



EXECUTIVE SUMMARY

2016



Manor Property Group

Manor has evolved from generations of development experience. 100% privately owned, the company has been in business for over 35 years, developing across 4 sectors; retail, leisure, commercial and residential.

With a current development portfolio valued in excess of £850 million, each scheme is managed from initial concept to completion by a highly respected in house and outsourced professional teams.

Throughout the last three decades, Manor's strategy has remained consistent, embraced market demands, and exceeded expectations.



A taste of the past... sample of completed schemes

Among its achievements, Manor lists the BBC Building in Queens Gardens, Hull, which had a development value of £25 million and consists of a television broadcasting studio and office complex, 115 executive and penthouse apartments.

Scunthorpe Retail Park, which has attracted big name brands including Tesco, McDonalds and Travel Lodge.



Lincolnfields, a mixed-used commercial development on the outskirts of Lincoln, which had a development value of £60 million and is now home to top luxury car dealerships Mercedes, Land Rover, Volvo and Lexus, along with Fitness First and Ibis Hotel.



The present and future...

research

Extensive research into new areas of property development has seen Manor invest in the company's largest and most sophisticated roll out programme to date. A comprehensive approach has led to an entirely **new concept** in student living.

demand

Changes to the UK's university funding programme has not altered the demand for places, with foreign student numbers at an **all time high** and set to rise, the demand for purpose built accommodation outstrips the supply.

first

Having anticipated this demand Manor is developing the **QDOS Student portfolio** which will provide 40,000 UK based student beds by 2022. Once again the company has **exceeded expectations** by providing a range of additional student specific facilities as standard. Each scheme will also benefit from an exceptional city centre or university centric locations. Manor believes that choosing Qdos Student Homes will be the first **'lifestyle choice'** for the nation's young learners.

hotels

With hotels among the portfolio of existing schemes, Manor is able to draw on past experience in the expansion of the company's hotel development division. A **specialist** hotel property expert leads the hotel development team and international hotel operators have been carefully selected to run the first phase comprising six hotels, under management agreements. With its own identity and sense of place, each hotel will connect with a **key element** of urban space such as a river, square, leisure quarter or retail core. Locations include Edinburgh, Bath, Bristol and York.

super casinos

In conjunction with Apollo Casino Resorts, obtaining Hull's prestigious '**super casino**' licence is in itself an achievement. Locating the casino in the Manor Mill mixed use development has provided a **unique** addition to the scheme, add public plaza with 4 branded restaurants, a four star hotel, 590 bed Qdos Student accommodation with its own facilities, 320 car parking spaces and 23 storey residential tower, (the city's tallest building) and again Manor has exceeded expectations. Manor's second super casino licence application is being considered favourably by Luton council, this area of development will add another dynamic to Manor's portfolio.

retail parks

Strategically located retail parks continue to be the preferred destination for shoppers. **The Manor Quay** scheme includes 500,000 sq.ft. of retail and leisure with the benefit of free parking. Marks and Spencer and Sainsbury's, subject to formal approval, will provide the anchor. Its **location**, adjacent to the A63, the main trunk road into the City of Hull provides ease of access without the need to navigate city traffic. Spectacular views across the Humber Estuary are a bonus and will help to create the **category killer** status Manor Quay will deliver.



Brand Family





Organisational Chart





Qdos the Student Support Solution

Qdos student Homes and Qpads offer the best possible accommodation partnered with practical services such as laundry, café's and gyms to re-define the student market. This project will change the face of student accommodation by adding both online and physical support to offer a ground-breaking all in one solution. Adding supporting brands complete the solution.

Qlife

– A health and fitness solution for students geared to lifestyle and actions.

Qjob

– A definitive solution for the students biggest challenge. The best graduate positions gravitating towards the UK's biggest commercial student network.

Qpid

– The first youth dedicated dating site in the UK with key safety and social enhancements to protect our students.

Qtech

– The tools of the trade, all in one place and on-demand. Offering storage, Microsoft and other software with support offering unparalleled and cost effective IT solutions.



Qlab

– A place for students to interact and be involved with the future development of the Qdos brand products.



Qmall

– The future of retail merging the physical and online shopping experiences to create a second generation online shopping experience that adds the theatre of the physical shop to the ease of online competitors.



Qdosh

– The UK's first dedicated student only banking system with a greater focus on online cash management and the ability to link more transaction online.



Qdos

– uses advanced software to offer diary, storage, social tracking and security to the usual chat and banter.

The supporting Qdos brands offer the first genuine link between online and physical activity with practical solutions for students. Most social networks deal with virtual communication with no link to the real world – Qdos and it's family of brands all provide practical real world solutions that help in every aspect of their day to day life. This bridgehead between best in class student accommodation and virtual tools is new and innovative and offers real purpose to the social network phenomenon.



The student accommodation market

- Student accommodation is one of the most buoyant markets in the property sector, offering investors attractive returns, long term income streams, rental growth prospects and high occupancy rates.
- Student rents projected to grow by 5% pa.
- 2.4 million New university applications.
- 50% of students have no access to high-quality, purpose-built accommodation
- Student numbers growing 10 times faster than the rate of new housing supply.

The Qdos student accommodation solution

- Developed for ongoing investment growth
- Specialist, in-house promotion and management
- All regional capitals
- Prime locations
- Quality student bed spaces and ancillary services
- 48 weeks per bed space income
- Cost effective asset and student management
- Unique 'Qroom' smart technology
- Oversized beds and functional, robust furniture
- Comprehensive and exclusive partner and sponsor network.

Current Schemes





Qroom, the new smart bedroom

Qdos student homes feature a state of the art 'smart' bedroom. These rooms have been uniquely developed with our business technology partners.

Through a smart phone app contained on the students mobile phone and through the buildings sophisticated management system the conditions in the bedroom can be carefully monitored and controlled:

The student is provided with:

- control of lighting, heating and power
- door lock opening/closing from front door to bedroom.
- Room status, water leaks open window etc.
- Energy monitoring and performance





Business Partners

Qdos has unique and special business partners selected to enhance the Qdos brand and provide world class technology and managerial solutions.

Our partners are leaders in their field and bring on an exclusive basis to Manor Property Group and Qdos Student Homes, technological excellence and ground breaking innovation

Our major partners are:



Interstate - The highly successful, US based hospitality services provider with a wealth of hotel management experience. Interstate provides the world-class management, industry leading systems and solutions, experienced professionals, and depth of resources necessary to manage the day to day running of the Qdos student homes portfolio of sites.



Dell - Leading worldwide computer hardware and systems provider. Dell are pioneering distance learning and educational networking through the Qdos brand family.



Siemens - The leading global engineering and technology services company committed to exclusively promoting, developing, and providing the technology for our smart Qroom concept.



Cablecom - The largest student broadband and network provider in the UK committed to developing a new integrated high speed Qroom product unique to Qdos student homes.

Qdos Sponsorship

Qdos student homes is also proud to sponsor:



Academy of Business Experience

A project which seeks to assist school children in learning more about the world of work through teaching and presentations from established business leaders.

It provides a 'state of the art' technology building, supported by blue chip industry sponsors where seminars, career conventions, learning classes, and presentations can be held. The Academies focus on providing both business knowledge and experience of the work environment to fifth and sixth form students.



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