



Greater Manchester Property Venture Fund

An aerial photograph of a city skyline, likely Manchester, featuring a mix of modern and traditional architecture. In the foreground, two prominent modern buildings stand out: one with a reddish-brown facade and a grid-like window pattern, and another with a light-colored, more uniform facade. The background shows a dense urban landscape with various other buildings, including some with traditional brickwork and others that are more contemporary. The text is overlaid on the image, centered and in a large, white, sans-serif font.

Greater Manchester Property Venture Fund (GMPVF) was established in 1990 as a specialised vehicle to invest in property development

An aerial photograph of a city skyline, featuring a mix of modern and traditional architecture. In the foreground, two prominent modern buildings stand out: one with a reddish-brown facade and a grid-like window pattern, and another with a light grey facade and a similar grid pattern. The background shows a dense urban landscape with various other buildings, including older brick structures and a large, light-colored building with a flat roof. The text "Twin aims:" is centered over the modern buildings, followed by a numbered list of two points.

Twin aims:

1. Facilitate economic development and regeneration
2. Commercial financial return

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- An aerial photograph of a cityscape, likely Manchester, featuring a mix of modern and traditional architecture. In the foreground, two prominent modern buildings stand out: one with a reddish-brown facade and another with a light-colored, grid-like facade. The background shows a dense urban environment with various other buildings, including a large, historic-looking building with a central tower. The text is overlaid on the image in a white, sans-serif font.
- All property sectors
 - Variety of investment routes:
debt and equity
 - Seeking to maximise Social Value and
Sustainability outputs

An aerial photograph of a city skyline, likely Manchester, featuring a mix of modern and traditional architecture. In the foreground, two prominent modern buildings stand out: one with a reddish-brown facade and a grid-like window pattern, and another with a light-colored, more uniform facade. The background shows a dense urban landscape with various other buildings, including older brick structures and a large, light-colored building with a flat roof. The text "Geographical reach includes Greater Manchester, North West England and West Yorkshire" is overlaid in white, centered on the image.

Geographical reach includes Greater
Manchester, North West England and
West Yorkshire

