X1 MEDIA CITY: TOWER 3

MANCHESTER


INTRODUCING THE
NEXT TOWER OF OUR
ICONIC DEVELOPMENT
AT MEDIACITYUK

AT THE HEART OF THE CITY

X1 Media City is an iconic tower development at the very heart of MediaCityUK, the UK's digital and media hub.

These iconic towers are well connected to all of Greater Manchester via the adjacent Metrolink tram stop. Our beautifully landscaped gardens are on your doorstep, with bars and restaurants only a minute away on foot.

Our stunning buildings join our completed phases alongside a dedicated transport infrastructure, the headquarters of many international companies and a thriving community. This is a stunning new waterside neighbourhood.

X1 Media City provides 1,100 exclusive luxury apartments across four towers to the home of the UK's media, an incredibly exciting place to live, work and play.

Drone photo of X1 Media City (right) overlooking MediaCityUK



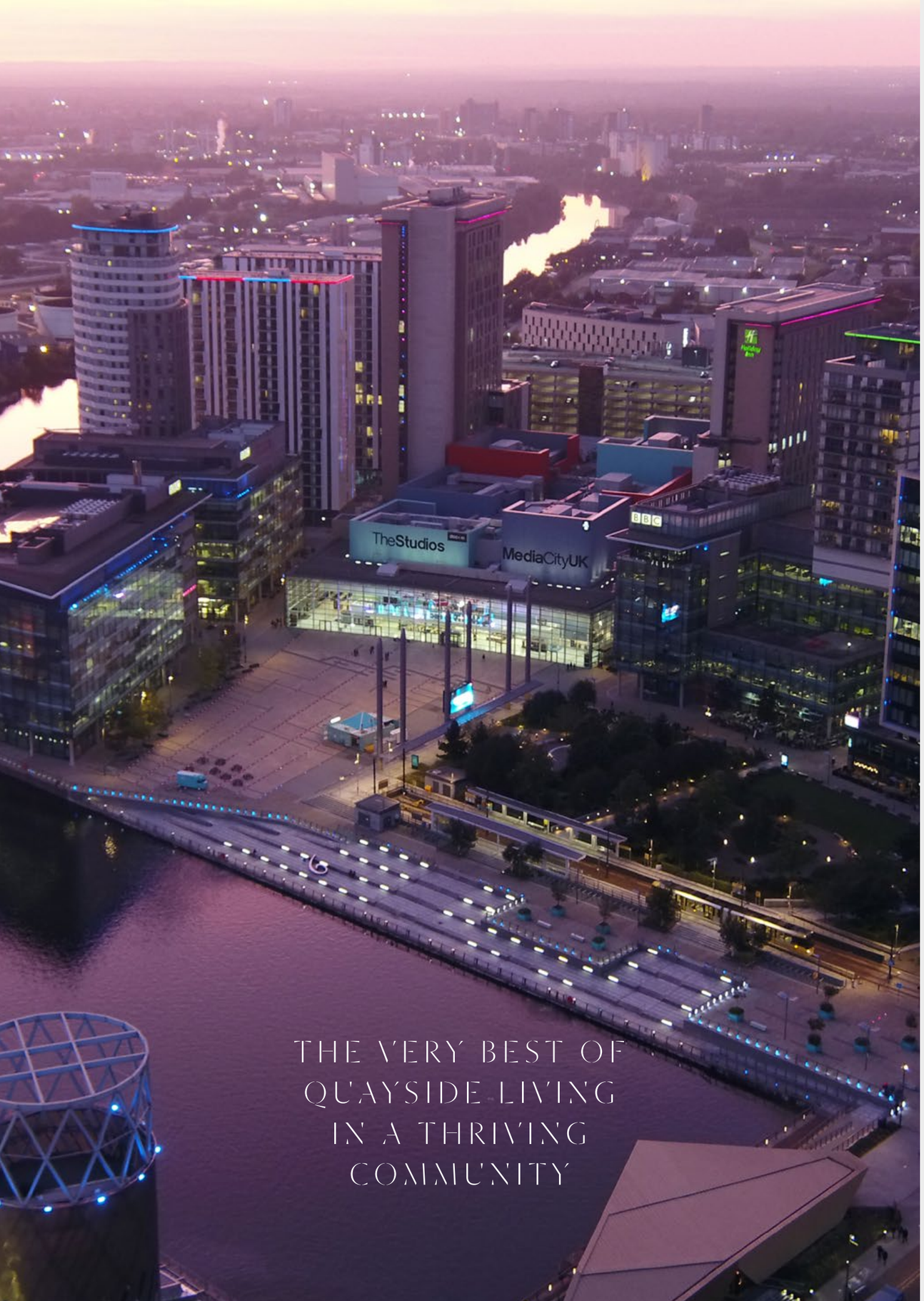
NEXT TO OUR FIRST TOWERS

The third tower of X1 Media City follows on from the success of our first two towers at the site.

Towers 1 and 2 are fully complete and tenanted, with the development proving incredibly popular with tenants in the thriving rental market in the area.

X1 Media City is perfectly located, with the bustling hub of MediaCityUK on the doorstep. Manchester city centre is a short journey away by Metrolink tram, with the rest of the UK easily accessible through excellent transport links.

The final two towers of X1 Media City will mirror our first two towers, at the water's edge of Salford Quays.



THE VERY BEST OF QUAYSIDE LIVING IN A THRIVING COMMUNITY

FOLLOWING ON FROM THE SUCCESS OF TOWERS 1 & 2 WE PROUDLY INTRODUCE OUR ICONIC TOWER 3 AT X1 MEDIA CITY

X1 Media City is an exciting new flagship development, which has already made a stunning impact on the Manchester skyline at the historic quays.

Each tower is set within a modern landscaped public realm, which features cafe spaces, restaurants, retail and office space alongside the residential offer.

This mixed-use scheme is an ideal investment opportunity and is truly unique in its contemporary design and perfect quayside location.

