

**port
opolis**



Foreword

Mission Statement

Group First's mission is to create market leading, professionally managed, investment property developments which through our commitment to service, standards and value, become the envy of the industry, creating real opportunities for our customers, investors and staff to fulfil their true potential.

Foreword

"Group First creates true innovation and value for money. Our industrial, commercial and residential developments produce extraordinary results for our tenants and investors."

A handwritten signature in blue ink, appearing to read 'Toby Whittaker'.

Toby Whittaker
Managing Director

Introduction

Group First has been carving a niche in the property market since its first development launched in 2000. Today, the group is a leading developer with transactions exceeding £1 billion.

The Group First model is simple but innovative. We develop and manage luxury residential developments and contemporary commercial spaces presenting high yielding, hands-off products to investors worldwide. Landmark residential developments, modern business centres, market-leading storage facilities and airport car parking complexes form the ideal addition to investment portfolios thanks to attractive income streams and capital growth from the outset.

Working with leading financial institutions and professionals, Group First is behind the world's most exciting investment products.

Our investment strategy is tax efficient, SIPP and SSAS-friendly. Investment levels range from a few thousand pounds for a 'storepod' into millions for large commercial developments or residential buildings.

**BETTER
BUSINESS**
Inspired investment



The History of Group First



2000

2005

2010

2015

History

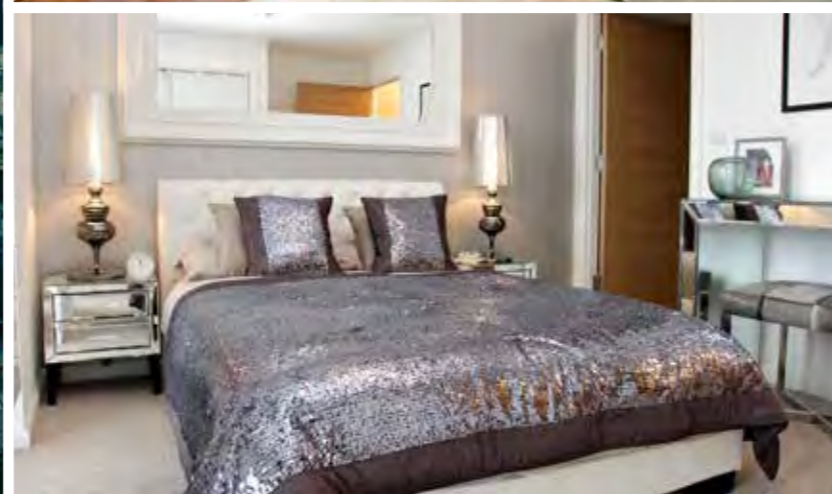


[Residentialfirst.co.uk](https://www.residentialfirst.co.uk)

Residential First is where it all began. From the very beginning, Residential First has been the vision behind landmark developments across the North West of England. We continue to gravitate towards new projects and geographic locations, creating fresh and luxurious backdrops for aspirational urban lifestyles.

Our landmark project to date is the award-winning Mann Island Development in Liverpool. Standing proudly alongside the Royal Liver Building and the Port of Liverpool Building on the city's UNESCO-designated World Heritage Maritime Mercantile City, Mann Island is Liverpool's most elite address.

