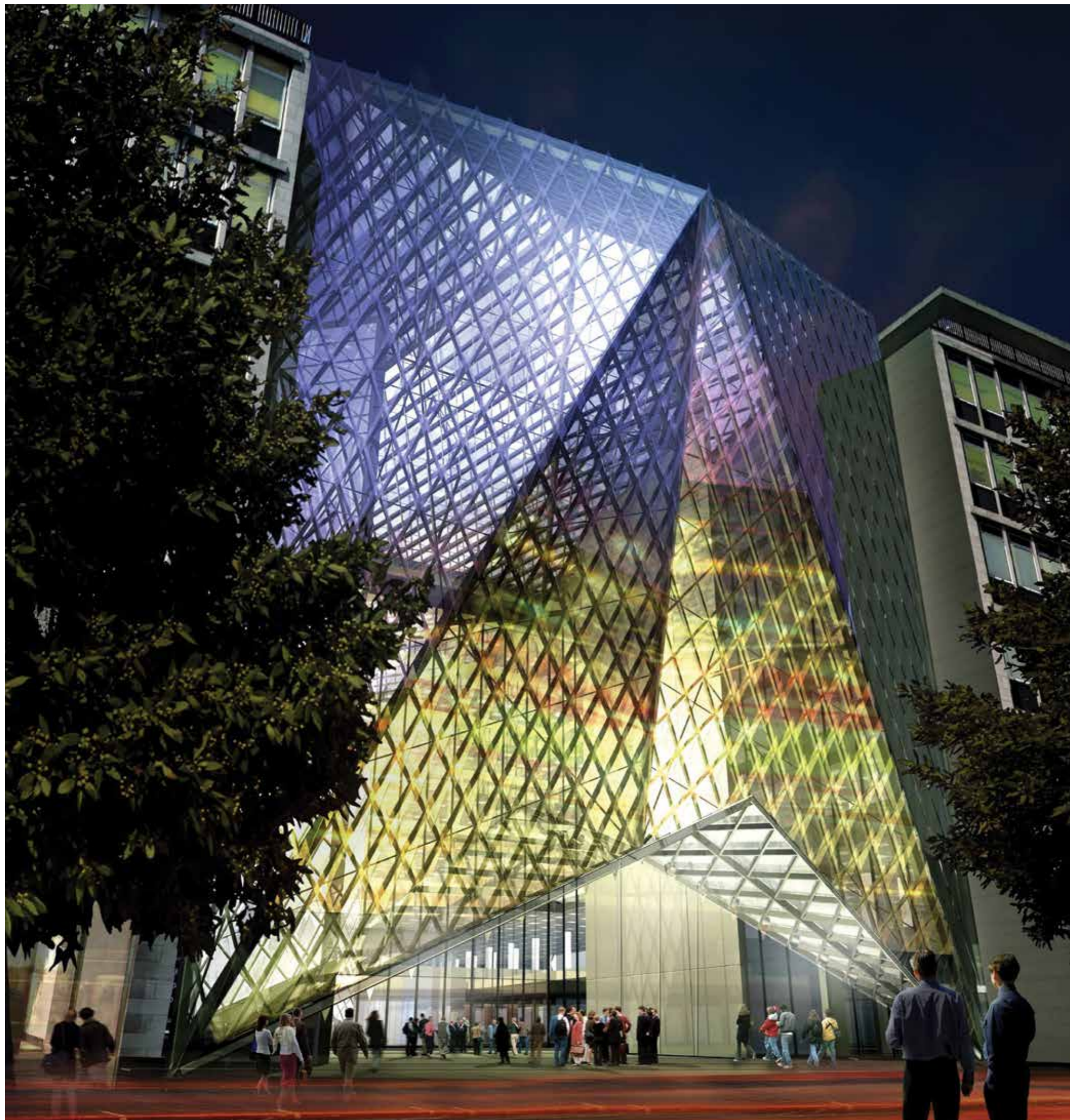


OUR TRACK RECORD



RESIDENTIAL DEVELOPMENT VALUATIONS



INTRODUCTION

Housing supply has risen to the top of the political agenda across the country. Although there has been progress since the financial crises there is still a significant shortfall particularly in the Capital.

