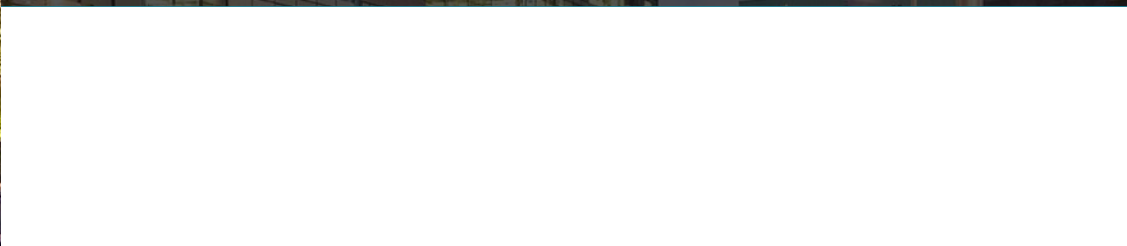


Belmont Place
M50 1DX



A photograph of the Manchester skyline at night, featuring modern buildings and their reflections in the water. The image is overlaid with a semi-transparent blue filter. The text "Why is Manchester the place to invest?" is centered in white, bold, sans-serif font.

**Why is Manchester
the place to invest?**

Manchester

Largest City Economy Region outside London



Manchester

Largest City Economy Region outside London

Manchester has come alive and successfully transformed itself into a vibrant and flourishing city. The city's high technology industries, communications media and exemplary education system attract youth and professionals. Substantial numbers of young people are moving to Manchester and contributing to its robust property market – boasting a **year-to-year 6.5% growth as of March 2021**, while London's market only expanded 2%. **More than 2.7 million people** in the ten metropolitan boroughs of Greater Manchester play a vital role in building the thriving economy of the Northern part of the UK.



Manchester

Largest City Economy Region outside London

Extensive Rental Group



46%

*Graduation retention rate
top city outside London*



>7.2m
Residents

*Within an hour drive to other
part of North West England*



500k
Students

27 universities in Greater Manchester

Most Live-able City in the UK



40%
Living Cost

*Lower than that
in London*



1h^{hs2}
Train
to London



8
Metrolink Lines

*With continuous development plan to
connect the suburbs to the city*



**Why is Salford
your choice?**

Salford

Dynamic Commercial Centre

The development of MediaCityUK draws new business opportunities in Salford. Currently, more than 8,700 businesses employing over 127,000 people are keeping the local economy on a fast track. Being the first purpose-built business hub for the creative and digital industries in Europe, Salford has become one of the best business locations outside London.



Big Names Who Call MediaCityUK Home



BBC Expansion

The BBC established its base at MediaCityUK in 2010. Employment growth of **142%** in the media sector in Salford, from 6,310 employees in 2010 to 15,275 employees in 2019.

In **March 2021**, the BBC revealed it will move more staff and key departments to locations outside of London over the next six years. Its creative and journalistic center will shift away from the capital. The broadcaster's plans were outlined in the "**The BBC across the UK**". The whole of the Radio 3 and 6 Music departments will move to MediaCityUK.

Salford will be the **main base** for the BBC's technology and digital teams.

