

STUDENT LIVING.



JP Knight & Partners
Global Investments

QWS

QUAYSIDE WEST
STUDIOS

118 one-bed & studio apartments
in the heart of Newcastle

Contents.

| | |
|--|-------|
| Stripe Property Group | 3 |
| Experience statement living and low-effort investment. | 4-5 |
| Giving students a complete university experience. | 6-7 |
| Two universities, one bustling city. | 8 |
| An international reputation. | 9 |
| Students want the whole shebang. | 10-13 |
| Location, location, location. | 14-15 |
| Newcastle – where culture, football and nightlife connect. | 16-17 |
| Invest in Quayside West Studios. | 18 |
| Our priorities: Investors. Residents. Community. | 19 |



Affordable. Quality. Sustainable. Location.



We know that new developments represent more than just a house for the first-time buyers, families and retirees that choose them. Whether we are building on brownfield sites or breathing new life into a city centre, Stripe Homeowners division select projects that put customer satisfaction first. Our developments aim to improve the lives of the individuals that live in them, and the communities they become part of.



Stripe Property Group believe in the importance of regeneration and development in our city centres for growth. Whether it's combined with our PBSA or a purpose-built space, we identify opportunities for commercial developments that continue our ethos of bringing affordable, high-quality and sustainable developments to fabulous locations.



What makes our Purpose Built Student Accommodation a success? Stripe Student division doesn't just create high-quality accommodation, we take time to understand what our stakeholders want, from the students who live in it, the community around it and the investors who trust in us to deliver. Our sites are ideally located and purposefully designed to be desirable and long-lasting.



Stripe Digital has shown exponential growth in recent years, bringing exciting new opportunities for technology in the housing and development market. Our digital division maximises the latest in CAD and CGI to create eye-catching visuals, inspiring virtual tours and 3D walkthroughs – leading the way to the future of property marketing.

Experience statement living and low-effort investment.

Arrive in Newcastle from the south and your eye is drawn to a beautifully designed new development – the bespoke apartments of Quayside West Studios.

QWS
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Set within the regenerative area of Newcastle quayside and fronting on to the famous River Tyne, Quayside West Studios is the future of Purpose Built Student Accommodation, offering ultra-luxurious living for students and low-effort investment for investors.

Designed and built by Stripe Property Group in partnership with leading interior designers, Quayside West Studios includes a 24-hour concierge service and wellbeing programme alongside its outstanding facilities and modern design to appeal to the contemporary student.

- Ideally suited to Newcastle's bustling undergraduate, postgraduate and overseas student market
- A combination of fully furnished, self-contained, ensuite studio and 1-bed apartments
- 3000 metres of communal and commercial space including café, health and wellness suites and study zones
- Fabulous uninterrupted views across the river, perfectly located for university and city living.

With everything they need for study, socialising and community, Quayside West Studios brings the experience of statement living to the student market.

A fully-managed PBSA development, Quayside West Studios provides confidence and strong returns to investors.

Giving students a complete university experience.

If there is one thing that became clear post 2020, it's that students want face-to-face tuition. They want the social side of university. They want to be away from the family home, living their best lives. And they want to get value for their tuition fees.

The future is not in virtual lessons – it's in real world experiences. And despite concerns that the events of 2020 would impact on applications to university, they continued to increase. Over the last 5 years (up to 2021) there has been a 14% growth in student numbers in the UK. The outlook for universities – and student accommodation – remains positive.

Students Supply & Demand.

Something else that became clear during the events of 2020 – while many other investments struggled, those focused on Purpose Built Student Accommodation (PBSA) remained relatively stable.

Why is that? The UK student population continues to grow. And with increasing numbers of students comes an increasing demand for living space.

The UK PBSA sector is worth in excess of £60bn. PBSA provides homes to a third of the UK's student population, equating to 37% of the direct-lets market. That places it second only to university owned accommodation at 42%. Student Accommodation transactions hold a larger share of the total investment volume in the market at 11.6% than multifamily (9.6%) and hospitality (3.0%).¹

New Supply Slowing.

