

An unprecedented Prime Central London
development opportunity



Executive Summary

A rare opportunity to develop the first luxury new build hotel and residential tower in the world's leading financial centre

- The unique nature of Four Seasons Hotel London at Heron Plaza as the home of both a luxury hotel and a residential destination will make it an iconic landmark to rival London's best known buildings and addresses.
- The freehold 0.8 acre [0.32 hectare] site is located in a prime and prominent location in the heart of the City of London and benefits from outstanding transport links with Liverpool Street station less than 200 metres away.
- The consented scheme provides for a landmark **43 storey tower comprising a luxury 190 key hotel and 109 luxury private residences** with a large ballroom in the basement, set in a landscaped plaza bordered by new high quality retail.
- Four Seasons – the world's pre-eminent luxury hotel brand – has been carefully selected to operate both the hotel and residential components. Four Seasons Hotel London at Heron Plaza will provide some of the largest guest rooms in London and is set to take a commanding position in the hotel market.
- The scheme will deliver a total net area of 336,434 sq ft [31,255 sq m], comprising:
 - Hotel – 171,000 sq ft [15,886 sq m]
 - Residential – 147,878 sq ft [13,738 sq m]
 - Retail – 10,438 sq ft [970 sq m]
 - Destination Food and Beverage – 7,118 sq ft [661 sq m]
- As a key financial centre and one of Europe's top destinations, London remains a world leading hotel market. Stable supply, high barriers to entry and diverse demand drivers underpin this position.
- The Prime Central London residential market continues to flourish and the City of London is now allowing a very limited amount of residential development. This is one such scheme and will therefore benefit from the strong forecasts for capital appreciation and rental growth.
- Unconditional offers are sought for the freehold interest in the site.





THE GHERKIN (30 ST MARY AXE)

DEVONSHIRE SQUARE

HERON TOWER

**FOUR SEASONS HOTEL
AND PRIVATE RESIDENCES
LONDON AT HERON PLAZA**

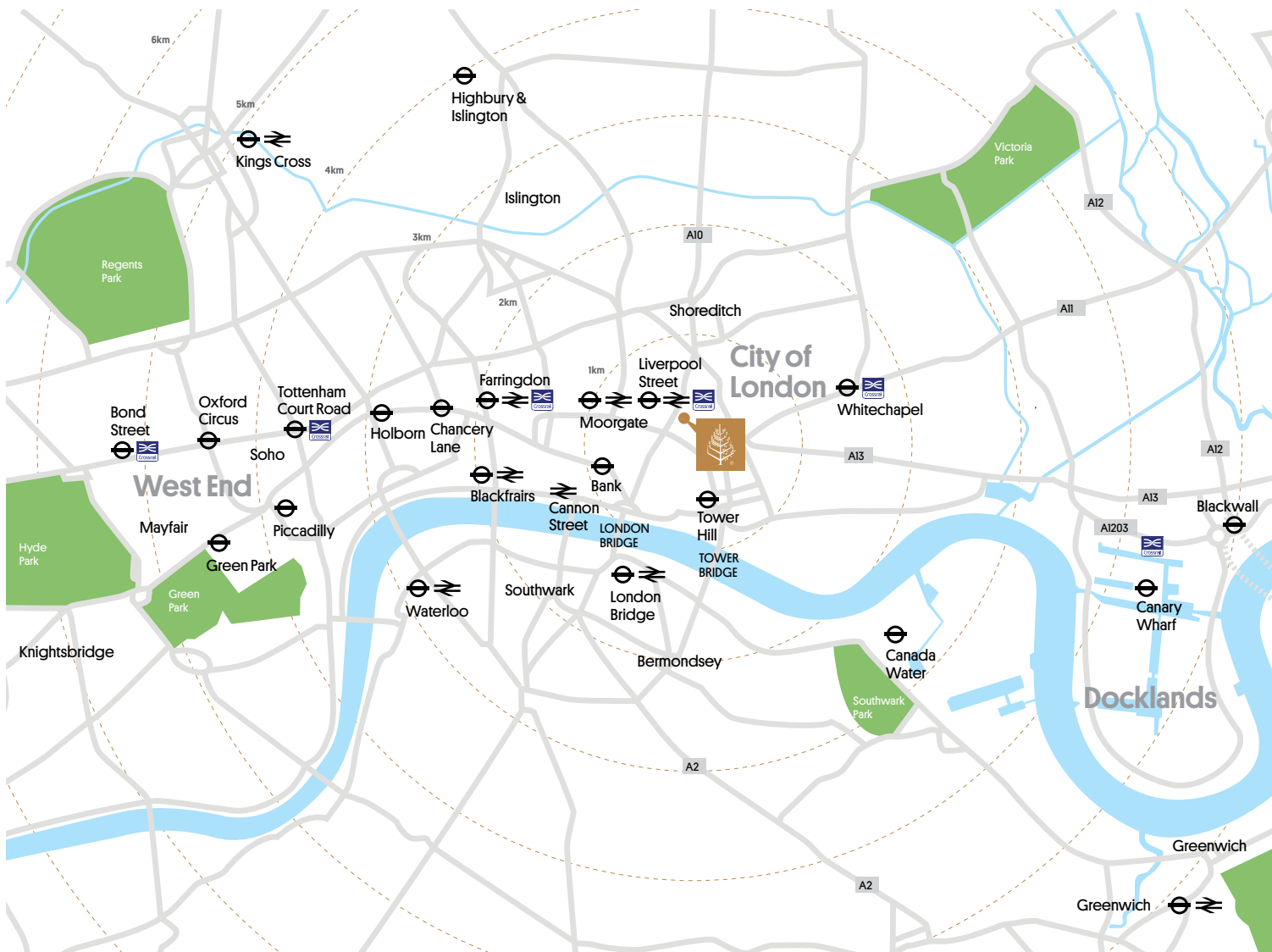
TOWER 42





TATE MODERN HOUSES OF PARLIAMENT LONDON EYE LIVERPOOL ST STATION BUCKINGHAM PALACE ST PAUL'S CATHEDRAL BROADGATE FINSBURY CIRCUS





Not to Scale - For Identification Purposes Only.

Underground
 National Rail
 Crossrail [from 2018]

Location

Heron Plaza is located in an enviable position on Bishopsgate in the heart of the City of London. The City is one of the world's leading international, financial and business centres and is a major driver behind London's continuing success. London is:

- The world's leading market for internationally traded insurance and reinsurance and the world leader in marine insurance with a 20% share [2010]
- The largest foreign exchange market in the world with a \$1.9bn turnover each day, reflecting a 38% share of the global market [2012]
- The base of 18% of global foreign equity market trading [2011]
- The location of 70% of secondary trading in Eurobonds [2011]

- An international stock exchange, with 583 foreign companies listed on the London Stock Exchange and AIM market [2012]
- Home to 251 foreign banks - more than any other financial centre [2011]
- Home to 19% of cross-border lending arranged in the UK - more than any other country [2011]
- Europe's leading centre for hedge funds, with 85% of European-based hedge funds assets traded through London [2011]
- The leading western centre for Islamic finance

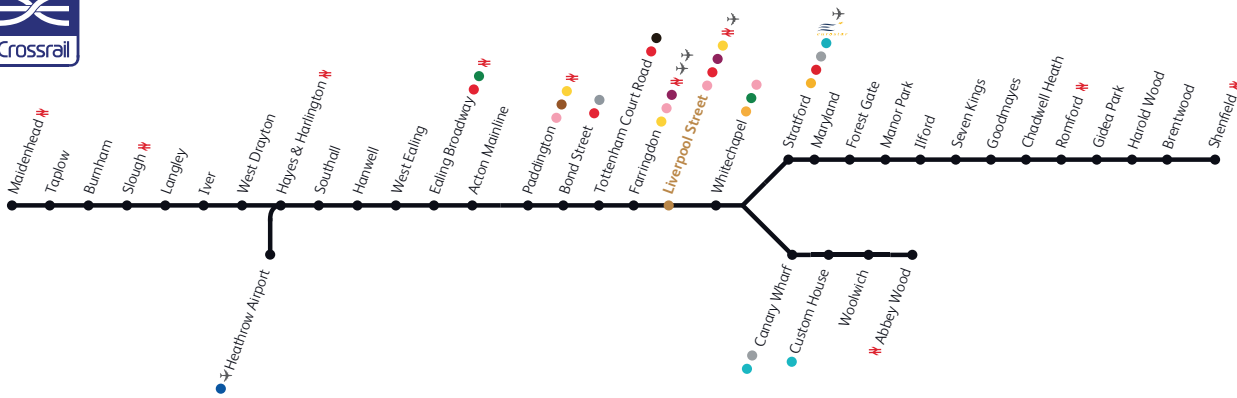
All of London's key leisure and entertainment attractions are within easy reach of Heron Plaza, including Mayfair and St James's, Knightsbridge, and Covent Garden.

Spitalfields and Shoreditch, One New Change, St Paul's and St Katharine Docks are all within walking distance of the property.

Heron Plaza is located in the City's 'tower cluster' and amidst some of London's most iconic landmarks including 30 St Mary Axe [The Gherkin] 270 metres to the south east, The Monument 800 metres to the south, The Tower of London 900 metres to the south east and St. Paul's Cathedral 1.2 km to the south west.

Heron Tower is situated immediately to the south of the site which, at 46 storeys, is the tallest building in the City. When delivered, Four Seasons Hotel London at Heron Plaza will sit alongside Heron Tower as one of London's major landmarks.





- Bakerloo
- Central
- Circle
- District
- DLR
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Overground
- Piccadilly
- Victoria
- Eurostar
- ✈ Airport Links
- ✈ National Rail

Communication Links

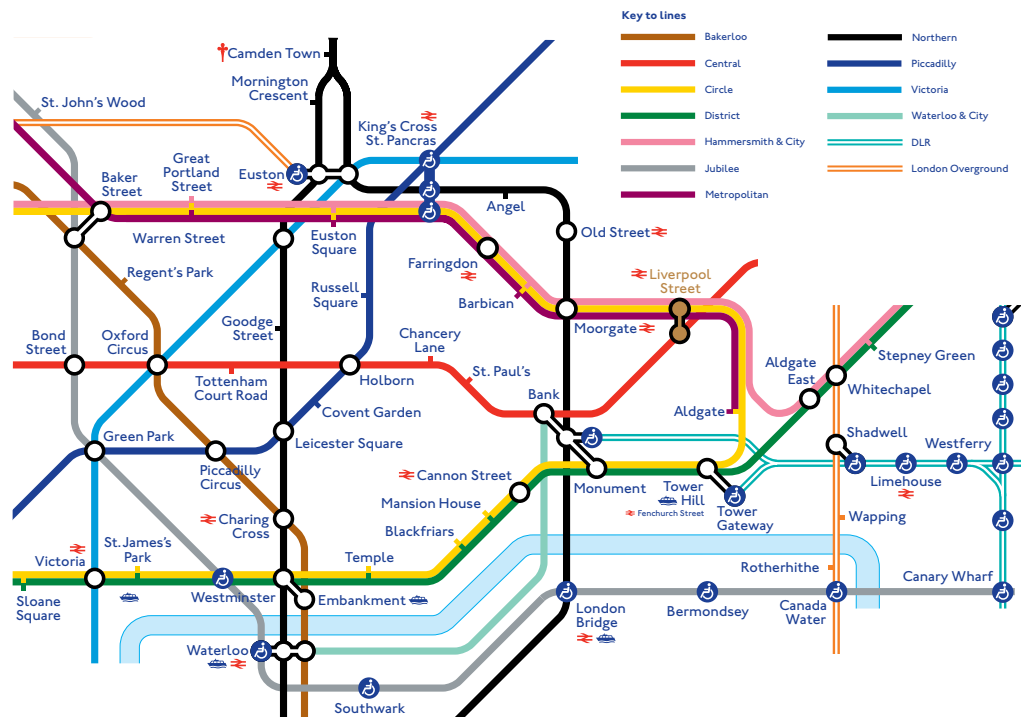
The site benefits from excellent transport links with Liverpool Street station less than 200 metres to the north west. National rail services provide direct links to destinations including Cambridge and Stansted Airport whilst London Underground services on the Central, Circle, Hammersmith and City and Metropolitan Lines provide links across Central London.

Furthermore, from 2018 Liverpool Street station will benefit from being part of Crossrail, a major high speed railway link currently being built under Central London. Once completed, journey times to London's West End will be reduced to as little as 7 minutes and direct links to Heathrow will be available with journey times of approximately 33 minutes.

Journey Times from Liverpool Street Station

Moorgate	2 minutes / 6 minutes walking
Bank	2 minutes / 8 minutes walking
Stratford City	7 minutes
Kings Cross St. Pancras	9 minutes
Oxford Circus	10 minutes
Bond Street	12 minutes
Baker Street	15 minutes
Canary Wharf (via Bank)	19 minutes
City Airport	30 minutes
Heathrow Airport	40 minutes
Stansted Airport	45 minutes
Gatwick Airport	48 minutes

Journey times provided by Transport for London.