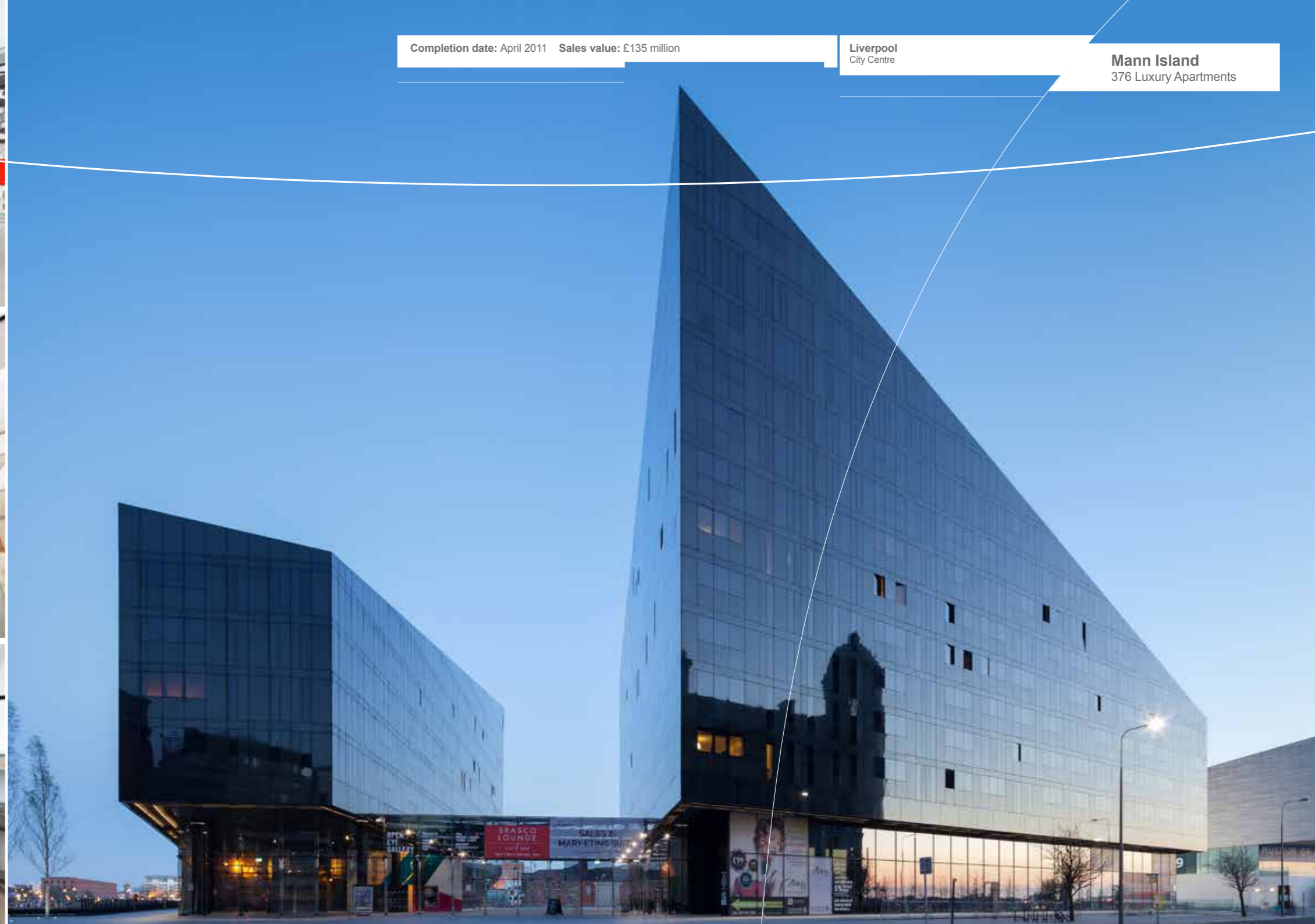
**RESIDENTIAL
FIRST™**



Completion date: April 2011 Sales value: £135 million

Liverpool
City Centre

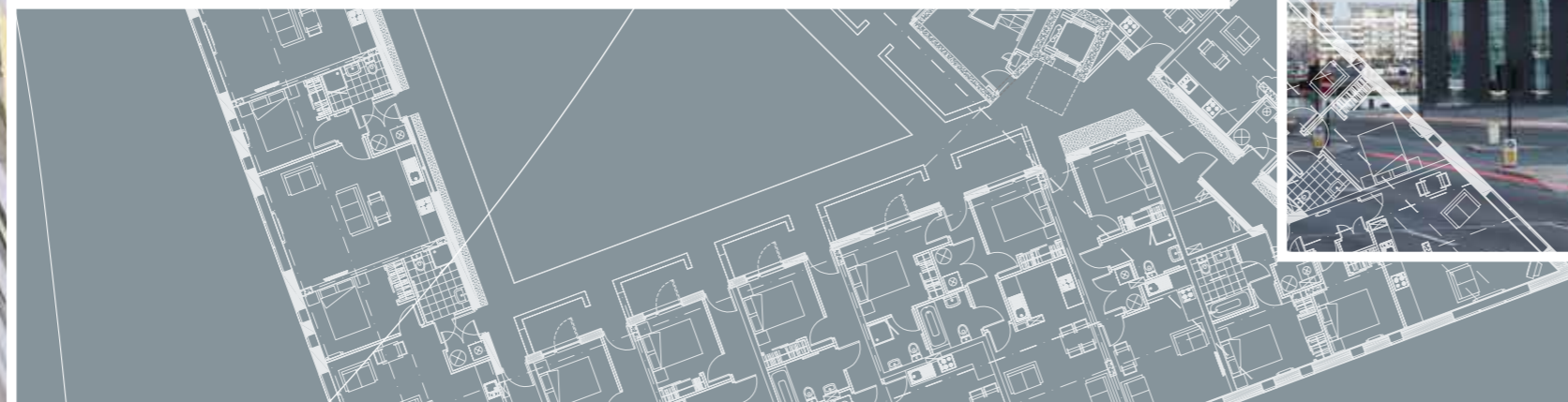
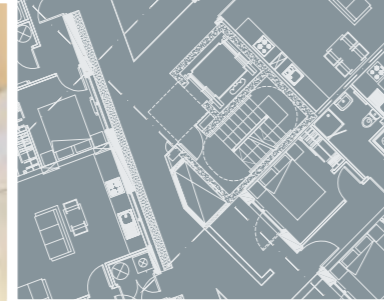
Mann Island
376 Luxury Apartments