BBC STUDIOS



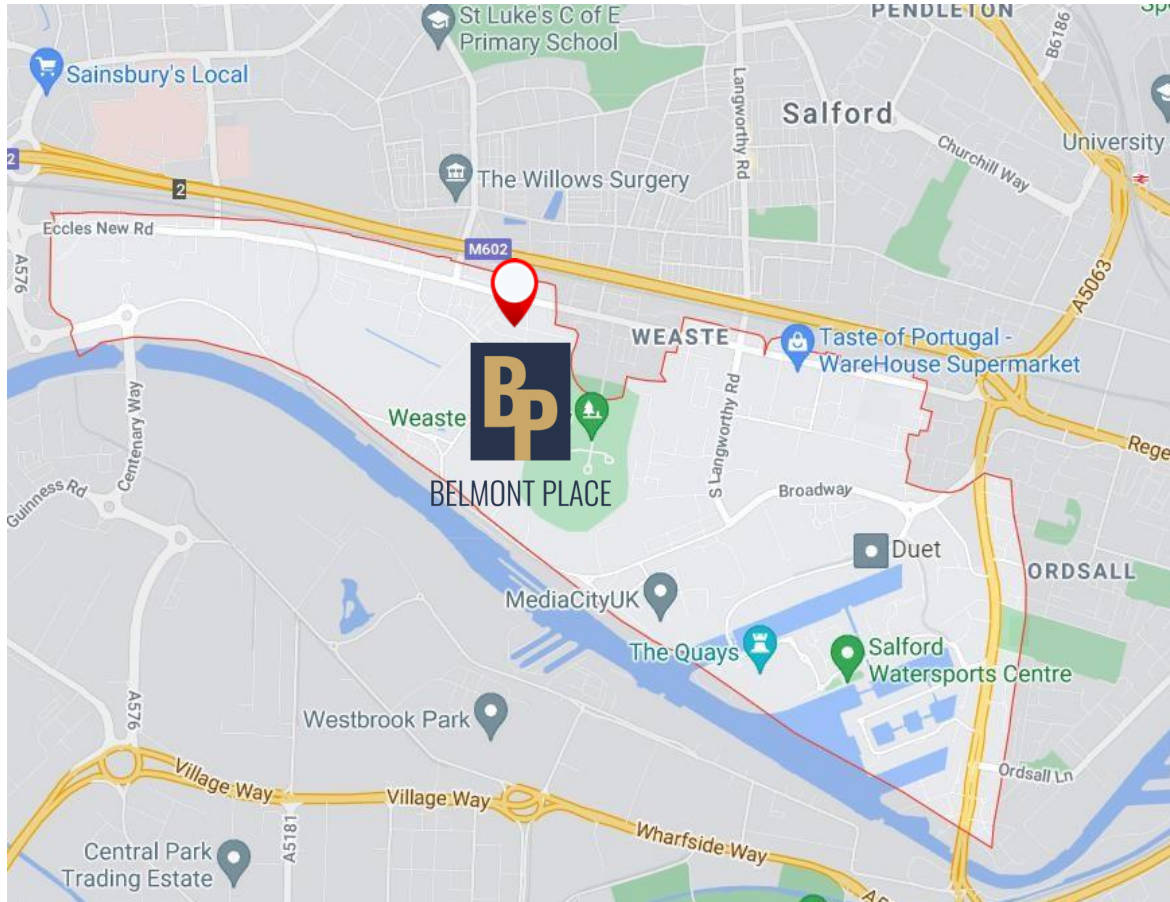
MediaCityUK Phase 2

With over 200 businesses already based in MediaCityUK, the **phase 2 construction** is set to double the office space and bring on 1,800 new residential units. MediaCityUK set to double in size with the £1bn expansion. There will be restaurants and public spaces to suit all tastes within the complex of 10 new buildings. The prospects look even brighter, with the population of Salford expected to **grow as much as 20% by 2035**.

Phase 2 of MediaCityUK triggered the start of the next step on the journey of establishing MediaCityUK into a sustainable mixed-use community. Completion date for the new business hotspot is set for **Q3 of 2022**.



Salford - M50



Despite some very difficult challenges caused by the pandemic over the year, the housing market in Salford has continued buoyant through it all. What's more, Salford has been named the **most profitable buy-to-let city** in the UK for landlords.

House Prices in	Salford (M50)	Salford	Greater Manchester	UK
2021	+6.8%	+5.1%	+8.1%	+8.4%
2016-2020	+21.3%	+20.1%	+20.2%	+16.7%
2010-2020	+48.9%	+51.2%	+48.1%	+47.3%
Source: Zoopla, 2021				
Average Rental Yield in	Salford (M50)	Salford	Greater Manchester	UK
2021	5.1%	4.5%	4.4%	3.5%

Manchester Property Forecast

Manchester	2022	2023	2024	2025	2022-2025
House Price Growth (% pa)	3.5	5.0	5.0	5.0	18.5
Rental Growth (% pa)	3.5	3.0	3.0	3.0	12.5
UK in Average	2022	2023	2024	2025	2022-2025
House Price Growth (% pa)	2.5	4.0	5.0	4.5	16
Rental Growth (% pa)	2.0	2.5	2.5	2.5	9.5