And yet, according to The Unite Group, there is still a shortfall of c.365,000 beds compared to the numbers of incoming 1st-year and international students, before considering the more established students who choose PBSA by preference.²

1. Real Capital Analytics.
2. The Unite Group: Market Overview

What do all these figures mean?

It means that despite Brexit, despite Covid-19, the higher education market is resilient. PBSA investments continue to grow as specialist developers design accommodation to suit the demands of the modern student.

Students in the UK...⁽³⁾

2.2m
full time
students
(2019/20)

14%
growth in student
numbers over the
last 5 years

404,000
postgraduate
students
full time
students

6.6%
increase in new
international
postgraduate visa
applications

3. Cushman & Wakefield: UK Student accommodation report



Two universities, one bustling city.

What makes Newcastle upon Tyne so attractive to students?

Is it because it's home to two leading universities, Newcastle - a Top 125 Global University (QS World University Rankings 2023) – and Northumbria - currently shortlisted for University of the Year in the Times Higher Education (THE) Awards 2022?

Is it because the city is home to 46,000 students, and yet offers one of the lowest average rents across the UK, a key influencer on student decision making when choosing their university?

Or is it because Newcastle is famous for its friendly locals, fabulous nightlife and diverse culture? Whatever it is, students continue to flock here in increasing numbers, making it a strong choice for anyone who wants a long-term, minimum effort investment.



They come from far and wide...



Newcastle is home to over 60,000 students including 10,500 overseas students, attending Newcastle and Northumbria Universities and Newcastle College

An international reputation.

Newcastle University, with international campuses in Malaysia and Singapore, is renowned for courses in Medicine, Science and Engineering, which attract students from around the world. Included in its 29,000 students are 6,650 (27%) international students from 140 countries.¹

Meanwhile Northumbria University has 25,000 students, with 19% (4,090) international students from over 135 countries. That means there is a demand for student accommodation – and not the basic functional living of 30 years ago. When the cost of studying a 3-year course in the UK can be approximately £30,000 for undergraduates, and significantly more for international students, it's clear they are taking the entire university experience seriously, including their housing expectations.

And it's not just the students who are choosing Newcastle. When combined with nearby Durham, the three universities have become the largest hub for research outside of London, attracting a good share of government research grants and significant investment in the economy of the Northeast.

1. The Times Higher Education.
2. Based on Newcastle University course information, PhD Medicine



Students want the whole shebang.

Tuition fees haven't put students off studying, but they have changed how this generation approach university life. Today's student is a savvy consumer. They have grown up with social media and a life lived – and shared – online.

They enjoy community, focus on health and wellbeing, and are all about the experience. That means that they are prepared to pay for luxury living, but they demand value for money. Quayside West Studios has been designed to answer that demand, with plenty of personal space and 3000 metres of ground-floor amenities.

What's on offer.

All-inclusive living

A choice of 1-bedroom or studio apartments, completely self-contained with furnished living area, study space and kitchenette, equipped with fridge freezer, microwave and oven.

Every apartment has a queen size bed, TV, and plenty of storage. And don't forget your ensuite bathroom, luxuriously appointed with marble effect tiling, walk-in showers and heated towel rails. Quayside West Studios takes student accommodation to an entirely new level. It's your ideal all-inclusive personal space - just add bedding.

A place to study

Sometimes it's easier to concentrate with friends. When you're studying in groups, you'll find all the space you need in the shared study rooms, perfect for group projects or just a change of scenery.





Meet, mingle and connect

University is not all about work. Rest and socialise in the stylish, furnished communal spaces. Quayside West Studios facilitates regular social events that create a friendly community feel and adds to the overall health and wellbeing of residents. Meeting new friends and developing contacts is an important aspect of university life and enhances the student experience.



Health and wellbeing centres

Today's student is more health-conscious than ever. They know appearances matter, personally and in their surroundings. Within our extensive community spaces Quayside West Studios offers a private gym and studio, ideal for your HIIT workout and restorative yoga.



