

PRIME CITY OF LONDON
REDEVELOPMENT OPPORTUNITY

THIRTY MINORITIES

EC3



OPPORTUNITY TO ACQUIRE A
PRIME FREEHOLD SITE IN THE CITY
WITH STRONG POTENTIAL FOR
ALTERNATIVE LIVING USES



EXECUTIVE SUMMARY

- **Freehold redevelopment opportunity** in the City of London
- **Prominent position in London's Eastern City fringe**, benefiting from excellent transport connectivity with Aldgate, Aldgate East, and Tower Hill stations within close proximity
- **The existing buildings, 30 Minories and Writers House, provide 98,998 sq ft NIA / 135,217 sq ft GIA** arranged over lower ground, ground and twelve upper floors
- **Significant virtual island site extending to 0.68 acres (0.28 hectares)**
- 30 Minories benefits from **planning permission for a new build office-led development, comprising 178,054 sq ft NIA / 255,909 sq ft GIA**
- **Suitable for a range of alternative uses to include PBSA, Co-Living or Hotel**, subject to planning
- PLP has undertaken a range of alternative use feasibility studies **demonstrating the potential to deliver up to 710 beds on site**
- **Benefits from a pre-application meeting with the City of London for a change of use to PBSA based on a 710 bed student scheme**
- **Located within the catchment of a number of renowned universities** including Queen Mary University, City University, Kings College London and LSE
- Ability to deliver **vacant possession in October 2026**

Offers are invited for the entire issued share capital of the SPV that owns the freehold interest in 30 Minories and Writers House, subject to contract and exclusive of VAT



LOCAL AREA

- 1. Whitechapel Building
- 2. St Botolph without Aldgate St Botolph without Aldgate
- 3. Tower of London
- 4. Tower Bridge
- 5. Brick Lane
- 6. Goodman's Fields



1



2



3



4



5



6

LOCATION

ALDGATE IS THE EPICENTRE OF LONDON’S EDUCATIONAL CLUSTER AND ATTRACTS A DIVERSE MIX OF OFFICE WORKERS, STUDENTS, RESIDENTS AND TOURISTS.

CULTURE

- 1. Spitalfields Market
- 2. Sky Garden
- 3. Leadenhall Market
- 4. Tower of London
- 5. HMS Belfast
- 6. Whitechapel Gallery
- 7. Brick Lane
- 8. Petticoat Lane Market

RESTAURANTS

- 1. Mei Ume
- 2. Searcys at The Gherkin
- 3. Fenchurch Restaurant
- 4. Cento Alla Torre
- 5. 14 Hills
- 6. Hotto Potto
- 7. DanDan
- 8. Yuu Kitchen

OFFICE OCCUPIERS

- 1. Aviva
- 2. Groupon
- 3. Royal London Asset Management
- 4. M&G
- 5. Kirkland & Ellis
- 6. Uber
- 7. Baker McKenzie
- 8. ReedSmith

HOTELS

- 1. Tower Suites by Blue Orchid Hotels
- 2. Four Seasons Hotel London at Tower Bridge
- 3. Cheval Three Quays
- 4. Pan Pacific London
- 5. Leonardo Royal Hotel London
- 6. citizenM Tower of London
- 7. DoubleTree by Hilton London Tower of London
- 8. The Chamberlain Hotel, Tower Bridge

UNIVERSITIES

- 1. BPP Portsoken Street
- 2. North Eastern University Portsoken Street
- 3. UCL
- 4. City University
- 5. London Metropolitan University, Aldgate Campus
- 6. Queen Mary University Whitechapel
- 7. LSE
- 8. King’s College London



LONDON'S HIGHER EDUCATION INSTITUTIONS

30 Minories is located within 40 minutes travel time of 92 Higher Education Institutions including all 5 of London's Russell Group universities. These comprise over 380,300 full-time students, a favourable 81% of the total London full-time population.



University	Total FT Students	Times Rank 2025	Travel time to 30 Minories
01 London School of Economics and Political Sciences	12,500	1st	22
02 Imperial College London	21,025	6th	33
03 University College London	45,310	7th	14
04 King's College London	32,265	24th	12
05 Queen Mary University	24,025	39th	11
06 University of the Arts London	22,175	40th	15
07 City, University of London	19,650	49th	14
08 SOAS University of London	5,540	65th	20
09 Goldsmiths College	7,355	80th	28
10 London South Bank University	11,225	100th	13

CONNECTIVITY

30 Minories has exceptional connectivity with a PTAL rating of 6b, placing it among London's most accessible locations.

The property sits within a strategic triangle, with Aldgate Station (Metropolitan, Circle Lines), Tower Hill Station (District, Circle Lines), and Tower Gateway DLR Station all within a 5-minute walk.

Liverpool Street Station is just a 10-minute walk away, offering Central, Metropolitan, Circle, and Hammersmith & City Lines, plus National Rail and Elizabeth Line services. Fenchurch Street Station is a brief 5-minute walk, providing additional National Rail connections.

International travellers benefit from direct links to London City Airport in just 22 minutes, while Heathrow, Gatwick, and Stansted airports are all accessible within an hour. This exceptional transport network ensures 30 Minories delivers superior access for workers, students and tourists alike.

KEY STATION WALK TIMES (IN MINS)

01



ALDGATE



02



TOWER
GATEWAY



02



FENCHURCH
STREET



05



ALDGATE
EAST



03



TOWER
HILL



10



LIVERPOOL
STREET



11



BANK



14



MOORGATE



18



LONDON
BRIDGE



THIRTY
MINORIES



LOCAL DEVELOPMENTS

PRIME REDEVELOPMENT OPPORTUNITY IN A STRATEGIC LOCATION WITHIN THE CITY OF LONDON

30 Minories benefits from its position in an area experiencing rapidly evolving development across multiple sectors.

Neighbouring developments have introduced a complementary blend of office, residential, hotel and retail spaces, enhancing the character and functionality of the area surrounding the property. The planning framework actively encourages high-density schemes in this location, supporting continued regeneration.

Recent completions and ongoing construction projects near 30 Minories have transformed the local landscape, establishing a dynamic commercial hub.



OFFICE DEVELOPMENTS



One Portsoken Street, E1

Area: 240,000 sq ft
Use: Office / Education
Developer: Alfred Equities
Status: PC 2021



Trinity One, EC3

Area: 225,000 sq ft
Use: Office
Developer: 4C Hotel Group / Rocket Properties
Status: Planning Approved - 2020



Royal Mint Court, E1

Area: 600,000 sq ft
Use: Office
Developer: Peoples Republic of China
Status: TBC



80 Fenchurch Street, EC3

Area: 250,000 sq ft
Use: Office
Developer: Partners Group & YardNine
Status: PC 2020



50 Fenchurch Street, EC3

Area: 650,000 sq ft
Use: Office
Developer: AXA IM & YardNine
Status: PC 2028



40 Leadenhall Street, EC3

Area: : 340,000 sq ft
Use: Office
Developer: M&G
Status: PC 2024



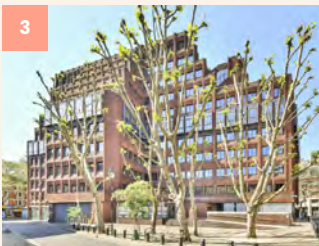
New London House, EC3

Key Count: 450
Use: Hotel
Developer: Whitbread
Operator: Premier Inn
Status: Second Consultation Phase



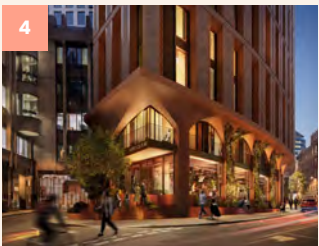
Canopy by Hilton, EC3

Key Count: 340
Use: Hotel
Developer: 4C Hotel Group
Operator: Hilton
Status: PC 2026



5-10 Great Tower Street, EC3

Key Count: 237
Use: Hotel
Developer: Dominus
Operator: Hilton
Status: Under Construction



Boundary House Hotel, EC3

Key Count: 311
Use: Hotel
Developer: Ploberger Hotel Group
Status: Planning Approved - 2023

CO-LIVING & STUDENT ACCOMMODATION



150 Minories EC3

Beds: 270 beds
Use: Co-Living
Developer: Hub / Bridges Fund Management
Status: Planning Achieved



45 Beech Street, EC2

Beds: 174 beds
Use: Co-Living
Developer: Hub / Bridges Fund Management
Status: Planning Achieved



65 Crutched Friars, EC3

Beds: 782 beds
Use: PBSA
Developer: Dominus
Status: Under Construction PC 2027 / 28



Urbanest Tower Bridge, 52 Minories, EC3

Beds: 203 beds
Use: PBSA
Developer: Urbanest
Status: Completed



Urbanest Vine Street, 27 Vine Street, EC3

Beds: 656 beds
Use: PBSA
Developer: Urbanest
Status: Completed



Unite Drapery Place, 10 Commercial Street, E1

Beds: 264 beds
Use: PBSA
Developer: Unite Students
Status: Completed



EXISTING BUILDINGS

EXISTING BUILDINGS

30 MINORIES

30 Minories is a prominent commercial office building on a virtual island site comprising 90,119 sq ft NIA of office, retail and ancillary accommodation arranged over basement, ground and twelve upper floors.

The property features a five-story podium section at floors one to five with brick cladding and a tower component extending from the sixth to twelfth floors. The floors benefit from strong natural light, while offering impressive views across London's skyline. The floorplates vary in size, with approximately 9,500 sq ft on the lower levels, gradually reducing to 3,400 sq ft on the upper stories.

