PLATER'S YARD
HOTEL & RESIDENTIAL
WATERFRONT DEVELOPMENT SITE
FOR SALE

CBRE

Key Developments include:

1. Titanic Belfast
2. Titanic Hotel Belfast
3. Belfast Metropolitan College
4. Public Records Office NI (PRONI)
5. Gateway Offices
6. The Arc Residential
7. BT Tower
8. The Waterfront Hall
9. SSE Arena
10. High Court and County Court
11. Victoria Square Shopping Centre
12. Belfast City Hall
13. The Obel
14. Donegall Place
15. City Quays
16. St. Anne's Square
17. Ulster University, Belfast Campus
18. Clarendon Dock Office Park
19. **Plater's Yard**

CBRE

PLATER'S YARD HOTEL & RESIDENTIAL SITE AT TITANIC QUARTER

During a decade of development, Titanic Quarter has evolved into a world class tourism destination, an educational and media campus, a residential community and a location for high-quality Grade A offices and associated local convenience retail and food offerings.

Located on Titanic Quarter's waterfront adjacent to Titanic Belfast, the Plater's Yard site will be a further asset to Belfast's business, conference, leisure and heritage tourism, and growing residential population.

- The site is within the Titanic Quarter Phase II outline planning approval. Full planning permission was approved for 2 hotels (270 bedrooms), 152 apartments along with 12 commercial units and 382 basement car parking spaces.
- Site area c.1.77 acres.
- 250 year ground lease, subject to peppercorn ground rent.
- **Offers invited for long-leasehold interest.**

20,000 people live, work and play in Titanic Quarter.

Over 1 million people visit Titanic Quarter each year.

Over 100 national and international organisations including Citi, Microsoft, IBM, SAP, HBO, Belfast Metropolitan College, Ulster University and Queen's University Belfast are already established in Titanic Quarter.

Europe's fastest direct fibre-optic links to North America.

Titanic Belfast – World's Leading Tourist Attraction 2016.

£425 million of investment completed to date.

£21.5 million invested in infrastructure and enablement.

1.5 million sq ft completed and 3 million sq ft with planning approval.

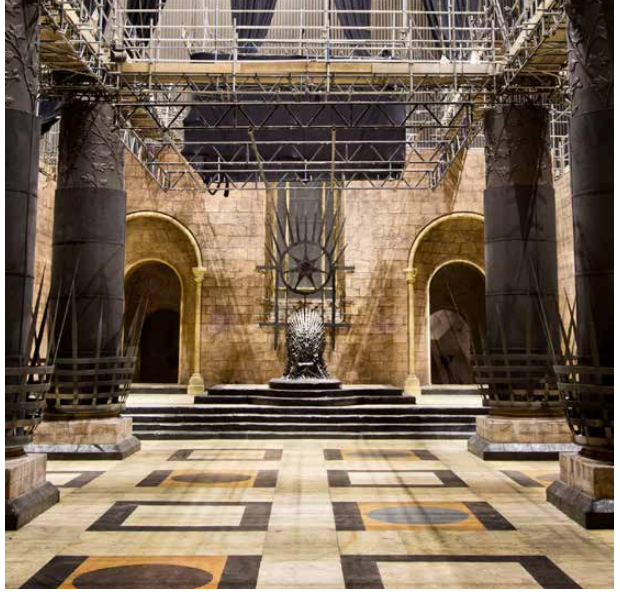
Retention and reuse of all our Maritime heritage assets.

Titanic Studios, where Emmy-Award winning Game of Thrones is filmed.

Belfast City Council have ambitious plans to continue to grow Belfast as a tourist destination and its city centre residential population by 66,000 people over the next 20 years.

CBRE

BUSINESS & TOURISM



HBO Game of Thrones

Titanic Maritime Festival 2018

Tourism is a key driver of Belfast's and Northern Ireland's economy. Since 2012, the now iconic landmark Titanic Belfast, which is adjacent to the Plater's Yard site, has attracted over 5 million visitors from across 145 countries, earning it the prestigious accolade of World's Leading Tourist Attraction 2016 at the World Travel Awards, as well as Ireland's first ever 5 star graded visitor experience.