The valuation of residential development properties requires an in depth understanding of the key dynamics of the housing market as well as the development process itself, which is complex and involves a wide range of variables.

Our Residential Development Valuation team are sector specialists providing a complete spectrum of valuation services for every type of development property from small scale in-fill developments to high profile multi-phased regeneration projects.

Our ability to draw upon significant resources available through our Residential Research, New Home Sales, Land Sales and Development Consultancy teams allows us to add value for our clients, rather than simply to report it.

We recognise that in a fast paced and competitive market our clients require prompt and accurate advice. We pride ourselves on providing a highly personalised service with the flexibility to meet your specific objectives and match your individual priorities.



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£20 BILLION
OF RESIDENTIAL DEVELOPMENT ASSETS
IN LONDON AND THE SOUTH EAST
WERE VALUED BY **KNIGHT FRANK**
IN 2015

REGENERATION PROJECTS





01

01
**BBC Television Centre,
London W12**

Development Major mixed-use development that will comprise 400 homes, 520,000 sq ft of offices and a boutique hotel and private members' club.

Role Valuation for loan security purposes



02

02
**King's Cross Central,
London N1**

Development 67 acre regeneration site immediately to the north of King's Cross St Pancras. Under current proposals the completed development will comprise in excess of 2,000 residential units, 2.9 million sq ft of office accommodation and approximately 420,000 sq ft of retail space.