Situated in the heart of MediaCityUK in the iconic Salford Quays, home to Coronation Street as well as the likes of the BBC, ITV, Ericsson and Kellogg's, this new phase of development complements the existing towers, and fits perfectly within the bustling business and leisure community.

This development presents an exclusive opportunity to invest in limited luxury property located at the very heart of Peel's thriving MediaCityUK project.

X1

PEEL

TO WORSLEY/BOLTON

TO LIVERPOOL

MANCHESTER ARENA

SHUDEHILL

EXCHANGE SQUARE

MARKET STREET

ST PETER'S SQUARE

ETIHAD STADIUM

CITY CENTRE

PICCADILLY STATION

DEANSGATE-CASTLEFIELD

MEDIACITYUK

X1 MEDIA CITY

ANCHORAGE

MEDIACITYUK

THEATRE/MALL

SALFORD QUAYS

EXCHANGE QUAY

TO THE TRAFFORD CENTRE

MANCHESTER UNITED

TO MANCHESTER AIRPORT

TO ALTRINCHAM/SALE

CRICKET GROUND

TO SHEFFIELD

METROLINK ROUTE

CAR ROUTE

TOWER THREE WILL BRING 275 LUXURY APARTMENTS TO MEDIACITYUK

X1 Media City overlooks Salford Quays,
MediaCityUK and Manchester city centre





Drone photo of X1 Media City Towers 1 & 2

WITH VIEWS FROM SALFORD QUAYS TO MANCHESTER

Overlooking both Salford Quays and Manchester city centre these apartments offer stunning views across the vibrant quayside towards the UK's second city.

Offering luxury quayside living in the heart of Peel's thriving MediaCityUK, this development is perfectly situated for those working in the creative and professional sectors.

Residents will benefit from a gym and cinema, as well as retail and leisure facilities located on-site.

MANCHESTER REMAINS THE FASTEST GROWING CITY AND IS EXPERIENCING FASTER GROWTH THAN ANY OTHER UK CITY

HOMETRACK

CGI render showing all four towers of X1 Media City



WELL CONNECTED TO GREATER MANCHESTER, THE UK AND INTERNATIONAL DESTINATIONS

Drone photo of X1 Media City Towers 1 & 2



Walking distance from X1 Media City to:	
MediaCityUK	0–3 mins
The Lowry Mall/Theatre	4 mins
Manchester United	20 mins

Metrolink distance from X1 Media City to:	
Central Manchester	8 mins
Piccadilly Station	22 mins

Driving distance from X1 Media City:	
The Trafford Centre	14 mins
Manchester Airport	20 mins
Liverpool	45 mins

Manchester Airport



X1 Media City is served by a dedicated Metrolink station



Already home to the BBC, ITV, Kellogg's, Bupa, the University of Salford and over 250 creative media businesses, MediaCityUK is a major digital media hub, centre of learning and established visitor destination.