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Major Corporate Occupiers

- | | | |
|--------------------------------------|--------------------------------------|--|
| 1. UBS Investment Bank | 15. Bank of England | 29. ICAP plc |
| 2. Royal Bank of Scotland Group plc | 16. Ashurst | 30. HBOS |
| 3. Deutsche Bank AG | 17. AXA Insurance | 31. Reed Smith LLP |
| 4. European Bank for Reconstruction | 18. Blackrock Investment Management | 32. Baring Asset Management Ltd |
| 5. Henderson Global Investors | 19. Clyde & Co | 33. Swiss Reinsurance Company UK Ltd |
| 6. Allen & Overy LLP | 20. Standard Chartered Bank | 34. Accenture |
| 7. Herbert Smith | 21. ING | 35. Benfield Holdings Ltd |
| 8. Marsh Limited | 22. BNP Paribas | 36. White & Case |
| 9. Pinsent Masons | 23. Lloyd's of London Limited | 37. Royal & Sun Alliance Insurance Group plc |
| 10. Macquarie Bank | 24. UBS Global Asset Management (UK) | 38. Simmons & Simmons |
| 11. Bank of Tokyo-Mitsubishi UFJ Ltd | 25. JP Morgan Cazenove | 39. JP Morgan Chase Bank |
| 12. Willis Group Limited | 26. Calyon | 40. Bank of China |
| 13. NM Rothschild & Sons Ltd | 27. Aon Limited | 41. Pictet |
| 14. Bloomberg UK | 28. Mayer Brown Rowe & Maw LLP | 42. Latham Watkins |



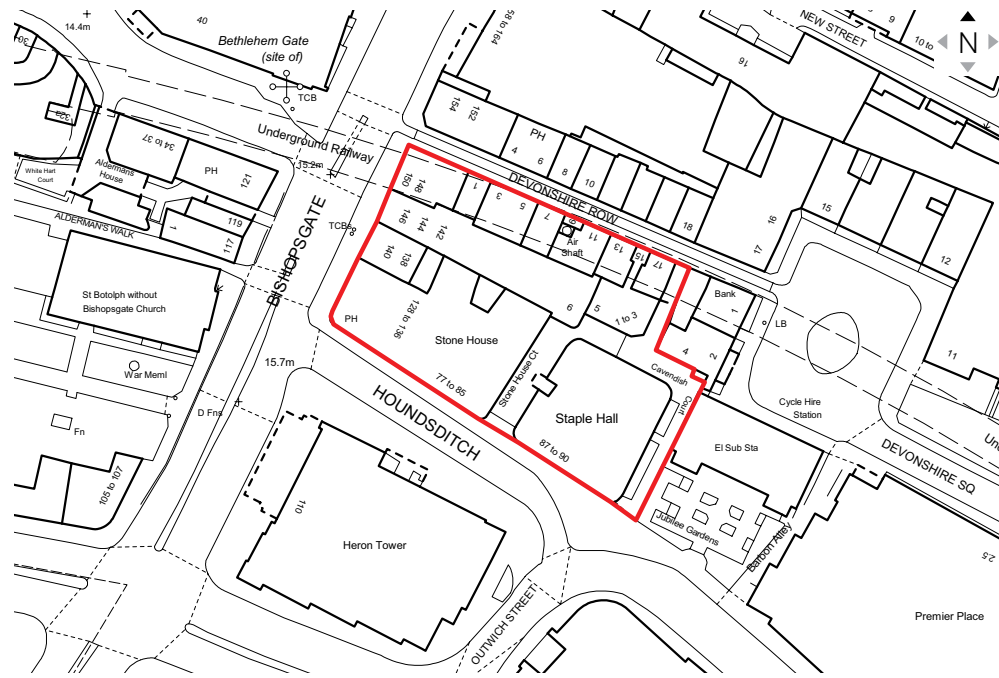
Description

The site that will become Heron Plaza extends to approximately 0.8 acre [0.32 hectare] and comprises existing buildings known as Stone House [128-140 Bishopsgate - 77-84 Houndsditch], Staple Hall [87-90 Houndsditch], 142-150 Bishopsgate, 1-3 & 5 Stone House Court and 1-17 Devonshire Row [odd numbers].

Stone House and Staple Hall both extend to eight storeys with two basement floors, whilst the remaining buildings comprise five storeys and a single level basement. The buildings were previously subject to commercial uses with predominantly retail on ground floors and office accommodation on upper floors.

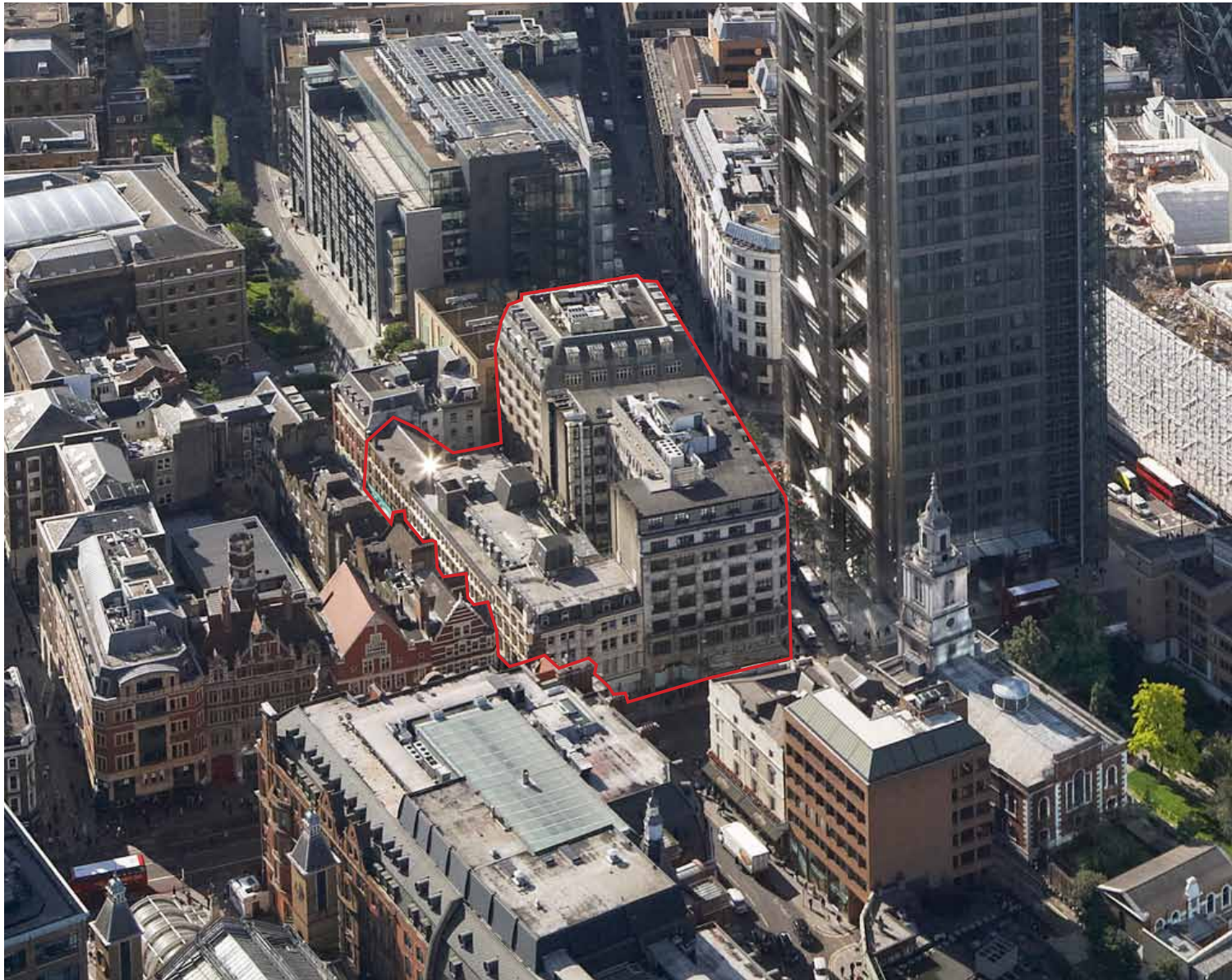
1-17 Devonshire Row [odd numbers] and 142-150 Bishopsgate will be retained within the proposed scheme.

The site is currently securely hoarded and all of the existing buildings are now vacant with some internal stripping completed.



Existing Site Plan

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Not to Scale - For Identification Purposes Only.





Existing buildings outlined in red



The Scheme

Planning

The site is situated within the jurisdiction of the City of London planning authority and falls inside the boundary of the Bishopsgate Conservation Area.

Planning permission [Ref: 10/00152/FULEIA], Conservation Area Consent [Ref: 10/00170/CAC] and Listed Building Consent [Ref: 10/00169/LBC] were granted on 16 June 2011 by the City of London Corporation.

Minor amendments to the proposals were granted consent on 29 March 2012 under a Section 73 application [Ref: 11/00905/FULL].

The consented scheme will deliver the following key components:

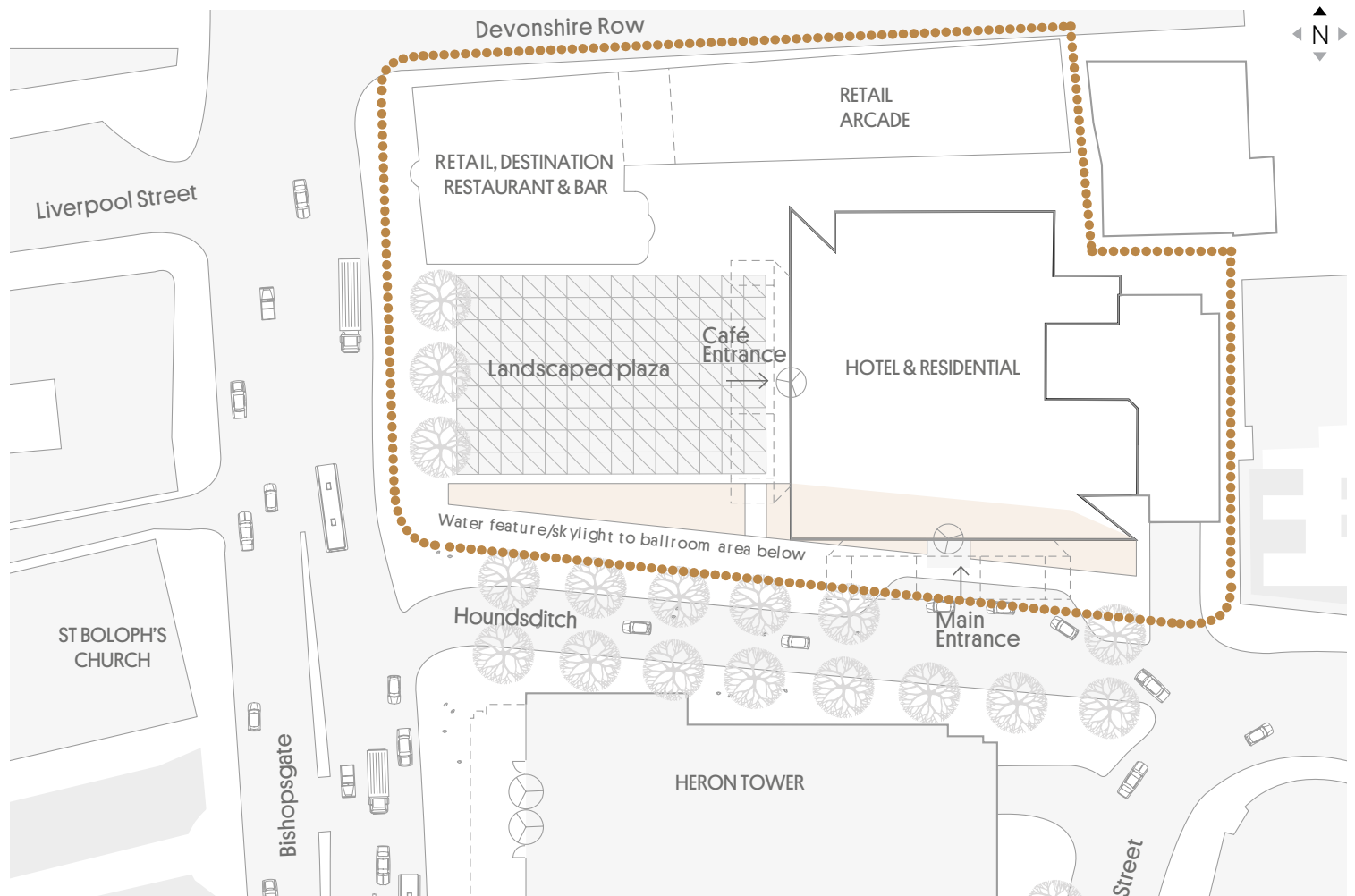
- New 43 storey tower designed by acclaimed architects PLP Architecture comprising a luxury hotel and residential accommodation
- 190 key 5 star luxury hotel with rooms on floors 6 - 19
- 109 high specification private apartments set on floors 20 - 41
- Retained and extended buildings on Devonshire Row comprising high quality retail units, a destination restaurant and bar, along with further ancillary hotel accommodation
- A large ballroom with a pre-function area capable of seating 370 people
- New landscaped plaza extending to approximately 10,334 sq ft [960 sq m]
- 4 basement levels containing plant and hotel services/facilities areas

The scheme will deliver the following accommodation:

Net Internal Areas

Tower	Use	Sq ft	Sq m
Four Seasons Hotel (190 Keys)	Hotel	156,274	14,518
Four Seasons Private Residences (109 apartments)	Residential	147,878	13,738
Tower sub-total		304,152	28,256
Devonshire Row			
Devonshire Row	Retail	10,438	970
	Food & Beverage	7,118	661
	Hotel Back of House	14,726	1,368
Devonshire Row sub-total		32,282	2,999
TOTAL		336,434	31,255

Above: Daytime illustration of Heron Plaza and Four Seasons Hotel And Private Residences.