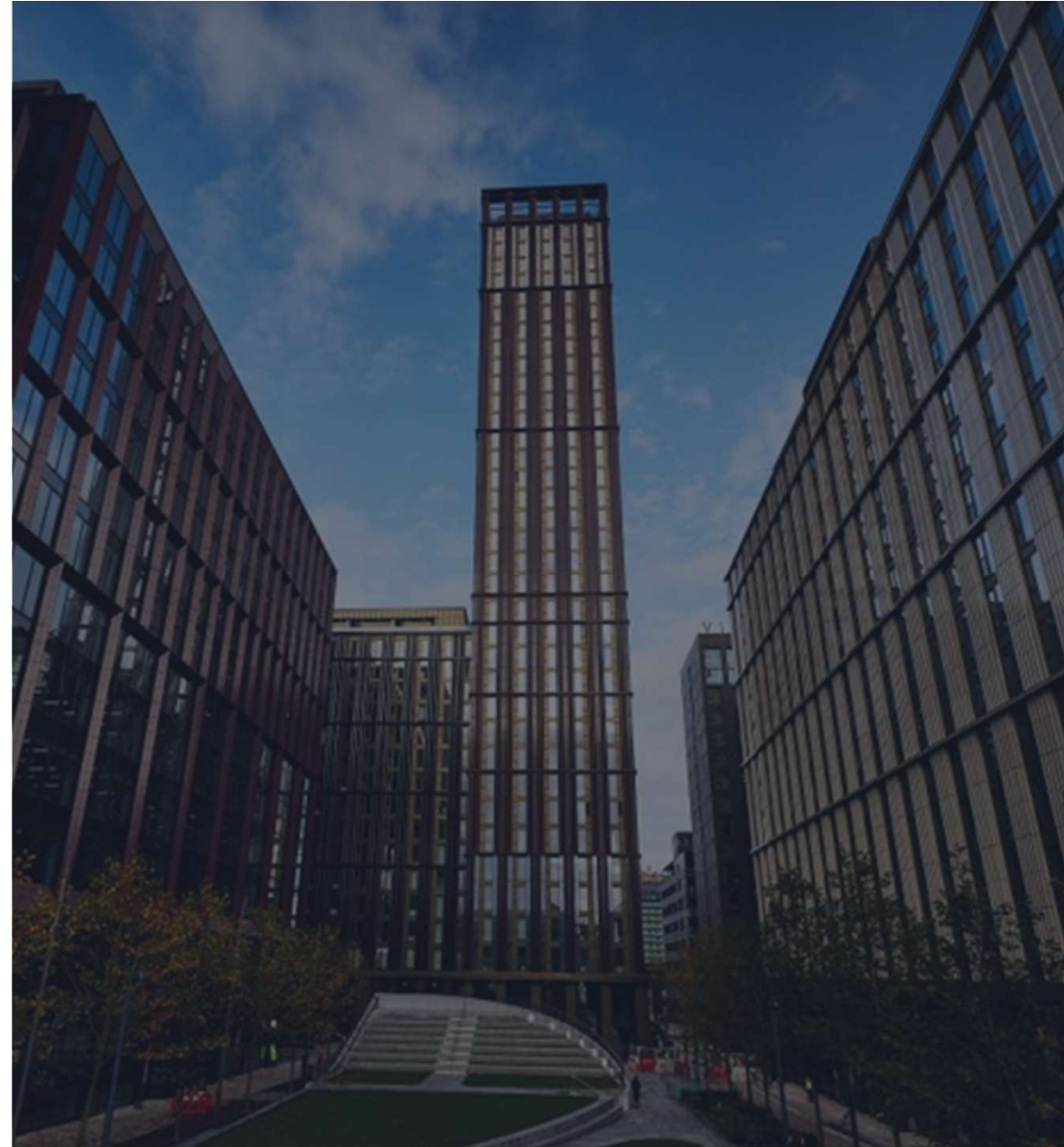
Residential



RESIDENTIAL

Circle Square, Manchester city centre

- 683 unit PRS development
- Joint Venture between GMPF and Vita Group
- Former BBC site and part of a £750m mixed use project
- Practical completion achieved in 2021
- Fully let and income producing
- £57m GMPVF investment - £23.5 equity and £33.5 mezzanine debt





RESIDENTIAL

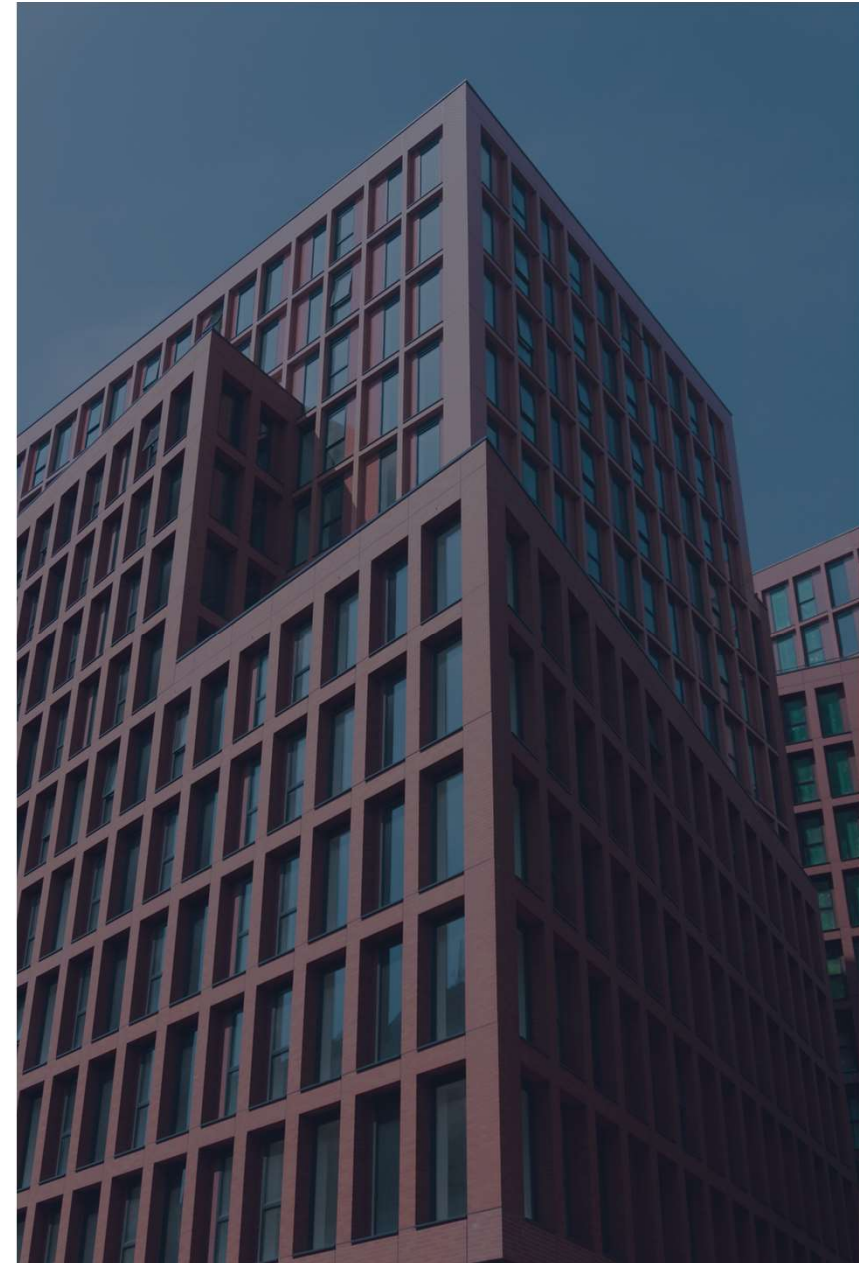
Deansgate Square, Manchester city centre

