

A gateway opportunity to contribute to the regeneration of Belfast City Centre through the development of an iconic waterfront consented **256 apartment BTR scheme** and broader masterplan area with potential to deliver an **additional 1,000 homes**.

CITYQUAYS

FOUR



INVESTMENT SUMMARY

CITYQUAYS



- Detailed planning consent granted for **256 BTR apartments** comprising a mix of studio, 1 and 2 bed apartments, bike storage and amenity space.
- A **fully private scheme** with Affordable Housing to be facilitated by Belfast Harbour off-site and via a Registered Housing Association.
- **Potential for a long-term partnership** with Belfast Harbour and access to future phases of the City Quays masterplan area including Clarendon Wharf that could provide an **additional 1,000 homes**.
- A short walk from Belfast City Hall, Cathedral Quarter, Ulster University and the amenities of Belfast City Centre.
- The city has a **young and growing population** and is home to **two world class universities**.
- Belfast is the **largest employment centre** in Northern Ireland with a key focus on fintech.
- The city has an undersupply of rental accommodation compared with **strong demand** from a growing population and workforce.





Pilot Street
Affordable Housing

Phase 2 (Residential)
c.450 units

Phase 2 (Residential)
c.150 units

Future Phase
(Residential)

City Quays Gardens

City Quays 5 Office

City Quays 4 BTR

CITYQUAYS
FOUR

CITYQUAYS

 Belfast Harbour

Established in 1847, Belfast Harbour is Belfast's port authority and operates the principal maritime gateway on the island of Ireland. The harbour estate covers an area of 2,000 acres representing 20% of Belfast City area and is also Northern Ireland's logistics and distribution hub and home to major businesses including Baker McKenzie, Capita, CitiGroup, Investec and Santander.

City Quays is now established as Belfast's premier city centre mixed-use regeneration project, which has now provided a new standard of sustainable Grade A office product to the city, along with convenience retail, multi-storey car parking and the AC Hotel by Marriott Belfast, all right on Belfast's iconic waterfront.

LOCATION



George Best Airport

6 minute drive

Belfast International Airport

24 minute drive



M3 Motorway

1 minute drive



York Street Station

10 minute walk



Belfast Glider Services

5 minute walk



Cathedral Quarter

7 minute walk



Titanic Belfast

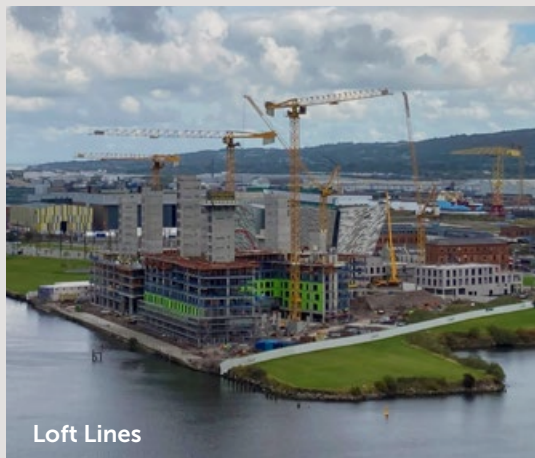
7 minute cycle



Ulster University Campus

10 minute walk





Loft Lines



City Quays 5

DEMOGRAPHICS

Belfast total population
- individuals (2021 Census)

345,418



42%

of the local
population are under
30 years of age.



Highest level of GDP growth per
head (47% increase) between
2013 and 2022 (compared with
11 regional UK cities).

Highly educated with over 40%
educated to NVQ level 4 or above.



BTR MARKET

Population and economic growth are forecast in Belfast, whilst long-term and persistent **housing supply shortages** remain.

Belfast has seen **strong investment and rental growth** (6% per annum) in the PBSA sector, including 1,007 units recently approved at Student Village in Titanic Quarter.

At present there are **no completed BTR products**, however, this is set to change with 778 units currently under construction at Loft Lines, and a further 1,104 planned.

Belfast is **behind other UK cities** on the development curve but has the positive macro fundamentals and underlying demographic profile to benefit from future BTR supply.

A **young well-educated workforce** provides strong demand for residential rental products.



Cathedral Quarter



PBSA



6,000

student room shortfall

Large and growing
student population
as the city is home to
two universities ranked
within the top 50 UK
universities: Queen's
University Belfast and
University of Ulster, and
an identified shortfall of
6,000 student rooms.

CONSENTED SCHEME

Planning permission was granted in Q1 2024 for the building of 256 apartments, set over 24 floors, with waterfront views.



256
Build to Rent
Apartments



24
Floors

The proposed development offers generous resident amenity on the ground, first and twelfth floors along with outdoor terraces and private balconies



69

Affordable Homes

Delivery of the Affordable element of the project will be facilitated by the land owner via a Registered Housing Association.

Associated with the site, a residential development for affordable housing, including social provision located along Pilot and Corporation Street has been approved by Belfast City Council delivering 69 new homes.



CITYQUAYS FOUR

GROUND FLOOR

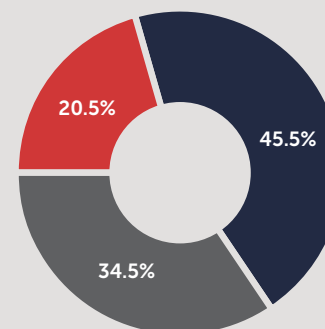


UNIT SIZES

Unit type	No. of Units	Average Unit Area (sqft)	Total Area (sqft)
Studio	52	365	18,980
1 Bed	116	490	56,840
2 Bed	88	760	66,880
TOTAL	256		142,700

ACCOMMODATION BREAKDOWN

■	Studio.....	20.5%
■	1 Bed.....	45.5%
■	2 Bed	34.5%



AMENITY SPACE AREA SIZES

Amenity Space	Area (sq ft)
Ground Floor	6,594
First Floor	7,800
Twelfth Floor	1,254
TOTAL	15,648



1ST FLOOR



TYPICAL 2ND TO 11TH FLOOR



12TH FLOOR



TYPICAL 13TH TO 22ND FLOOR

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Simon Burnett

T: +(0)7557 317 304

E: siburnett@deloitte.co.uk

Andrew Stanford

T: +44 20 7007 0791

E: adstanford@deloitte.co.uk

Deloitte.