EXISTING ACCOMMODATION

Floor	Use	Sq Ft (NIA)	Sq Ft (GIA)
14th			202
13th			1,476
12th	Office	3,440	5,028
11th	Office	3,400	5,056
10th	Office	3,411	4,985
9th	Office	3,428	4,979
8th	Office	3,414	5,000
7th	Office	3,597	5,044
6th	Office	3,444	5,050
5th	Office	5,913	8,630
4th	Office	9,806	11,729
3rd	Office	9,514	11,680
2nd	Office	9,411	11,645
1st	Office	9,602	11,635
Ground	Office	4,860	
	Storage	24	
	Retail	5,621	14,289
	Reception	996	
	BMA	75	
Lower Ground	Storage	3,771	
	Retail	6,392	17,253
Total		90,119	123,681

THIRTY MINORIES

WRITERS HOUSE

Writers House is positioned adjacent to 30 Minories on the south-east corner of the wider site and comprises a warehouse building of 8,879 sq ft arranged over lower ground, ground and three upper floors.

Writers House is a non-designated heritage asset, and, as part of any redevelopment proposal is to be retained and re-used as a community offering.

EXISTING ACCOMMODATION

Floor	Use	Sq Ft (NIA)	Sq Ft (GIA)
3rd Mezzanine	Office	557	713
3rd	Office	1,518	2,084
2nd	Office	1,811	2,203
1st	Office	1,832	2,263
Ground	Reception	1,602	2,175
Lower Ground	Office / Storage	1,559	2,098
Total		8,879	11,536

30 MINORIES



Existing Buildings

0.68 ACRE SITE

There is a large car park to the south of the site that is accessed from Haydon Street providing 18 car parking spaces. Additionally, there is car parking that is accessed from St Clare Street providing 7 car parking spaces.



View from 11th floor 30 Minories

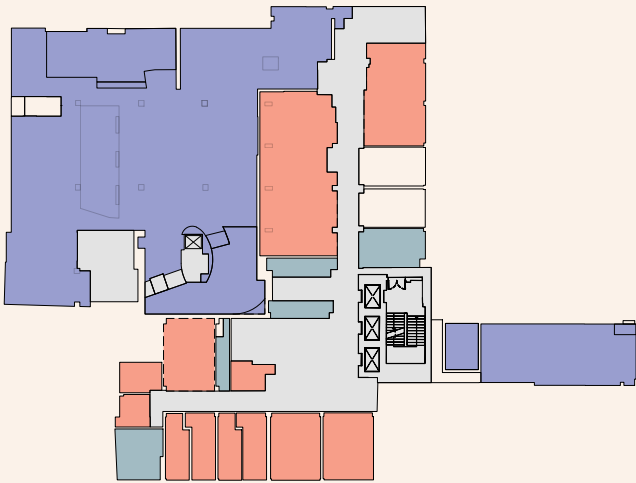
FLOOR PLANS – 30 MINORIES

- Office
- Retail
- Reception
- BMA
- Storage
- Core

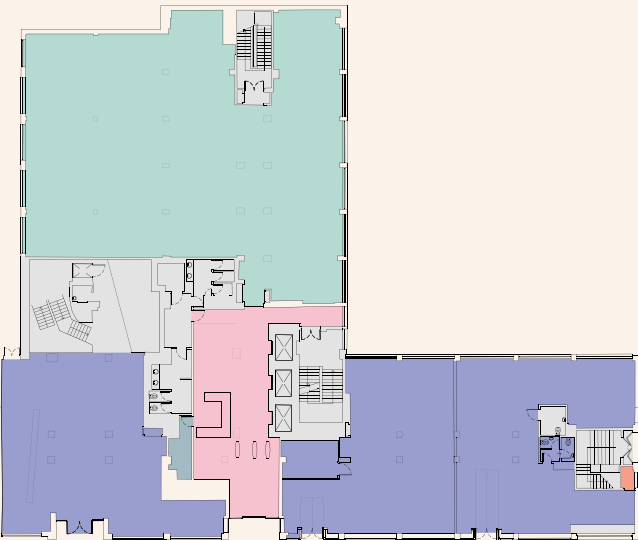


Plans not to scale,
for indicative
purposes only.

LOWER GROUND FLOOR 10,163 SQ FT (NIA)

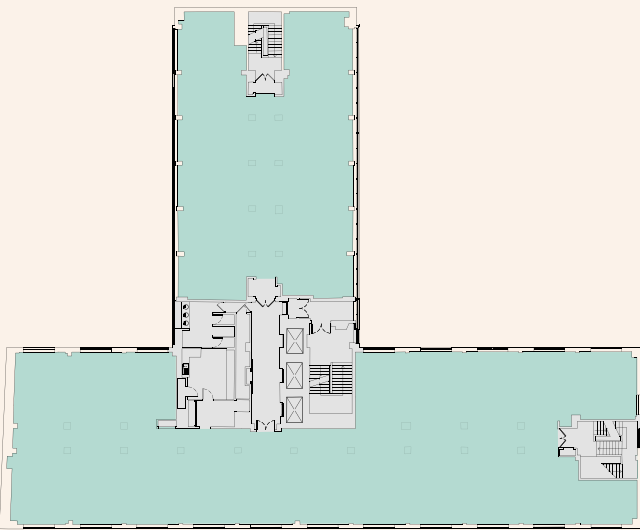


GROUND FLOOR 11,576 SQ FT (NIA)



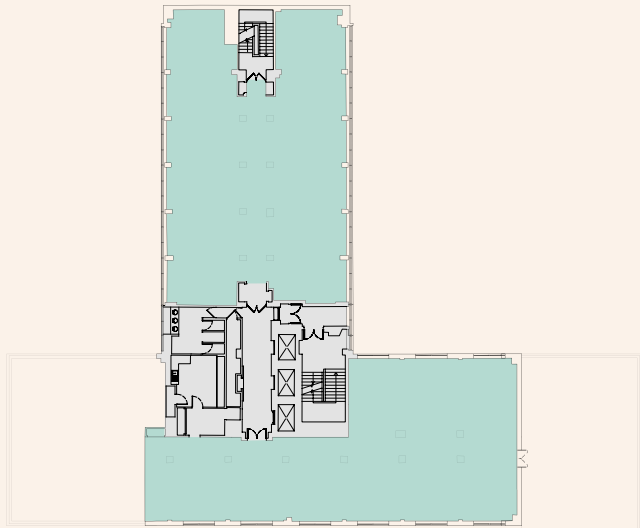
Minories

4TH FLOOR 9,806 SQ FT (NIA)



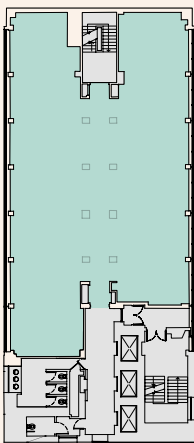
Minories

5TH FLOOR 5,913 SQ FT (NIA)



Minories

TYPICAL TOWER (7TH) 3,597 SQ FT (NIA)



Minories



30 Minories reception



30 Minories 5th floor



30 Minories 5th floor



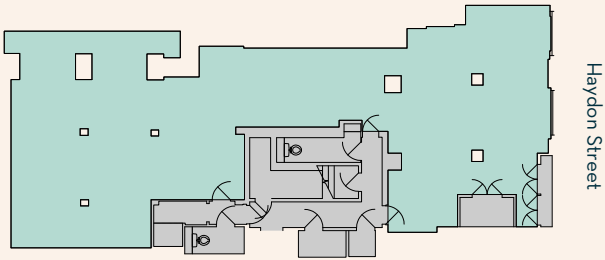
30 Minories ground floor breakout space

FLOOR PLANS – WRITERS HOUSE

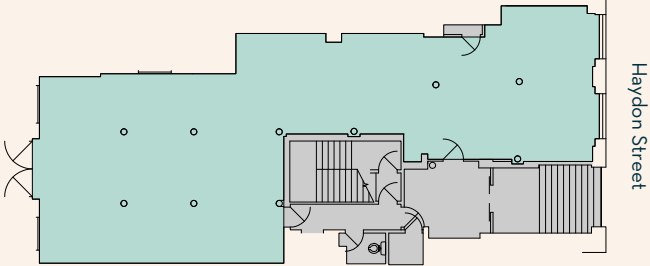
Office
Core

Plans not to scale,
for indicative
purposes only.

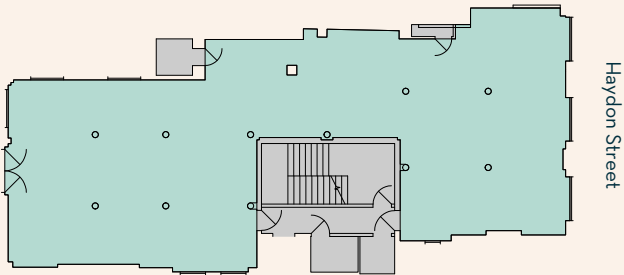
LOWER GROUND FLOOR 1,559 SQ FT (NIA)



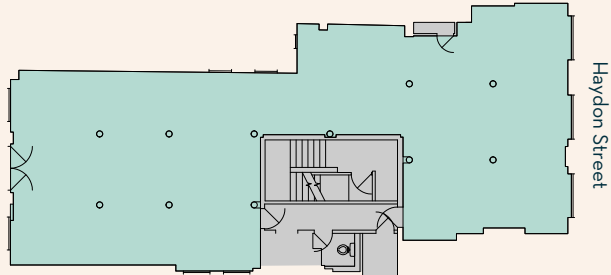
GROUND FLOOR 1,602 SQ FT (NIA)



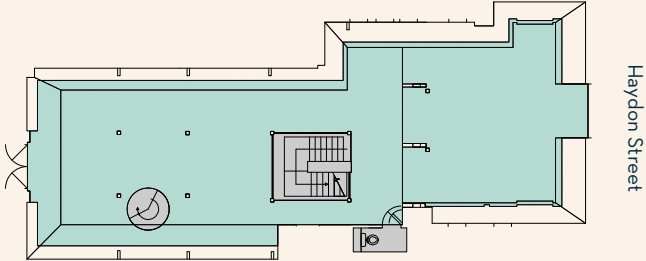
1ST FLOOR 1,832 SQ FT (NIA)



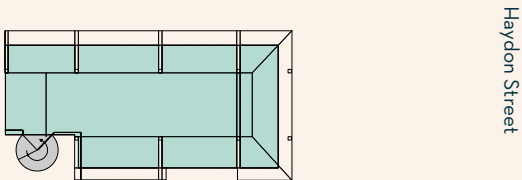
2ND FLOOR 1,811 SQ FT (NIA)



3RD FLOOR 1,518 SQ FT (NIA)



3RD MEZZANINE FLOOR 557 SQ FT (NIA)



Plans not to scale,
for indicative
purposes only.