- 1508 residential apartments
- Second tallest residential tower in UK. South Tower is the tallest residential tower in Manchester
- £60m GMPVF debt investment with Renaker across two phases
- Practical Completion reached in 2021

RESIDENTIAL

Manchester New Square, Manchester city centre

- 351 apartments
- 14,177 sq ft of retail/leisure accommodation
- Joint Venture between GMPF and Urban & Civic
- £35.5m GMPVF investment - £14m equity and £21.5m mezzanine debt
- Practical Completion achieved in 2021





RESIDENTIAL

Matrix Homes – sites across Manchester

- 240 residential houses across 5 sites
- A mix of market sale and market rental
- Units complete and occupied
- Developed in GMPVF/Manchester City Council Joint Venture
- £16m GMPVF equity investment

Residential / Mixed Use



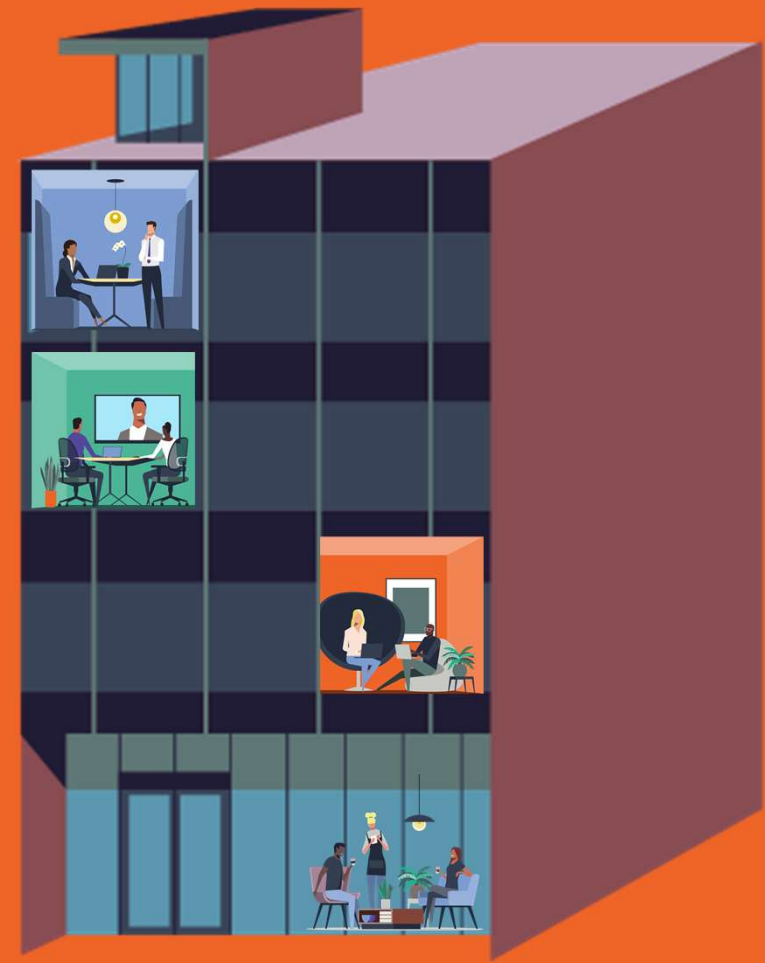
RESIDENTIAL / MIXED USE

Chorlton Shopping Centre

- Comprehensive redevelopment of a suburban shopping precinct
