



THE STORMONT

Oxford

BROCHURE



The *Contents*

06 Welcome to the Neighbourhood

08 The Stormont

10 Local Area Map

12 Specification

16 Developer

Oxford Investment Case

20 Oxford Map

22 History & Culture

26 Lifestyle

28 Economy

30 Labour Market and Incomes

36 Education

40 Regeneration

42 Transportation

46 Housing Market





Welcome to the
Neighbourhood

The Headington neighbourhood makes up a large part of the eastern side of Oxford, adjacent to the city centre. The leafy suburb is home to several university campuses and prestigious specialist hospitals. It is characterised by sprawling Victorian homes and an abundance of traditional English pubs, cafes, and international restaurants. The many parks provide an ideal balance between education, business and residential living.





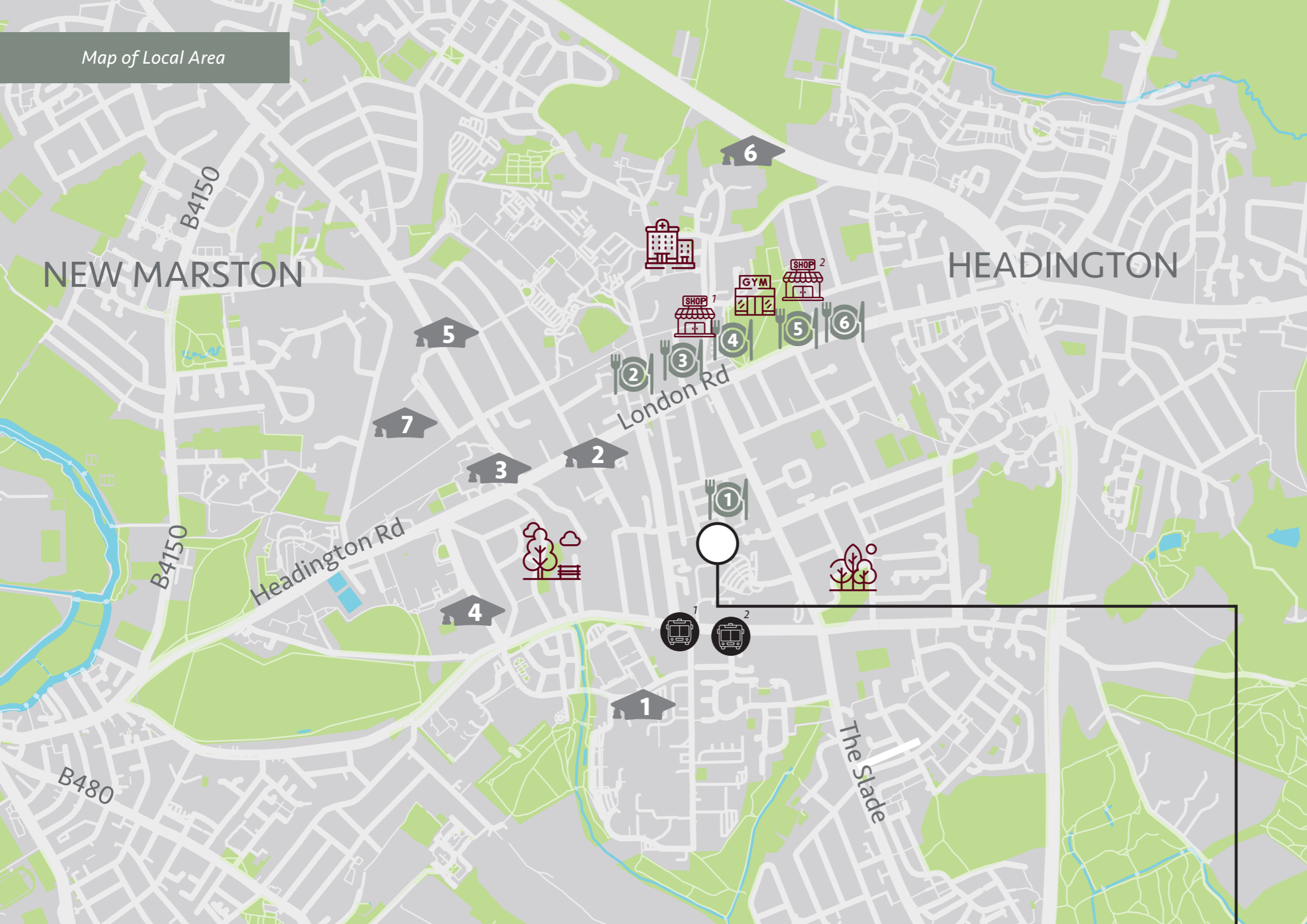
THE STORMONT
Oxford

The Stormont is a boutique collection of 8 new luxury homes in Oxford's desirable Headington suburb.

Designed to be contemporary whilst in keeping with the wider area's architecture, the homes come with high-end finishes, tasteful fittings and modern kitchens with fully integrated appliances.

The development's ideal location is in close proximity to parks and daily amenities. Moreover, it is surrounded by centres of education and employment with the main Oxford Brookes University campus a stone's throw away, as well as Oxford University Old Road campus and primary/secondary schools. The Stormont can easily be reached by foot, car or a short bus journey which connects residents to the city centre and beyond.












TRAVEL TIMES FROM THE STORMONT







LOCAL AMENITIES

-  **Valentia Park**
9 min walk / 2 min cycle / 2 min drive
-  **Rock Edge Nature Reserve**
8 min walk / 2 min cycle / 3 min drive
-  **Gym**
8 min walk / 4 min cycle / 3 min drive