TENANCY

30 MINORIES

30 Minories is multi-let to 14 tenants, producing an annual passing rent of £2,130,573.

There is ability to achieve vacant possession in October 2026. All office tenants are contracted outside of the Landlord and Tenant Act 1954.

A detailed tenancy schedule is available on the data room.

WRITERS HOUSE

Writers House is offered with full vacant possession.



30 Minories ground floor breakout space



TENURE

The site is held freehold.

30 Minories is held Freehold under title number LN68015.

Writers House is held Freehold under title numbers NGL872815 and LN3662.

View from 11th floor 30 Minories





CONSENTED OFFICE DEVELOPMENT

CONSENTED OFFICE DEVELOPMENT



OFFICE CONSENT

The site benefits from planning permission under reference number 23/00365/FULMAJ for the ‘demolition of the existing building at 30 Minories and partial demolition of Writers House to provide a new build office-led development arranged over lower ground, ground and 12 upper floors’.

Designed by PLP Architecture, the scheme was set to deliver 178,054 sq ft NIA / 255,909 sq ft GIA of high-quality office accommodation alongside a new proposed cultural hub for local communities and visitors at Writers House. The scheme focusses on sustainability with landscaped terraces and urban greening.

Whilst the consent establishes clear precedent for the height, scale and massing that can be achieved, additional optimisation may be achievable, subject to townscape implications.

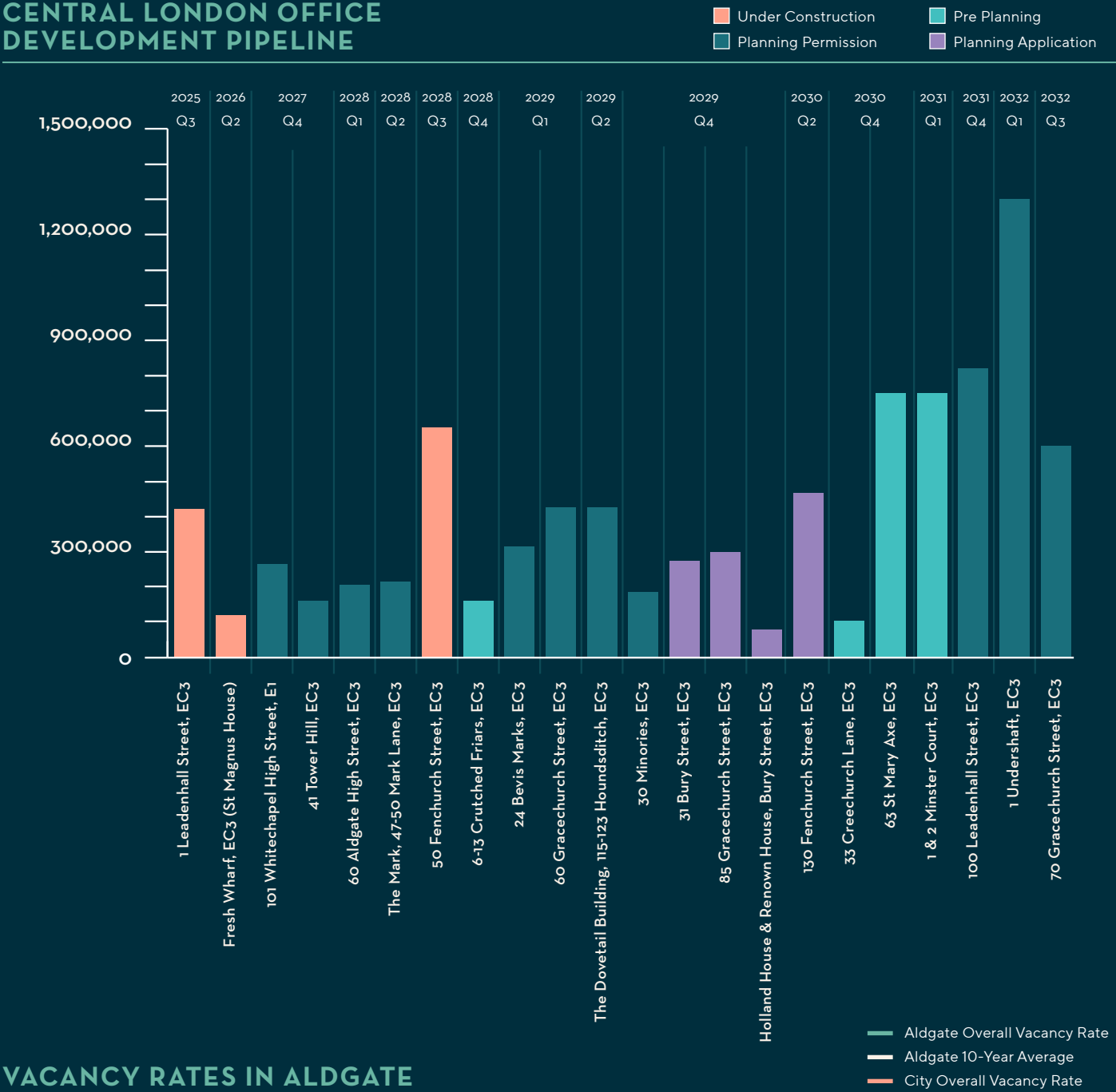
THIRTY MINORIES

LOCAL OFFICE MARKET CHALLENGES

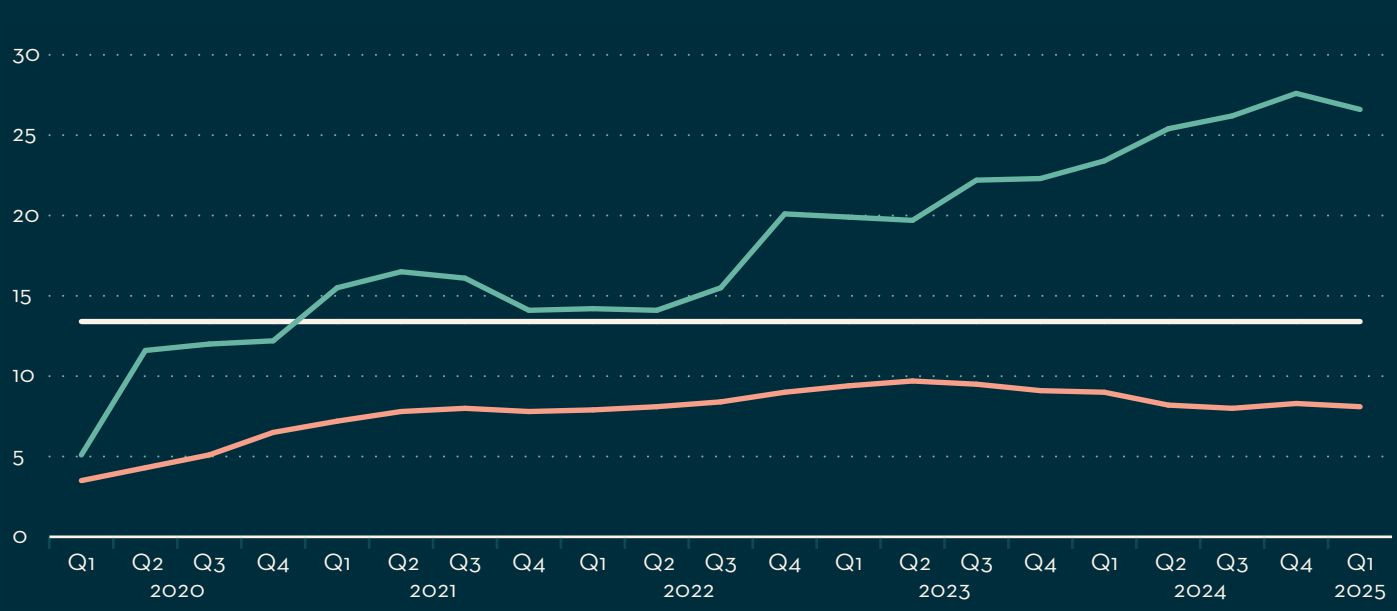
Since Covid, the office market in the micro location has become increasingly challenging, stalling development and impacting the viability of new build office schemes within Aldgate.

As a result of a lack of office demand, vacancy rates have risen considerably whilst the development pipeline continues to grow impacting the supply demand dynamics.

CENTRAL LONDON OFFICE DEVELOPMENT PIPELINE



VACANCY RATES IN ALDGATE





ALTERNATIVE
USES

PLANNING CONTEXT

DP9 have prepared a detailed planning note which is available in the data room and explores the potential for alternative uses on site based on the pre-app with the City of London.

The pre-app was focussed on the delivery of a 710 bed PBSA scheme and was well received, subject to justifying the case for the loss of office.

A summary of the note is provided below.

LOSS OF OFFICE USE

Local Plan (2015) Policy CS1 seeks to protect office accommodation where the loss would prejudice the primary business function of the City. However, in relation to 30 Minories, there is viability evidence that demonstrates retention of office floorspace on the Site is not viable, either through refurbishment or new build. This evidence indicates the Site is unlikely to be regarded as strategically important, and this position has not been contested by Officers.