The big screen experience

Take time out from studying to relax in this purpose-built private cinema room. Meet up with fellow residents for a theme night film extravaganza or book it out with the on-site management team for your personal use.



Dine in together

Why eat alone when you can all dine together? There's plenty of room in the on-site café to mingle with your fellow residents and build up your social life.



Why walk when you can cruise?

Every resident has access to electric bikes & scooters – the perfect way to explore the city and riverside promenade, and in line with our ethos of sustainable living and future focused developments.

Newcastle also enjoys hire mobility options throughout the city centre. Just look for the orange scooters and bikes.




On site cafe with regular social events!



The important extras...

- For Study, Gaming and Leisure, our dedicated and reliable Wi-Fi will offer uploads and downloads speeds that are the fastest within the UK.
- On-site management team. Your personal concierge for everything from parcel deliveries to fixing your pipes – not that they'll need it!
- Complete security for peace of mind.

Location, location, location.

Luxury living needs a luxury view – and that’s what you get at Quayside West Studios. Right on the waterside of the iconic Newcastle quayside, with unobstructed views over the River Tyne and just 10 minutes’ walk to both Newcastle University and Northumbria University.

The quayside is currently undergoing significant investment as the focus of a regeneration scheme, aiming to attract new business and jobs to the area. Schemes like Giants on the Quayside – a destination for sports, dining and leisure set around a focal point of the Whey Aye wheel – and Gateshead Quays – business, events and exhibition centre – will bring businesses, families, students and tourism together. It’s all part of the vision for Newcastle as the leading city in the North. And, of course, don’t forget the football.



Local amenities...

- 0.2 miles to Newcastle Central Station
- 0.2 miles to Life Science Centre
- 0.9 miles to St James Park
- 0.9 miles to Newcastle City Centre
- 1 mile to Manors Station
- 10 minutes’ walk to Newcastle University
- 10 minutes’ walk to Northumbria University
- 11 minutes by train to Durham
- 30 minutes to blue flag beaches



Newcastle – where culture, football and nightlife connect.

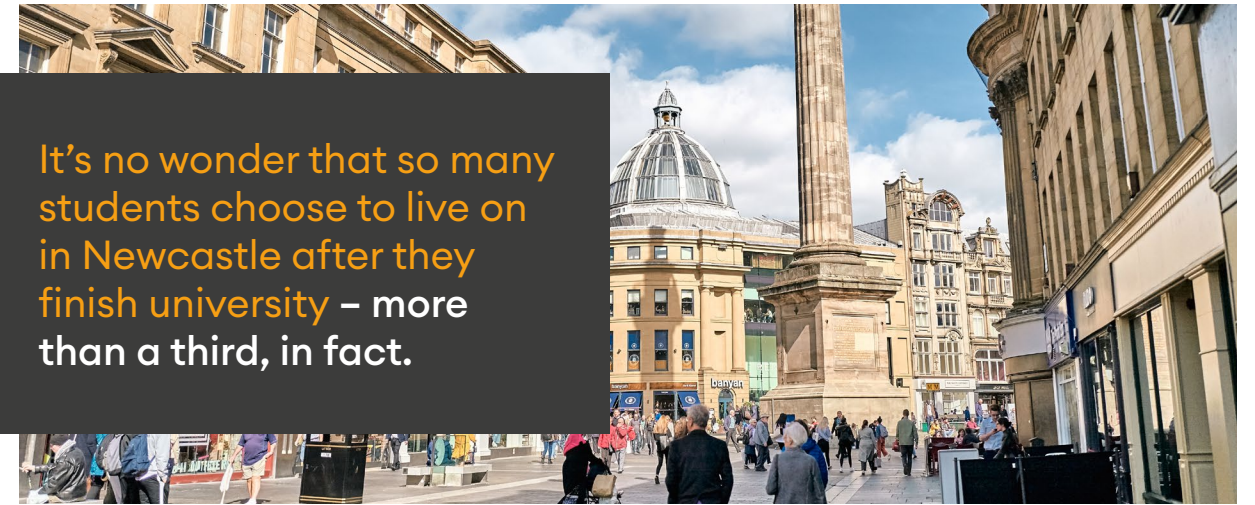
Newcastle upon Tyne is the jewel of the North East. A city built on ship building and coal mining, now known for its business and social life, the city is filled with cultural highlights, theatres, the arts, festivals, and entertainment.