-  **Tesco Express**
6 min walk / 3 min cycle / 3 min drive
-  **Waitrose & Partners Supermarket**
9 min walk / 4 min cycle / 3 min drive
-  **Doctors Surgery**
10 min walk / 4 min cycle / 3 min drive



EDUCATION

-  **1** **University of Oxford, Old Road Campus**
5 min walk / 1 min cycle / 3 min drive
-  **2** **Headington Preparatory School**
7 min walk / 2 min cycle / 2 min drive
-  **3** **Headington School**
11 min walk / 4 min cycle / 4 min drive
-  **4** **Oxford Brookes University Headington Campus**
12 min walk / 3 min cycle / 3 min drive
-  **5** **Rye St Antony Independent School, Oxford**
16 min walk / 5 min cycle / 6 min drive
-  **6** **Ruskin College**
17 min walk / 5 min cycle / 4 min drive
-  **7** **EF International Language Campus - English courses in Oxford**
20 min walk / 6 min cycle / 7 min drive

CAFES & RESTAURANTS

- | | | |
|--|--|---|
|  1 The Butcher's Arms
3 min walk / 1 min cycle |  4 Costa Coffee
8 min walk / 4 min cycle / 3 min drive |  5 CRAFT Burger
8 min walk / 4 min cycle / 3 min drive |
|  2 Bhoomi Kitchen Oxford
5 min walk / 1 min cycle / 1 min drive |  3 Starbucks Coffee
6 min walk / 1 min cycle / 2 min drive |  6 Acropolis Greek Taverna
10 min walk / 4 min cycle / 3 min drive |

TRANSPORT

-  **1** **Lime Walk Bus Stop (City Bound)**
2 min walk
-  **2** **Lime Walk Bus Stop (West Bound)**
4 min walk



Specification

COMMON AREAS

- Brickwork exterior
- Tiled roofs
- Landscaped gardens with paved paths

GENERAL APARTMENT

- Porcelanosa laminate flooring throughout hallways, kitchen and living areas
- High quality carpet in the bedrooms
- White paint on walls, ceilings, and woodwork with MDF skirtings and architraves throughout the living spaces
- Open-plan kitchen and living space
- Light oak veneered doors with relevant fire protection
- White plastic sockets and switches throughout