The case for 30 Minories is further strengthened as the Site lies directly adjacent to an identified residential area, suggesting additional housing on the Site could be supported.

At pre-app, City of London officers recognised the challenges in the office market and the benefit that a living use on Site would provide to the area.

Subject to providing the necessary reports and analysis, the case for the loss of office is to be supported on Site.

PBSA

The London Plan (2021) Policy H15 recognises that London’s higher education providers make an important contribution to its economy and shouldn’t be compromised. The adopted Local Plan (2015) also recognises that the City has a major role to play to meet the high expectations of the City’s students as demand continues to grow.

At pre-app, plans for the 710 bed PBSA scheme were presented, which works within the previously approved massing and complements the area’s evolving mixed-use character that includes residential, co-living, hotel, and educational facilities.

While officers noted the area was losing its office-focussed identity, planners accepted that the location could benefit from a living scheme to stimulate investment, noting that vacant buildings posed significant risks.

A Student Demand and Supply assessment was presented at pre-app and demonstrated an unmet demand of 8,000 student beds. Officers noted that further work is required but subject to demonstrating the demand and responding to policy considerations, the principle of student housing could be considered acceptable.

CO-LIVING

The City of London has no specific Co-Living policy but the wider London Plan Policy (2021) is supportive of Co-Living schemes, subject to demonstrating high quality design, their contribution to a mixed neighbourhood and connection to transport and services. The emerging City Local Plan 2040 (2024) looks to reference the important role Co-Living schemes can play in meeting housing targets.

30 Minories lies in a mixed-use area, with purpose-built shared living providing a housing typology which would provide diversity to the existing traditional residential buildings adjacent and provide further opportunity for a wider group of people to both live and work in the City. 30 Minories is in an excellent location, thereby supporting the business function of the City. As such, a case could be made for a Co-Living use on site.



HOTEL

Policy DM 11.3 of the 2015 Local Plan and Policy CV4 of the emerging City Plan 2040 (2024) supports proposals for hotels and other visitor accommodation. Hotels will be expected to provide active frontages at ground floor level, be located in areas which provide good access to attractions and workplaces. From a design perspective, schemes will need to provide satisfactory arrangements for pick-up/drop-off and for service vehicles.

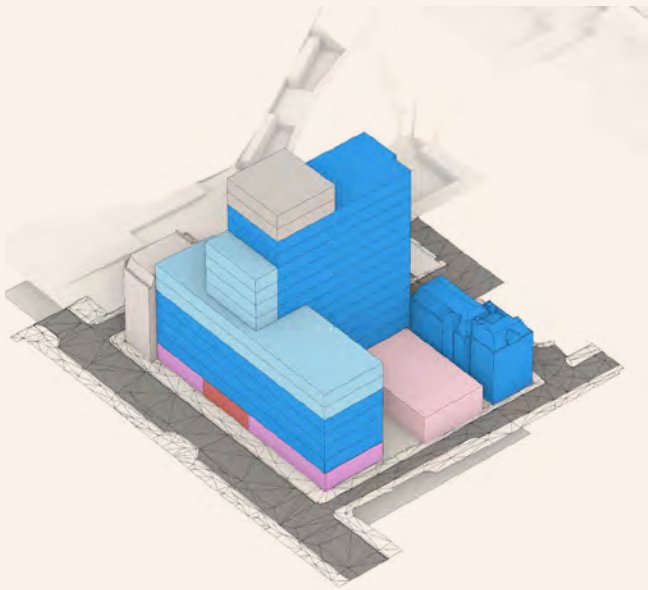
30 Minories is located in close proximity to a number of strategically important visitor attractions with great transport links and therefore subject to justifying the loss of office, the case for hotel use could be supported.

ALTERNATIVE USES

PLP has produced indicative schemes to demonstrate the ability to deliver alternative uses on site. PLP has provided optionality around the level of intervention ranging from light refurbishment and enhancement to new build development.

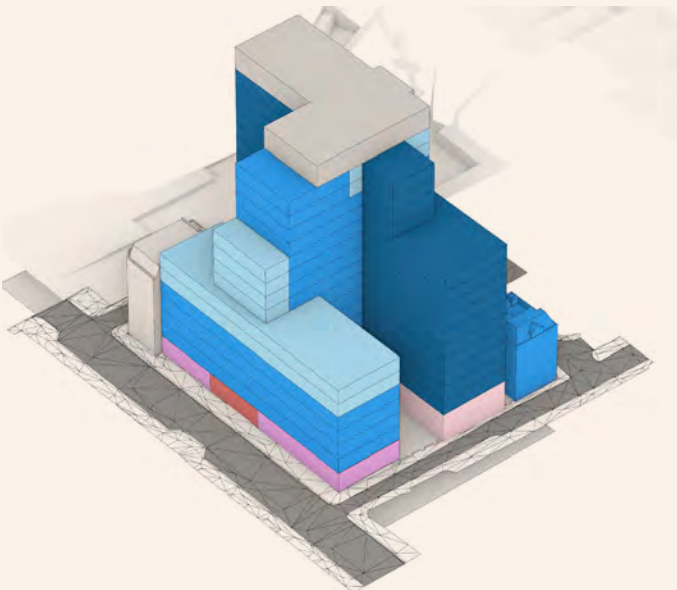
The feasibility studies demonstrate the ability to deliver rooms up to 710 for PBSA, 545 for Co-Living and 484 for a dual brand hotel scheme. Further information and a full breakdown of areas is provided in the data room.

- New construction
- Added Levels to existing building
- Existing
- Amenities



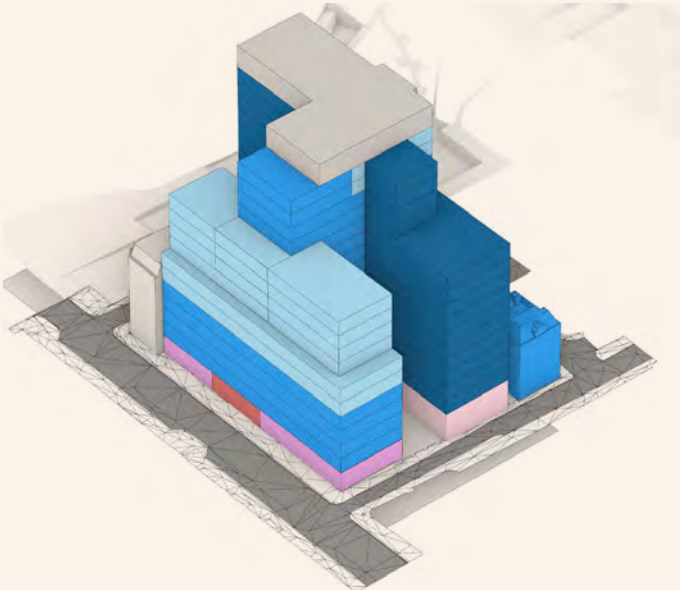
MINIMAL REFURBISHMENT

PBSA
-
-
-
-
CO LIVING
-
-
-
HOTEL
Hotel Units: 108
Serviced Apartment Units: 116
Total: 224 Rooms
GIA: 12,962 SQ M



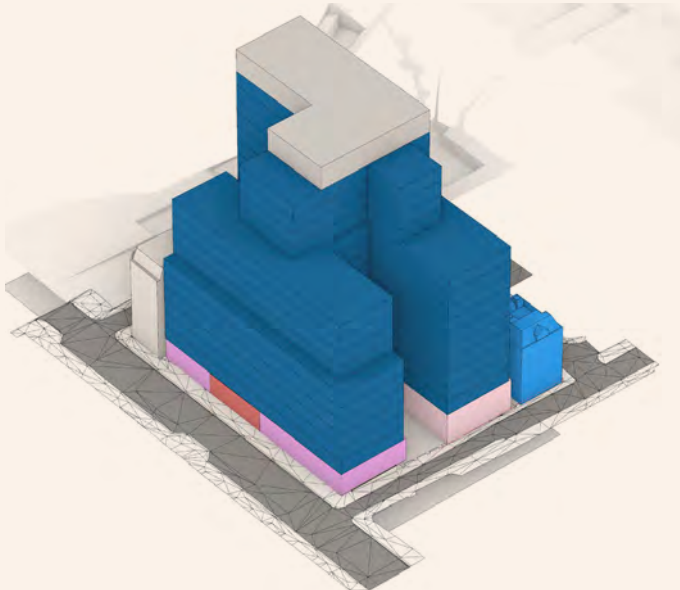
LIGHT REFURBISHMENT
AND ENHANCEMENT

PBSA
Cluster Unit (12 SQ M): 391 (65%)
Studio Unit (18 SQ M): 213 (35%)
Total: 604 Rooms
GIA: 21,473 SQ M
CO LIVING
Studio Unit (21 SQ M)
Total: 477 Rooms
GIA: 21,537 SQ M
HOTEL
-
-
-
-



MAJOR REFURBISHMENT
AND ENHANCEMENT

PBSA
Cluster Unit 12 (12 SQ M): 383 (58%)
Studio Unit (18 SQ M): 272 (42%)
Total: 655 Rooms
GIA: 23,017 SQ M
CO LIVING
Studio Unit (21 SQ M)
Total: 522 Rooms
GIA: 23,077 SQ M
HOTEL
Hotel Units: 168
Serviced Apartment Units: 316
Total: 484 Rooms
GIA: 23,537 SQ M



NEW BUILD

PBSA
Cluster Unit (12 SQ M): 503 (71%)
Studio Unit (18 SQ M): 207 (29%)
Total: 710 Rooms
GIA: 23,052 SQ M
CO LIVING
Studio Unit (21 SQ M)
Total: 545 Rooms
GIA: 22,870 SQ M
HOTEL
-
-
-
-

The background features a photograph of a young woman with dark hair tied back, looking down at an open book. The image is overlaid with a semi-transparent teal color. White geometric lines, including a large circle and a horizontal line, divide the composition. The text 'OPTION 01' is in the top right, and 'STUDENT ACCOMMODATION' is in the bottom left.