Completion date: April 2011 Sales value: £135 million

Liverpool
City Centre

Mann Island
376 Luxury Apartments



Completion date: April 2005 Sales value: £6.5 million

Manchester
City Centre

The Works
30 Apartments



Completion date: March 2002 Sales value: £3.1 million

Manchester
Bamford Village

Glen Morag Gardens
14 Houses

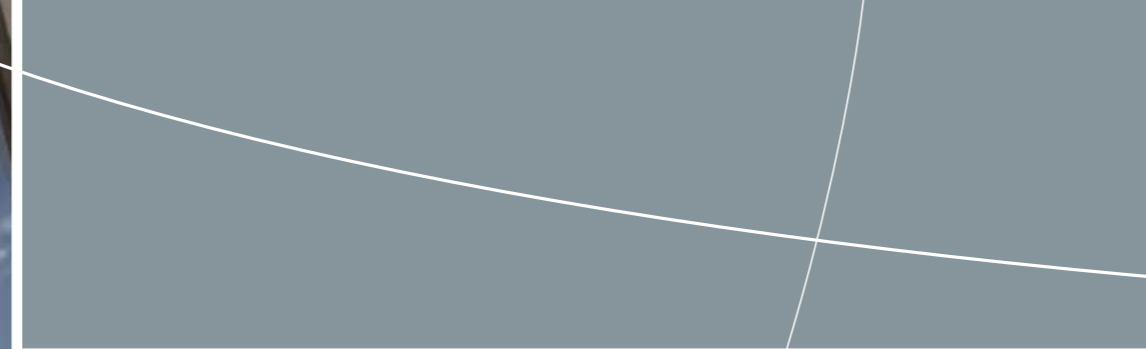


Completion date: March 2006 Sales value: £26 million

Manchester
City Centre

Quebec Building
160 Apartments





Completion date: November 2005 Sales value: £12.5 million

Manchester
City Centre

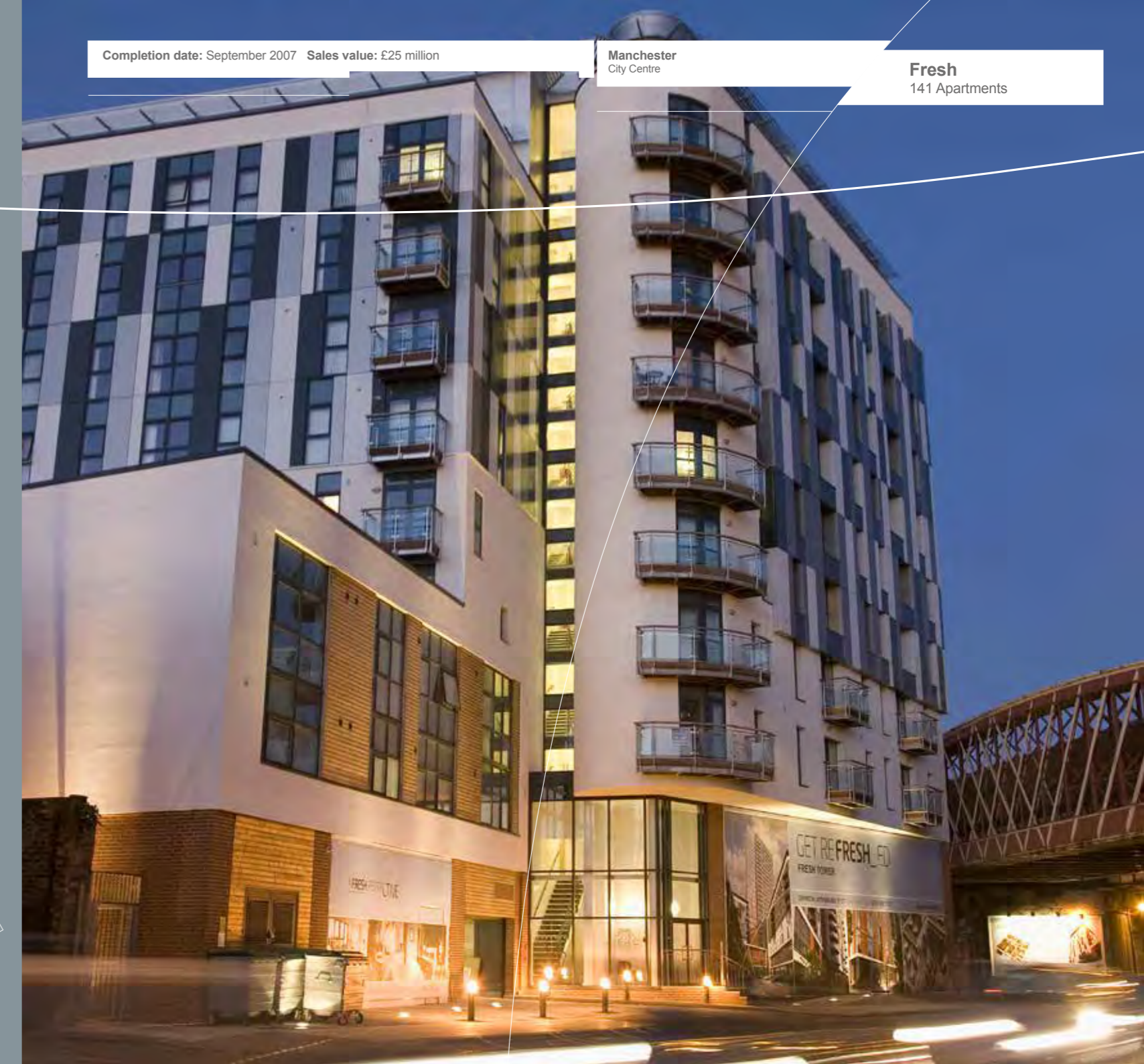
Ludgate Hill
77 Apartments



Completion date: September 2007 Sales value: £25 million

Manchester City Centre

Fresh 141 Apartments



Completion date: December 2007 Sales value: £15 million

Manchester
City Centre

Skyline Chambers
107 Apartments



Completion date: December 2003 Sales value: £3.9 million

Manchester
City Centre

Trinity Edge
28 Apartments



Residential First have completed over 100 residential developments

Sales Value:
in excess of £500 million

Gallery



Residential First have completed over 100 residential developments

Sales Value:
in excess of £500 million

Gallery





Businessfirst.co.uk

Stylish, motivational spaces to nurture productivity and innovation, Business First centres are at the cutting edge of modern office space. Equipped with the latest technology and designer facilities, centres create a bold impression to clients and contemporaries from the moment they step into gleaming, serviced reception areas.

The perfect base for start-ups and established companies, all centres have fantastic road and rail access with ample parking and state-of-the-art security.

Tenants enjoy break out areas, boardrooms with the latest equipment, tea and coffee making facilities, modern kitchen and bathroom facilities and lift access to every level. Experienced centre managers take care of everything, leaving tenants to concentrate on running their own business.