KITCHENS

- Contemporary open kitchens with integrated Lamona appliances
- 4-zone induction hob
- Stainless steel chimney extractor
- Single fan oven
- Frost free fridge freezer and bowl sink
- Washer dryer
- Laminate Bullnose worktop
- Single-lever tap
- Glass Splashback
- Classic bar handles on cupboards

BATHROOMS

- Porcelanosa design tiled floors & walls behind sink/toilets, showers and baths
- Kensington shower/bath with Merlyn shower screen
- Elegant Vado-branded Chrome fittings
- Luxurious sanitary ware, WC with concealed cistern and chrome wall plate
- Armera back to wall sink, chrome bottle tap and back to wall toilet including soft close seat
- Electric towel rail



** Specifications are correct as time of printing and may be subject to change as project develops.



Computer generated images for illustrative purposes only.

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The *Developer*



Christchurch Homes was founded in early 2018 and is based in Oxford. The development company specialises in small-scale, high-end boutique projects across the wider Oxfordshire region. Quality and environmental sustainability are two of the company's core values, which are reflected in the projects' specifications and finishes. Since their inception 5 years ago, Christchurch Homes has built an impressive track record.



Manor View, Steeple Claydon
Completed January 2022

Consisting of 5 detached new-build houses, Manor View comprises one 3-bedroom home and four 4-bedroom homes. All 5 houses are designed in a traditional style and partly clad with wood to help the homes settle with their leafy surroundings.



Beech Farm, Postcombe
Completed November 2020

Situated in Postcombe, South Oxfordshire, Beech Farm consists of 8 semi-detached properties, all finished tastefully to complement the surrounding landscape. All 8 of the two and three-bedroom homes have ground-floor underfloor heating and ensuite shower rooms to the principal bedrooms.



Saxon Row, Towersey
Completed June 2020

A stunning selection of 4 high-specification family homes in a village setting. Two homes are detached houses whilst two are semi-detached. Each home is finished with the highest quality materials and ultra-efficient air source heat pumps to ensure sustainable heating.