OPTION 01

STUDENT
ACCOMMODATION

STUDENT ACCOMMODATION

PLP Architecture has conducted three distinct student housing feasibility studies for the site, each presenting different configurations and approaches.

LIGHT REFURBISHMENT

The light refurbishment option transforms the existing structure into student accommodation with minimal intervention, delivering 604 student units (391 cluster rooms and 213 studios) within 21,473 sq m. Existing cores would be retained, whilst the northern wing is infilled from 1st to 15th floors and the southern wing from ground to 10th floor with setback floors from 11th to 14th. The design removes the 5th setback floor and adds two floors to the Minorities component. It assumes an additional two new floors, plus a plant floor to the tower component.

MAJOR REFURBISHMENT

This scheme offers up to 655 student units with flexible configuration options across 23,017 sq m of reimagined space. The iteration features 383 cluster rooms (58%) and 272 studio units (42%), totalling 655 beds. The proposal mirrors the light refurbishment scheme, save for the addition of four floors to the Minorities element, requiring full column strengthening down to basement levels.

NEW BUILD OPTION

This option, presented at pre-application outlines a comprehensive redevelopment delivering 710 student units across 23,052 sq m of purpose-built accommodation, featuring 503 cluster rooms (71%) and 207 studio units (29%). The design strategically places structural cores in the northern corners of the courtyard, utilising these naturally darker areas while optimising column placement for maximum structural efficiency.

Each concept features contemporary design principles, sustainable elements, and exceptional amenity spaces that exceed GLA requirements, with massing designed to respond thoughtfully to townscape and architectural considerations.

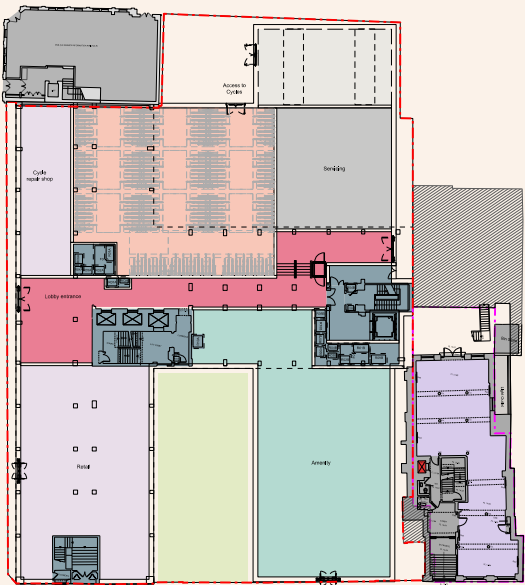
MAJOR REFURBISHMENT & ENHANCEMENT

Area schedules and floorplans for the light refurbishment, major refurbishment and new build student accommodation options are contained in the data room.

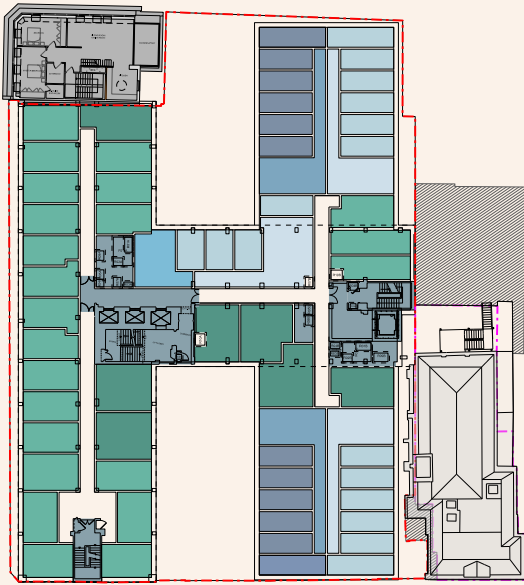
SCHEDULE OF AREAS

Level	ENSUITE CLUSTER (12 SQ M)			STUDIO (18 SQ M)			Totals Units	GIA (SQ M)
	Outward Facing	Courtyard Facing	Accessible Unit	Outward Facing	Courtyard Facing	Accessible Unit		
Roof		-	-		-	-		
14	22	-	-	5	-	-	27	852
13	22	-	-	5	-	-	27	852
12	22	-	-	5	-	-	27	852
11	18	-	-	5	-	-	23	852
10	16	14	2	13	5	3	53	1,552
9	16	14	2	13	5	3	53	1,552
8	16	14	2	13	5	3	53	1,552
7	14	16	2	13	5	3	53	1,552
6	14	14	1	18	5	7	59	1,684
5	14	14	1	18	5	7	59	1,684
4	14	14	1	18	5	7	59	1,684
3	13	11	4	18	5	3	54	1,684
2	13	11	4	18	5	3	54	1,684
1	13	11	4	18	5	3	54	1,684
G	-	-	-	-	-	-	-	1,703
LG	-	-	-	-	-	-	-	1,594
Total	227	133	23	180	50	42	655	23,017

GROUND FLOOR1,703 SQ M (GIA)



LEVELS 4-61,684 SQ M (GIA)



- Shared amenity/ active uses
- Lobby
- Cycle storage
- Retail
- 18 sq m unit/studio
- 12 sq m cluster unit / shared kitchen

Plans not to scale, for indicative purposes only.

STUDENT MARKET

LONDON STUDENT MARKET

London is the largest student market in the UK and Europe and is the only global city with 5 universities within the top 250 of the QS World University Rankings. The QS World Rankings has placed London as the number 1 student city in the world since 2018. The city has a full-time (FT) student population of 467,465 across 87 Higher Education Institutions (HEIs). These include five Russell Group Universities and three ranked in the top 10 of the Times Good University Guide Rankings 2025, with LSE ranked 1st in the UK in 2025.

The London student market has experienced significant growth in FT student numbers over recent years, increasing 38% since the 2017/18 academic year. This exceptional growth has in part been due to surging demand from international students, who make up 42% of the full-time population. This, combined with limited PBSA development, has impacted the supply demand imbalance since 2014/15.

Centrally located assets in London are currently experiencing very strong levels of occupier demand as new developments are increasingly situated in more peripheral locations, further from HEIs. The surge in demand relative to supply is leading to record levels of rental growth, as seen across PBSA assets in prime Central London locations.

STUDENT SUPPLY & DEMAND

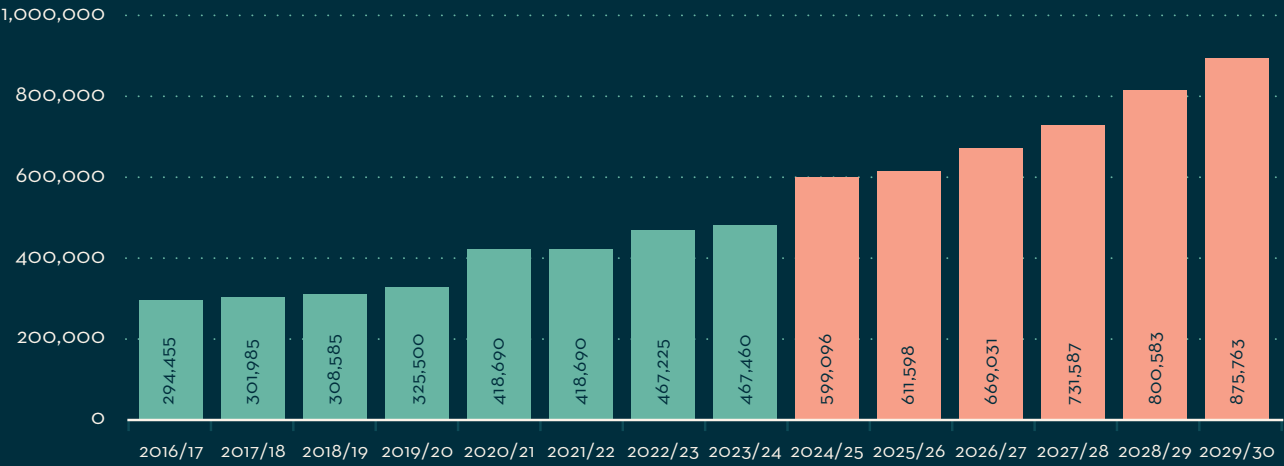
There are currently only 102,635 university and private PBSA beds in London. This equates to a supply shortfall of 364,825 beds, making London the most structurally undersupplied market in the UK.

The development pipeline currently stands at 34,927 beds, which equates to c.8% of the full-time population. Only around 61% of these pipeline beds (24,869) have been granted consent.