BUSINESS FIRST

BUSINESS CENTRES



Completion date: September 2013 Sales value: £5 million

Padham
Lancashire

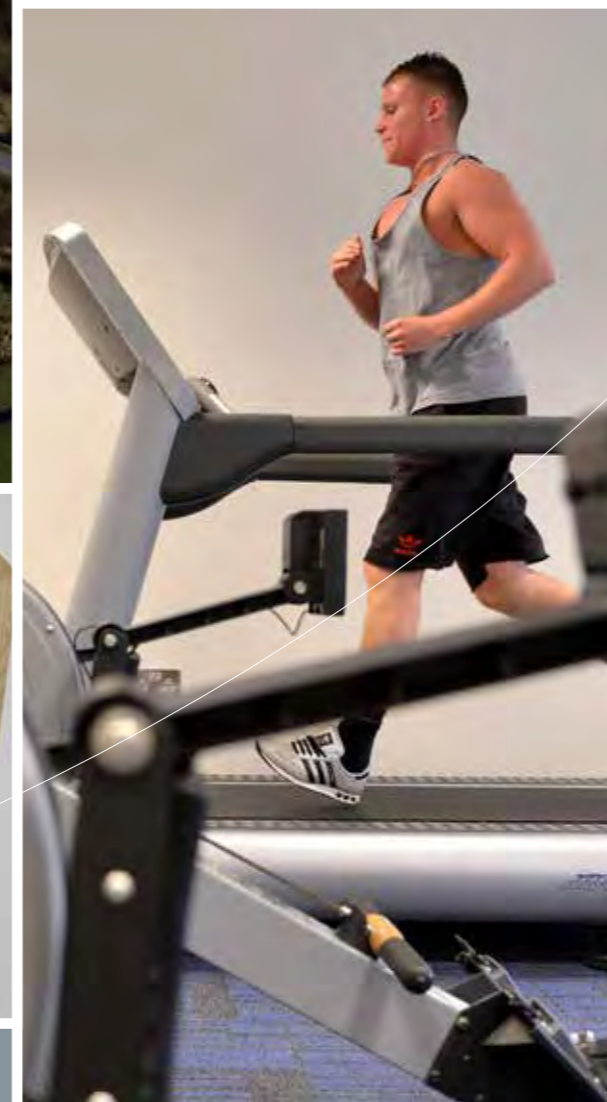
Group First House
Business Centre



Completion date: November 2008 Sales value: £4 million

Blackburn
Lancashire

Blackburn
Business Centre



Completion date: May 2010 Sales value: £9.9 million

Burnley
Lancashire

Burnley
Business Centre



Business Centres

Completion date: January 2010 Sales value: £4 million

Blackpool
Lancashire

Blackpool Airport
Business Centre

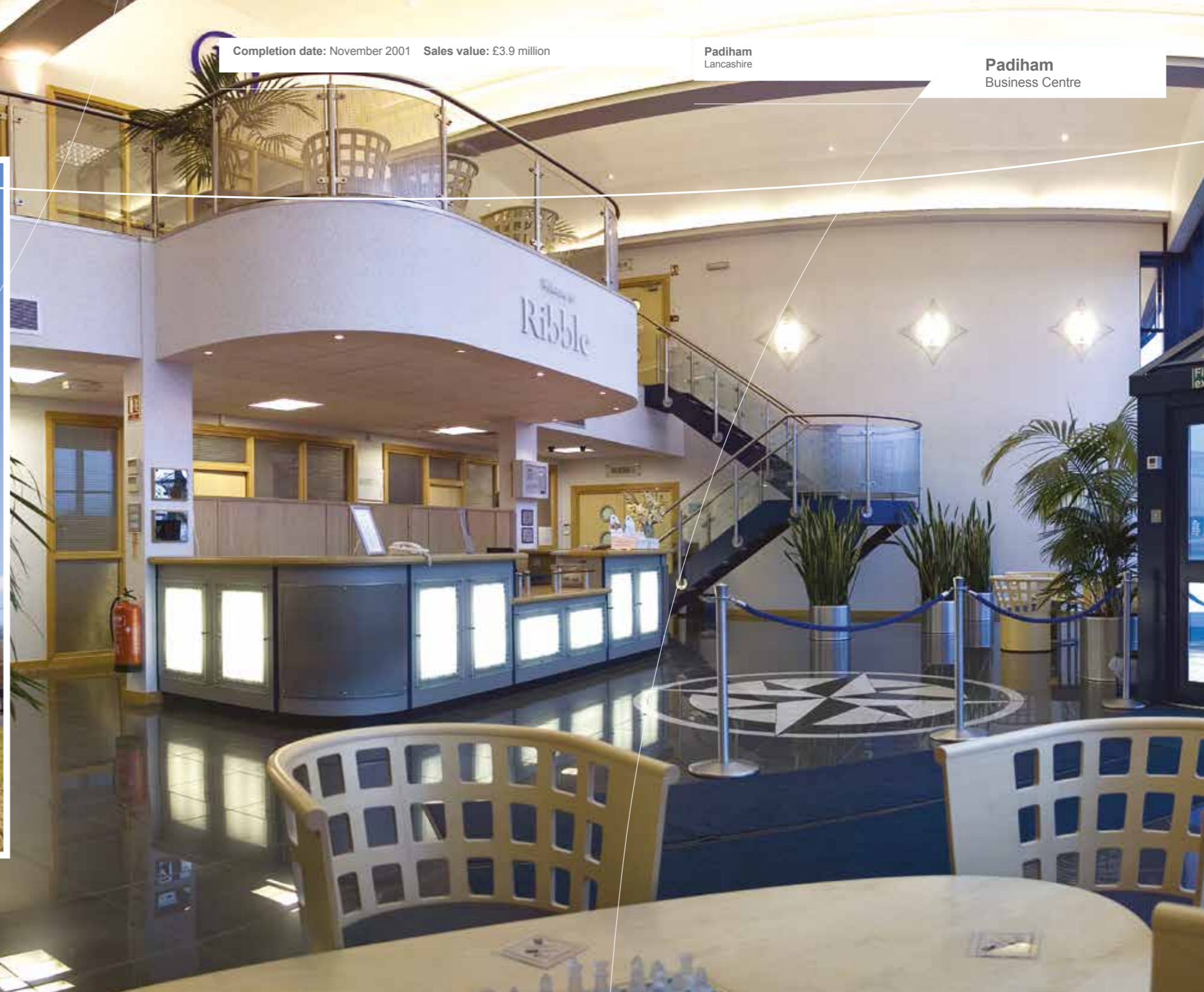




Completion date: November 2001 Sales value: £3.9 million

Padiham
Lancashire

Padiham
Business Centre



Completion date: February 2010 Sales value: £20 million

Liverpool
Merseyside

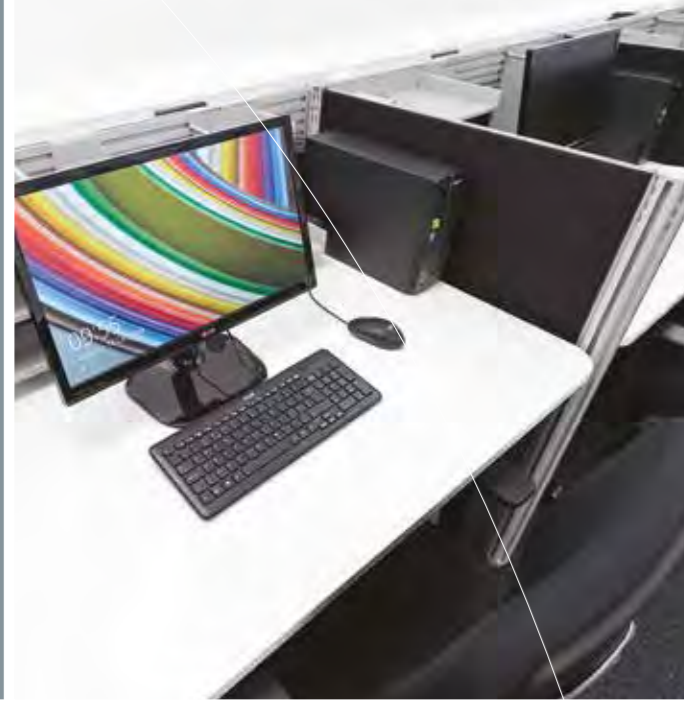
Liverpool Airport
Business Centre



Completion date: January 2014 Sales value: £10.7 million

Preston

Preston
Business Centre



Business First have completed over 150 office developments