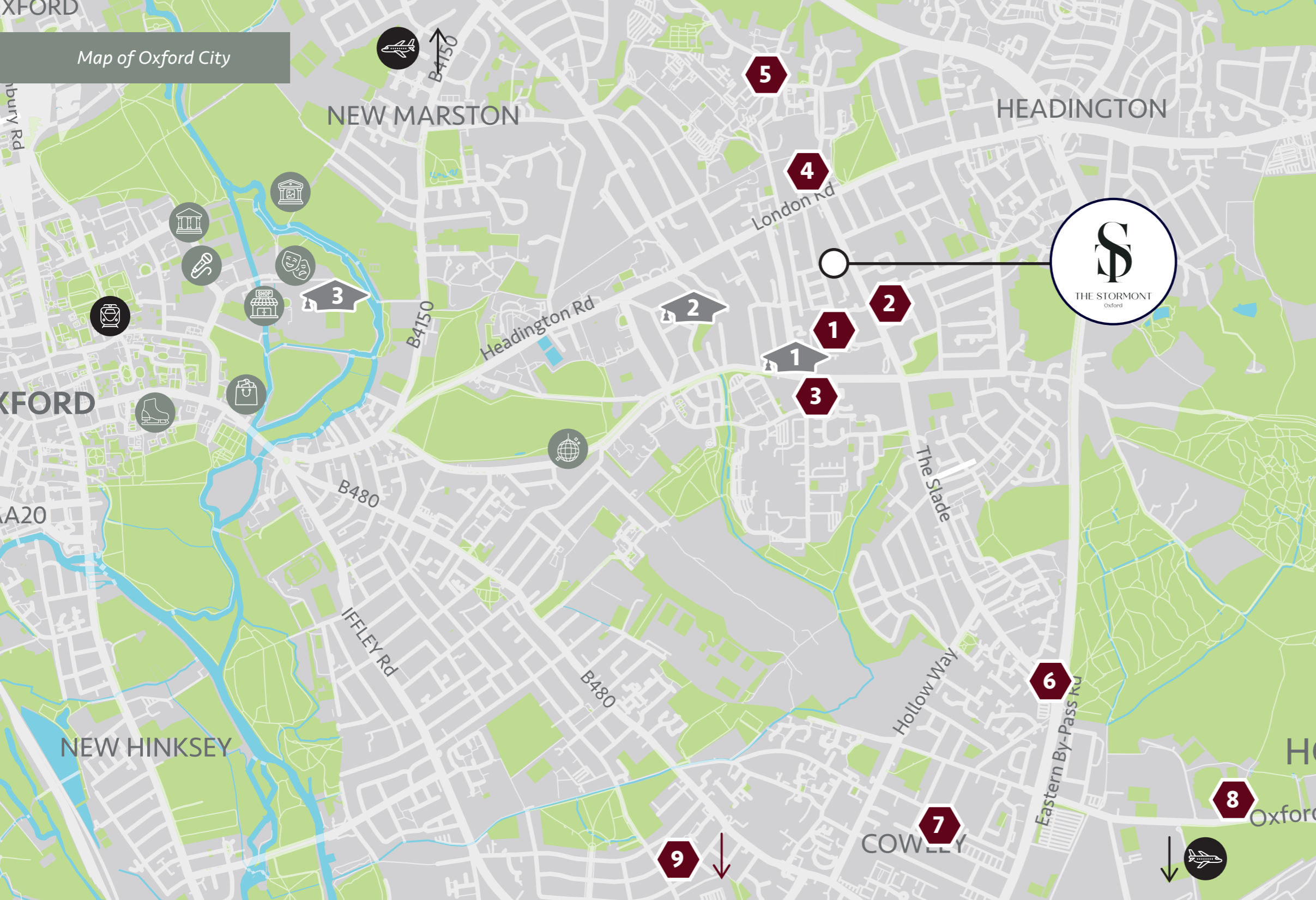
Oxford

Investment Case

Situated on the river Thames 90 km northwest of London, the city of Oxford serves as the seat of the Oxfordshire county. Internationally revered for its world-leading university and deeply rich history, Oxford is home to almost 153,000 people and offers world class culture and leisure prospects.

Characterised by quintessentially British architecture in Bath Stone, Oxford city centre is filled with charming lanes and wider thoroughfares lined with quaint shops, cafes and restaurants.





TRAVEL TIMES FROM THE STORMONT

EMPLOYMENT HUBS

- 1** *Novo Nordisk Investigational Site*
5 min walk / 1 min cycle / 3 min drive
- 2** *Nuffield Department of Orthopaedics, Rheumatology and Musculoskeletal Sciences*
4 min walk / 1 min cycle
- 3** *Churchill Hospital*
7 min walk / 2 min cycle / 2 min drive / 7 min public transport
- 4** *The Manor Hospital*
8 min walk / 3 min cycle / 3 min drive
- 5** *John Radcliffe Hospital*
13 min walk / 5 min cycle / 7 min drive / 15 min public transport
- 6** *BMW & Mini*
12 min cycle / 9 min drive / 35 min public transport
- 7** *Oxfam GB Headquarters*
11min cycle / 10min drive / 14min public transport
- 8** *Unipart Group*
12 min cycle / 10 min drive / 29 min public transport
- 9** *TripAdvisor Oxford Office*
20 min cycle / 12 min drive / 50 min public transport