Role Valuations for financial accounting purposes

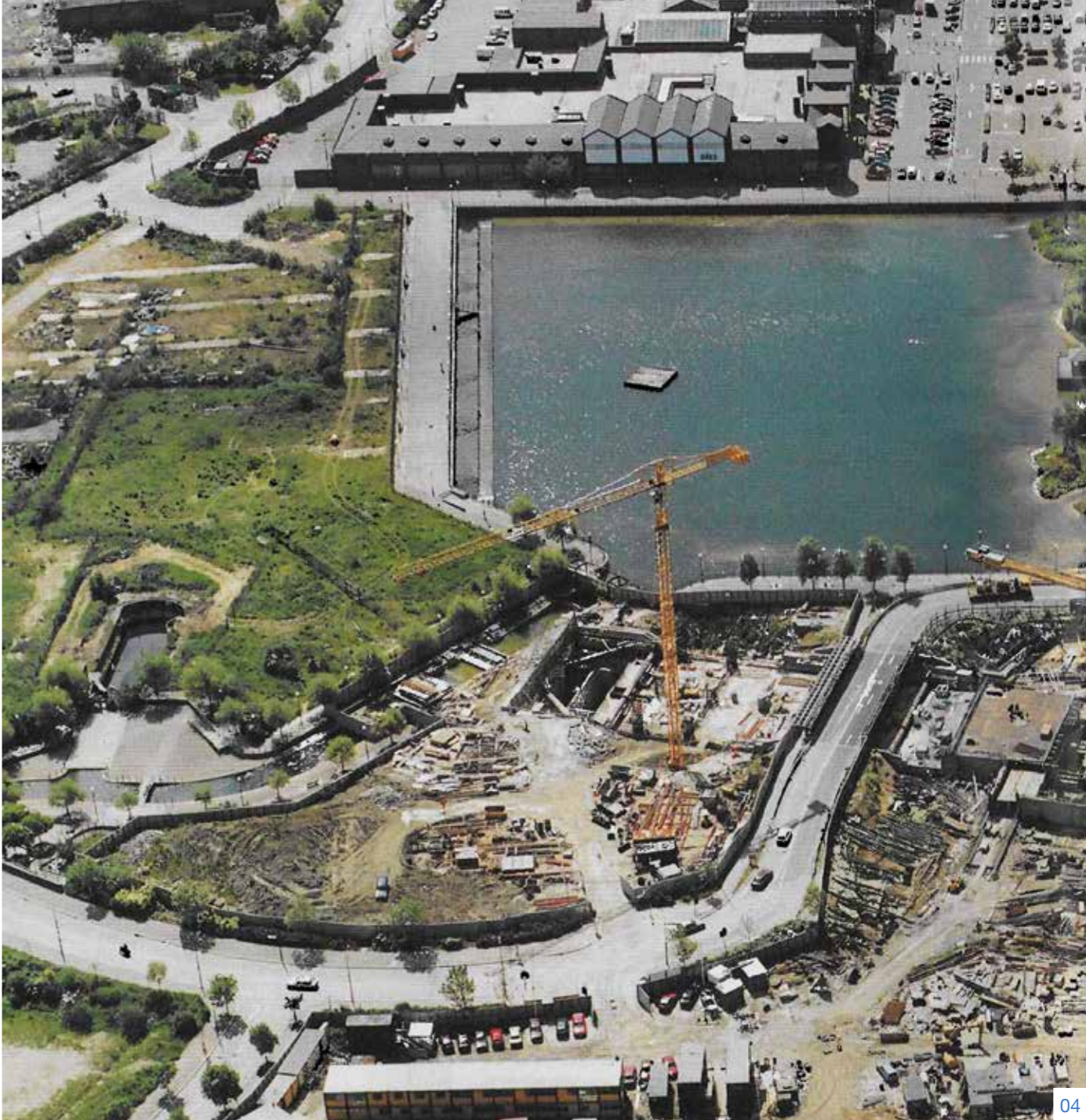


03

03 Vauxhall, Nine Elms, Battersea, Opportunity Area (VNEB)

Development Stretching from Battersea Park in the west to Vauxhall Bridge in the east, VNEB comprises a 195 hectare riverside district that is one of the largest regeneration zones in central London. Knight Frank has been responsible for the valuation of several of the principal sites that make up the opportunity area.

Role Valuations for loan security purposes, financial accounting and acquisition



04

04 Canada Water, London SE1

Development The Canada Water master plan area comprises three principal sites. The developer is working with the local council and community to bring forward a large scale mixed-use development as part of a new town centre for the area.

Role Valuation for financial accounting purposes

SUPER PRIME & PRIME DEVELOPMENTS





05



07



06



08

05

**Clarges Estate,
London SW1**

Development Substantial mixed-use development comprising 34 super-prime flats with secure underground car parking. Very high level of services and amenities.

Role Valuation for financial accounting purposes

06

**20 Grosvenor Square,
London W1**

Development Partial demolition of the former US Navy European headquarters and construction of 37 super-prime flats with a comprehensive range of services and amenities.

Role Valuation for loan security purposes

07

**39-40 Lowndes Square,
London SW1**

Development Comprehensive redevelopment of two linked terraced houses to provide approximately eight super-prime flats with underground car parking. Within walking distance of the centre of Knightsbridge.

Role Valuation for loan security purposes

08

**2-8a Rutland Gate,
London SW7**

Development Substantial mansion overlooking Hyde Park with development potential to convert to a super-prime flat development.

Role Valuation for loan security purposes



ADMIRALTY ARCH, THE MALL, LONDON SW1A

09

Development Comprehensive redevelopment of Grade I listed landmark building to provide five star hotel and associated residences.

Role Valuation for loan security purposes



10



11



12



13

10 Forbes House, London SW1

Development Planning permission to convert a Grade II listed former office building into a grand single residence extending to approximately 40,000 sq ft.

Role Valuation for loan security purposes

11 34-35 Brompton Square, London SW3

Development Comprehensive redevelopment of a pair of Grade II Listed, stucco-fronted Georgian townhouses to create four separate flats or one single dwelling.

Role Valuation for loan security purposes

12 Fitzrovia Apartments, London W1

Development 210,000 sq ft mixed-use development comprising 70 private flats and affordable housing a short distance to the north of Oxford Street.

Role Valuation for loan security purposes

13 Hempel Collection, London W2

Development The Hempel Collection comprises two former hotels that are in the process of being comprehensively redeveloped to provide luxury apartment developments.

Role Valuation for financial accounting purposes



14



15



16

14 Henry Moore Court, London SW3

Development Occupying the site of the former Chelsea College of Art the development comprises 15 luxury apartments and two houses together with on-site Affordable Housing situated in a separate block.

Role Valuation for loan security purposes

15 Regent Lofts, Soho, London W1

Development Comprehensive redevelopment of a car park site to provide approximately 40 loft-style apartments.

Role Valuation for loan security purposes

16 55 Victoria Street, London SW1

Development A former 1980's office block that is being converted and extended to provide 57 apartments, ground floor retail and car parking for residents.