- Proposed new development of 200 residential units, 20,000 sq ft retail, plus car parking and public realm
- £40m total GMPVF investment
- High degree of sustainability in the new development
- Start on site proposed 2024
- Partnership between GMPVF and a Manchester based developer



Offices





OFFICE

#8 First Street, Manchester city centre

- 175,000 sq ft Grade A office
- Developed in GMPVF/Patrizia Joint Venture
- £60m equity funding from GMPVF
- Sold April 2021

OFFICE

Island Site, Manchester city centre

- 100,000 sq ft new Grade A office
- Joint Venture with Henry Boot Developments
- £30m GMPVF equity investment
- Low carbon construction and ongoing operation
- Start on site 2022, Practical Completion scheduled for 2024





OFFICE

One St Peter's Square, Manchester city centre

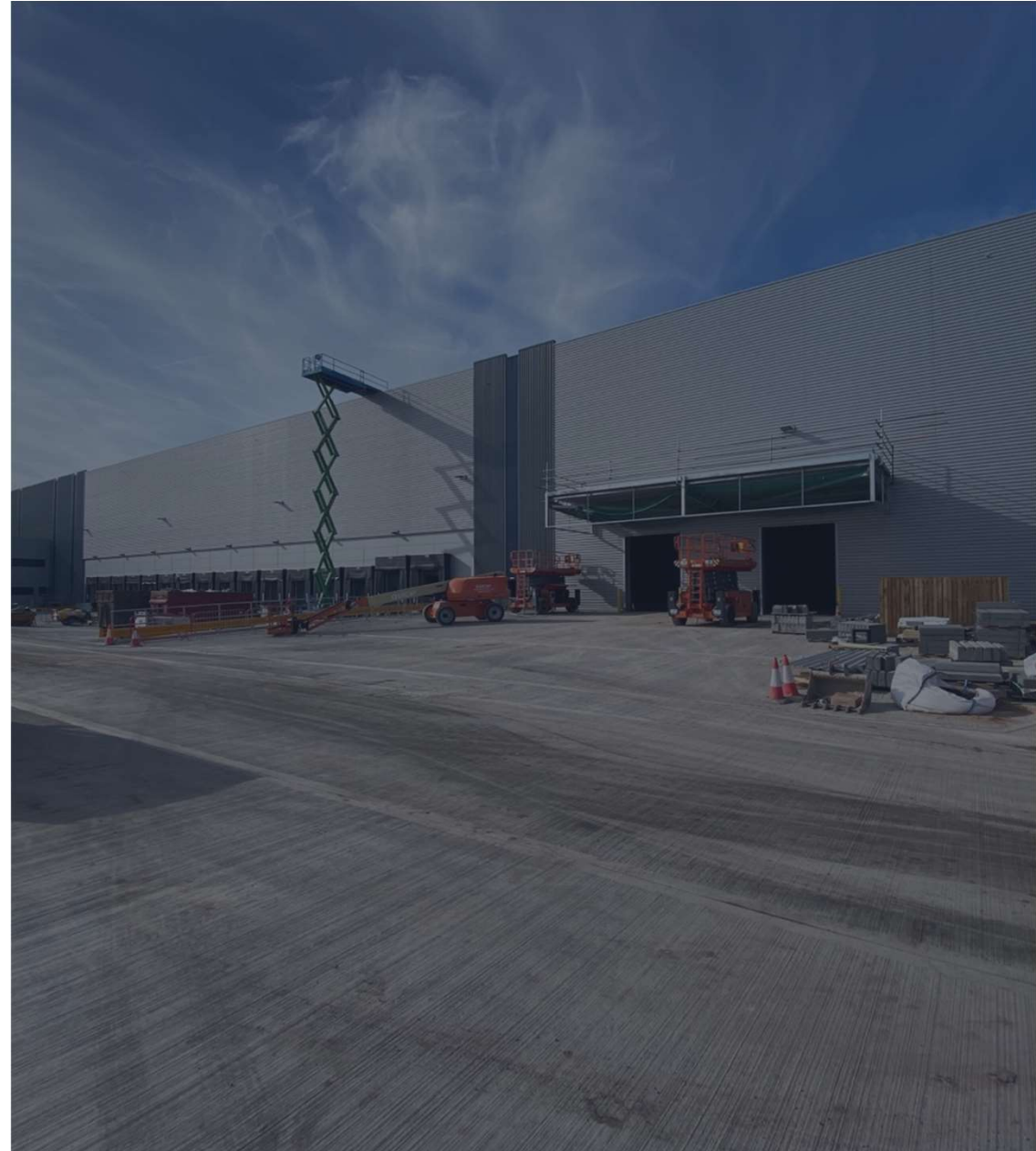
- 280,000 sq ft prime Grade A office
- Developed in GMPVF/Argent Joint Venture
- Total GMPVF investment of £63m
- £30m equity funding and £33m debt funding from GMPF