Source: JLL, 2021



BELMONT PLACE



A Not-to-be-missed Investment Opportunity in

Salford M50 Postcode Area

Jun 2021 – Belmont Place, Salford

General Information



BELMONT PLACE

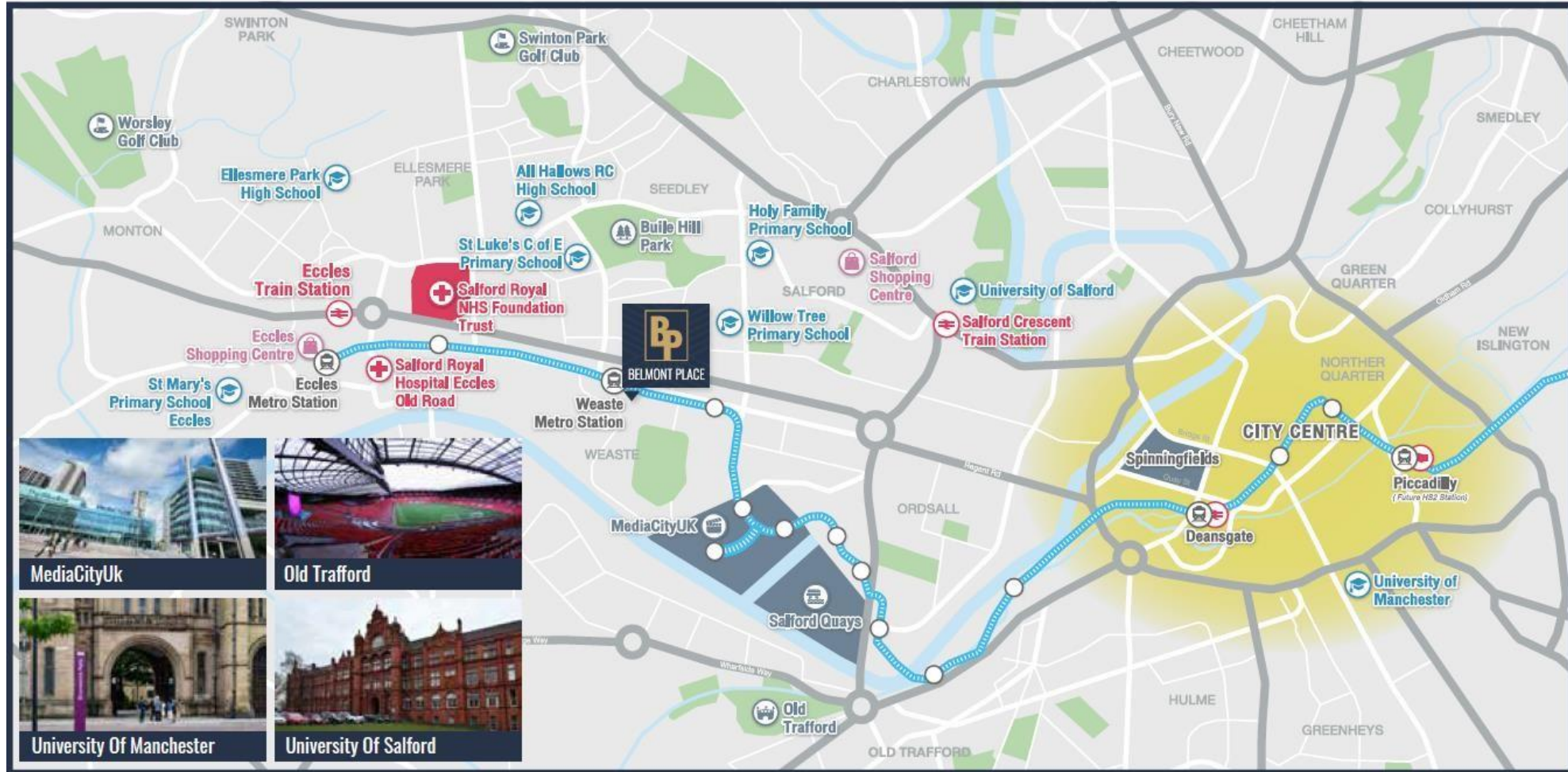
Vendor	Fulcrum Global Co-Living (UK) Limited
Location	Belmont Place 8 Borough Road, Salford, Manchester M50 1DX
Local Authority	Salford City Council
Tenure	Leasehold 999 years with Share of Freehold
Building Insurance	Covered by the Service Charge
Completion	Completed
No. of floors	Ground floor, 1st – 3 rd floor
Types of units	1 bedroom (7 Units) 2 bedroom (9 Units)
Car Parks	7 Parking Spaces on Ground Floor
EWS1	No EWS1 Required