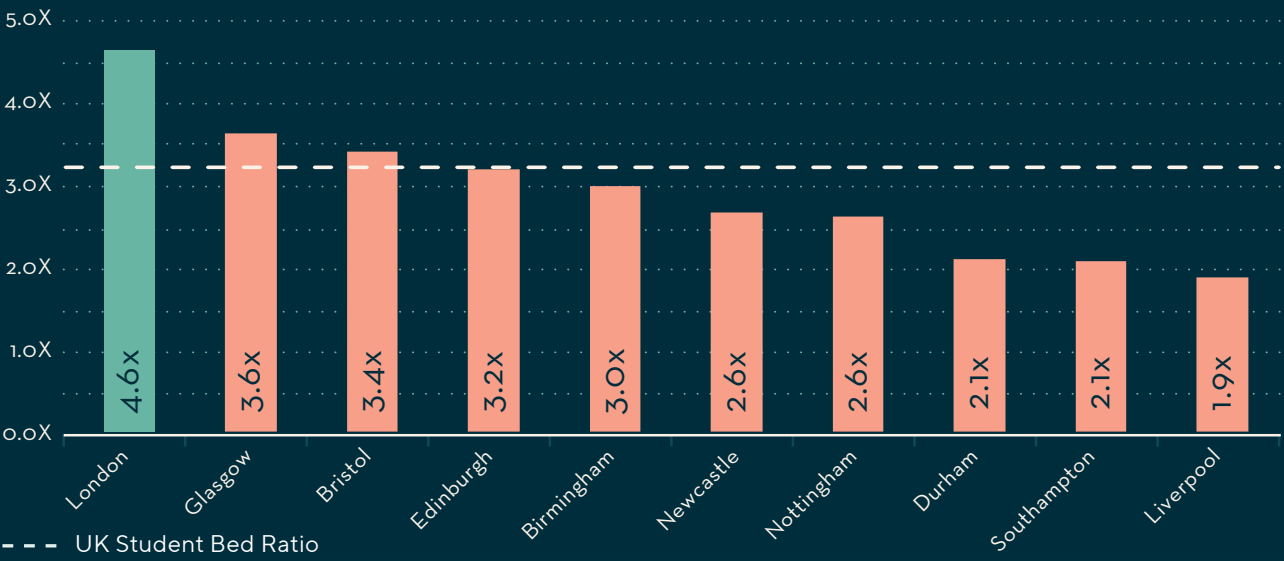
Supply challenges have been augmented by rising build costs and a restrictive planning environment, particularly in central locations. There has been a 33% reduction in PBSA construction in Zones 1 and 2 in the last 10 years.

London has benefitted from record rental growth within the last two leasing cycles, with compounded growth of c.22% since AY 23/24 despite a reduction in European student numbers and increased visa restrictions.

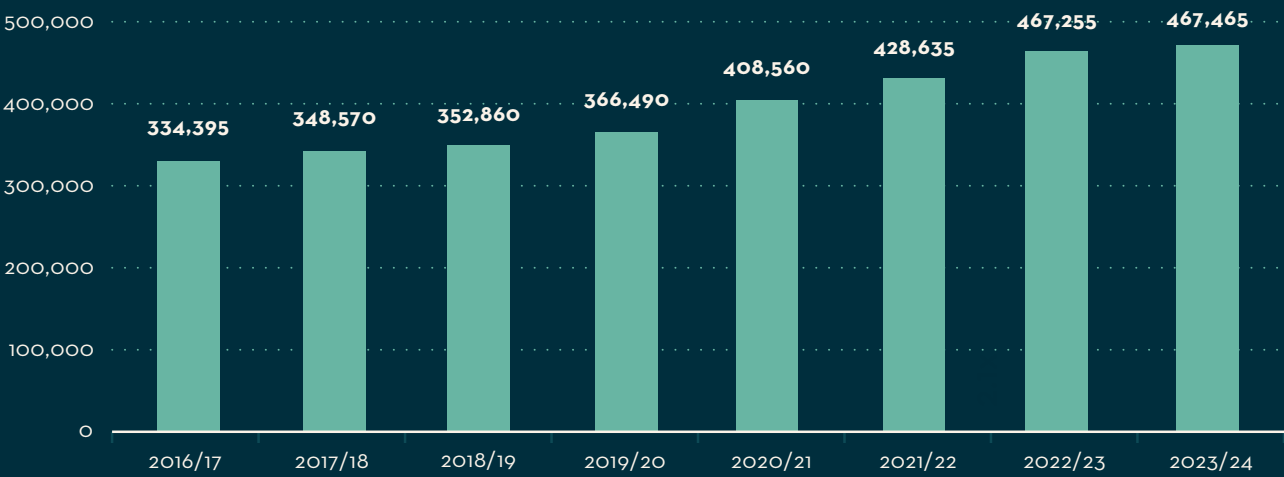
FORECAST DEMAND GROWTH



PROVISION RATE OF PBSA BEDS



FULL TIME STUDENTS- LONDON



OPTION 02

CO-LIVING

CO-LIVING

PLP Architecture has explored three Co-Living feasibility studies for the site, each offering unique approaches to space utilisation and potential while responding to contemporary urban housing demands.

LIGHT REFURBISHMENT

The light refurbishment option transforms the existing structure into a Co-Living scheme, incorporating massing, plant, terracing and cycling provision consistent with the equivalent student scheme. This option delivers 477 units across 21,637 sq m. The scheme relocates the eastern tower core to reduce travel distances and eliminates the need for additional escape stairs to new wings. Amenity provision strategically abuts Writers House from ground to 3rd floors, utilising areas with insufficient natural light for communal rather than residential spaces.

MAJOR REFURBISHMENT

The major refurbishment scheme delivers 522 units of c.21 sq m across 23,077 sq m. The increased scope allows for more significant spatial reconfiguration and enhanced amenities while still leveraging elements of the existing structure. This design builds upon the light refurbishment concept but expands with four additional floors to the Minories section with comprehensive structural reinforcement extending to the basement levels.

NEW BUILD OPTION

The new build proposal represents a complete redevelopment approach, creating 545 purpose-built co-living units within 22,870 sq m. While the massing follows similar principles to the major refurbishment scheme, the cores are designed more compactly and positioned with greater efficiency to reduce travel distances and eliminate the need for additional escape stairs. This ground-up solution also significantly expands the amenity offerings, enabling optimal spatial planning, superior energy performance, and purpose-designed communal areas that align with target occupational preferences.

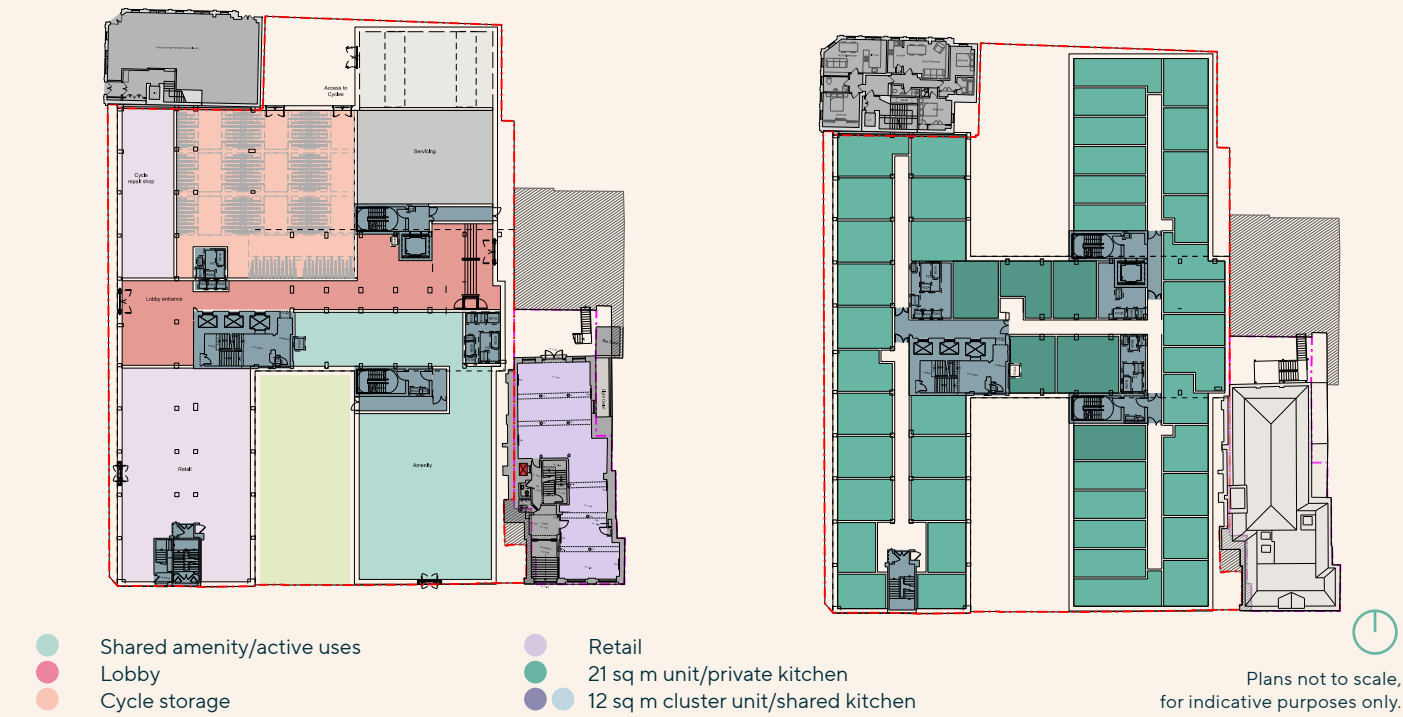
MAJOR REFURBISHMENT
& ENHANCEMENT

Area schedules and floorplans for the light refurbishment, major refurbishment and new build co-living options are contained in the data room.