Role Valuation for loan security purposes



10 TRINITY SQUARE, LONDON EC3N

17

Development Comprehensive redevelopment of Grade II listed building overlooking Tower of London to provide a Four Seasons hotel with private residences.

Role Valuation for loan security purposes

TOWER DEVELOPMENTS





18



19



20



21

18
South Bank Tower,
(formerly King's Reach Tower), SE1

Development Part refurbishment and extension of an office tower and adjacent building to create a residential led mixed use scheme over 38 floors to include 173 residential flats and c.270,000 sq ft of commercial accommodation.

Role Valuation for loan security purposes

19
Vauxhall Square,
London SW8

Development Site with planning permission for a 1.5 mill sq ft mixed use development. Comprises 400,000 sq ft of residential, 200,000 sq ft of offices, 200,000 sq ft of hotels, 125,000 sq ft of student accommodation and 45,000 sq ft of retail.

Role Valuation for financial accounting purposes

20
Portland House,
London SW1

Development A scheme of 200 luxury retail apartments over 27 floors in a current office building.

Role Valuation for financial accounting purposes

21
360 London,
Elephant and Castle SE1

Development Construction of a twenty storey apartment block comprising 123 private apartments, 61 affordable housing units and 55 underground car parking spaces.

Role Valuation for loan security purposes



22



23



24



25

22
Vauxhall Cross,
London SW8

Development A 1.2 acre development site with planning permission for two towers, one of 40 storeys and one of 32 storeys, comprising 291 residential units, a 179 room hotel, office, retail and community space.

Role Valuation for loan security purposes

23
Marble Arch Tower,
London W1

Development Redevelopment of landmark building in the West End of London to provide two buildings comprising approximately 76 residential units, offices, retail and a new Odeon cinema.

Role Valuation for loan security purposes

24
Chiltern Place,
London W1

Development High rise development in Marylebone comprising 56 residential units with secure parking.

Role Valuation for loan security purposes

25
IYLO (now Island),
Croydon

Development High rise development in East Croydon comprising approximately 180 residential units.