Surrounding Map



BELMONT PLACE



Jun 2021 – Belmont Place, Salford

Connectivity



BELMONT PLACE

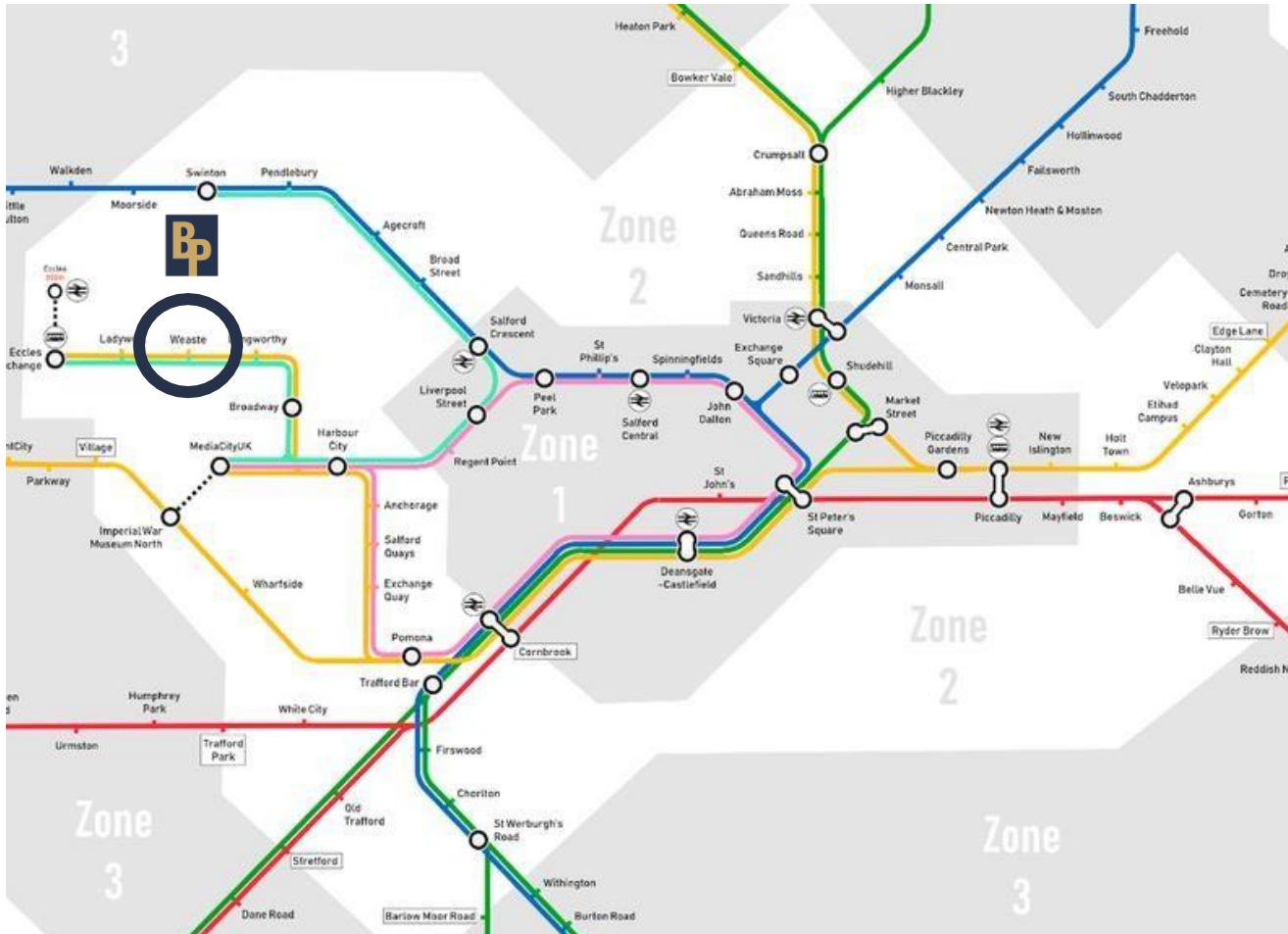


Jun 2021 – Belmont Place, Salford

Connectivity



BELMONT PLACE



Metrolink in 2040

Transport for Greater Manchester is proposing to take certain suburban railway lines out of Northern Rail's hands and operate them as Metrolink instead in a bid to improve the quality, frequency and reliability of railway corridors.

Plans for a tram line connecting the Quays with the Crescent will be developed over the next five years as part of the city center transport strategy for 2040. Other options for Metrolink connections in 'inner Salford' will also be explored.

Crescent Masterplan

A £2.5bn, 240-acre major regeneration programme, which will be delivered over the next 10+ years. It represents one of the largest development opportunities in the country and is the next major key development in the continuation of regeneration taking place across the city.



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Crescent Masterplan



BELMONT PLACE

It proposes the creation of an integrated transport interchange featuring the **Metrolink connection between the university and Salford Quays**. The existing railway lines at Salford Crescent station will be built over to provide improved connectivity between the Innovation Zone and the Peel Park Campus as well as an area of public realm.

The Innovation Zone incorporates many of the University of Salford's facilities and is divided by Frederick Road. It is proposing the construction of a podium across Frederick Road, as well as a new-build **40,000 sq ft Innovation Centre**.

The Crescent, will be the focus for residential development and it plans to create a **mixed-use neighborhood** featuring a hotel within the former Police HQ building and the redevelopment of The Old Fire Station into a **multi-use community space**.



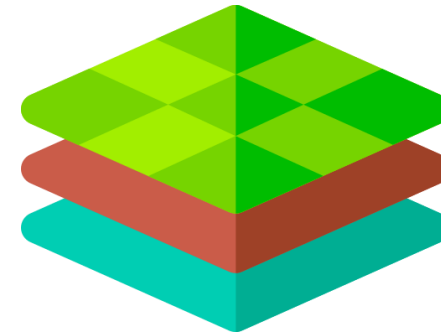
Leasehold



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**999 Years
Leasehold**



**Peppercorn
Ground Rent**

Share of Freehold



BELMONT PLACE



An association is set up to manage the freehold of the building.