AN AMAZING PLACE TO LIVE AND WORK

0–5 MINUTE WALK

SAINSBURY'S
This on-site supermarket is within the X1 Media City buildings and features a wide range of groceries and supplies

THE DOCKYARD
This bar serves up craft beers, cocktails and soft drinks alongside an offering of good food, live music and other entertainment

PREZZO
Casual dining that brings the best, authentic Italian cuisine made from fresh ingredients combined with impeccable service

GRINDSMITH
The place to go for freshly roasted speciality coffee and an incredibly popular artisan breakfast and lunch menu

THE LOWRY MALL/THEATRE
This large outlet mall features shops, restaurants and a Vue Cinema, with an adjacent theatre and arts complex

PRET A MANGER
Fresh sandwiches, baguettes, wraps, salads and soups are all on offer, alongside a selection of great coffee, cakes and pastries

WAGAMAMA
Serving Asian food based on Japanese cuisine, this restaurant is a popular destination for hungry visitors to MediaCityUK

COSTA COFFEE
This is the largest and fastest growing coffee shop chain in the UK, famous for its authentic espresso-based drinks and food

BOOTHS
This branch of a high-end supermarket chain has all the fresh ingredients you may need to prepare a stunning dish in your apartment

NANDO'S
This popular Portuguese-African restaurant serves its signature flame-grilled peri-peri style chicken just minutes away

10–20 MINUTE DRIVE/METROLINK

MANCHESTER ARENA
This indoor performance arena has the highest seating capacity of any indoor venue in the United Kingdom

MANCHESTER ARNDALE
This large shopping centre in the middle of Manchester is very easy to get to from your apartment and offers a wide range of stores

MANCHESTER UNITED
You are just a short walk or drive to Old Trafford, the iconic home of the world-famous Manchester United Football Club

THE TRAFFORD CENTRE
This is one of the largest shopping centres in the country, with more than 150 stores and restaurants for your enjoyment

20–30 MINUTE DRIVE/METROLINK

MANCHESTER AIRPORT
The busiest airport in the UK outside of London with direct routes to cities across the globe, only a short trip from your apartment

DUNHAM MASSEY
The National Trust's Dunham Massey in Cheshire is a Georgian house and garden for all seasons featuring an ancient deer park

HEATON PARK
A municipal park covering an area of over 600 acres and home to listed buildings and other heritage features, a great place to explore

SALE WATER PARK
A 152 acre area of countryside and parkland including a 52 acre artificial lake dedicated to watersports and open water swimming



SITUATED AT THE VERY HEART OF THE UK'S TELEVISION, RADIO AND DIGITAL PRODUCTION HUB





BBC

itv

ERICSSON

Kellogg's

Bupa



MediaCityUK is home to world-class studio facilities making television, radio and digital productions that are broadcast around the world. Many media professionals working here also live beside the tranquil Salford Quays.