Industrial / Logistics



Monarch 330, Rochdale

- 330,000 sq ft logistics unit
- £40m GMPVF equity investment
- Practical completion 2022
- Tenant secured during the construction phase



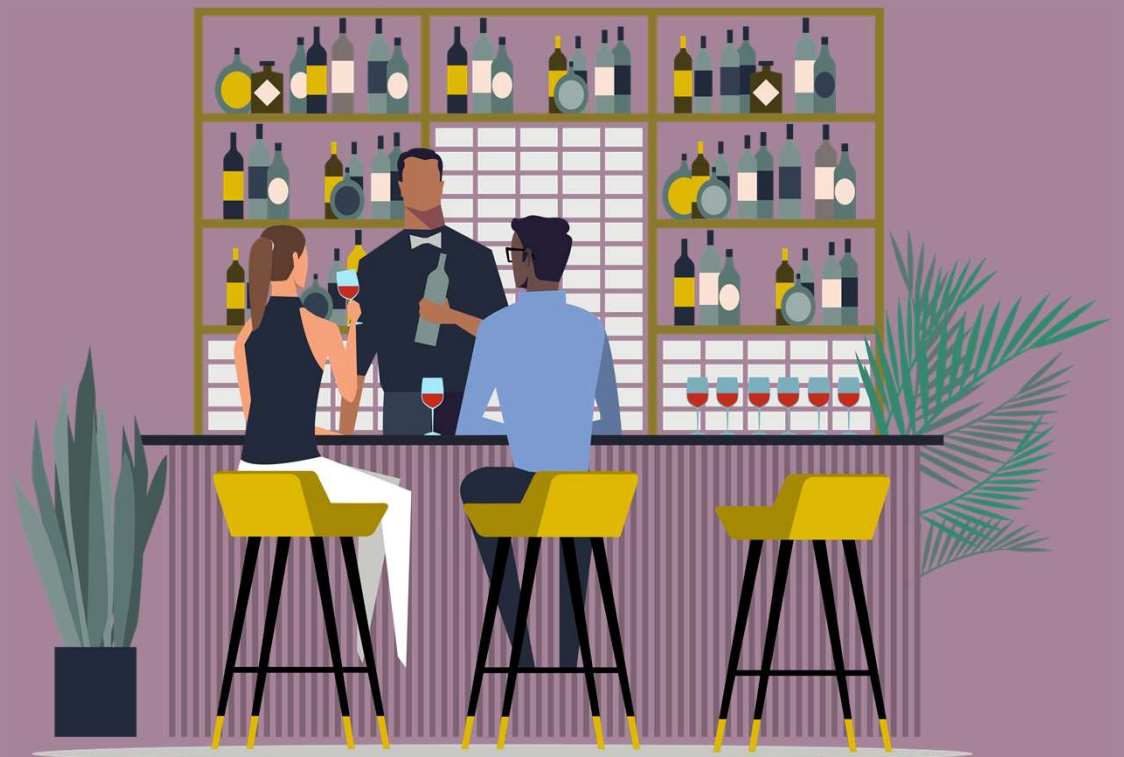


INDUSTRIAL / LOGISTICS

Fresenius, Runcorn

- 113,000 sq ft industrial unit
- GMPVF forward purchase with pre-let in place
- Practical completion achieved 2019 and tenant in occupation
- £12m GMPVF equity investment

