



PROJECT PINNACLE





OPPORTUNITY OVERVIEW

► 10 floors encompassing:

- Ground floor foyer and food & beverage areas
- First floor gym, office space, residents lounge and back of house areas
- Floors 2 to 10 comprise 162 serviced apartments

► 162 serviced apartments including:

- 72 x Studios
- 90 x 1-Bedrooms

► Each floor contains 8 studios and 10 One bedroom apartments

► Four two bedroom apartments per floor can be created by connecting a one bedroom apartment to a studio

► The aparthotel offers unique and unparalleled views

► Average Studio 337ft²

► Average 1 Bedroom 547ft²

► C1 Permitted Use

► Gross Internal Area 118,777ft²

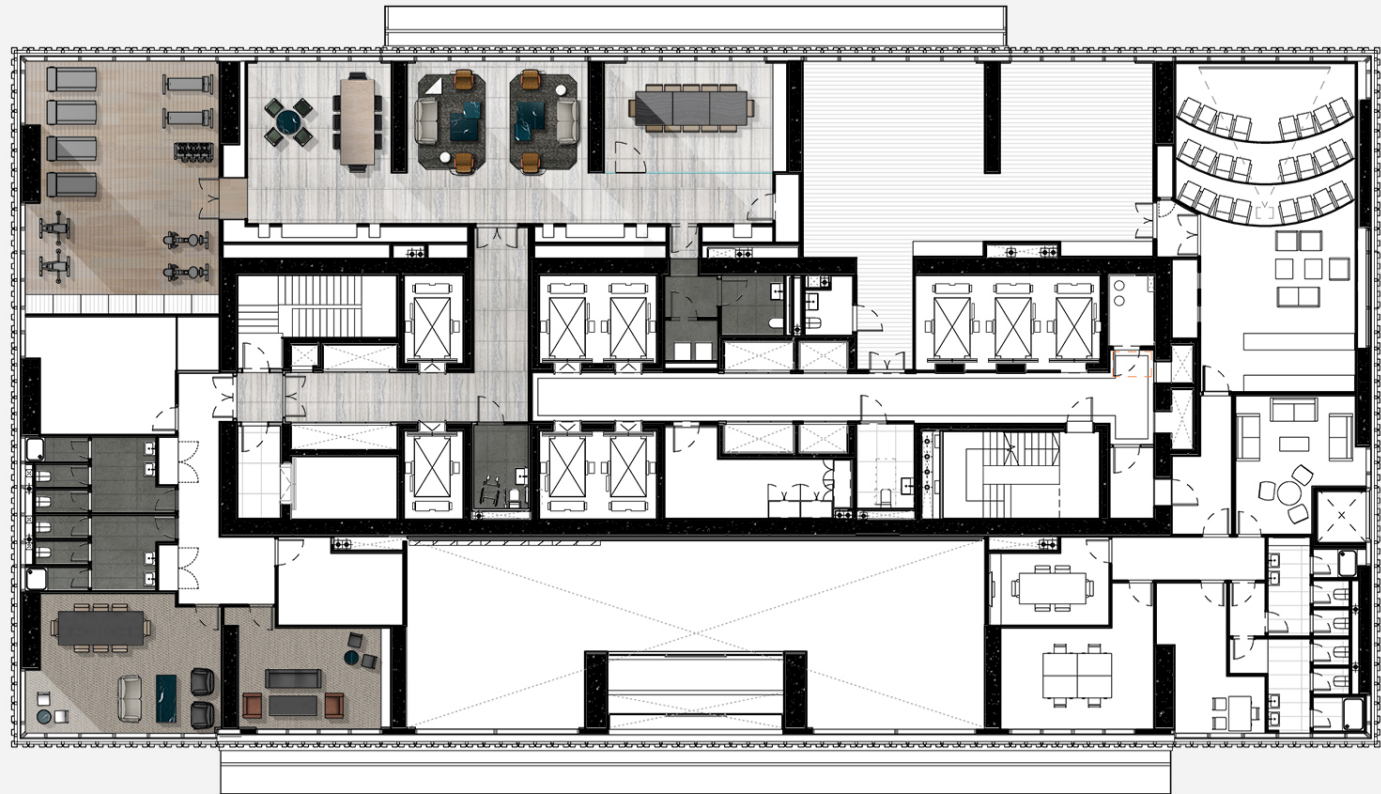
► Net Internal Area 73,503ft²



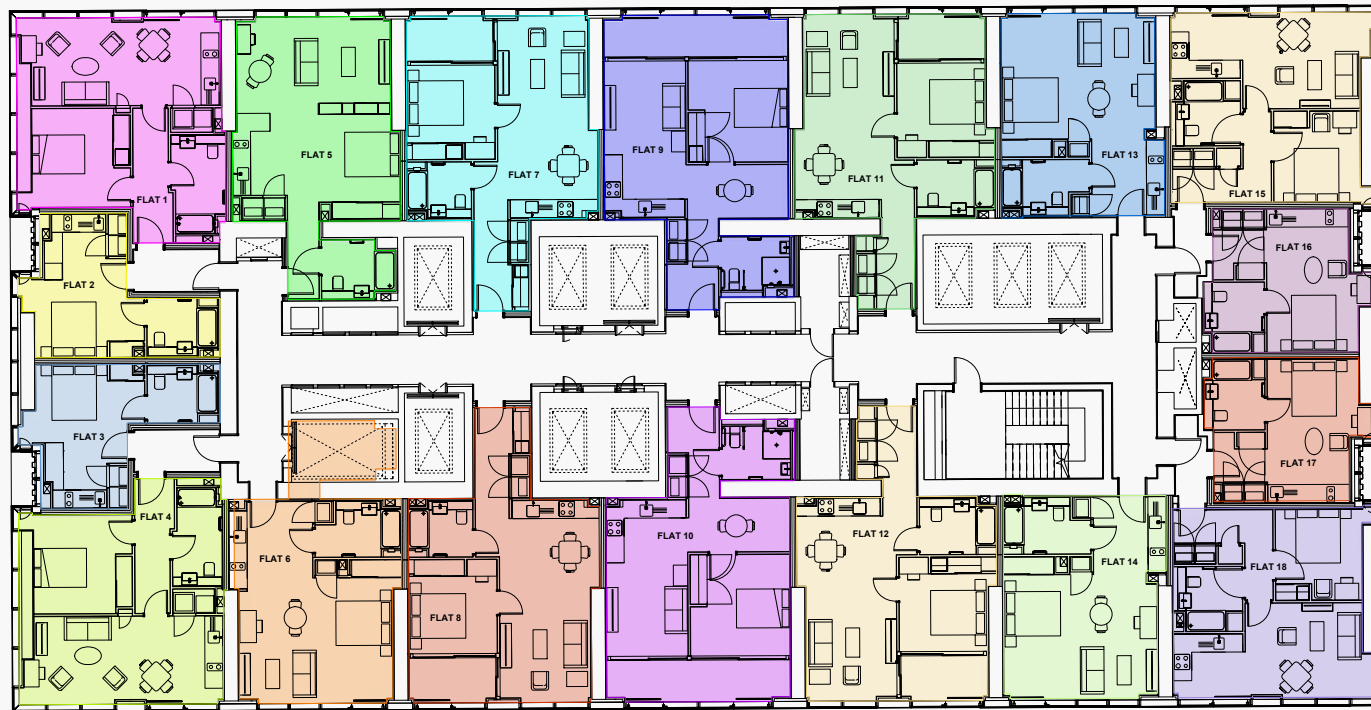
GROUND FLOOR PLAN



1st FLOOR PLAN



APARTHOTEL FLOOR PLAN



THE PROCESS

The MRP Group and JLL are seeking operators to lease or manage the 162 unit aparthotel, inclusive of amenity space, within the Landmark Pinnacle development.

We formally invite you to consider the proposition and register your interest. Your letter of interest should be submitted to The MRP Group/JLL (details can be found on The Team page) and should indicate:

- **Company covenant and history**
- **Desire to lease or manage**

Following receipt of your interest and upon signature of a non-disclosure agreement, you will be provided with access to a Virtual Data Room, where you will be view all the available information. The MRP Group/JLL will call for first round offers in due course.

Proposals to lease should include:

- Term
- Company Guarantees
- Company Covenant
- Internal Sign off Process and Time Line
- Rental Proposal
- Rental Increase
- Break Requirements
- 10-Year Financial Forecast

Proposals to manage should include:

- Proposed Brand
- Operating term, including extensions
- Commercial terms: base management fee, incentive fee, guarantees/key money, sales and marketing, reservations, etc
- 5 year cash flow projections
- Description of the proposed positioning and operation of the asset, including branding, star rating, target markets, guest profile and marketing
- Group profile, including brands and current portfolio of similar properties
- Critical brand standards
- Estimation of FF&E costs
- Outline of pre-opening costs
- Any other material/information you deem relevant.

THE TEAM



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