Sales Value:
in excess of £350 million

Gallery



Business First have completed over 150 office developments

Sales Value:
in excess of £350 million

Gallery



Business Centres



Storefirst.co.uk

Store First is fast becoming one of the UK's leading national self-storage chains with a growing number of locations across the UK. Domestic and commercial customers benefit from a host of added services including free pickup, free wifi and use of on-site kitchen, bathroom, canteen and gym facilities.

Store First self-storage units present an attractive proposition to investors looking to incorporate a hands-off, buy-to-let commercial property asset to their portfolios with high yields and full day-to-day operation via our management company.





Completion date: May 2011 - July 2011 Sales value: £12 million

Burnley
Lancashire

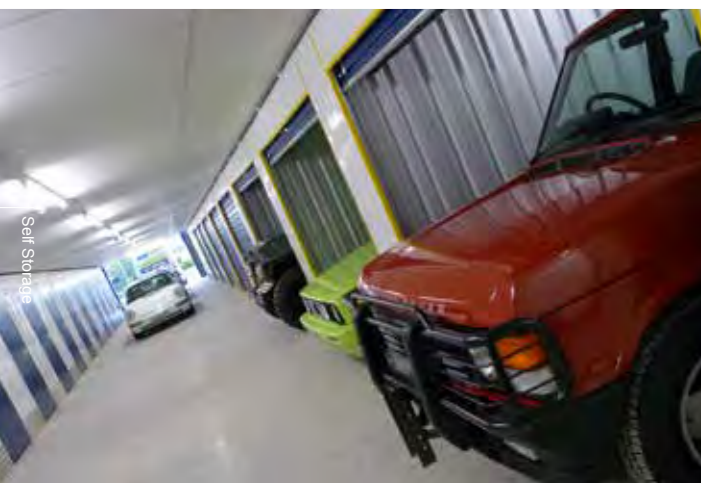
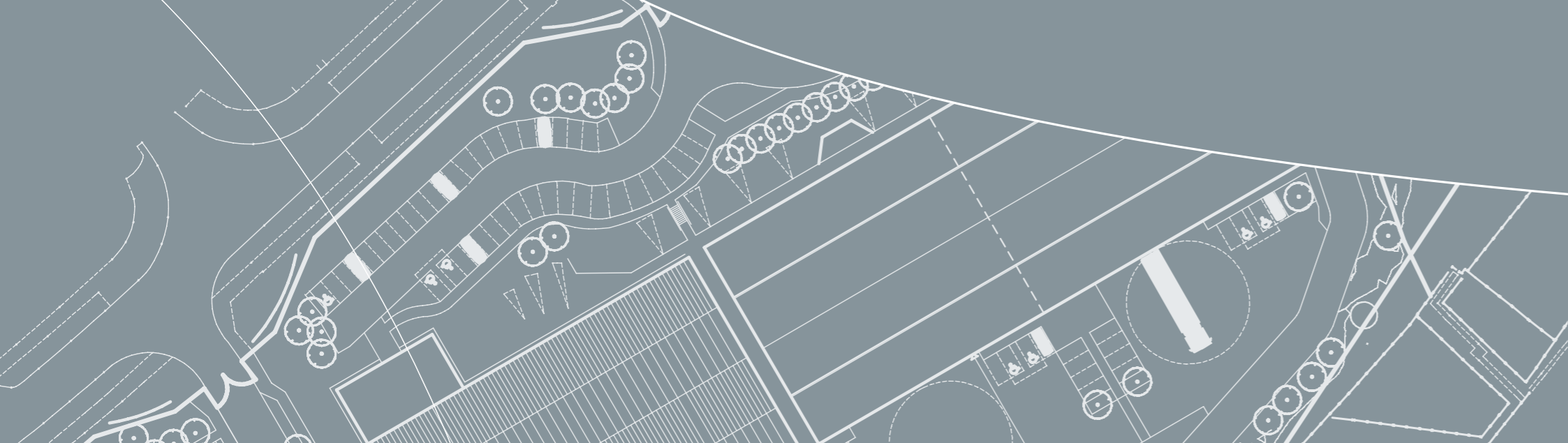
Burnley
Store First Centre