Each leaseholder owns a share of this company



Leaseholders, who are all members of the company owning the freehold, are in control of the management of the building, such as service charges and maintenance repairs

Latest Property Price in Salford

Townsquare Eccles

One-bed from £135,000 / £299 psf
Two-bed from £138,000 / £305 psf
Complete in 2022

Belmont Place

One-bed from £149,700 / £266 psf
Two-bed from £166,300 / £270 psf
Completed Project

High Definition

One-bed from £184,950 / £375 psf
Two-bed from £295,000 / £406 psf
Complete in 2022

Lightbox

One-bed from £172,500 / £348 psf
Two-bed from £250,000 / £349 psf
Completed Project

Amplify

One-bed from £169,000 / £350 psf
Two-bed from £265,000 / £459 psf
Complete in 2021

X1 Michigan Tower

One-bed from £175,995 / £409 psf
Two-bed from £216,995 / £380 psf
Complete in 2023

MediaCity Gardens

One-bed from £164,500 / £398 psf
Two-bed from £204,500 / £418 psf
Complete in 2022

Local Crescent

One-bed from £268,000 / £360 psf
Two-bed from £330,500 / £355 psf
Completed Project

Middlewood Plaza

One-bed from £163,000 / £388 psf
Two-bed from £220,000 / £345 psf
Completed Project

Bridgewater Wharf

One-bed from £190,000 / £441 psf
Two-bed from £195,000 / £329 psf
Complete in 2022