Proposed Site Plan

Not to Scale - For Identification Purposes Only.

Gross Internal Areas

	Use	Sq ft	Sq m
Four Seasons Hotel [190 Keys]	Hotel	299,219	27,798
Four Seasons Private Residences [109 apartments]	Residential	218,254	20,276
Devonshire Row	Mixed	45,005	4,181
TOTAL		562,478	52,255

A full accommodation schedule is set out at Appendix 1 with further detailed plans at Appendix 2. Full scheme details are available in the data room [see page 32].

Section 106 Agreement

Planning permission is subject to a Section 106 Agreement which requires the following key financial payments. These are index-linked from the date of planning committee and payable at various trigger points throughout the development:

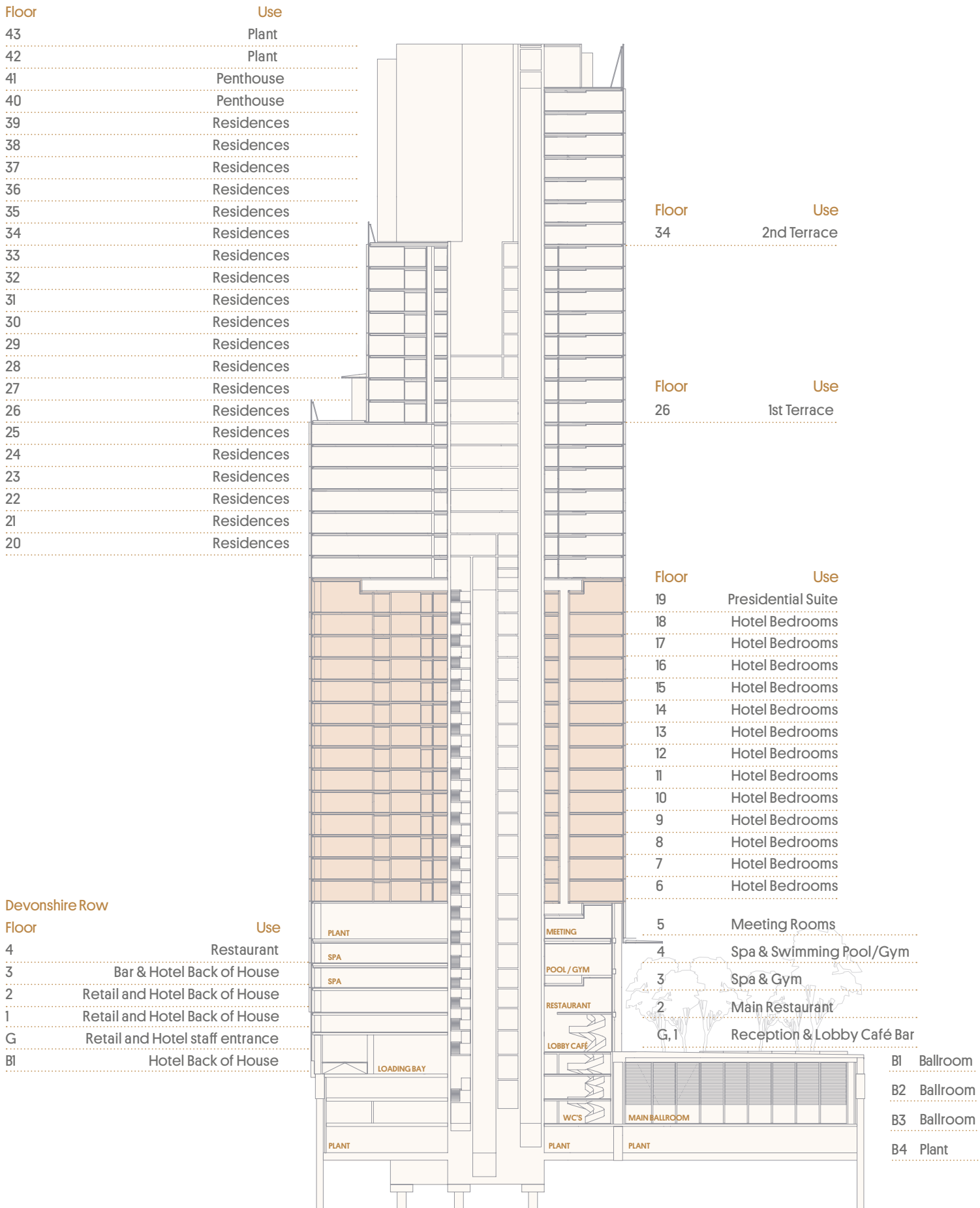
Obligation	Payment
Affordable Housing	£4,230,291
Local Community and Environmental Improvement Works	£450,485
Local Training Skills and Job Brokerage	£45,048
Monitoring Costs	£49,101
Transport Improvements	£135,145
TOTAL	£4,910,070

The development is also subject to obligations under a Section 278 Highways Agreement. The cost of the works required to satisfy these obligations is estimated at approximately £1.5 million.

Copies of both the Section 106 and Section 278 Agreements are available in the data room [see page 32].



Section of Floors





View of Four Seasons Hotel and Private Residences London at Heron Plaza from the south entrance to Liverpool Street Station





Illustration looking across
Bishopgate towards Heron Plaza



The Plaza

Once completed, Four Seasons Hotel and Private Residences London at Heron Plaza will be one of London's landmark destinations

The Plaza

The large plaza fronting Bishopsgate will provide a focal point for the local area, where workers, residents and hotel guests can enjoy the open space – a scarce and highly valued respite from the busy streets of the City.

The 10,344 sq ft (960 sq m) plaza will create a new public space animated by shops and cafés at its edges whilst retaining the most characteristic buildings on Bishopsgate and Devonshire Row to the north which will be renovated to form an integral part of the new development. A water feature on the south side of the plaza will also act as a glazed atrium allowing light into the hotel ballroom at basement level.

The double height hotel foyer will open directly onto the plaza, whilst the main entrance to the reception and concierge for both the hotel and residences will be provided from Houndsditch on the south side of the tower.

The completed plaza will establish strong links between the surrounding commercial buildings and the mixed use urban retail on the plaza.

Together Heron Plaza and Heron Tower will create a landmark destination for London's visitors and residents.

The Retained Buildings

1–17 Devonshire Row (odd numbers) and 142–150 Bishopsgate will be retained within the scheme and extended into the new plaza. Completed to five storeys, these buildings will contain hotel back of house and 10,438 sq ft (970 sq m) of high quality retail / restaurant space spilling out onto the new public square. As a requirement of the planning permission, a Grade II Listed existing shopfront on Stone House Court will be relocated to the main retail building at the north west corner of the site.

The retained buildings and the tower are connected at the first basement level. The tower has three additional basement levels which extend below the plaza for hotel servicing and plant.



Right: Illustration looking across the plaza towards Bishopsgate.





Four Seasons Hotel London at Heron Plaza

No new build hotel of this stature or style has been developed in a core London location for several generations

Four Seasons Hotel London at Heron Plaza has been designed to take a commanding position within London's luxury hotel market. No new build hotel of this stature or style has been developed in a core London location for several generations and its location at the heart of London's financial centre enhances this positioning.

Designed to be the focal point of the newly created plaza, the hotel will have an architecturally distinct double height foyer which will serve as a dramatic entrance to this iconic building.

Guest Room Accommodation

The hotel guest rooms have been designed to offer guests an experience of exceptional quality, synonymous with the Four Seasons brand. Located on floors 6 to 19, the rooms will provide stunning views of the City and with the average size of King rooms at 484 sq ft (45 sq m) they will provide some of the largest guest rooms in London.

Unit Type	No. Keys	Average area (sq ft)	Average area (sq m)
King	102	484	45
Accessible King	14	407	38
Double Double	16	497	46
Four Seasons Executive Suite	37	680	63
Accessible Four Seasons Executive Suite	3	700	65
One Bed Suite	12	861	80
Accessible One Bed Suite	2	861	80
Two Bed Suite	2	2,167	202
Presidential Suite	2	3,175	295
TOTAL	190		

Top left: Illustration of hotel entrance on Houndsditch

Right: Illustration of view across the plaza towards St Botolph's Church



STONE HOUSE COURT



Hotel Facilities

Food and Beverage Facilities

A fully serviced bar and lobby café will be located in the foyer with a striking grand staircase connecting to the hotel's main restaurant on the second floor. A destination bar and restaurant will be provided on floors 3 and 4.

Schedule of hotel facilities	Capacity [persons]	Net Internal Area		Floor
		Sq ft	Sq m	
Ballroom	370	5,168	480	B3
Pre-function area	n/a	2,924	272	B3
Lobby Bar and Café	98	3,324	309	GF
All Day Dining	72	1,630	151	L2
Destination Restaurant	68	2,573	239	Devonshire Row - L4
Destination Bar	60	3,983	370	Devonshire Row - L3
Spa	n/a	4,610	428	L3
Spa	n/a	7,343	682	L4
Meeting Rooms	125	2,888	268	L5
Business Centre	n/a	567	53	L5

Banqueting and Meeting Facilities

A stunning ballroom which seats 370 will provide an exclusive venue for prestigious award ceremonies, private functions and business meetings. This ballroom will be a major addition to the very limited number of hotel ballrooms in the City and West End. In addition to a significant pre-function area, further meeting rooms which cater for up to 125 people are located on floors 2 and 5.

A highly specified conference and business centre will be provided on the 5th floor.

Other Facilities

A fully equipped gym, spa treatment rooms and a large swimming pool will be located on floors 3 and 4. Facing onto the plaza, guests of this area will enjoy views of the historic St Botolph's Church.

Four Seasons Management Agreement

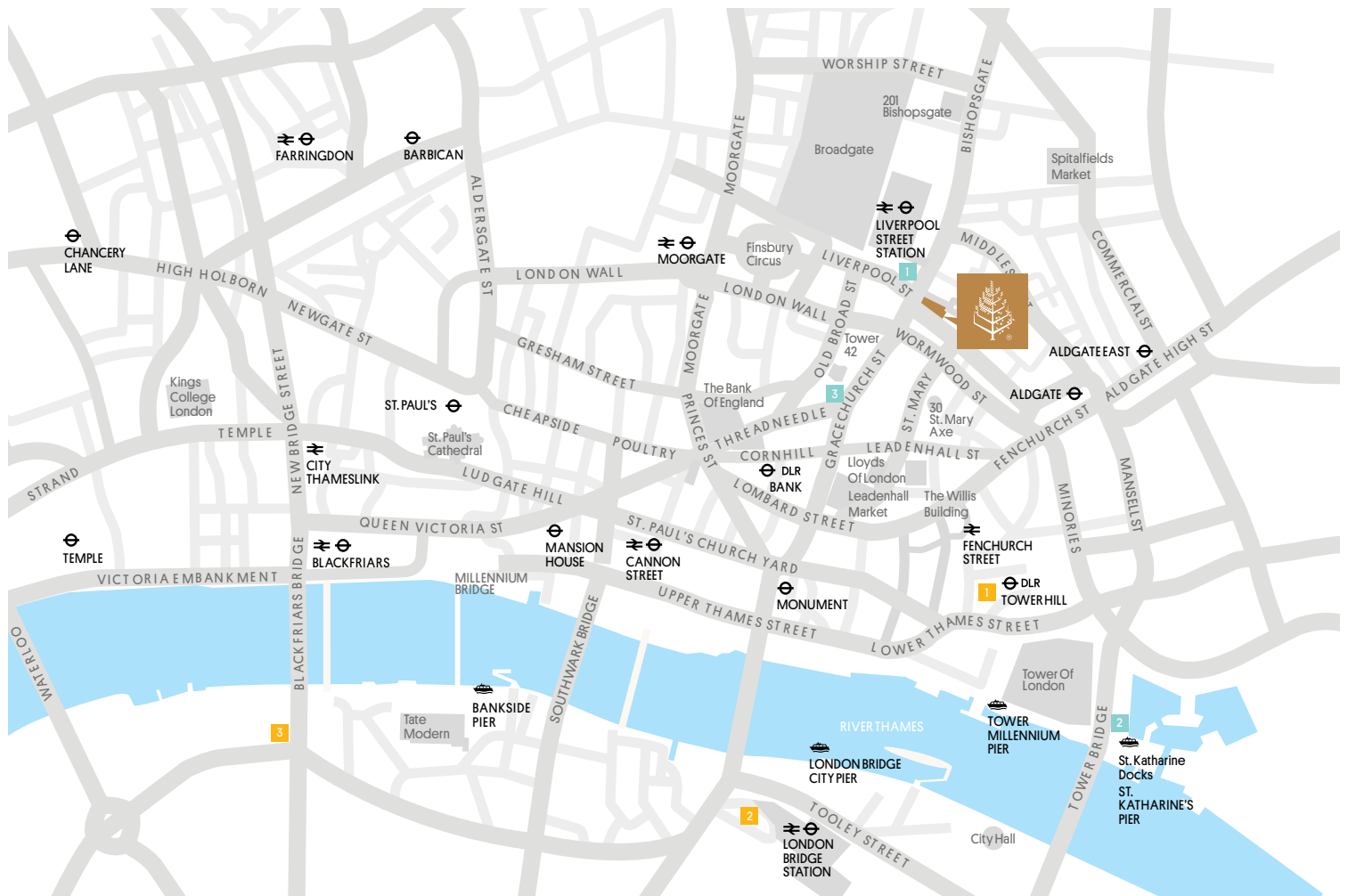
The owner has entered into a long term hotel management agreement with Four Seasons Hotels and Resorts [www.fourseasons.com]. The details of this suite of agreements can be found in the data room [see page 32].