Completion date: March 2011 Sales value: £20 million

Blackburn
Lancashire

Blackburn
Store First Centre



Completion date: July 2012 Sales value: £12 million

Dearne Valley
Barnsley

Barnsley
Store First Centre



Our Facilities

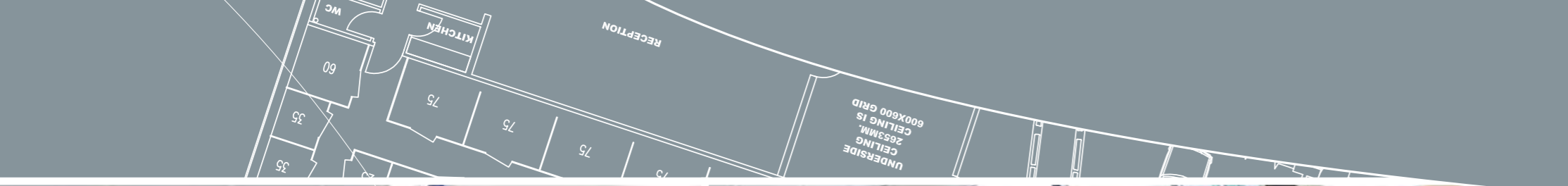
- Safe & Secure
- 24/7 Access
- 24Hr Digital CCTV
- Insurance Cover
- Packaging Facilities
- FREE Pickup
- FREE Home Visit
- FREE Wi-Fi
- FREE Workstations
- FREE Fully Equipped Boardrooms
- FREE Conference Rooms
- FREE VIP Areas
- FREE Breakout Areas
- FREE Kitchen Facilities
- FREE PO Box Address
- FREE On Site Parking
- FREE Delivery Acceptance
- FREE Fork Lift Facility



Completion date: November 2011 Sales value: £10 million

Crown Business Park
Rochdale

Rochdale
Store First Centre



Completion date: January 2012 Sales value: £10 million

Liverpool Estuary
Liverpool

Liverpool
Store First Centre

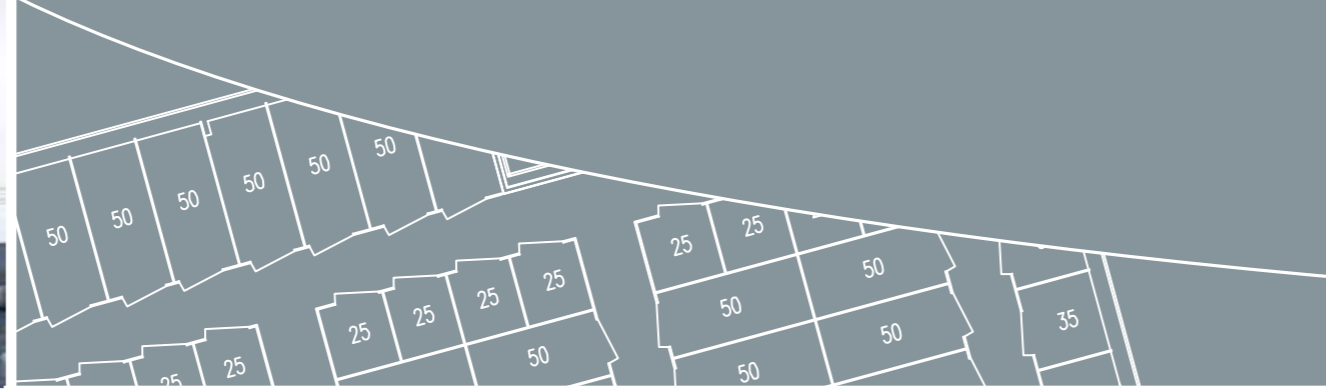


Completion date: January 2013 Sales value: £10 million

Freeway Park
Wakefield

Wakefield
Store First Centre





Completion date: February 2013 Sales value: £15 million

Quantum Business Park
Leeds

Leeds
Store First Centre





Completion date: March 2013 Sales value: £25 million

Linwood Point
Paisley

Glasgow
Store First Centre





Welcome to

Completion date: September 2013 Sales value: £11 million
Millennium City Park Preston
Preston Store First Centre



Under Construction 2014

Self Storage

Completion date: November 2013 Sales value: £5 million

Pride Park
Derby

Derby
Store First Centre





ed and monitored CCTV system
sion
arket leading Self Storage
ment to service, standards
dustry, creating opportunities
staff to fulfil their potential



Self Storage

Completion date: January 2014 Sales value: £15 million

Trafford Park
Manchester

Manchester
Store First Centre





Parkfirst.co.uk

Long stay airport car parking is in constantly high demand thanks to the growing number of passengers travelling through the UK's busiest airports year on year.

Park First has made individual car parking spaces available to investors for the first time ever, acquiring car parks at six of the UK's leading airports including London Gatwick, Glasgow, Birmingham, Edinburgh and Manchester. This lucrative form of buy-to-let commercial property investment enjoys high occupancy levels year-round and offers attractive yields to investors.

Park First management teams offer a premium service to car parking customers, with state-of-the-art security, Automatic Number Plate Recognition, shuttle bus services, sophisticated online booking systems and modern, contemporary waiting rooms.



Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow
Scotland

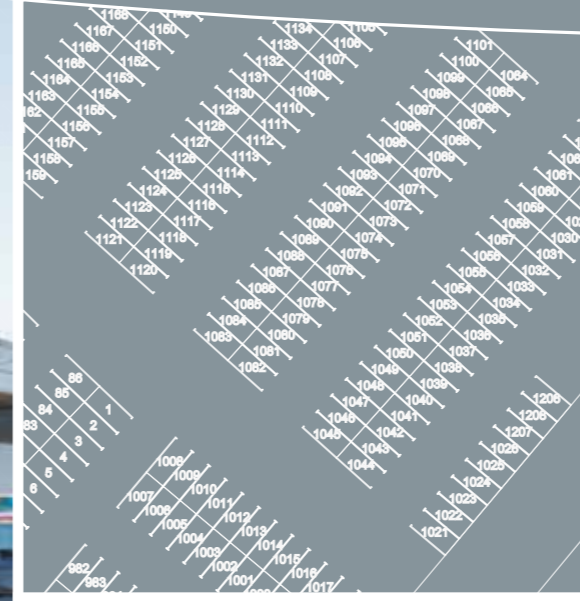
Glasgow Airport
Car Parks



Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow
Scotland

Glasgow Airport
Car Parks



Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow
Scotland

Glasgow Airport
Car Parks



Airport Car Parks

Completion date: August 2015 - February 2016 Sales value: £39 million

Help Me Park Gatwick
London

London Gatwick
Car Parks





Completion date: August 2015 - February 2016

Sales value: £39 million

Help Me Park Gatwick
London

London Gatwick
Car Parks

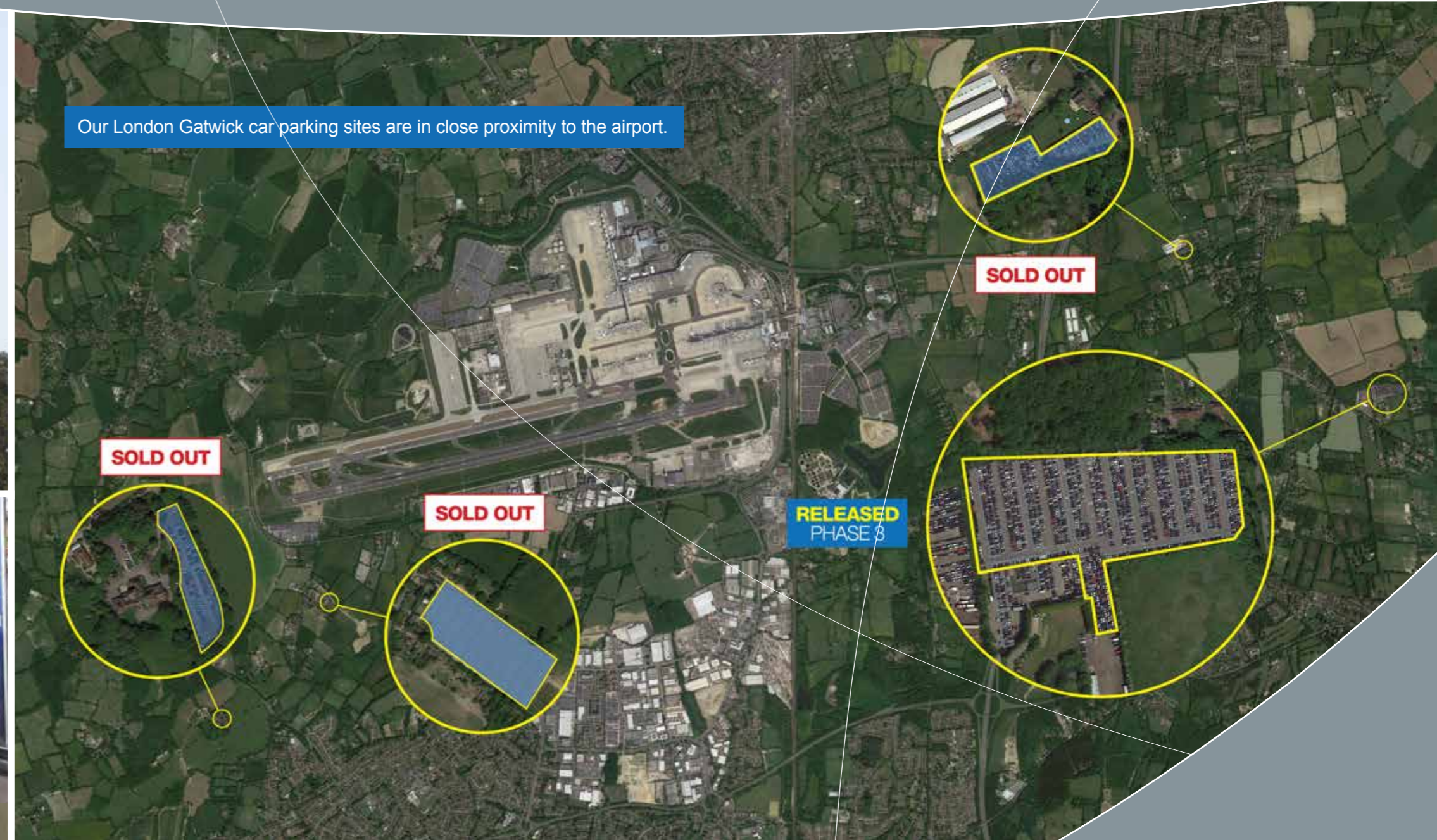
Completion date: August 2015 - February 2016 Sales value: £77 million