X1 The Gateway

One-bed from £150,000 / £410 psf
Completed Project

Off-plan project

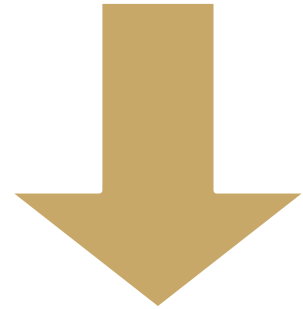
Completion project

Price Comparison



BELMONT PLACE

Average PSF

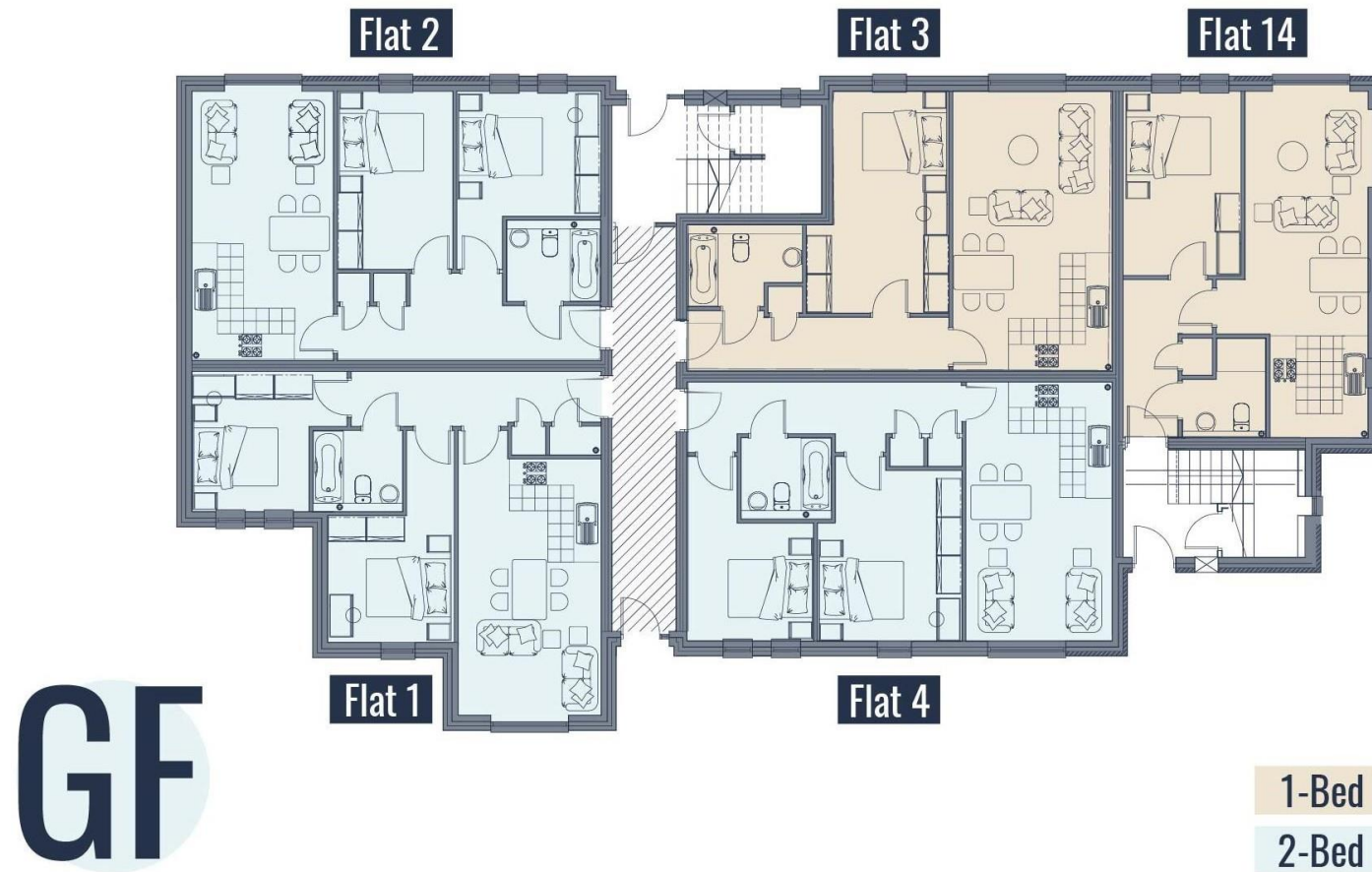


21%
in Average PSF

Floor Plans



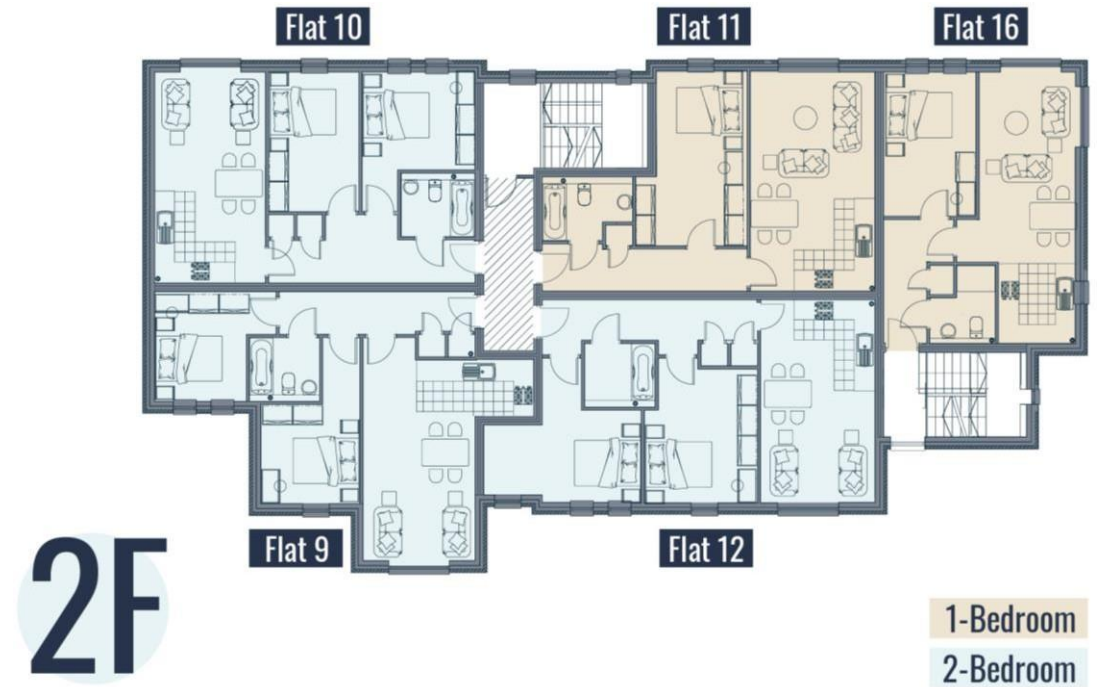
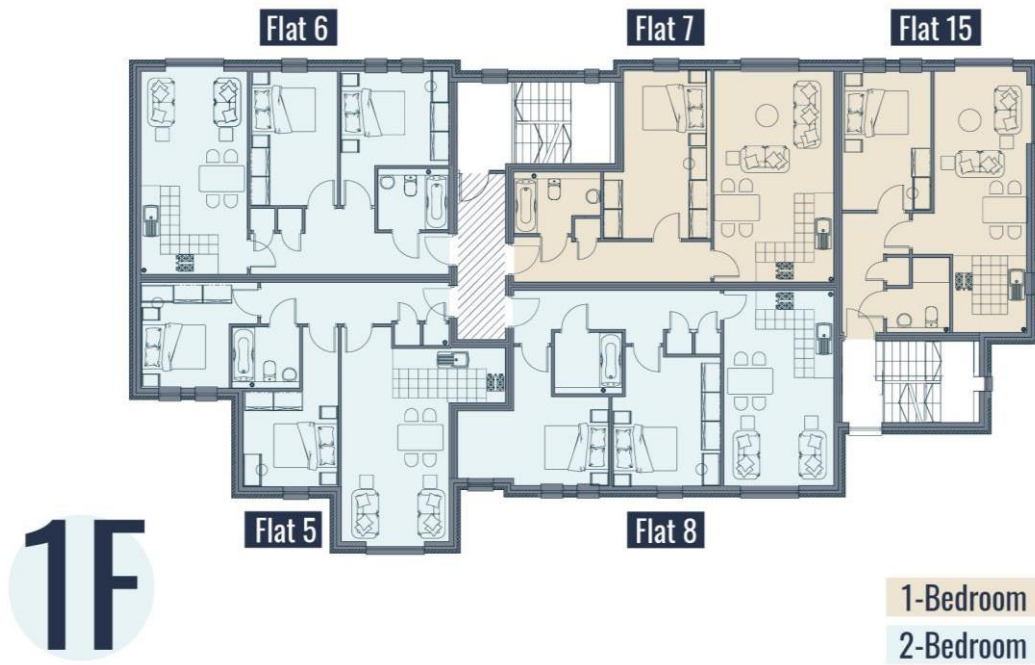
BELMONT PLACE



