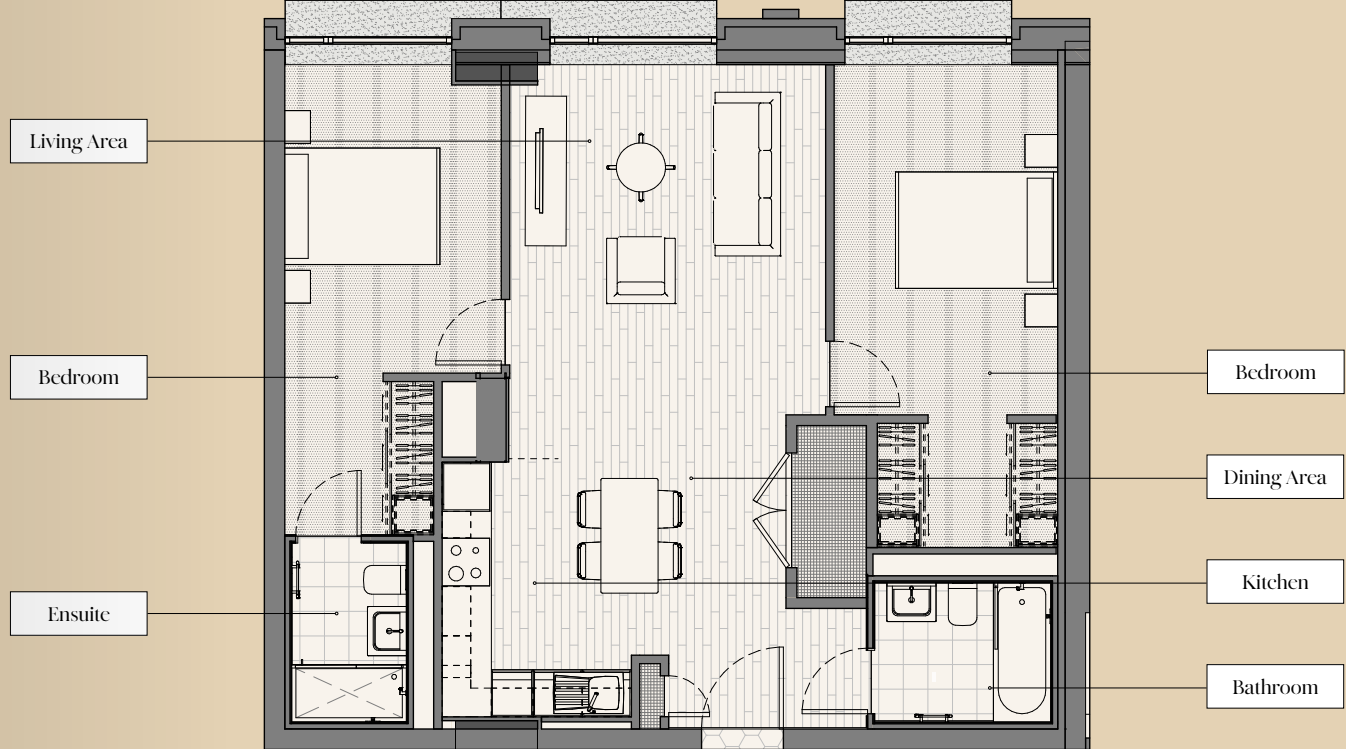
Typical One-Bedroom Floorplan

PR 10.10, Park Residence — 549 sqft



Typical Two-Bedroom Floorplan

PR 10.11, Park Residence — 829 sqft





How to reserve and next steps with Select Property.

- 1 Reserve your apartment(s) today by paying your reservation fee
- 2 You'll be handed over to the Investor Services team within the next few days and will be allocated a dedicated Account Manager
- 3 Pay your first down payment within 28 days of reserving to exchange contracts
- 4 You'll be guided through the conveyancing and legal process and be updated every quarter with construction progress
- 5 Nine months ahead of completion, we will be in touch to guide you through the completion process and offer you property management options and recommend a mortgage partner if needed
- 6 When you are ready to exit your investment, we can support you with exit strategy through our in-house brokerage.



Please note that the information that we distribute is produced with great care and believed to be correct at the time (05/08/2024), 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. Projected returns are based on market forecasts but should not be relied on.