Under separate residential agreements, Four Seasons will also brand and manage the Private Residences, and provide a range of services and facility access rights to the occupants of those residences.

Four Seasons is the world's pre-eminent operator of luxury hotels. Headquartered in Toronto, Canada since 1961, the company now manages over 85 hotels in 35 countries across six continents. Four Seasons is already deeply established in the UK market and reopened its famous hotel on Park Lane in 2010 after an extensive refurbishment.

At the core of Four Seasons' business is a rigorous and universal commitment to excellence in everything from their highly personal service to the style and quality of the buildings they manage.





Not to Scale - For Identification Purposes Only.

Hotel Market Commentary

Market Commentary

London is one of the world's leading leisure and business destinations and a key international meeting place, benefiting from diverse demand drivers and a favourable exchange rate.

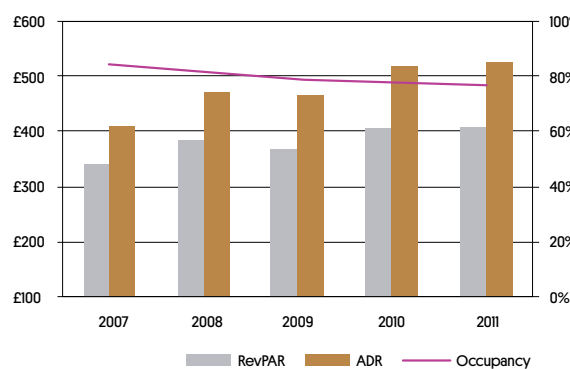
A shortage of sites, restrictive planning environment and competition from other uses means that the City of London has historically been very undersupplied in terms of hotel accommodation. Furthermore, recent significant leisure and retail developments have positioned the City as a seven day destination, further improving weekend demand for hotel accommodation.

Competitive Hotel Market

By virtue of its location, branding and stunning facilities, Four Seasons Hotel London at Heron Plaza will be positioned as one of the leading hotels in London, offering the same quality experience as the world famous West End hotels such as Claridge's Hotel, The Ritz London and The Dorchester.

Despite the challenging economic environment, these luxury hotels have been able to grow average daily rates (ADRs) and keep occupancy levels consistently high. As a result, revenue per available room (RevPAR) has increased by 18% between 2007 and 2011. The latest full year data shows an average occupancy of 77.5% and an ADR of £525.

Trading Performance - Competitive Set



The competitive set comprises Mandarin Oriental Hyde Park London, The Berkeley Hotel, The Lanesborough Hotel, The Ritz London, The Dorchester London, The Connaught Hotel.

Existing Luxury Hotels

1. ANdAZ Liverpool Street
2. The Guoman Tower Hotel
3. Theadneedles Hotel

Future Luxury Hotels

1. Ten Trinity Square
2. Shangri-la Hotel at the Shard
3. Jumeirah One Blackfriars Road

Far Left: Illustration of the main hotel restaurant which will have 72 covers

Left: Illustration of hotel bedroom at Heron Plaza





Illustration of guest room featuring floor-to-ceiling glazing with spectacular views

Four Seasons Private Residences

Four Seasons Private Residences London at Heron Plaza will be the tallest and most iconic residential tower in the City

Four Seasons Private Residences London at Heron Plaza offer the opportunity to deliver one of the only new build residential schemes in the City of London in an iconic tower. The scheme will deliver 109 magnificent private residences of the highest specification with exceptional views across Central London. Under the Four Seasons residential agreements the residences will receive service from the hotel, thereby offering an unprecedented product for the City with few competitors elsewhere in London.

The residences will be set over floors 20- 41 and will range from one to five bedrooms with a total net saleable area of approximately 147,878 sq ft [13,738 sq m]. The smallest apartments will range in size from 717 sq ft [67 sq m] to 955 sq ft [89 sq m] whilst the larger 4 bedroom apartment extends to 3,335 sq ft [310 sq m]. The two top floors of the tower are devoted to an outstanding 8,204 sq ft [762 sq m] penthouse, featuring a double height covered terrace area.

The residences will be equipped to the very highest standard with superb finishes including luxury kitchen appliances, the latest home automation and security technology.

Hotel Services

Under the residential agreements with Four Seasons, the residences will be serviced by the hotel and branded as 'Four Seasons Private Residences'.

A base set of services will be provided to residents as standard, including:

- 24 hour common area security and concierge
- Access to and use of the Hotel Fitness Facility/ Spa/Pool

A wider menu of services will be available on request by individual purchasers. For example, these could include:

- Residential housekeeping services
- Conference Service/Meeting Rooms
- Personal laundry and dry cleaning
- Room service/private dining
- Valet parking
- Limousine/Transportation Services

The model of combining residential with hotel servicing has proven hugely successful at the One Hyde Park development in Knightsbridge where residential sales values have set a new benchmark for London. A similar success story is also unfolding at both the Bulgari Hotel development in Knightsbridge, which will deliver seven luxury apartments and an 85 room hotel, and Ten Trinity Square, EC3, a Grade II* Listed building which is being converted into a 121 room hotel and 41 private apartments.

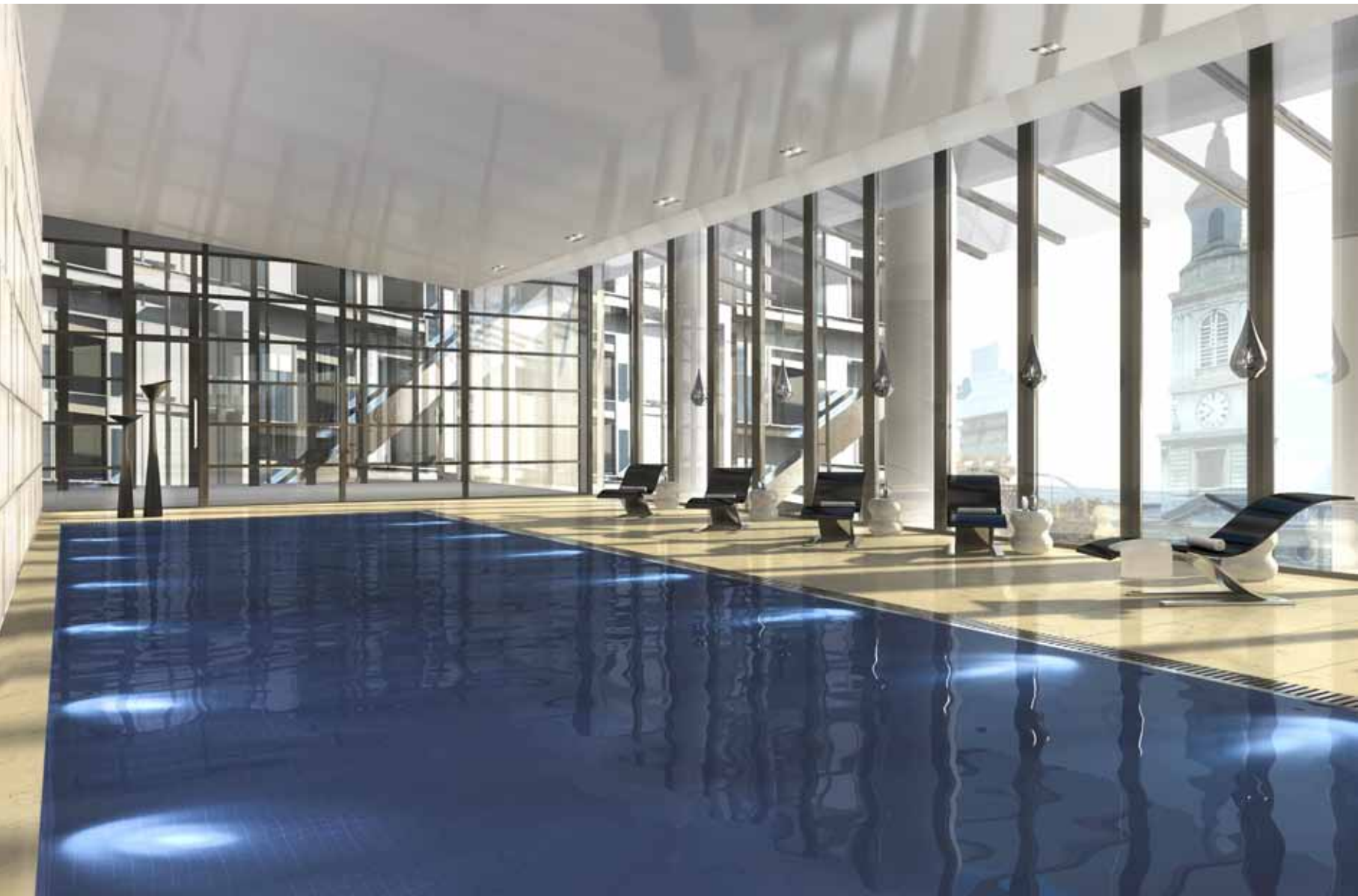
Full details of the proposed standard and additional services available to residents are provided in the data room [see page 32].

Apartment Type	Number of Apartments	Approximate Net Saleable Area	
1 bed	36	717 - 955 sq ft	67 - 89 sq m
2 bed	58	1,058 - 1,931 sq ft	98 - 179 sq m
3 bed	13	1,965 - 2,922 sq ft	183 - 271 sq m
4 bed	1	3,335 sq ft	310 sq m
Penthouse	1	8,204 sq ft	762 sq m
TOTAL	109		





Illustration of the Penthouse Suite featuring double height floor-to-ceiling glazing with spectacular views





Residential Market Commentary

Residential Growth Forecast

The Prime Central London residential market has shown strong growth rates from late 2009 to date. Central London residential property is seen as a safe haven internationally and the chronic lack of high quality product is set to sustain this global demand. Capital value growth has been particularly strong in the super prime markets of Knightsbridge and Chelsea, however there has also been a notable spread of growth to other prime residential markets such as the City of London.

A continuation of capital value growth in Prime London markets is expected with forecasts of 22.7% growth over the next five years.

Rental values across central London continue to grow creating an attractive investment opportunity underwritten by strong capital values. Rental growth is projected to out strip capital value growth over the next five years.

Growth Rates	2011 [actual]	2012	2013	2014	2015	2016	2012 – 2016 incl.
Capital Value	+14.1%	+3.0%	0.0%	+5.0%	+6.5%	+6.5%	+22.7%
Rental Value	+6.4%	+4.0%	+5.0%	+5.0%	+5.5%	+5.5%	+27.6%

Savills Residential Research

Residential Supply

A large number of new residential schemes are being granted consent in the West End, however planning policy in the City is much more restrictive which means opportunities such as Four Seasons Private Residences London at Heron Plaza are extremely rare. This is unlikely to change going forward.

As a traditional business centre, the City has relatively recently become the focus of residential development with high quality well located schemes achieving values well in excess of the local market.

The proposed scheme will offer the highest quality new build residential scheme in the City with access to the extensive services of the first luxury new build hotel in the location and offers the opportunity to set a new benchmark for City of London residential values.

Four Seasons Private Residences London at Heron Plaza are set to become one of the most sought after addresses in London.

The Heron



Above left: Illustration of the interior of the Private Residences.

One Hyde Park



Below left: Illustration of the dramatic swimming pool, with double height glazing to the plaza.





Night time illustration of Four Seasons Hotel And Private Residences London at Heron Plaza



Tenure

The site is held freehold. The existing buildings are being marketed with the benefit of full vacant possession. The asset is held in a Jersey Property Unit Trust (JPOT) creating the opportunity for a stamp duty saving.

VAT

The site is elected for VAT, which will be payable in addition to the purchase price.

Additional Information

A dedicated data room has been set up containing key information, including:

- Full Planning Documentation
- All Scheme Drawings
- Detailed Accommodation Schedules
- Rights of Light report
- Title Documents
- Technical Surveys
- Hotel Trading Projections
- Four Seasons Management Agreement

For access to the data room please contact the sole selling agents.

Contacts

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The Four Seasons Hotel & Private Residences at Heron Plaza.