Floor Plans



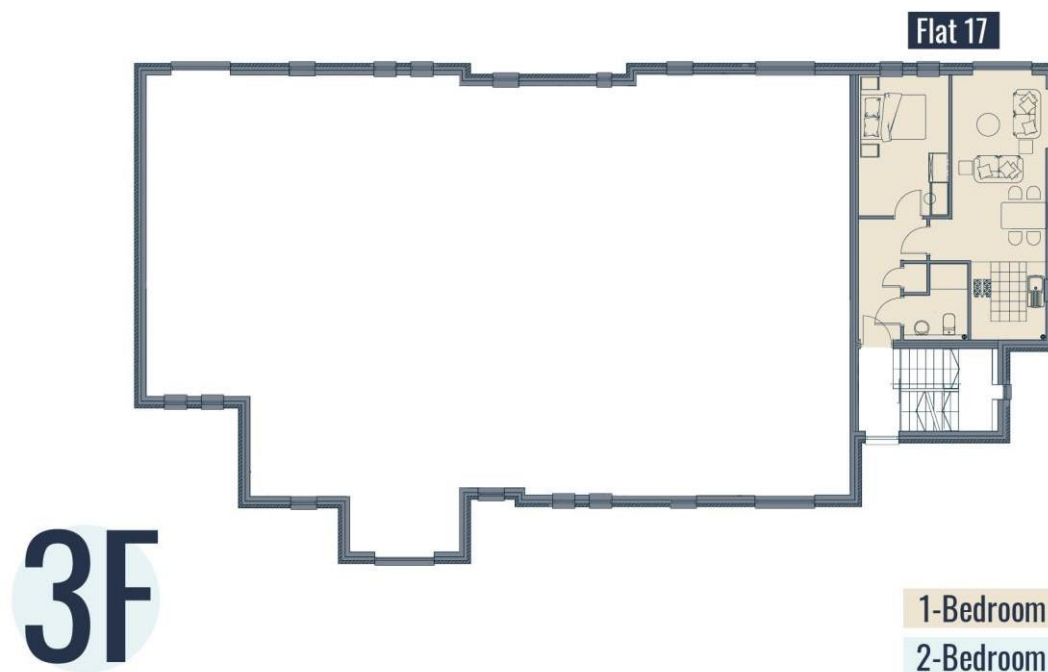
BELMONT PLACE



Floor Plans



BELMONT PLACE



Featured Unit (Flat 7)



BELMONT PLACE



Jun 2021 – Belmont Place, Salford

Transaction Related Issues



BELMONT PLACE

Running Cost

A. Council Tax for 2021 to 2022

(Note: Applicable only if property is vacant or self-use)

- All units are in Band A

B. Ground Rent

Peppercorn

C. Service Charge

Approximately £1.73 psf p.a.

D. Lettings and Management Services

- Savills UK
- Lettings and Management Fee*: 10% of Rental (inclusive of VAT)

*T&C applied

E. Selective Licensing

(Note: Applicable for buy-to-let landlord post completion)

- Each unit needs an individual license with landlord name registered
- License will be valid till 20 Nov 2024
- Application Fee: £600 (charged by Salford City Council)
- 3CS / Savills can apply the license on behalf of the buyer with additional charges 3CS – £200 + VAT / Savills - £195 + VAT

Transaction Related Issues



BELMONT PLACE

Legal

A. Solicitor:

Vendor's Solicitor

JMW Solicitors LLP
1 Byrom Place, Manchester, M3 3HG
T: +44 161 838 2814
E: jessica.hotchin@jmw.co.uk

Attn: Ms. Jessica Hotchin

Recommended Buyer's Solicitor

3CS Corporate Solicitors
35 New Broad Street, London,
EC2M 1NH
T: +44 207 194 8154
E: ki.lee@3cslondon.com

Attn: Mr. Ki Lee

B. Conveyancing Fee (3CS Solicitors):

Fulcrum will subsidize £500 (inc. VAT) of legal fee if buyer appoints 3CS

3CS Fixed legal fee - £1,350 plus VAT

Expected disbursements are:

- Local authority search - £150 (estimated if applicable)
- Drainage and water search - £70 (estimated if applicable)
- Environmental search - £150 (estimated if applicable)
- Land registry registration fee - Depends on purchase price
- Land registry priority search - £3
- Bank transfer fee approx. - £35 per transfer
- Identity verification approx. - £20 per person
- Stamp Duty Land Tax - Depends on purchase price

** For reference only, the solicitors reserve the right to change the fees without further notice

Transaction Related Issues



BELMONT PLACE

Legal

C. Stamp Duty:

Completion from 1 July 2021 to 30 September 2021:

For UK Residents:

From 1 July 2021, the starting rate of stamp duty will be £250,000 until the end of September.