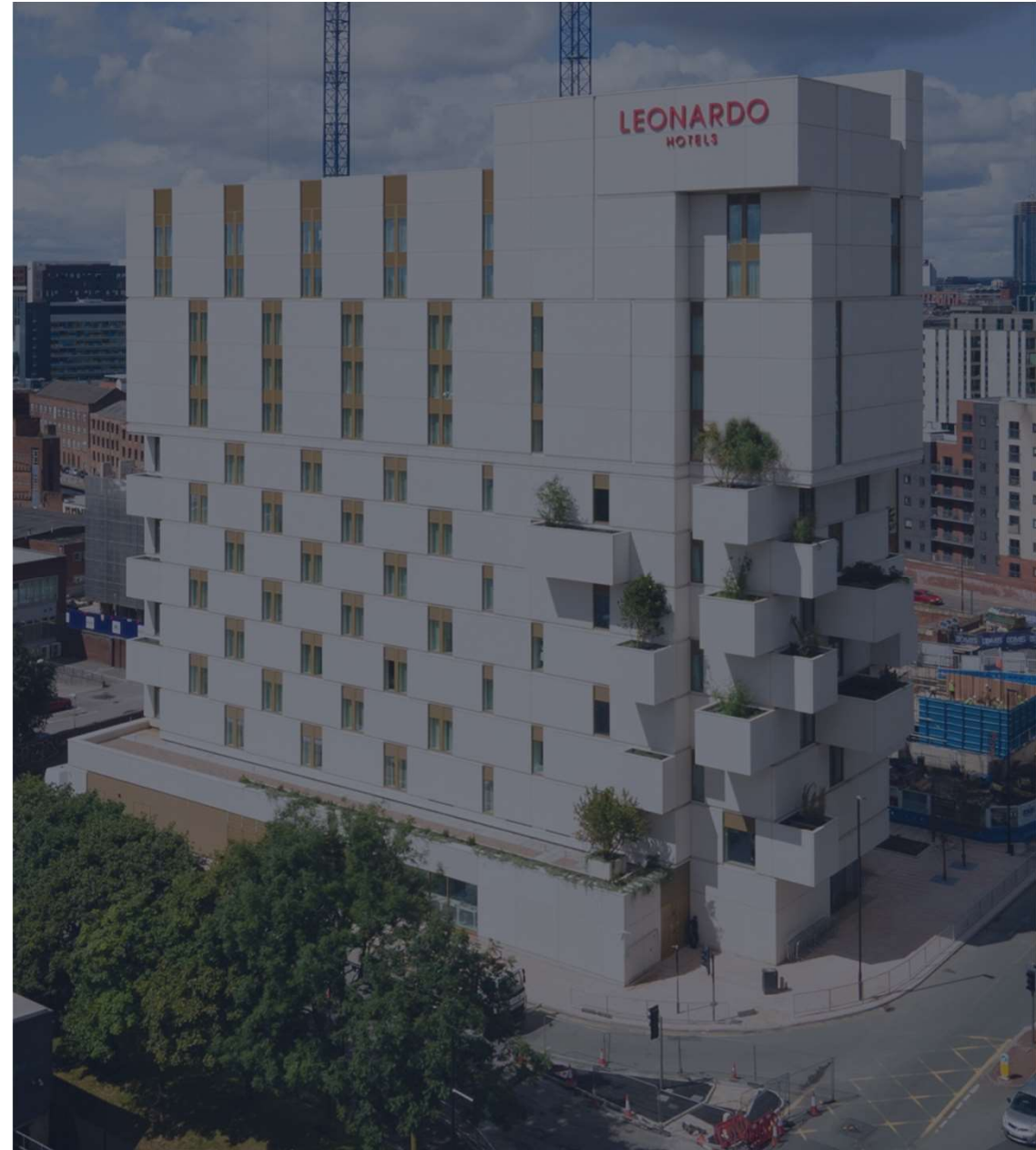
Hotels



HOTEL

Leonardo Hotel, Manchester city centre

- 275 key hotel
- Sold to Fattal Hotels
- Practical completion achieved in 2022
- £23m GMPVF debt investment





Greater Manchester Property Venture Fund

Property Venture Fund



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