Other heritage attractions within Titanic Quarter include Titanic Slipways, Thompson Dry Dock, SS Nomadic, HMS Caroline and the Great Light. Titanic Slipways have been established as one of Belfast's most sought after outdoor venues hosting events for MTV, BBC and the Giro d'Italia.

The Titanic Exhibition Centre hosts major conferences, sporting and lifestyle events with attendances of up to 16,000 per event. Attracting 1 million visitors annually, Titanic Quarter has acquired the status as a premier global destination for leisure and business tourism.

The Odyssey Complex, which consists of the SSE Arena (11,000 capacity), Odyssey Pavilion and W5 is a large sports and entertainment centre situated within Titanic Quarter. It is a 2 minute walk from the Plater's Yard site and had a total footfall in 2017 of 2.6 million. The complex is currently undergoing redevelopment.

Hotel Market

- An estimated 2.1 million hotel room nights were sold in Northern Ireland, with average occupancy estimated to be 73% in 2017.
- During January to October 2018 there was a 5% increase in rooms sold, which equates to an additional 110,500 rooms sold compared to January to October 2017.
- January to October 2018 saw hotels achieving unprecedented sales with almost 1.9 million rooms sold.
- The number of hotel rooms in Belfast City Centre has increased by 47% year-on-year in 2018.
- Key developments completed in 2018 include the £53 million Grand Central Hotel, the Maldron Hotel, the AC by Marriott and the Hampton by Hilton.
- Existing Titanic Quarter hotels are the Premier Inn and the Titanic Hotel Belfast which opened in 2017 in the former Harland & Wolff Drawing Offices.
- Between 2015 and the first 6 months of 2018, the average daily rate in Belfast increased by 25% to £81.65.
- The average revenue per available room grew by 29% in 2017 to £66.11.

Note: Figures relate to overnight trips only.
Sources: NISRA, Titanic Belfast.

Tourism

- Belfast's annual tourist spend is £344 million.
- In 2017 there were an estimated 4.9 million overnight trips to Northern Ireland – including external visitors and domestic trips taken by local residents.
- Estimated expenditure associated with these trips was £926 million. These are the highest estimates on record.
- Within this, 2.7 million external visitors took overnight trips in 2017 – a 6% increase on 2016.
- A total of 117 cruise ships docked in Belfast in 2018 carrying 200,000 passengers.
- In 2018 over 8 million passengers travelled through Belfast's 2 airports.
- 300,000 conference and banqueting delegates have attended events at Titanic Belfast since 2012.
- 3 of the top 10 visitor attractions in Northern Ireland (2017) are located in Titanic Quarter – Titanic Belfast (760,000), W5 (323,000) and SS Nomadic (269,000).

Titanic Hotel

RESIDENTIAL

Belfast is a city experiencing expansion and regeneration. As the capital of Northern Ireland and the second largest city on the island of Ireland, Belfast has a population of 340,000 and Belfast City Council estimates there will be an additional 66,000 people living in the city over the next 20 years – a growth rate of 0.9% p.a. Titanic Quarter has a significant role to play in future growth.

The Belfast workforce is expected to increase by 2,210 people per year over the next 20 years- a growth rate of 0.8% p.a. The workforce in Belfast is young, with 42% of people living in the city aged under 30 years, suggesting a high proportion of young professionals are being attracted to the area.

Titanic Quarter is already established as one of Belfast's most prestigious residential developments in Belfast City Centre and is home to over 1,000 residents.

ARC Apartments

PLANNING HISTORY

Titanic Slipways

Outline Planning Status

The site benefits from outline planning permission (reference: Z/2006/2864/0) as part of the wider Phase II development zone.

Full Planning Status

Full planning permission (reference: Z/2009/0530/F) was granted for the construction of 2 hotels (270 rooms), 152 waterfront apartment homes, 12 commercial units and 382 underground car parking spaces.