POINTS OF INTEREST

O2 Academy Oxford 24 min walk / 6 min cycle / 8 min drive / 13 min public transport	Oxford University Museum of Natural History 13 min cycle / 11 min drive / 21 min public transport	Westgate Shopping Centre 17 min cycle / 15 min drive / 19 min public transport
The Sheldonian Theatre 12 min cycle / 11 min drive / 19 min public transport	The Oxford Union Society 16 min cycle / 17 min drive / 20 min public transport	Oxford Ice Rink 15 min cycle / 15 min drive / 26 min public transport
The Covered Market 12 min cycle / 13 min drive / 18 min public transport	New Theatre Oxford 16 min cycle / 17 min drive / 20 min public transport	

TRANSPORT

- Oxford Train Station**
20 min cycle / 16 min drive / 23 min public transport
- Heathrow Airport**
46 min drive / 1 hr 22 min public transport
- Birmingham Airport**
1 hr 5 min drive / 1 hr 34 min public transport

EDUCATION

- 1 Old Road Campus - University of Oxford**
5 min walk / 1 min cycle / 3 min drive
- 2 Oxford Brookes University Headington Campus**
6 min walk / 3 min cycle / 3 min drive
- 3 University of Oxford**
33 min walk / 9 min cycle / 7 min drive / 18 min public transport

Oxford *History*

The city's history dates back to the late Anglo-Saxon period. It is best known as the home of Oxford University – the first university in England. Oxford is known as the “City of Spires” owing to its striking skyline of Gothic towers and steeples. Over the years, it has developed into a global centre of education and science supported by an elaborate ecosystem of scholars, government bodies and private businesses.

In the 19th century, Oxford only had 12,000 inhabitants, mostly reliant on the university, but by the beginning of the 20th century the city's economy expanded beyond education into the printing and publishing industries. By 1900, the city's population had grown to 50,000 people, with the manufacturing sector becoming an important industry, most notably in printing and car manufacturing. In the 1970s employment in these industries started to decrease, doubling down on the knowledge-intensive activities. Today, Oxford continues to flourish and is one of the most diverse small cities in Britain, attracting talent from all corners of the world.