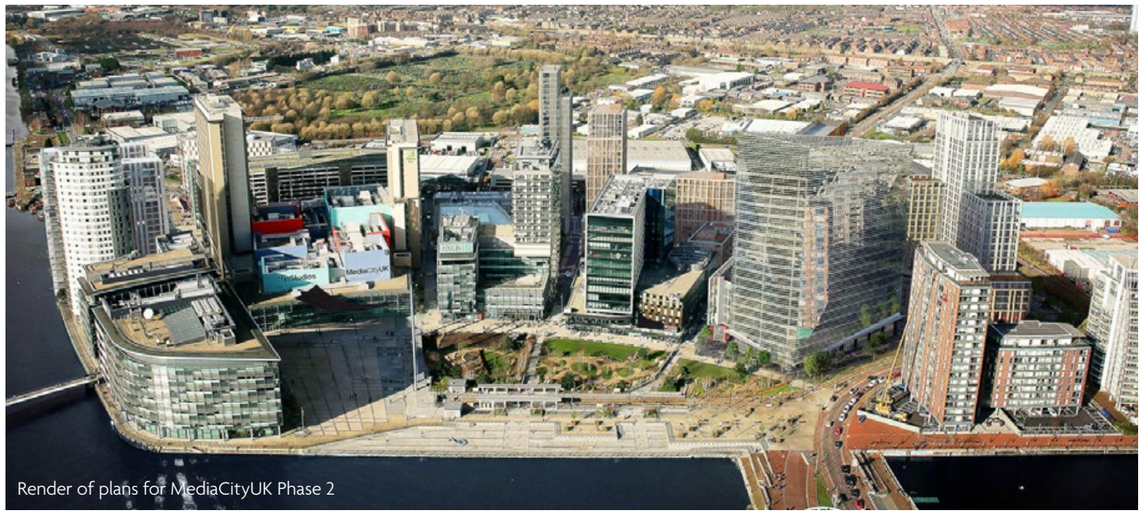
BE PART OF THE NEXT PHASE



Drone photo of MediaCityUK Phase 1 at present

Peel L&P's MediaCityUK project is set to double in size with an additional £1bn invesment planned to deliver a huge expansion of the scheme.

Phase 2 will bring additional residential units, office space, retail and leisure facilities, as well as a variety of new public spaces to enjoy.


Render of plans for MediaCityUK Phase 2



Render of plans for MediaCityUK Phase 2

FEATURING A STATE-OF-THE-ART RESIDENTS' GYM

Healthy living for a healthy mind. A state of the art gymnasium welcomes you as you return home. This modern fitness studio and workout space is for the exclusive use of X1 residents.

Accommodating cutting edge cardiovascular machines including treadmills, exercise bikes crosstrainers and weights. There is something for everybody — whatever your degree of fitness.







Render showing a bedroom at X1 Media City

X1 MEDIA CITY SETS NEW STANDARDS

FROM AN AWARD-WINNING DEVELOPER

FOUR ICONIC TOWERS ON THE STUNNING WATERFRONT OF THE QUAYS



The existing two towers of X1 Media City beside Bupa's headquarters

TAKE TIME OUT TO RELAX, GATHER FOR ALFRESCO MEALS AT THE WATERSIDE RESTAURANTS AND CAFES OR STROLL ALONG THE STUNNING QUAYSIDE

CGI render showing all four towers of X1 Media City (right)



CGI render showing Towers 3 & 4 of X1 Media City (left)



"CREATING HIGH QUALITY RESIDENTIAL DESTINATIONS"

"Peel are delighted to be working with X1 Developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality 'City Living' apartments."

JAMES WHITTAKER
GROUP DEVELOPMENT DIRECTOR

PEEL

STRATEGIC WATERS INITIATIVE

X1 Media City is part of the wider Strategic Waters Initiative which aims to create sustainable communities that will benefit areas on the UK's stunning waterways

Creating new homes is a priority in the Strategic Waters initiative with approximately 30,000 homes to be delivered across the seven sites up and down the UK. All of the seven Strategic Waters sites are located on coastlines, canals and docklands, including MediaCityUK at Salford Quays.

Altogether, more than 30,000 new homes will be delivered across the sites over the next three decades, and the process is already well underway with developments like Chatham Waters, as well as the fully sold out 1,100 apartments at X1 Media City, proving the success of the waterside schemes.

X1 Media City is a major part of the Strategic Waters scheme, following in the footsteps of X1 Chatham Waters and X1 Manchester Waters, to deliver high quality accommodation to the UK's fastest growing city.

The first phase of MediaCityUK is now thriving with residential and commercial tenants. This new development is a key element of the next phase of MediaCityUK which will see huge further investment in the area. This is truly a production hub attracting media professionals from across the globe. Be part of an exciting project defining media in the UK.

With sites as far apart as Glasgow, Manchester and Chatham, the scope of the Strategic Waters initiative is very exciting and it is no surprise that previous X1 developments at MediaCityUK and Manchester Waters have proven so popular.

The is already a thriving community at MediaCityUK, an area popular with residents and visitors alike. his is an unmissable opportunity to invest in one of the UK's fastest-growing and most exciting areas.



X1

X1 VISION 2025 FOR OUR SHARED FUTURE

X1 have a strong vision for our future.