SCHEDULE OF AREAS

Level	NUMBER OF UNIT (21SQM)			Total Units	GIA (SQ M)
	Outward Facing	Courtyard Facing	Accessible Unit		
Plant					
14	20	-	3	23	850
13	20	-	3	23	850
12	20	-	3	23	850
11	18	-	-	18	850
10	27	13	5	45	1,557
9	27	13	5	45	1,557
8	27	13	5	45	1,557
7	27	13	5	45	1,557
6	27	16	5	48	1,692
5	27	16	5	48	1,692
4	27	16	5	48	1,692
3	20	13	4	37	1,692
2	20	13	4	37	1,692
1	20	13	4	37	1,692
G					1,703
LG					1,594
Total	327	139	56	522	23,077

GROUND FLOOR	1,703 SQ M (GIA)	LEVELS 4-6	1,692 SQ M (GIA)
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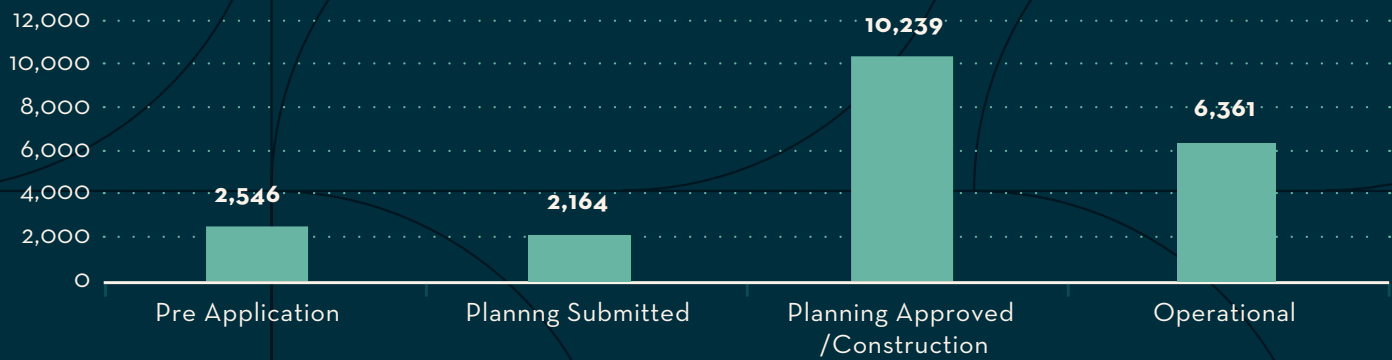
CO-LIVING MARKET

OVERVIEW

Co-living is a rapidly growing and evolving sub-sector of the wider Living sector in the UK which represents a unique and purpose-built solution to people’s modern rental needs. The sector is being driven by affordability pressures, urbanisation and poor choice of rental housing. The fundamental supply and demand imbalance in the UK rental sector means there is a significant need for more housing stock to meet a variety of tenant’s needs.

London remains the centre of the UK market comprising 76% of the UK’s Co-living operational stock and 37% of the UK’s Co-living pipeline. This focus is driven by several factors. London’s robust job market and prestigious educational institutions attract a large, diverse population seeking accommodation. The city’s global status as a financial and cultural hub also contributes to its appeal for Co-living concepts. Furthermore, London exemplifies the housing challenges faced across the UK, with a significant gap between housing supply and demand, coupled with the highest average mortgage payment to average individual disposable income in Europe at 140%.

LONDON CO-LIVING DEVELOPMENT PIPELINE



MARKET DRIVERS

The sector’s characteristics enable it to outperform other living sectors which is driving investment.

HIGHER RETURN POTENTIAL

Superior returns through increased density, additional revenue streams and ability to maximise income through short term rental premiums.

VALUE-ADD OPPORTUNITIES

Leverage other income streams, including co-working spaces and services to boost returns.

EMERGING MARKET POTENTIAL

Benefit from early-stage market growth and yield compression upon exit.

HIGHLY VIABLE SECTOR

Density and rental tone allow for higher values per sq ft.

STRONG OCCUPATIONAL DEMAND

Diverse tenant mix aligned with evolving lifestyle preferences for community and flexibility.

ADDRESSING CHANGING CONSUMER NEEDS

Renters work/life balance have adjusted, leading to increased prioritisation on Co-Living’s key offerings, favouring access to outdoor space, sense of community and private workspaces.

DEMAND VS SUPPLY IMBALANCE

Despite the recent growth of the sector, London’s current Co-living pipeline fails to address the critical imbalance.

	London’s Addressable Market	Co-living Pipeline
POTENTIAL MARKET Aged 16-34	816,000 Potential Tenants	1.8% of Potential Market
FOCUSED MARKET Aged 25-34	597,000 Potential Tenants	2.5% of Focused Market
CORE TARGET MARKET Able to afford a 1b flat for the 25-34 age category *	150,000 Potential Tenants	10% of Core Target Market

Derived from ONS data isolating:

- Aged 16 - 24 & 25 - 34.
- No dependent children in the household.

Currently in private rented accommodation.

*annual incomes that can afford the median cost of a 1-bedroom flat (£1,400pcm + £300 for utilities & Council tax) whilst spending a maximum of 40% of disposable income on rent for the 25 - 34 age category.

OPTION 03

HOTEL

03 HOTEL

PLP Architecture also produced a further two feasibility studies for hotel and serviced apartment schemes on site, one exploring minimal refurbishment and another focusing on a major refurbishment and enhancement.

MINIMAL REFURBISHMENT

The minimal refurbishment option involves a straight conversion of the building to a dual brand hotel and serviced apartment with an additional two floors to the Minorities component, providing a total of 224 rooms within 12,962 sq m. The hotel component, situated in the Minorities element, offers 108 rooms whilst the serviced apartment offering occupies the tower element with 116 apartments. The development retains and expands the current cores with terrace amenity on the 7th floor. Rather than allocating space for retail, the design prioritises hotel amenities to enhance guest experience.

MAJOR REFURBISHMENT & ENHANCEMENT

This more comprehensive proposal incorporates massing that is equivalent to the major refurbishment & enhancement scheme for the student and Co-Living options with new satellite cores to reduce escape distances. The scheme provides 168 hotel rooms within the Minorities element and 316 serviced apartments within the tower element, totalling 484 units within 23,537 sq m.

MAJOR REFURBISHMENT & ENHANCEMENT

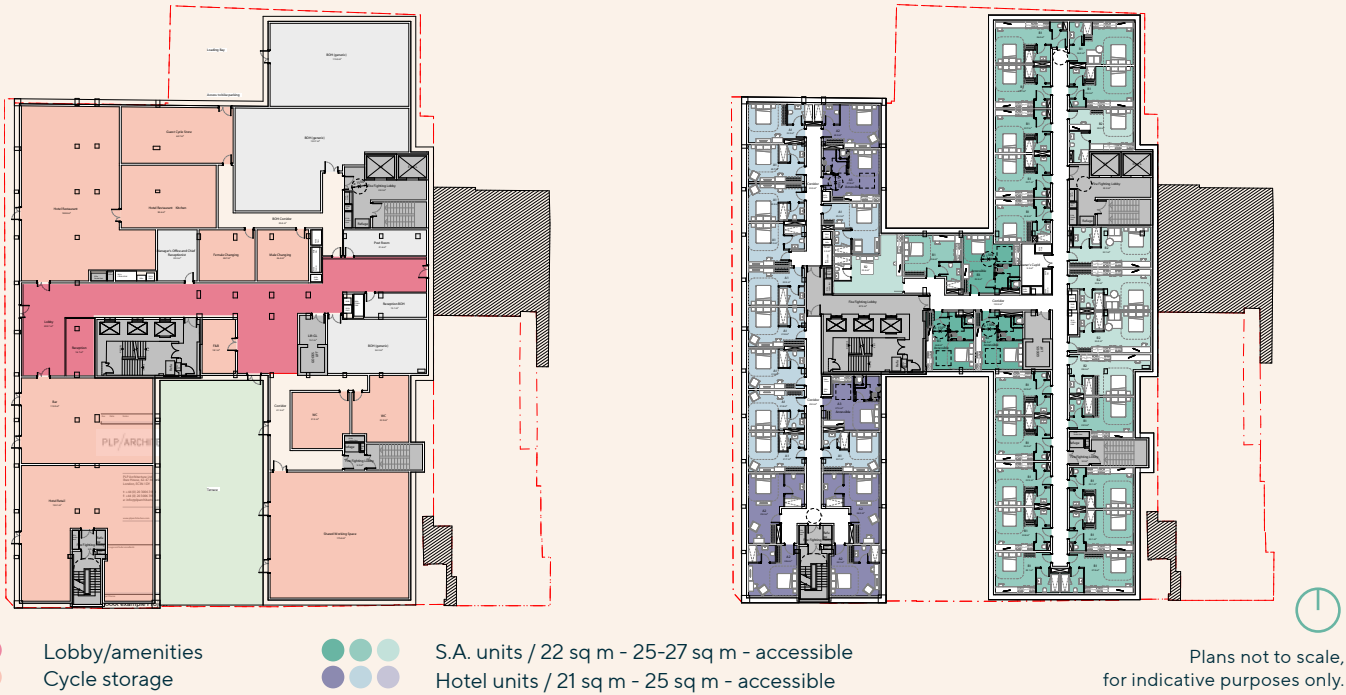
Area schedules and floorplans for the minimal refurbishment scheme and further detail on the major refurbishment scheme is contained in the data room.

SCHEDULE OF AREAS

Level	HOTEL UNITS			SERVICED APARTMENT UNITS			Total Units	GIA (SQ M)
	21-23 sqm Unit	>23 sqm Unit	Accessible Unit	22-28 sqm Unit	>28 sqm Unit	Accessible Unit		
14	-	-	-	14	3	2	19	873
13	-	-	-	14	3	2	19	873
12	-	-	-	14	3	2	19	873
11	-	-	-	7	2	2	11	873
10	11	2	2	17	6	3	41	1,599
9	11	2	2	17	6	3	41	1,599
8	11	2	2	17	6	3	41	1,599
7	11	2	2	17	6	3	41	1,599
6	11	5	2	17	6	3	44	1,712
5	11	5	2	17	6	3	44	1,712
4	11	5	2	17	6	3	44	1,712
3	11	5	2	14	5	3	40	1,712
2	11	5	2	14	5	3	40	1,712
1	11	5	2	14	5	3	40	1,712
G								1,810
LG								1,571
Total	110	38	20	210	68	38	484	23,537

GROUND FLOOR1,810 SQ M (GIA)

LEVELS 4-61,712 SQ M (GIA)



HOTEL MARKET

LONDON MARKET

The London hotel market has shown impressive resilience and recovery from 2024 to early 2025, with performance indicators exceeding pre-pandemic levels. By January 2025, Revenue Per Available Room (RevPAR) reached £159.46, a 28.2% increase since January 2019, fuelled by rebounding occupancy rates and significant Average Daily Rate (ADR) growth.