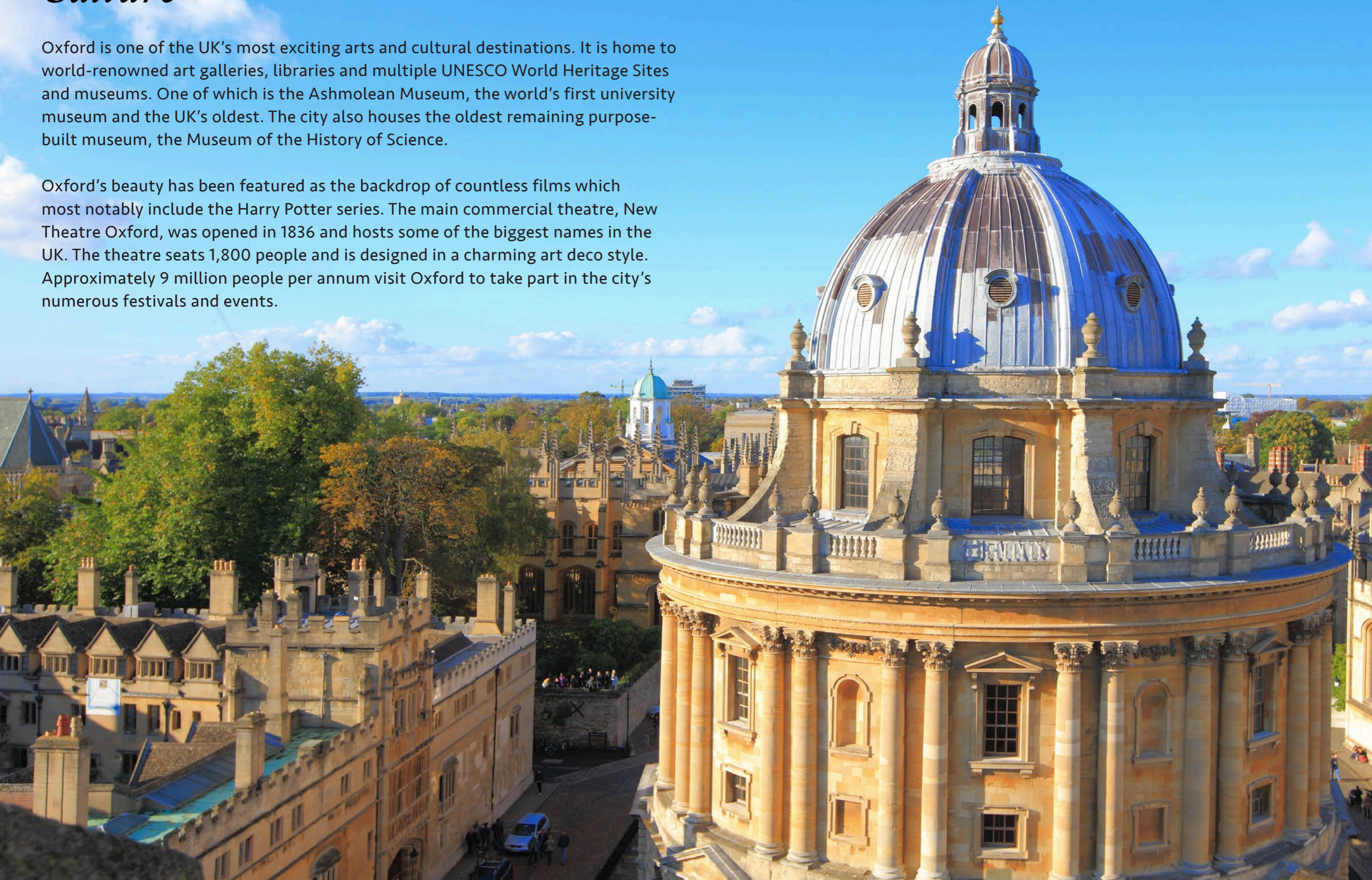
Oxford's latest Economic Strategy (2022-32) aims to establish a new standard for economic inclusion in the city. Underpinned by the strength of an impactful global city economy, the strategy is devised to evolve sustainability with a focus on environmental constraints and with the intention to create a new zero carbon economy.



Art and *Culture*

Oxford is one of the UK's most exciting arts and cultural destinations. It is home to world-renowned art galleries, libraries and multiple UNESCO World Heritage Sites and museums. One of which is the Ashmolean Museum, the world's first university museum and the UK's oldest. The city also houses the oldest remaining purpose-built museum, the Museum of the History of Science.

Oxford's beauty has been featured as the backdrop of countless films which most notably include the Harry Potter series. The main commercial theatre, New Theatre Oxford, was opened in 1836 and hosts some of the biggest names in the UK. The theatre seats 1,800 people and is designed in a charming art deco style. Approximately 9 million people per annum visit Oxford to take part in the city's numerous festivals and events.





Lifestyle

Oxford's large student community brings a young and eclectic energy to the city and thus, Oxford offers an abundance of entertainment offerings.

The city's many restaurants, cafes and shops are scattered around the historic city centre setting a very inviting atmosphere. Among these is Queen's Lane Coffee House, the oldest continually working coffee house in Europe. The Westgate shopping centre is the city's landmark mall with a large selection of global brands, diverse restaurants and cafes. It also offers refined rooftop bars and dining.

The city benefits from a plethora of greenery in its local parks and gardens scattered throughout the city. More than 6,000 different plant species can be found at the Oxford Botanic Gardens, the oldest in Britain with a history of over 400 years.