CBRE

CONNECTIVITY

Direct access to main trunk roads and motorways.

Serviced by the new Glider (Belfast Rapid Transit System) and City Metro bus services. Titanic Rail Hub is 5 minutes walk with Dublin less than 2 hours by train.

George Best Belfast City Airport is within 5 minutes drive and Belfast International Airport is within a 30 minute drive. Dublin International Airport is 1.5 hours by car.

Multiple sailings to UK mainland from Belfast Harbour.

15 minute walk to Belfast City Hall.

Part of UK National Cycle Network Route 99. Belfast Bikes docking stations throughout Titanic Quarter.

Artist's impression of Plater's Yard

BELFAST CITY CENTRE LOCATION MAP

CBRE

SALES TERMS

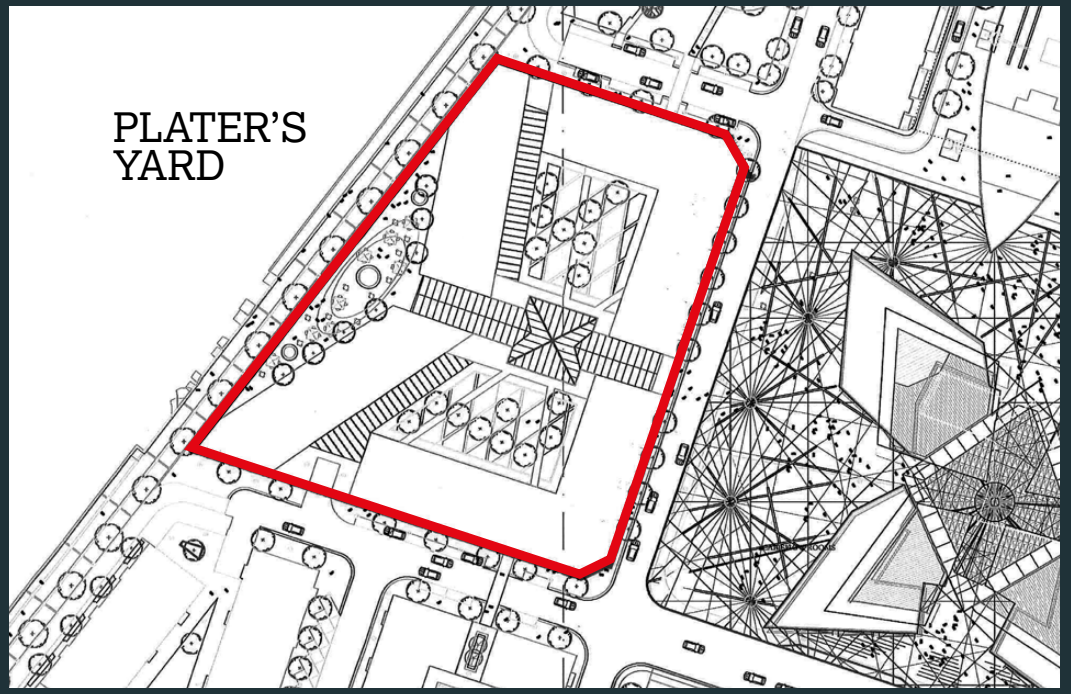
Vendor
Titanic Quarter Ltd.

Title
250 year lease with a positive obligation to develop this site.

Site
c.1.77 acres.

Price
Offers invited.

VAT
The site is elected for VAT.



CONTACT

CBRE
The Linenhall
32 – 38 Linenhall Street
Belfast, BT2 8BG
T 028 9043 8555
www.cbre.com/ni

David Wright
Director
E david.wright@cbre.com
T +44 (0)28 9043 6745
M +44 (0)77 1168 6101

Paul Collins
Executive Director, CBRE Hotels
E paul.collins@cbrehotels.com
T +353 1618 5592
M +353 872 591 508

DISCLAIMER: CBRE
These particulars are issued by CBRE on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Note: All plans and photographs are for identification purposes only. Subject to contract. January 2019.

TITANIC
QUARTER
Belfast, Northern Ireland