Over the years, X1 have won many awards for the quality, design, delivery and management of our developments. Our vision is to continue to raise our standards higher still.

X1 Vision 2025 means that when you buy a home from X1 you can be safe in the knowledge that it is built to a very high standard of design and quality, will have low running costs and low environmental impact, and importantly, you will enjoy the benefits of our exceptional customer service and long term management.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

X1 have made a commitment to ensuring excellent customer satisfaction at all stages. X1's own management company will ensure that you receive exceptional customer service as and after you or your tenants move in to your new X1 property.

GREENER AND MORE ECONOMIC HOMES

Our new homes are designed to use less water and power than an average home. This efficiency will provide considerable savings on your annual utility bills. We provide recycling bins for all homes, generous external space and secure cycle storage.

Our latest homes are delivering 20% better efficiency ratings than current building regulations with renewable energy on-site.

CREATING SUSTAINABLE COMMUNITIES

Our expert consultant team make sure the homes and developments we deliver are safe, secure and attractive places to live.

We place design quality at the heart of what we do. We understand that this is your home and design it with the highest degree of care and attention you deserve.

Our homes are built to the excellent national space standards sizes, and are easily adapted to meet the needs of changing families and individuals throughout the course of their lives.

We employ local labour and contribute to the wider economy through each development.

A COMMITMENT TO THE FUTURE

X1 set ourselves targets to reduce water and energy consumption with each development. We aim to continually reduce or reuse a high proportion of construction waste. We open management offices in each of the locations we develop in, ensuring local jobs and protecting your investment in the long term.

X1 ARE PASSIONATE ABOUT OUR DEVELOPMENTS, AND ENSURING THAT WE IMPROVE THE COMMUNITIES WE ARE BUILDING

X1

A GLOBAL BRAND WITH LOCAL KNOWLEDGE

£1.2BN OF PROPERTY COMPLETED OR IN DEVELOPMENT

43
DEVELOPMENTS

36
DEVELOPMENTS LAUNCHED

27
DEVELOPMENTS DELIVERED

9
DEVELOPMENTS IN CONSTRUCTION

7
UPCOMING DEVELOPMENTS

110
COUNTRIES

7,519
UNITS SOLD

Based in Liverpool and with offices in other major cities such as Manchester and Leeds, X1 is one of the North West's premier housing developers, offering an extensive portfolio of city centre residential developments in some of the UK's best cities. The X1 portfolio is filled with instantly recognisable buildings which have helped to change the face of the region.

In addition to its residential developments, X1 operates an award-winning lettings and management company – X1 Lettings – which provides both residential and luxury student accommodation to markets in Manchester, Liverpool and Leeds. X1 Lettings is proud to boast market leading occupancy and retention rates, with thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.



Peel Holdings (Land and Property) ltd, have a unique "Vision" to promote the construction and delivery of high quality projects on its land holdings, including new commercial, retail and residential developments.

In response to the emerging demands of the housing market to provide a diverse range of new residential accommodation, including homes

for rent and sale, Peel have a clear strategy to promote the development of "exemplar" housing projects on its land. Peel are delighted to be working with X1 developments, who have purchased a number of sites owned by the Peel Group in Salford Quays and Great Ancoats, Manchester, to develop high-quality "City Living" apartments.

Our breadth of expertise is complemented by added value services available directly from us, but also drawn from the wider Savills network. This means you gain access to planning, development, asset management, research, investment and financing capabilities, via a single accountable point of local contact.

The team provides services at every stage of project development, such as procurement advice, framework advice, estimates, cost planning, finance/budget assistance, contractor selection, tender documentation, contract documents, employers agency, quantity surveying, contract administration and project management.

Savills plc. is a global real estate services provider listed on the London Stock Exchange. With an international network of more than 600 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world.

Savills combine entrepreneurial spirit and a deep understanding of specialist property sectors with the highest standards of client care.

vermont

HILL DICKINSON

JEFFREY BELL ARCHITECTS

DK-Architects

MSB SOLICITORS

Turley

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to X1 Developments policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact X1 Developments to ascertain the availability of any particular property.

All computer generated images are indicative only. Lifestyle photography images are indicative only. The images provided in this document are intended as a guide and could be subject to change.

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