Appendix 1 – Area Schedules

Accommodation Schedule – Private Residences

Unit Number	Floor	Unit Type	Sq ft	Sq m
1	20/21	2 bed duplex	1,544	143
2	20/21	2 bed duplex	1,603	149
3	20/21	2 bed duplex	1,931	179
4	20/21	2 bed duplex	1,570	146
5	20/21	2 bed duplex	1,565	145
6	21	2 bed	1,164	108
7	21	2 bed	1,058	98
8	21	1 bed	717	67
9	21	2 bed	1,331	124
10	22	1 bed	765	71
11	22	1 bed	955	89
12	22	2 bed	1,426	133
13	22	2 bed	1,380	128
14	22	2 bed	1,058	98
15	22	1 bed	717	67
16	22	2 bed	1,331	124
17	22	1 bed	722	67
18	22	1 bed	853	79
19	23	1 bed	765	71
20	23	1 bed	955	89
21	23	2 bed	1,426	133
22	23	2 bed	1,380	128
23	23	2 bed	1,058	98
24	23	1 bed	717	67
25	23	2 bed	1,331	124
26	23	1 bed	722	67
27	23	1 bed	853	79
28	24	1 bed	765	71
29	24	1 bed	955	89
30	24	2 bed	1,426	133
31	24	2 bed	1,380	128
32	24	2 bed	1,058	98
33	24	1 bed	717	67
34	24	2 bed	1,331	124
35	24	1 bed	722	67
36	24	1 bed	853	79
37	25	1 bed	765	71
38	25	1 bed	955	89
39	25	2 bed	1,426	133
40	25	2 bed	1,380	128
41	25	2 bed	1,058	98
42	25	1 bed	717	67



Unit Number	Floor	Unit Type	Sq ft	Sq m
43	25	2 bed	1,331	124
44	25	1 bed	722	67
45	25	1 bed	853	79
46	26/27	3 bed duplex	2,922	271
47	26	2 bed	1,058	98
48	26	1 bed	717	67
49	26	2 bed	1,331	124
50	26/27	4 bed duplex	3,335	310
51	27	2 bed	1,134	105
52	27	2 bed	1,058	98
53	27	1 bed	717	67
54	27	2 bed	1,331	124
55	27	1 bed	722	67
56	27	1 bed	853	79
57	28	2 bed	1,311	122
58	28	2 bed	1,445	134
59	28	2 bed	1,058	98
60	28	1 bed	717	67
61	28	2 bed	1,331	124
62	28	1 bed	722	67
63	28	2 bed	1,240	115
64	29	2 bed	1,311	122
65	29	2 bed	1,445	134
66	29	2 bed	1,058	98
67	29	1 bed	717	67
68	29	2 bed	1,331	124
69	29	1 bed	722	67
70	29	2 bed	1,240	115
71	30	2 bed	1,381	128
72	30	2 bed	1,445	134
73	30	2 bed	1,058	98
74	30	1 bed	717	67
75	30	2 bed	1,331	124
76	30	1 bed	722	67
77	30	2 bed	1,400	130
78	31	2 bed	1,381	128
79	31	2 bed	1,445	134
80	31	2 bed	1,058	98
81	31	1 bed	717	67
82	31	2 bed	1,331	124
83	31	1 bed	722	67
84	31	2 bed	1,400	130



Appendix 1 – Area Schedules cont.

Accommodation Schedule – Private Residences cont.

Unit Number	Floor	Unit Type	Sq ft	Sq m
85	32	2 bed	1,381	128
86	32	2 bed	1,445	134
87	32	2 bed	1,058	98
88	32	1 bed	717	67
89	32	2 bed	1,331	124
90	32	1 bed	722	67
91	32	2 bed	1,400	130
92	33	3 bed	2,730	254
93	33	2 bed	1,058	98
94	33	1 bed	717	67
95	33	2 bed	1,331	124
96	33	3 bed	2,531	235
97	34/35	3 bed duplex	2,760	256
98	34	2 bed	1,483	138
99	34/35	3 bed duplex	2,882	268
100	35	2 bed	1,483	138
101	36	3 bed	2,662	247
102	36	3 bed	1,965	183
103	37	3 bed	2,662	247
104	37	3 bed	1,965	183
105	38	3 bed	2,545	236
106	38	3 bed	1,965	183
107	39	3 bed	2,662	247
108	39	3 bed	1,965	183
109	40/41	Penthouse	8,204	762
TOTAL			147,878	13,738

Area Schedule - Devonshire Row

Floor	Gross Internal Area by Structure Type					
	Existing		New		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
Bl	8,633	802	-	-	8,633	802
G	4,919	457	1,981	184	6,900	641
1	5,619	522	2,013	187	7,632	709
2	5,651	525	2,013	187	7,664	712
3	5,608	521	2,013	187	7,621	708
4	-	-	6,555	609	6,555	609
Roof	-	-	-	-	-	-
TOTAL	30,430	2,827	14,575	1,354	45,005	4,181

Floor	Net Internal Area							
	Retail		Food & Beverage		Hotel BoH		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
Bl	312	29	54	5	3,423	318	3,789	352
G	4,461	414	517	48	91	8	5,069	471
1	2,910	270	-	-	3,257	303	6,166	573
2	2,755	256	-	-	3,278	305	6,033	561
3	-	-	3,979	370	2,094	195	6,073	564
4	-	-	2,568	239	2,583	240	5,151	479
Roof	-	-	-	-	-	-	-	-
TOTAL	10,438	970	7,118	661	14,726	1,368	32,281	2,999



Area Schedule - Tower

Floor	Gross Internal Area					
	Hotel		Residential		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
B4	21,711	2,017	-	-	21,711	2,017
B3	21,011	1,952	700	65	21,711	2,017
B2	12,874	1,196	700	65	13,573	1,261
B1	14,650	1,361	700	65	15,349	1,426
G	8,536	793	700	65	9,236	858
1	4,176	388	700	65	4,876	453
2	11,022	1,024	700	65	11,722	1,089
3	9,828	913	700	65	10,527	978
4	10,570	982	700	65	11,270	1,047
5	11,302	1,050	700	65	12,002	1,115
5R	5,447	506	700	65	6,146	571
6	11,862	1,102	700	65	12,562	1,167
7	11,862	1,102	700	65	12,562	1,167
8	11,862	1,102	700	65	12,562	1,167
9	11,862	1,102	700	65	12,562	1,167
10	11,862	1,102	700	65	12,562	1,167
11	11,862	1,102	700	65	12,562	1,167
12	11,862	1,102	700	65	12,562	1,167
13	11,862	1,102	700	65	12,562	1,167
14	11,862	1,102	700	65	12,562	1,167
15	11,862	1,102	700	65	12,562	1,167
16	11,862	1,102	700	65	12,562	1,167
17	11,862	1,102	700	65	12,562	1,167
18	11,862	1,102	700	65	12,562	1,167
19	11,862	1,102	700	65	12,562	1,167

Floor	Gross Internal Area					
	Hotel		Residential		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
20	1,012	94	9,451	878	10,463	972
21	1,012	94	11,485	1,067	12,497	1,161
22	-	-	12,497	1,161	12,497	1,161
23	-	-	12,497	1,161	12,497	1,161
24	-	-	12,497	1,161	12,497	1,161
25	-	-	12,497	1,161	12,497	1,161
26	-	-	10,861	1,009	10,861	1,009
27	-	-	10,215	949	10,215	949
28	-	-	10,861	1,009	10,861	1,009
29	-	-	10,861	1,009	10,861	1,009
30	-	-	10,290	956	10,290	956
31	-	-	10,290	956	10,290	956
32	-	-	10,290	956	10,290	956
33	-	-	10,290	956	10,290	956
34	-	-	6,028	560	6,028	560
35	-	-	5,608	521	5,608	521
36	-	-	6,032	560	6,032	560
37	-	-	6,028	560	6,028	560
38	-	-	6,028	560	6,028	560
39	-	-	6,028	560	6,028	560
40	-	-	5,979	555	5,979	555
41	-	-	4,281	398	4,281	398
42	-	-	560	52	560	52
43	-	-	-	-	-	-
TOTAL	299,219	27,798	218,254	20,276	517,469	48,074



Appendix 1 – Area Schedules cont.

Area Schedule - Tower

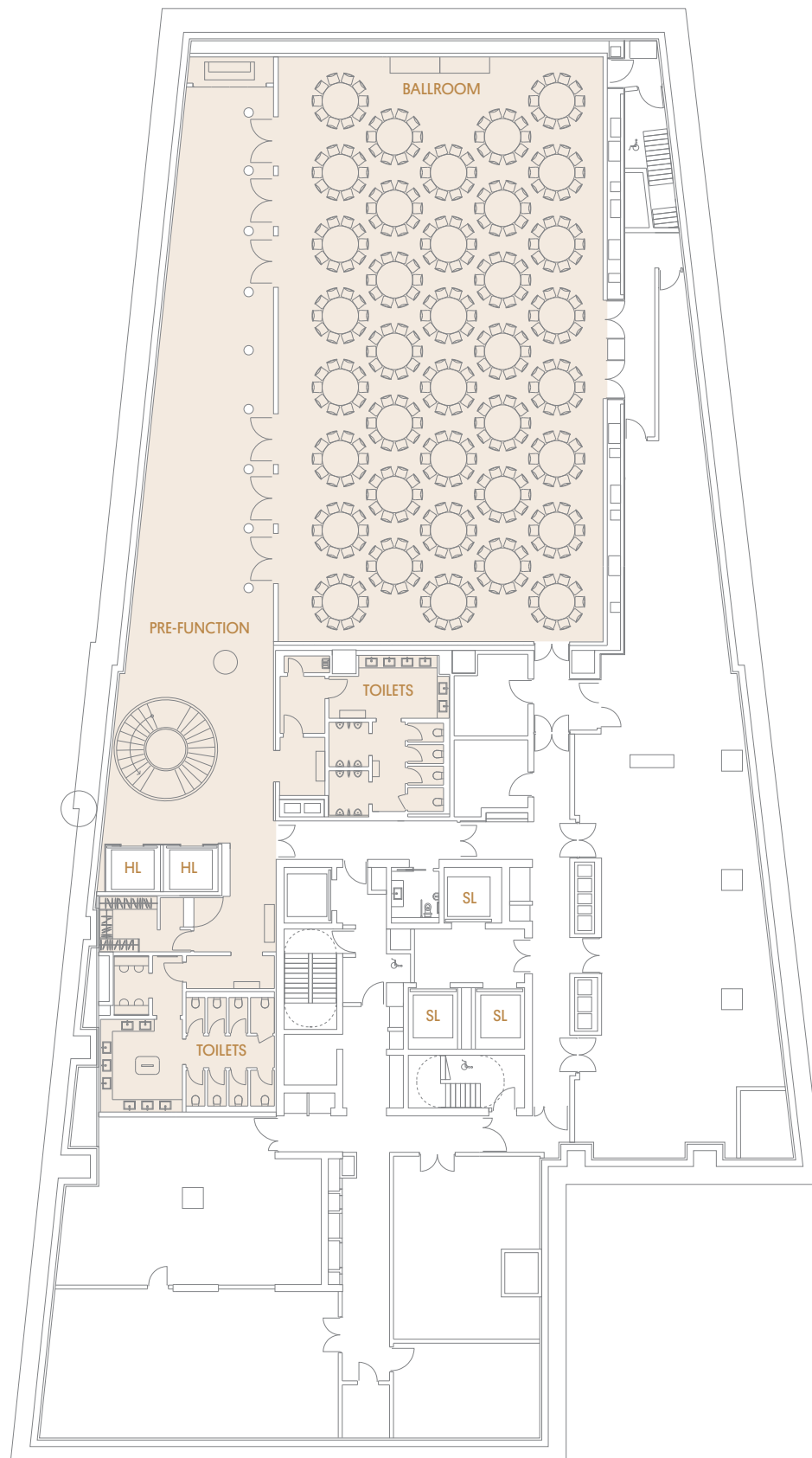
Floor	Net Internal Area					
	Hotel		Residential		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
B4	-	-	-	-	-	-
B3	13,499	1,254	-	-	13,499	1,254
B2	2,436	226	-	-	2,436	226
B1	4,263	396	-	-	4,263	396
G	4,822	448	-	-	4,822	448
1	819	76	-	-	819	76
2	7,236	672	-	-	7,236	672
3	4,610	428	-	-	4,610	428
4	7,343	682	-	-	7,343	682
5	3,679	342	-	-	3,679	342
5R	-	-	-	-	-	-
6	7,656	711	-	-	7,656	711
7	7,656	711	-	-	7,656	711
8	7,656	711	-	-	7,656	711
9	7,656	711	-	-	7,656	711
10	7,656	711	-	-	7,656	711
11	7,656	711	-	-	7,656	711
12	7,656	711	-	-	7,656	711
13	7,656	711	-	-	7,656	711
14	7,656	711	-	-	7,656	711
15	7,656	711	-	-	7,656	711
16	7,656	711	-	-	7,656	711
17	7,656	711	-	-	7,656	711
18	7,762	721	-	-	7,762	721
19	7,933	737	-	-	7,933	737

Floor	Net Internal Area					
	Hotel		Residential		Total	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
20	-	-	4,114	382	4,114	382
21	-	-	8,370	778	8,370	778
22	-	-	9,207	855	9,207	855
23	-	-	9,207	855	9,207	855
24	-	-	9,207	855	9,207	855
25	-	-	9,207	855	9,207	855
26	-	-	8,097	752	8,097	752
27	-	-	7,081	658	7,081	658
28	-	-	7,825	727	7,825	727
29	-	-	7,825	727	7,825	727
30	-	-	8,055	748	8,055	748
31	-	-	8,055	748	8,055	748
32	-	-	8,055	748	8,055	748
33	-	-	8,367	777	8,367	777
34	-	-	4,635	431	4,635	431
35	-	-	3,974	369	3,974	369
36	-	-	4,627	430	4,627	430
37	-	-	4,627	430	4,627	430
38	-	-	4,510	419	4,510	419
39	-	-	4,627	430	4,627	430
40	-	-	4,877	453	4,877	453
41	-	-	3,327	309	3,327	309
42	-	-	-	-	-	-
43	-	-	-	-	-	-
TOTAL	156,274	14,518	147,878	13,738	304,150	28,256