For such a bustling hub, where students and community thrive together, Newcastle is actually a small city. You can walk across it in just 15 minutes, which means the entertainment, night life and places to visit are easily accessible. But don't worry, you won't feel cramped. Right at the heart is 1,000 acres of town moor, complete with grazing cows, if you felt the need for a ramble through nature.

The native Geordies have a reputation for their friendly and fun-loving nature. And if you want to get on the right side from the very beginning, just remember to talk about football. Geordies are, understandably, exceptionally proud of their team, Newcastle United FC. Just join the Toon Army at their world-class home ground, St James' Park, on a match day to soak up the atmosphere.



20
minute walk
to St James'
Park!



It's no wonder that so many students choose to live on in Newcastle after they finish university – more than a third, in fact.

While the quayside is undergoing some fabulous regeneration – including the previously mentioned Giants on the Quayside and the planned Whey Aye wheel – standing 5m taller than the London Eye – it's already a beautiful place to stroll along the promenade, with a beautiful view of 7 bridges in just half a mile. Pop down in the summer, and you can stretch out on the sand at the Quayside Seaside – just one of the many events the city puts on through the year.

Take a stroll through the city centre and admire the magnificent Theatre Royal before stepping into the Central Arcade – a beautiful Edwardian shopping arcade. Newcastle has plenty of options for shopping and eating out, including Eldon Square, The Gate and the bustling main street – Northumberland Street.




Home to the 6th
largest airport in
the UK!

Invest in Quayside West Studios.

Purpose Built Student Accommodation (PBSA) is becoming one of the fastest growing property-sectors in the UK and is preferred by leading investment firms due to the stability of demand.

Students who choose Quayside West Studios are more likely to be postgraduate or overseas students on 3-7-year courses. These students want a secure, long-term living space to complete their course. Our luxury-led apartments fulfil every requirement for residents. But what do they offer you, the investor?

The benefits

- ✓ Guaranteed 7% rental yields for 3 years
- ✓ Low turn over
- ✓ No stamp duty
- ✓ Fully managed rentals means a completely hands-off investment
- ✓ Assured rent for 51 weeks per year
- ✓ Rental paid in advance quarterly or annually*
- ✓ Payment plan options

*Depending on student payment terms

If we are so confident in our market, why are we offering guaranteed rental yields for 3 years?

We understand that the first year of a new development is the hardest. Construction may still be ongoing, students plan their accommodation months before the year begins, especially international students. Marketing and raising awareness can take time. We know the opportunities Quayside West Studios offers investors, and so we are confident in supporting our investors into taking that first step.

Our management team take care of every aspect of your investment – from referencing students to checking affordability, signing contracts and taking care of the day-to-day maintenance. All you have to do is sit back and let the returns roll in.

Our priorities: Investors. Residents. Community.



James Forrester

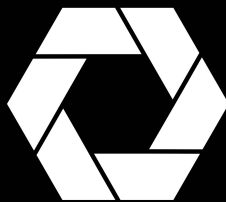
Director, Stripe Property Group

Founder of Stripe Property Group, James Forrester has over 20 years' experience in taking projects from paper exercise to completion.

Based in Newcastle upon Tyne, he is a leading expert in bespoke luxury developments for students, homeowners and investors.

Stripe Property Group have four divisions leading the way in Homeowner, Student, Commercial and Digital developments across the Midlands and Northwest. Other exciting projects include Charlotte Square Newcastle, St Paul's Birmingham, Gallowgate and Sails Crescent Lichfield. Our exceptional portfolio focuses on affordable, eye-catching, luxurious, purpose-built accommodation, that delivers for investors, residents and the surrounding community.

As part of our ongoing commitment to our communities, we believe on future focused developments that enhance their surroundings, invest in the local area, prioritise sustainability and will stand the test of time.



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