Role Valuation for loan security purposes



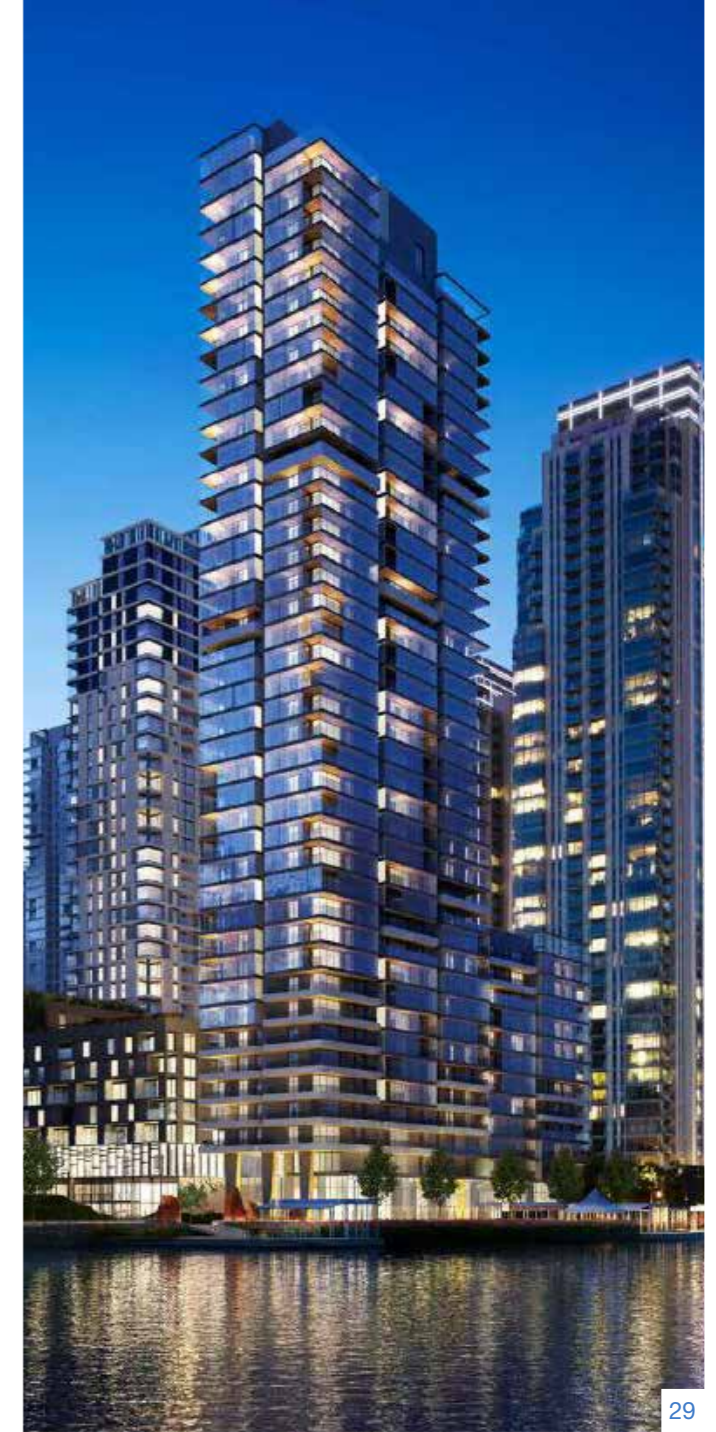
26



27



28



29

26
**Crown House, City Road,
London EC1V**

Development Planning permission for 39 storey tower comprising 302 residential units and 90,000 sq ft offices. Development being undertaken by Rocket Investments.

Role Valuation for loan security purposes

27
**Principal Tower, Worship Street,
London EC2A**

Development Planning permission for 50 storey tower comprising 273 residential units. Development being undertaken by Brookfield Multiplex/Hammerson.

Role Valuation for loan security purposes

28
**Meridian Gate, Marsh Wall,
London E14**

Development Planning permission for 53 storey tower comprising 423 residential units.

Role Valuation for financial accounting purposes

29
**Millharbour Village,
London E14**

Development Planning permission for eight buildings including 43 storey tower providing 1,513 residential units.

Role Valuation for loan security purposes

FRINGE PRIME DEVELOPMENTS





30



31



32



33

30
Westfield House,
Earlsfield, London SW18

Development Approximately 150 private flats with on-site affordable housing and underground car parking. Located next to the River Wandle and between Earlsfield and Wandsworth.

Role Valuation for loan security purposes

31
169-173 Blackfriars Rd,
London SE1

Development Ten storey building comprising approximately 80 private flats and affordable housing. Within walking distance of Southwark Bridge Road and South Bank.

Role Valuation for loan security purposes

32
Grimaldi Square,
London SE1

Development A mixed-use development site with planning permission for 118 residential units. Located a short distance to the west of King's Cross.

Role Valuation for loan security purposes

33
Oakhill Park,
London SW15

Development Approximately 50 private flats with on-site affordable housing and underground car parking. Within a short walk of East Putney Station.

Role Valuation for loan security purposes



34

34
**Ram Quarter (Phase 1),
London SW18**

Development Redevelopment of former Ram Brewery in the centre of Wandsworth. Construction on-going to provide approximately 440 residential units, retail space and refurbishment of listed buildings to provide micro brewery and museum.

Role Valuation for loan security purposes



35

35
**Elizabeth House,
London SE1**

Development Redevelopment of substantial office and retail complex next to Waterloo Station to provide two new mixed-use building comprising approximately 140 residential units with office and retail space.

Role Valuation for loan security purposes



36

36
**Wandsworth Riverside Quarter,
(Phases 1 & 2), London SW18**

Development Redevelopment of former light industrial site to provide approximately 260 residential units with office and retail space in a riverside location in Wandsworth.

Role Valuation for loan security purposes



37

ROYAL MINT GARDENS, LONDON E1

37

Development Located a short distance to the north of Tower of London and St Katherine Docks the development comprises approximately 340 apartments together with a four star hotel, serviced apartments and ancillary commercial accommodation.

Role Valuation for loan security purposes

HOME COUNTIES DEVELOPMENTS





38



40



39



41

38
**Royal Connaught Park,
Bushey, Herts**

Development Redevelopment of former Royal Masonic boy's school to provide approximately 290 flats and 20 houses set in landscaped grounds.