Appendix 2 – Hotel plans

Hotel Basement Level 3
Ballroom

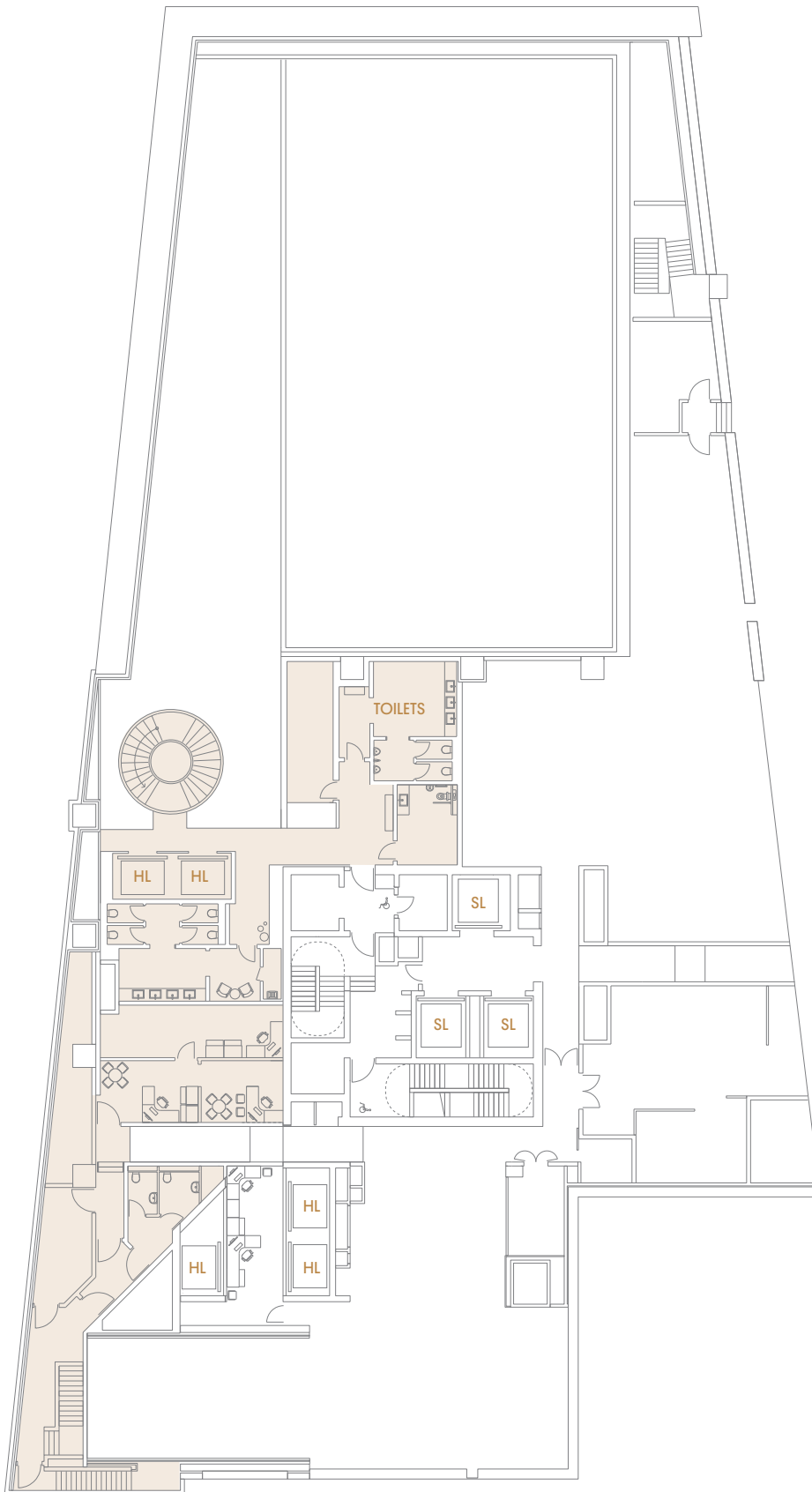


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 2 – Hotel plans

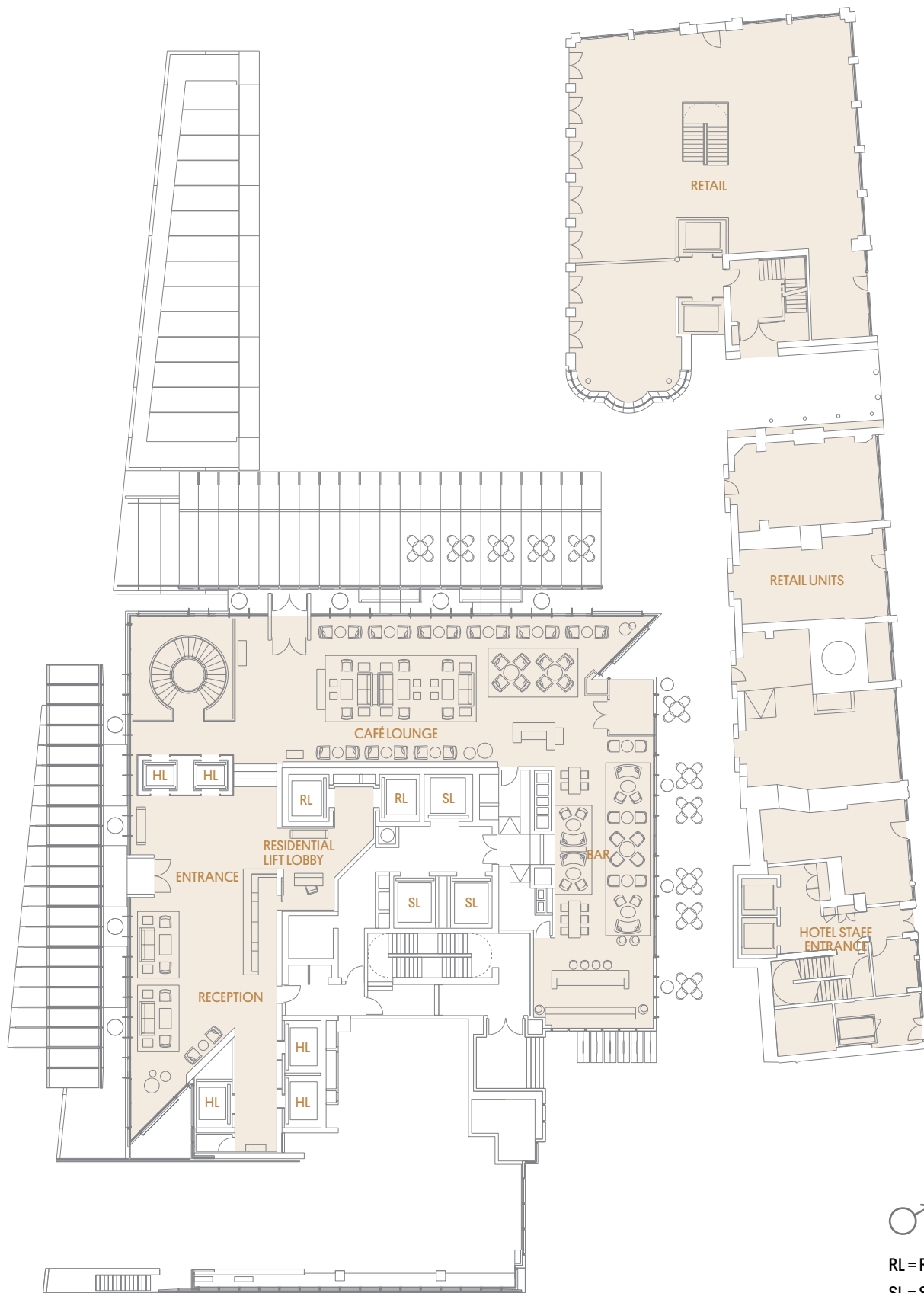
Hotel Basement Level 1
Hotel Back of House



RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Hotel Ground Floor Reception



Not to Scale - For Identification Purposes Only.