Purchase Price	Normal Rate	Additional Rate^
£0 – £250,000	0%	3%
£250,001 - £925,000	5%	8%
£925,001 – £1.5 million	10%	13%
> £1.5 million	12%	15%

For non-UK Residents:

2% surcharge will be introduced on 1 April 2021 for buyers of residential property in England and Northern Ireland who are not UK residents.

Purchase Price	Normal Rate	Additional Rate^
£0 – £250,000	2%	5%
£250,001 - £925,000	7%	10%
£925,001 – £1.5 million	12%	15%
> £1.5 million	14%	17%

^Additional Rate of 3% SDLT surcharge will apply to Buy-to-Let / Additional Home (Worldwide including Hong Kong) buyers
Please refer to the [SDLT calculator](#) for more details

Transaction Related Issues



BELMONT PLACE

Legal

C. Stamp Duty:

Completion On or After 1 October 2021:

For UK Residents:

Stamp duty will return to the usual level of £125,000.

Purchase Price	Normal Rate	Additional Rate^
£0 – £125,000	0%	3%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 – £1.5 million	10%	13%
> £1.5 million	12%	15%

For non-UK Residents:

2% surcharge will be introduced on 1 April 2021 for buyers of residential property in England and Northern Ireland who are not UK residents.

Purchase Price	Normal Rate	Additional Rate^
£0 – £125,000	2%	5%
£125,001 - £250,000	4%	7%
£250,001 - £925,000	7%	10%
£925,001 – £1.5 million	12%	15%
> £1.5 million	14%	17%

^Additional Rate of 3% SDLT surcharge will apply to Buy-to-Let / Additional Home (Worldwide including Hong Kong) buyers
Please refer to the [SDLT calculator](#) for more details

Payment



BELMONT PLACE



Letting and Management Services



BELMONT PLACE

Despite some very difficult challenges caused by the pandemic over the year, the housing market in Salford has continued buoyant through it all. What's more, Salford has been named the most profitable buy-to-let city in the UK for landlords.

An all-inclusive letting and property management service is offered by Savills at a rate of 10%* (inclusive of VAT) of gross rent.

This pamphlet is not legally binding and does not create any legal relationship with us and Savills. Information contained hereunder (i) is for reference only and may be subject to changes at any time; (ii) is not to be regarded as us and Savills providing any recommendation, offer to sell, or solicitation of any offer to sell any product, securities, investment, property and/or services; and (iii) shall not form any part of any contract or be a representation including such contract. Any use of or reliance on information hereunder shall be at your own risk.



savills

Recommended Letting and Management Agent

Scope of Services Provided by Savills

- Tenant Find
- Tenant Referencing and Right to Rent Checks
- Deposit Registration
- Tenancy Renewal
- Compliance Safety Check (EICR, Smoke Alarms)
- Check-In and Check-Out
- Property Management
- Handling Maintenance and Repair Work
- Rent Collection

Why Invest with Fulcrum Global?

Fulcrum Global (Hong Kong) Limited ("Fulcrum Global") is a premier platform for international property investments since 2008. **We have invested in over 70 residential and commercial property projects across ten cities in the UK and Asia**, including the United Kingdom, Thailand, Singapore, Japan and the People's Republic of China. The total project value of our investments exceed USD 1 billion.

Starting in 2012, the Company entered the UK market through acquisitions of residential portfolios from developers in London and Manchester, totaling over 1,300 apartments. Since then, the values of the properties have enjoyed rental growth of over 25% and capital appreciation of more than 40%.

In 2021, Fulcrum Global entered into a joint venture with Noble Development (Thailand top 10 listed company) to invest in residential projects in the UK. The total investment budget for this joint venture initially is GBP 100 million with the intent to roll out 1,500 units per year and is expected to scale up to GBP 350 million by 2024.



Our Track Record

Completed schemes in Manchester

- Green Quarter
- Spectrum
- Alto Block C & D
- Wilburn Basin
- One Regent
- Riverside
- St. George's Island



High Quality Property Projects Over The World

As an international property's investment company, Fulcrum Global develops high quality projects over the UK, Thailand and Japan.

UK



One Regent



Wilburn Basin



Riverside



ALTO



St. George Island



Green Quarter



Spectrum

Thailand



Park 24



Noble Ploenchit



Noble Above Wireless
Ruamrudee



The Park at EM District



Noble State 39



Noble NUE Ngnamwongwan

Japan



Nippori



Thank You.

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