

Strictly Private & Confidential

New Bermondsey

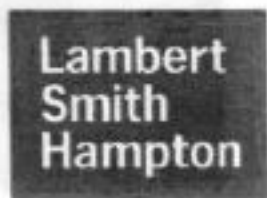
An opportunity to invest in one of London's largest regeneration schemes



- 30 Acre development site - one of London's largest with outline planning permission
- Designated by the Mayor of London as a new housing zone
- Mixed use development for up to 240,000 m2 of development including 2,400 much needed new homes for London
- Excellent location – just 5 minutes from London Bridge
- Creation of 2,000 new jobs
- Provision of world-class community sports facilities
- An integrated health centre
- Multi faith Church
- Business incubation space and a creative industries hub.



MAYOR OF LONDON



Background

New Bermondsey began 10 years ago when regeneration specialists Renewal acquired their first piece of land on the 30-acre site. Since then Renewal has worked closely with Lewisham Council and the Mayor of London to create a groundbreaking neighbourhood for inner London.



The plans for New Bermondsey have been rooted in creating a place with its own unique identity and where people will want to live, work and play. That means providing a balance of much needed housing, jobs, sports facilities, creative industries, office space, faith space, a revitalised stadium for Millwall Football Club, new public squares and a much improved park at Bridgehouse Meadows.

Outline planning permission was granted in March 2012 and the project designated a Housing Zone by the Mayor of London in February 2015. A £20m loan for the construction of the London Overground station was agreed and through incentives and fast track measures the delivery of the project will be accelerated by 3 years. The project has a gross development value of between £850m and £1bn.



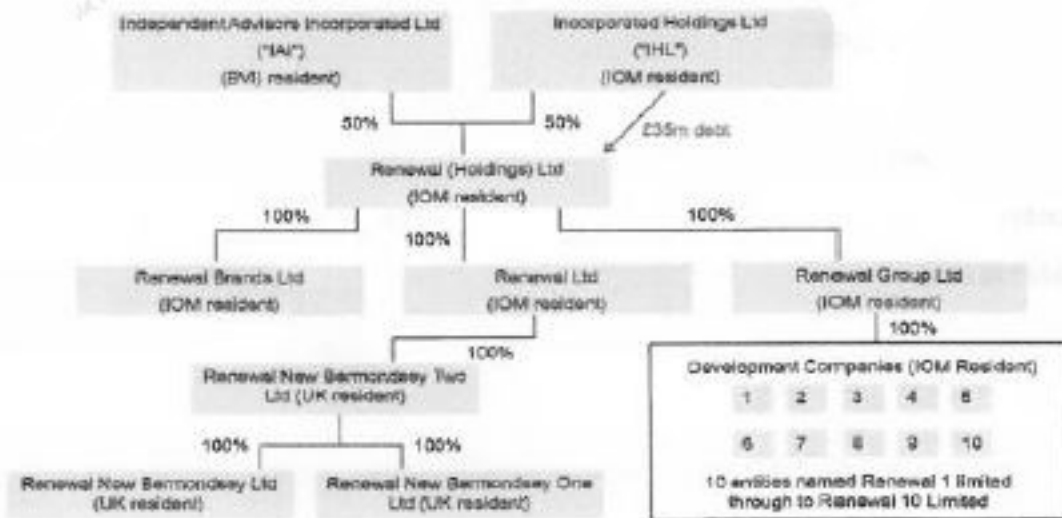
Transport is at the heart of the project

- A network of transport links including a new London Overground station
- 4 minute journey time to London Bridge
- 2 new bus routes linking Central London and Lewisham
- New walking and cycling links that will open up the area to the whole of London
- Interchange Walking link between the new London Overground station at Surrey Canal Road and the British Rail station at South Bermondsey



The Opportunity

The project is held on a 50/50 joint venture basis - the structure is shown below.



Considerable investment will be required to progress the next stages of the project :-

- Further land assembly to complete the site (c.£12m) – c.25% of site (CPO in place)
- Submit detailed planning
- Subsequent construction of development phase one which includes :-

- o 250 private apartments in 2 towers (1x 10-12 storeys 1x 17-21 storeys),
- o New London Overground station
- o 5,027 sqm multi faith church facility.

Options for the existing joint venture investors at this stage may include – exit, partial exit, introduction of private third party equity (dilution of equity), debt funding / re-financing, other structured finance, Equity or Debt IPO fundraise.

Our clients IHL Limited have engaged Lambert Smith Hampton to seek interested parties .

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