Gatwick
London

London Gatwick
Car Parks



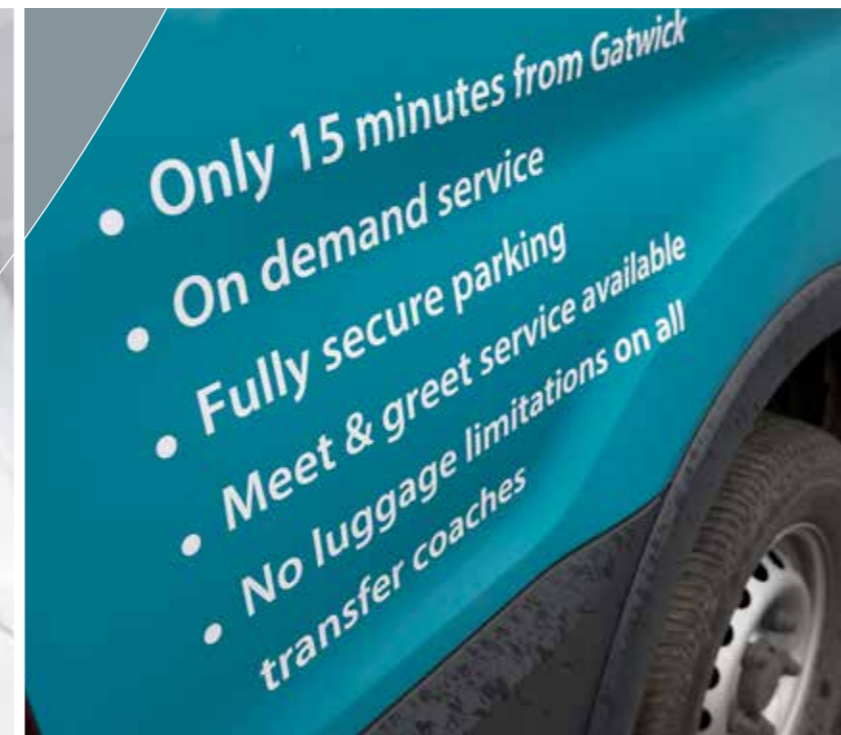
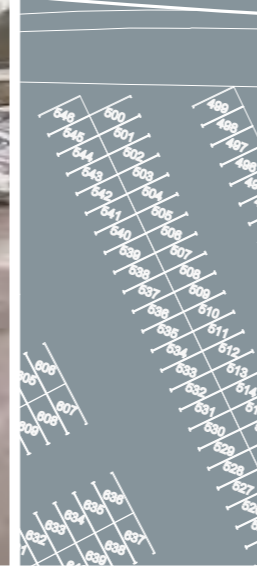
Our London Gatwick car parking sites are in close proximity to the airport.



Completion date: February 2016 Sales value: £38 million

Cophall Parking Gatwick
London

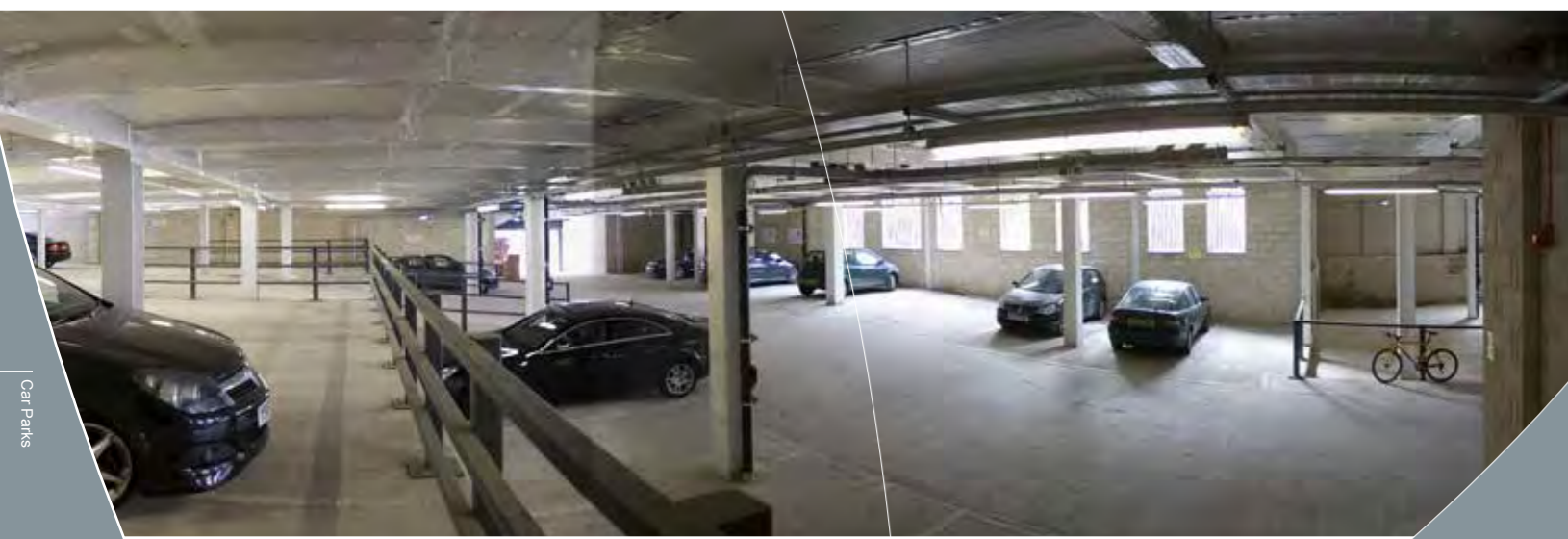
London Gatwick
Car Parks



Completion date: Various Sales value: in excess of £251 million

Park First
Around the UK

Gallery
Park First





Contact us

T. +44 (0)1282 330 330

F. +44 (0)1282 412 680

www.groupfirst.co.uk

info@groupfirst.co.uk

Group First Global Limited

Group First House

Mead Way

Padiham

Lancashire

BB12 7NG

United Kingdom

Company No. 05739246

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