Occupancy rates rose to 82.2% in January 2025, nearly matching the 83.3% from January 2019. This recovery reflects strong demand across leisure, corporate, and MICE segments.

Inbound tourism, especially from the Asia Pacific region, including China, has been crucial to this recovery, aligning with VisitBritain and Tourism Economics forecasts. The domestic market also contributed, with rising wages and consumer spending boosting demand across mid-scale and upscale categories.

LONDON SUPPLY

London boasts the UK's most prominent hotel development pipeline, with approximately 2,700 rooms added to the market in the past year, aligning with the 10-year average. While the number of rooms under construction has declined from its 2020 peak at 4.2%, it still represents a significant portion of the existing stock. Over 3,000 rooms are also undergoing renovations, including many high-profile repositioning projects.

The luxury segment is experiencing significant growth, with several high-end properties recently opening and a strong pipeline of luxury rooms under development. The pace of new hotel development may slow in the coming years due to rising interest rates and increased construction costs. However, the potential for conversions from other asset classes, such as offices, presents new opportunities for hotel development, particularly in light of increasing vacancy rates in these sectors.

CITY OF LONDON HOTEL MARKET OVERVIEW

The City of London has traditionally been considered a corporate-led market owing to its position as London's primary financial district. However, demand has shifted in recent years, and it has now also been established as a tourist destination. Robust corporate midweek business is set to continue driving RevPAR growth.

Hotels in this area have fared better than those in the broader London market, with 12-month RevPAR growing by 1.9% year-over-year, with rates being the main driver. International demand is expected to support room night improvements as global travel continues its upward trajectory.

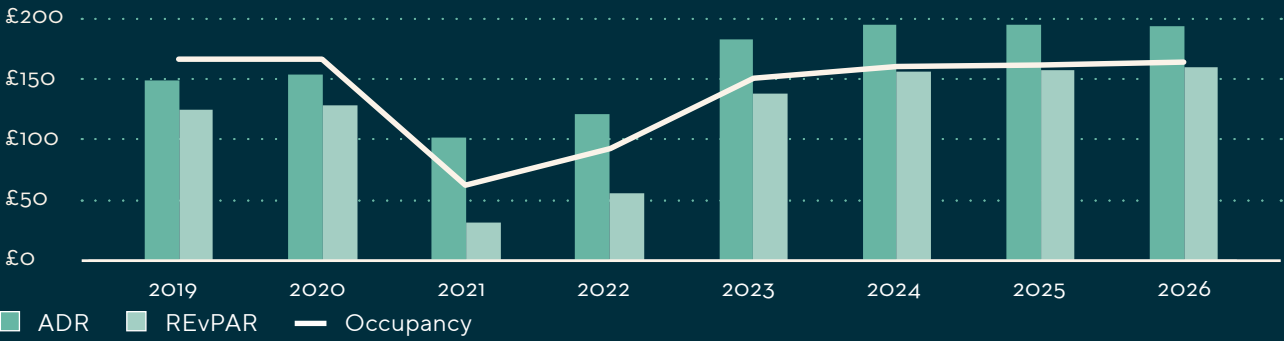
CITY OF LONDON HOTEL SUPPLY

The City of London hotel market has demonstrated resilience in recent years, effectively absorbing increased supply. While the pace of new hotel development is anticipated to slow down, the City of London has eased planning restrictions, enabling the conversion of vacant office space into leisure destinations.

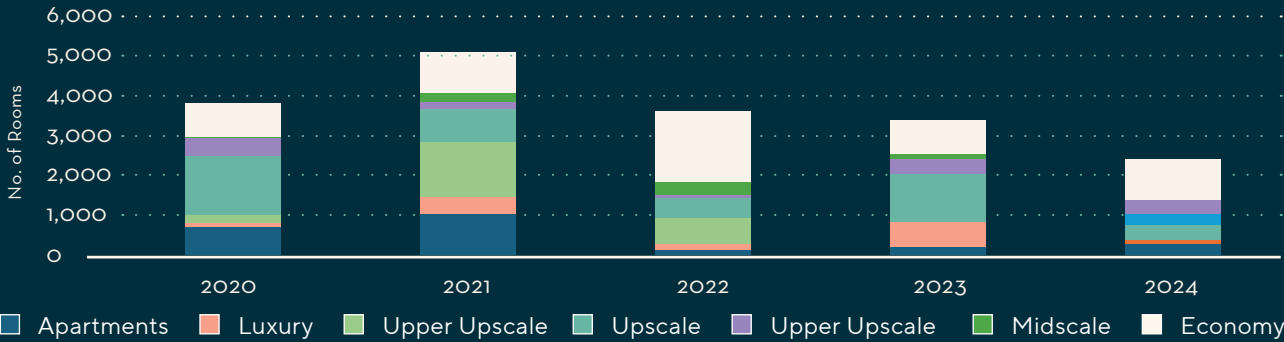
This policy change is expected to stimulate a surge in conversion projects, with many office buildings likely to be repurposed into hotels. This trend is particularly evident within the City of London submarket, where several office-to-hotel conversions are underway.

CITY OF LONDON HOTEL OVERVIEW

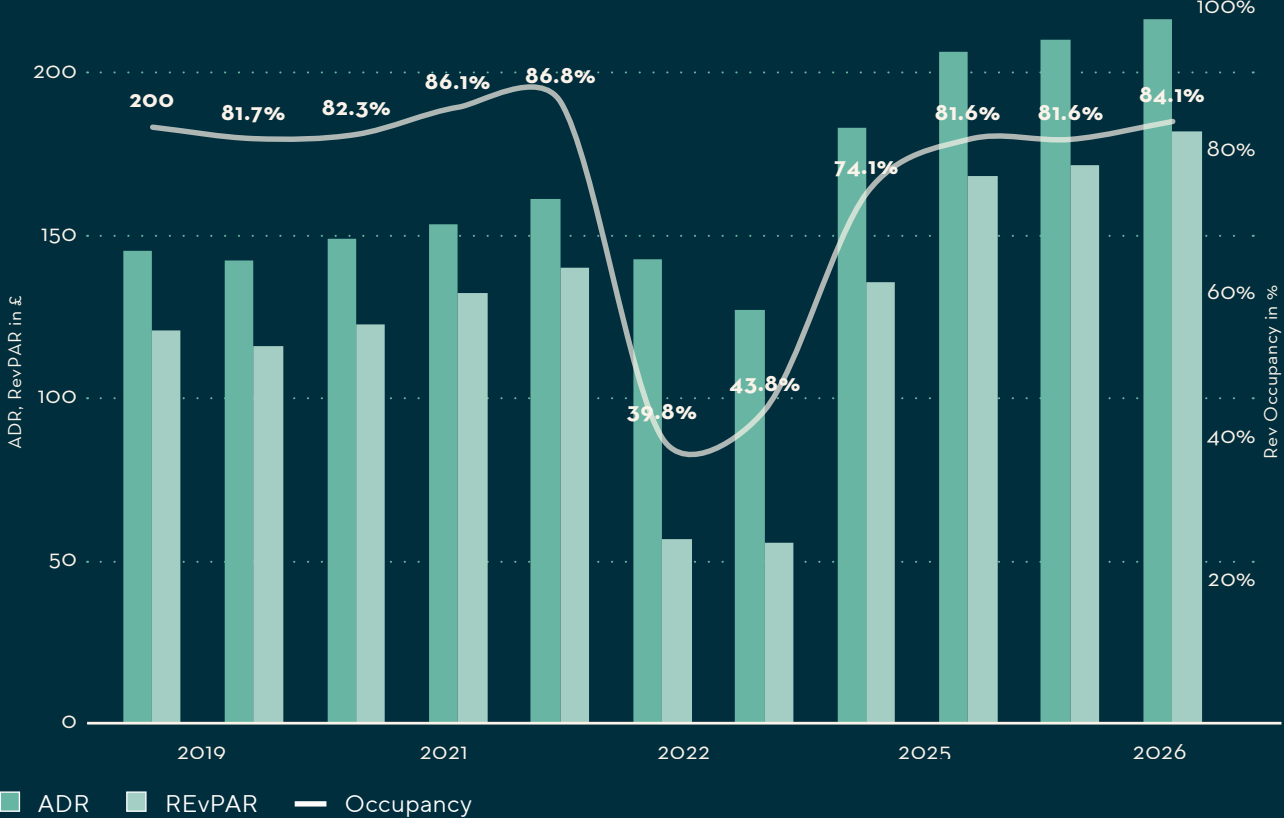
LONDON MARKET PERFORMANCE (FORECAST)



LONDON MARKET SUPPLY



THE CITY OF LONDON - ALL SEGMENTS KPI EVOLUTION



FURTHER INFORMATION

PLANNING

30 Minories is located in the City of London. The property is not listed and is not located within a Conservation Area.

TENURE

The site is held freehold.

30 Minories is held Freehold under title number LN68015.

Writers House is held Freehold under title numbers NGL872815 and LN3662.

EPC

30 Minories	D (96)
Writers House	C (63)

DATA ROOM

Full property and technical information is available in the data room which can be accessed upon request.

VAT

The property has been elected in respect of VAT.

PROPOSAL

Offers are invited for the entire issued share capital of the SPV that owns the freehold interest in 30 Minories and Writers House, subject to contract and exclusive of VAT

CONTACT

If you would like to inspect the property, or if you require any further information, please contact:



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THIRTY
MINORIES