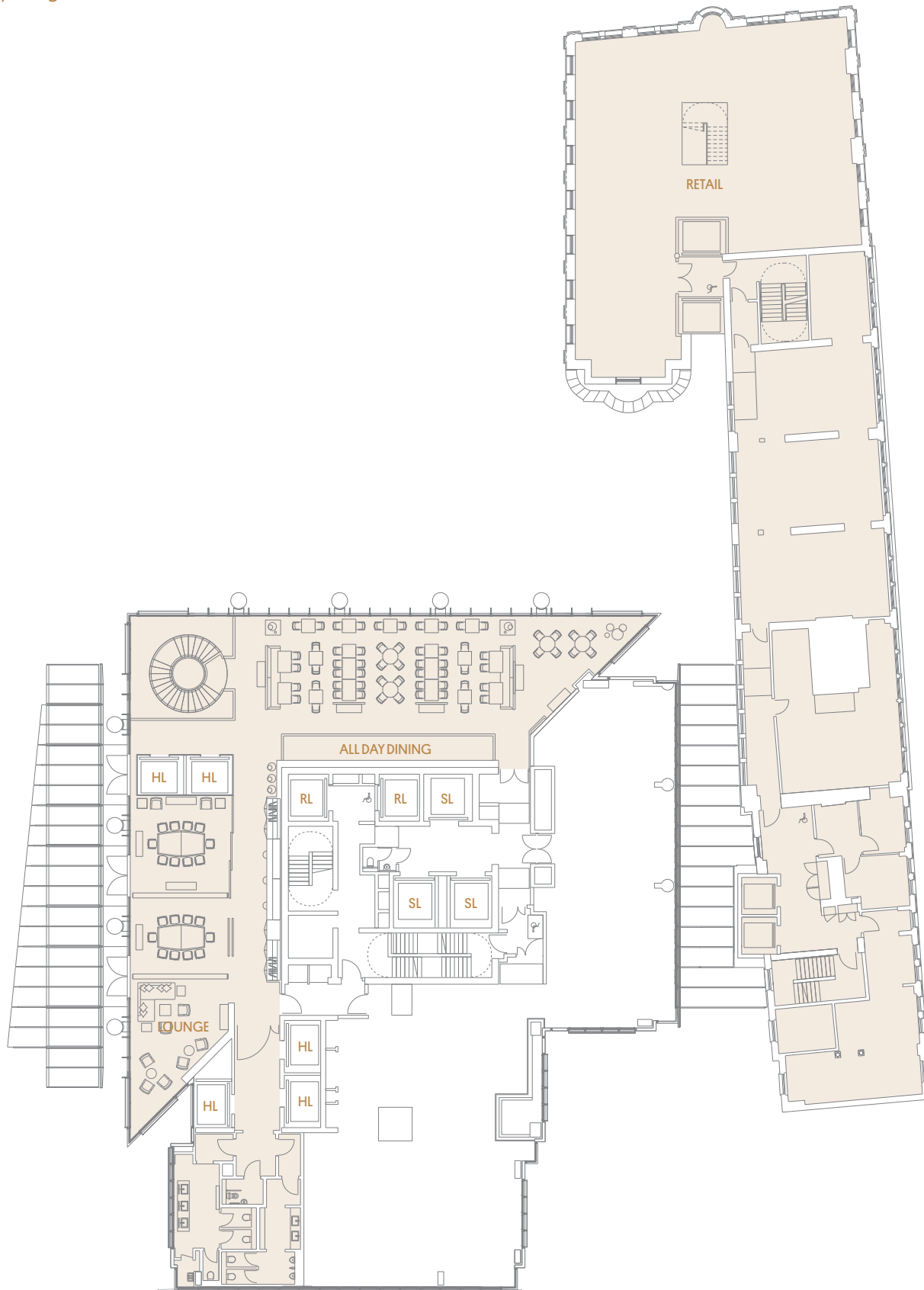


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 2 – Hotel plans

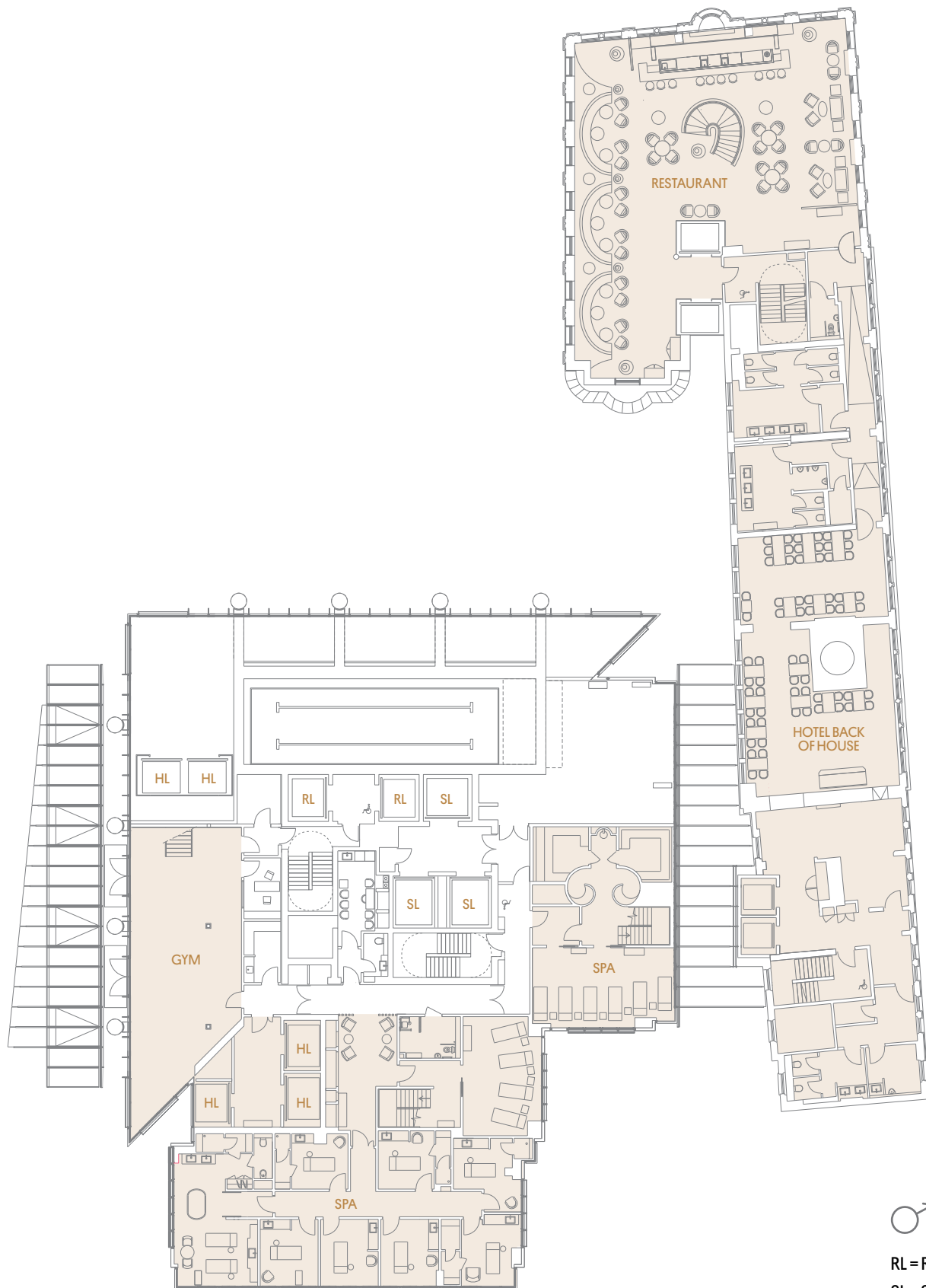
Hotel Second Floor
All-day Dining



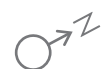
RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Hotel Third Floor
Spa & Fitness



Not to Scale - For Identification Purposes Only.

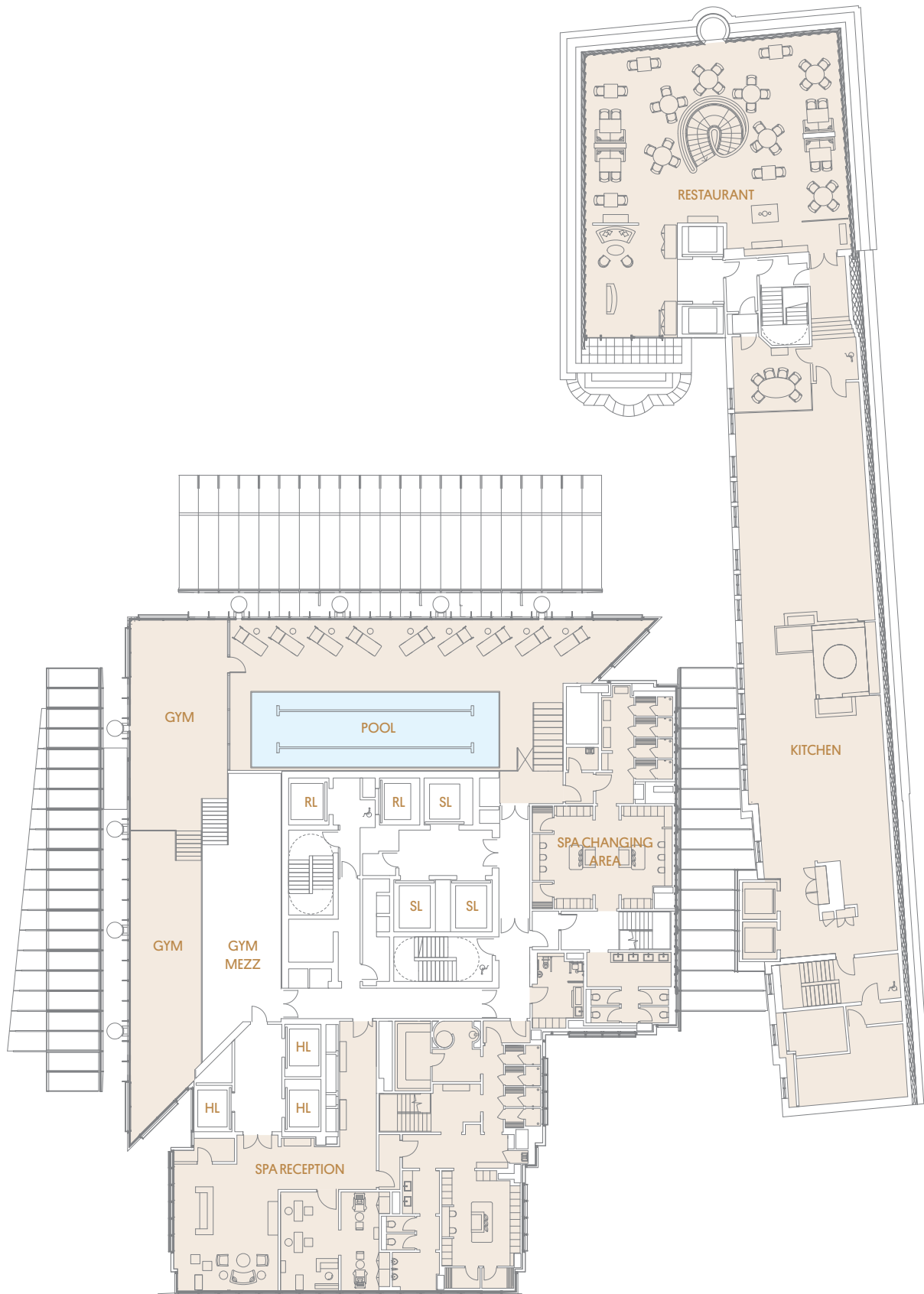


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 2 – Hotel plans

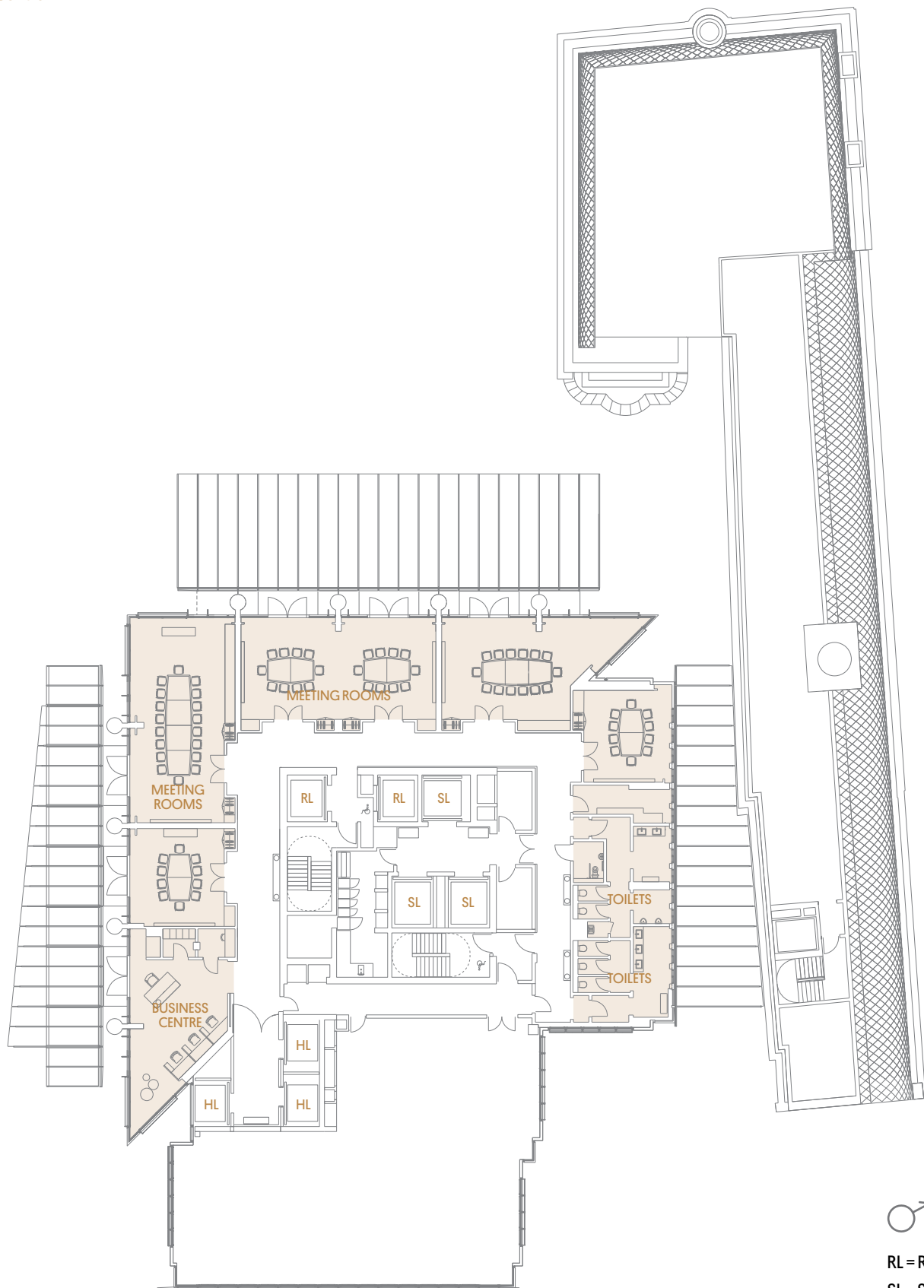
Hotel Fourth Floor
Spa & Fitness



RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Hotel Fifth Floor
Conference Centre



Not to Scale - For Identification Purposes Only.