Role Valuation for loan security purposes

39
**Chilmington Green,
Ashford, Kent**

Development Resolution to grant planning permission for a major new community comprising up to 5,750 homes, work places, schools, green space, shops and community services.

Role Valuation for loan security purposes

40
**Gilston Park Estate,
Herts**

Development Strategic land portfolio extending to almost 2,500 acres comprising residential communities, commercial buildings and agricultural land.

Role Due diligence

41
**Welborne, Fareham,
Hampshire**

Development Strategic land portfolio benefitting from an allocation for a new community with in excess of 2,500 homes, nursery, hotel, community services, schools, playing fields and green open space.

Role Valuation for financial accounting purposes

OUR PEOPLE

Knight Frank LLP's London and South East England Residential Development Valuation team comprises sector specialist RICS Registered Valuers that operate in a defined area to ensure a real depth of knowledge.

We draw on the resources and market intelligence of our Land Agency, New Home Sales and International Project Marketing teams as well as our market leading Residential Research team to ensure that the advice that we provide is current and relevant. Our primary goal is providing our clients with the advice that they need to make well informed decisions.

Providing independent development funding advice to financial investors is the cornerstone of our business. In 2015 we valued central London developments with a combined value of in excess of £20bn. Our listing on the valuation panels of most UK banks and many international banks is a reflection of our standing in the market.

We also provide valuation advice to a wide range of stakeholders including landowners, house builders, developers and investors.

Our professional team provides expert advice in the following areas:

- Development funding valuations
- Viability reports
- Valuations for financial accounting
- Litigation and expert witness
- Taxation
- Mergers and acquisition

We employ industry recognised valuation software including Argus Developer in our site appraisals. We are single-minded in our pursuit of excellence applying rigorous Best Practice procedures and Partner level involvement in all of our valuations.

For further information on how we can help you please contact one of the team.

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YOUR GLOBAL PROPERTY PARTNER

The four ingredients which set Knight Frank apart are our independence, our global network, and our commercial and residential platforms.

Through our US alliance with Newmark Grubb Knight Frank we have grown to a group of over 13,000 property professionals, in more than

417 offices in 58 countries. Being a partnership allows us to put our clients first, we focus on giving them the best advice and putting long term relationships before short term wins. Trust and integrity are everything.

Working with private individuals, developers, investors, banks, corporate occupiers and public sector bodies we provide a range of

agency, investment and professional consultancy services which are supported by our dedicated market research teams.

The combination of our people, research and technology has helped us grow our enviable track record and that's why clients come back to us for their personal and professional property requirements.

OUR SERVICES

- ◆ Agency
- ◆ Building Consultancy
- ◆ Business Rates
- ◆ Capital Markets
- ◆ Development Consultancy
- ◆ Facilities Management
- ◆ Global Corporate Services
- ◆ Lease Advisory
- ◆ Planning
- ◆ Project Management
- ◆ Property Asset Management
- ◆ Restructuring & Recovery
- ◆ Sustainability & Energy Consultancy
- ◆ Tenant Representation
- ◆ Valuations
- ◆ Workplace Consultancy

OUR AREAS OF EXPERTISE

- ◆ Automotive Property
- ◆ Healthcare
- ◆ Hotels
- ◆ Logistics & Industrial
- ◆ Offices
- ◆ Public Sector
- ◆ Residential
- ◆ Retail & Leisure
- ◆ Rural & Agricultural
- ◆ Student Property



THE COMBINATION
OF OUR PEOPLE, RESEARCH AND TECHNOLOGY
HAS HELPED US GROW OUR ENVIABLE
TRACK RECORD

AFRICA

Botswana
Kenya
Malawi
Nigeria
Rwanda
South Africa
Tanzania
Uganda
Zambia
Zimbabwe

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Argentina
Brazil
Canada
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Chile
Colombia
Dominican Republic
Mexico
Peru
Puerto Rico
USA

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China
Hong Kong
India
Indonesia
Japan
Malaysia
Singapore
South Korea
Taiwan
Thailand
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The Knight Frank network consists of Knight Frank LLP and its direct subsidiaries which provide services in the UK and an international network of separate and independent entities or practices providing services internationally.



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