



One Heritage Tower

Residential & Commercial Development Investment Memo

Executive Overview

ARELSCO is a mid-market home-builder focused on quality Built-to-Rent developments in Greater Manchester and surrounding areas.

- Principals have many years of experience in real estate development, including financing and management.
- ARELSCO specialises in mid-market home-building, focusing on quality Built-to-Rent products.
- Geographical focus includes Greater Manchester, Birmingham, and London, targeting multi-storey developments.
- CEO has extensive experience in finance and project management across various sectors, including education and healthcare.

Team members include, a chartered surveyor, with over 30 years in residential development, and another with over 25 years of experience in residential and commercial construction, managing projects from pre-construction to completion.

- Proposed mixed-use development includes 542 residential units and 1,200 m² of communal facilities.
- The development features a 55-storey tower and a 14-storey lower block. – One Heritage Tower.

FACTS AND FIGURES

	ISIN	Available on Request*
	Issuer	Eurydice PCC Ltd
	Product Sponsor	Orpheus Capital Ltd
	Strategy Manager	Shire Capital (Pty) Ltd
	Paying Agent	Incore Bank Switzerland
	Custodian	Swissquote Bank Switzerland
	Issue Price	£1,000 per Product
	Currency	GBP
	Annual Income	10% pa
	Fees	
	Issuance fee	1%
	Management fee	2% pa
	Administration fee	1% pa
	Distribution Fee	Up to 5%