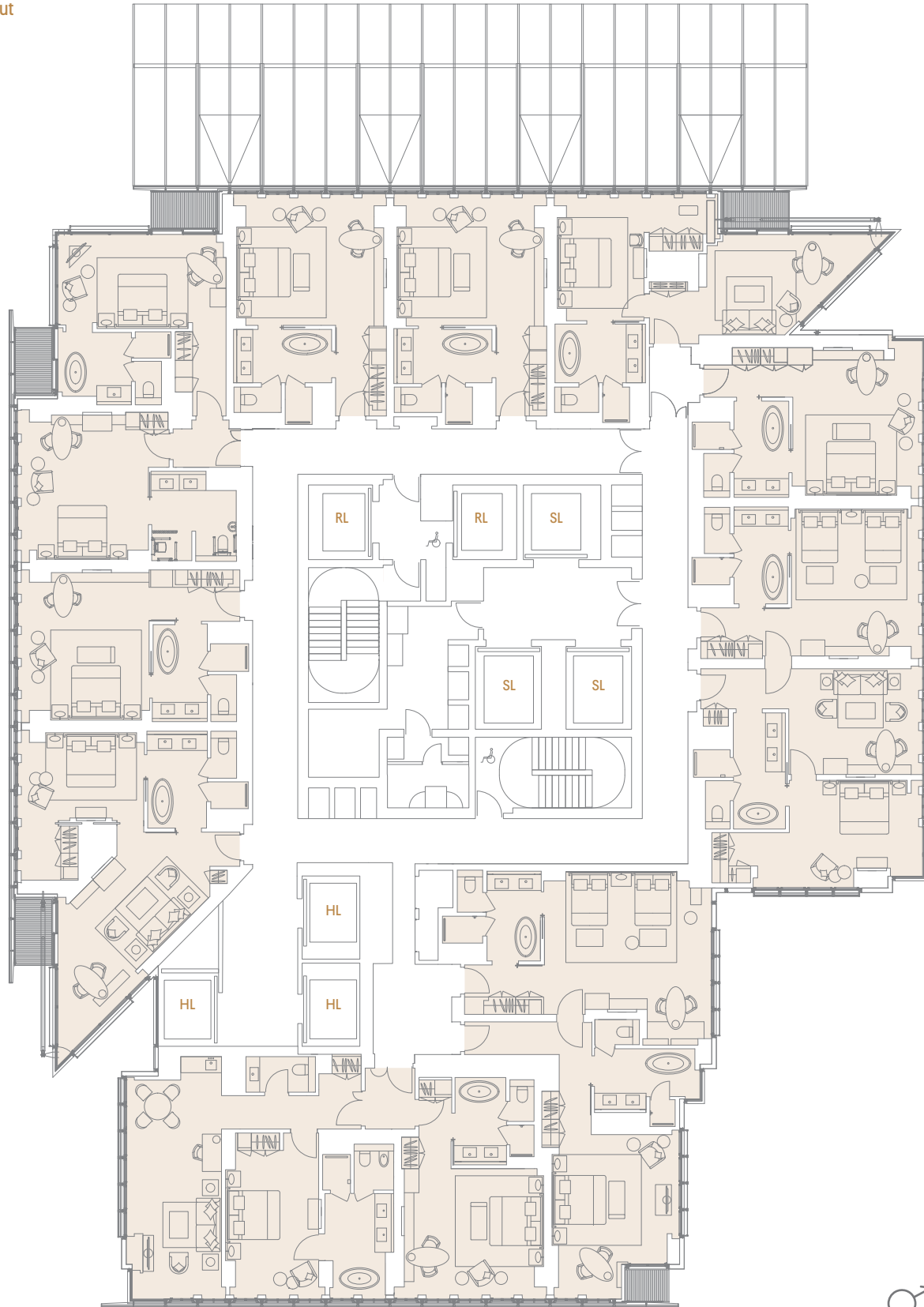


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 2 – Hotel plans

Hotel Room Layout
Typical Floor

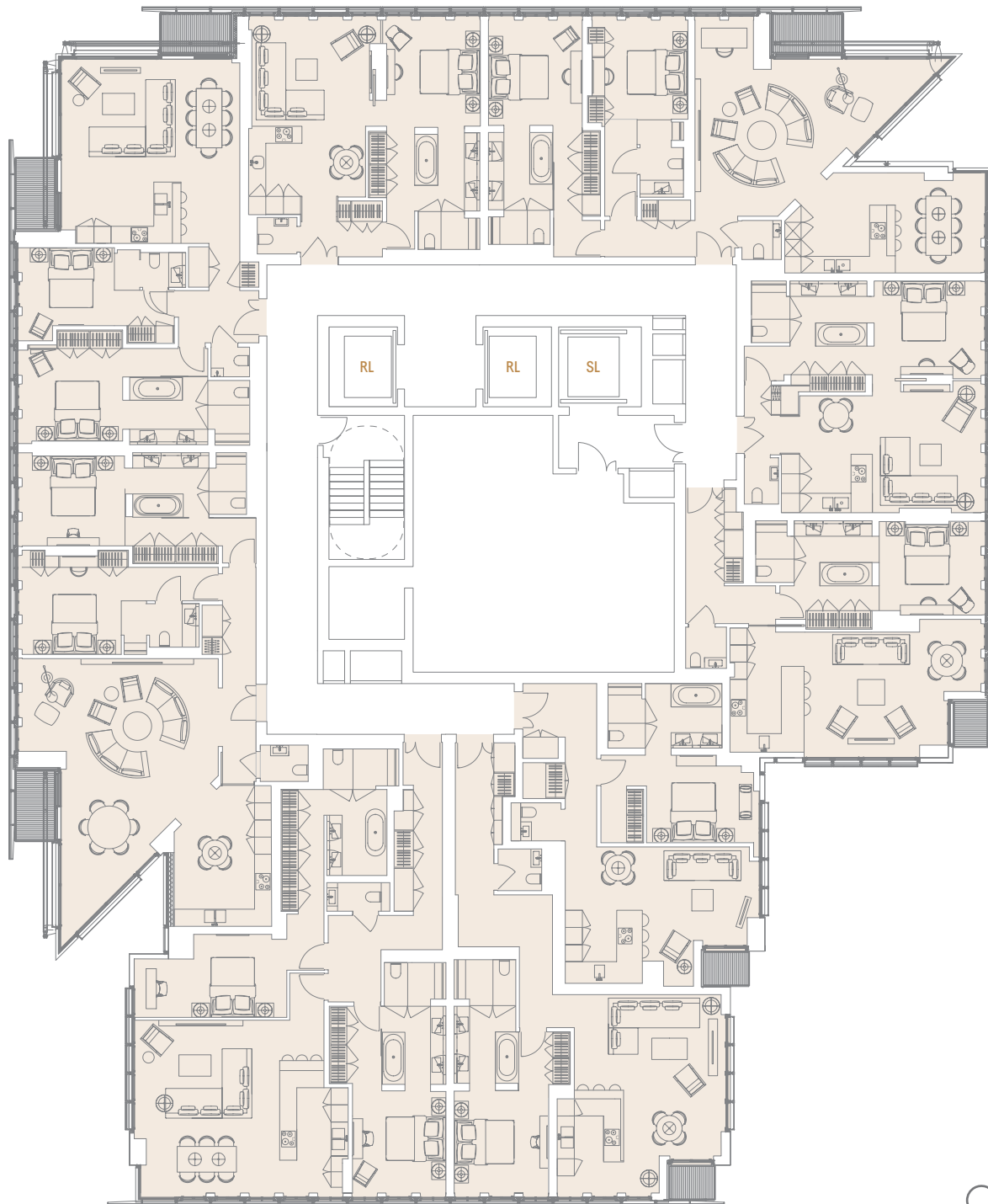


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 3 – Private Residences plans

Private Residences - Typical Room Layout
Floors 22-25

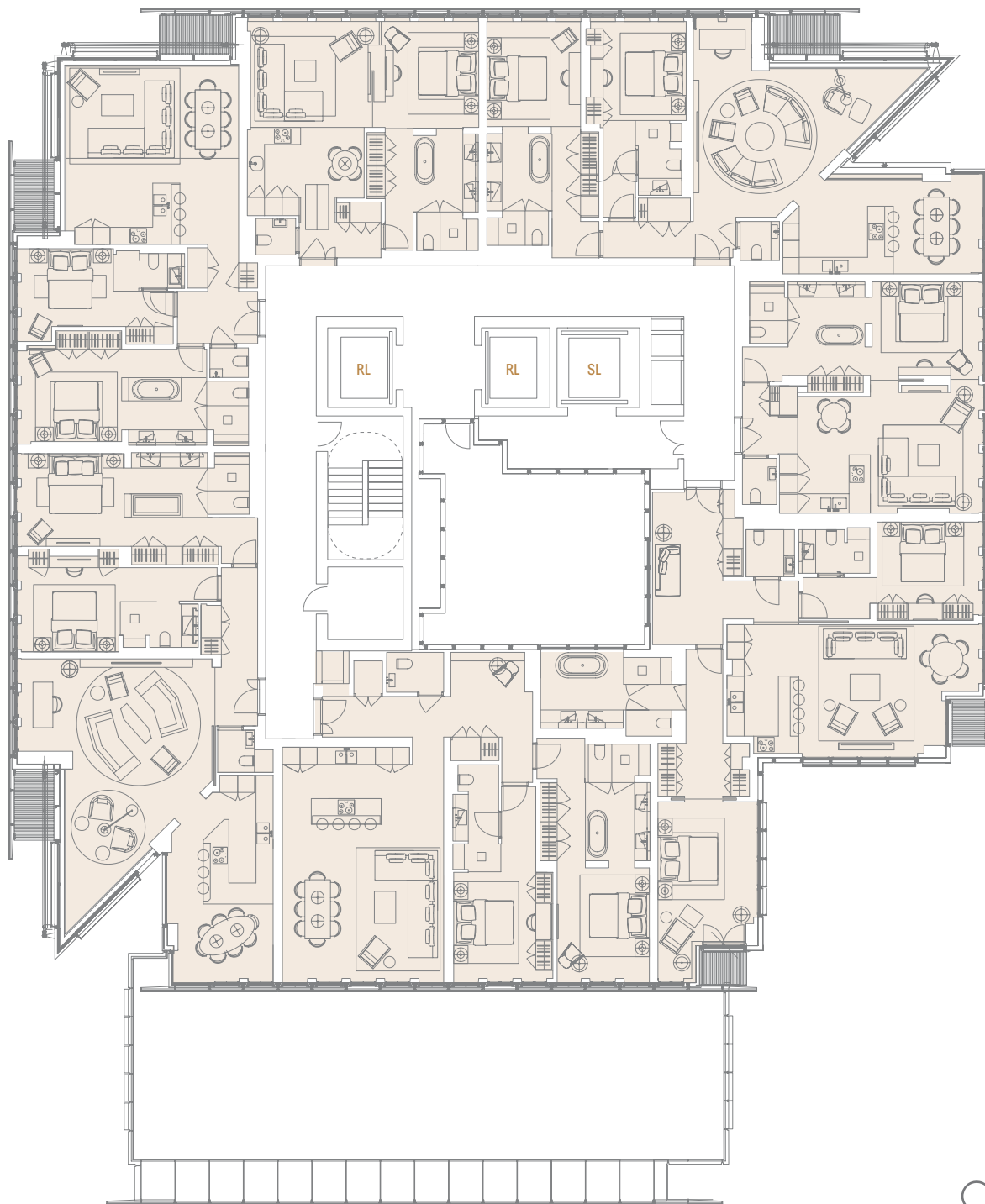


RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Appendix 3 – Private Residences plans

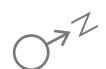
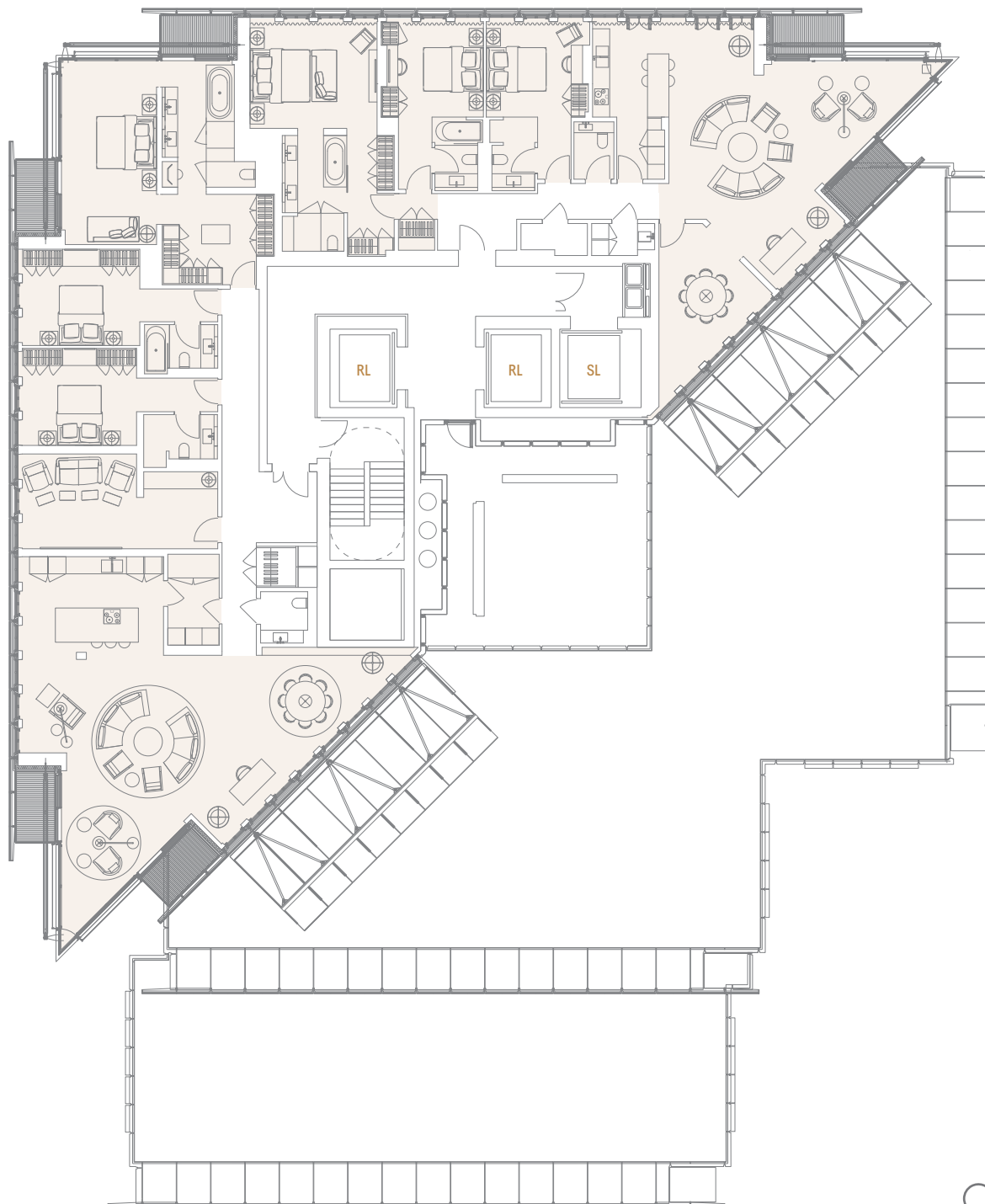
Private Residences - Typical Room Layout
Floors 30-32



RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts



Private Residences - Typical Room Layout
Floors 36-39



RL = Residences lifts
SL = Service lifts
HL = Hotel guest lifts




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HOTEL AND PRIVATE RESIDENCES
London at Heron Plaza

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