Sources: Experience Oxfordshire, Oxford City Council, Oxford City

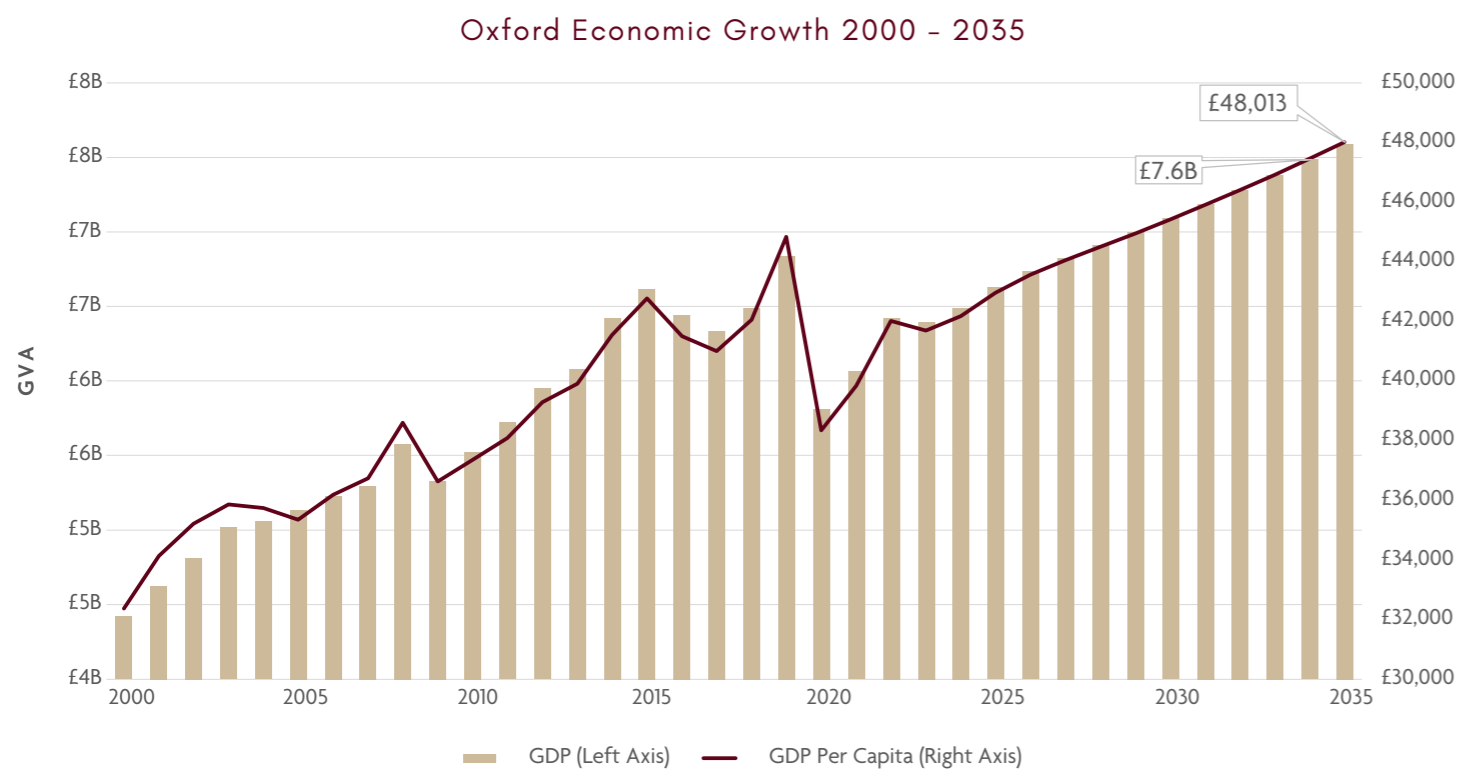


Sources: Oxford Economics



Oxford's Economy

Oxford's economy has benefitted from sustained economic growth since the 1900's. With the expansion into new industries, the city has solidified its economic significance. Since 2000, the economy has expanded by 45% totalling GBP6.4 billion (2022) and is forecast to expand by a further 18%, totalling over GBP7.5 billion by 2035. The average GVA per capita has grown in tandem with the overall economy. Since 2000, it has risen by 30% and is expected to reach GBP48,000 by 2035, up 14% from 2022.

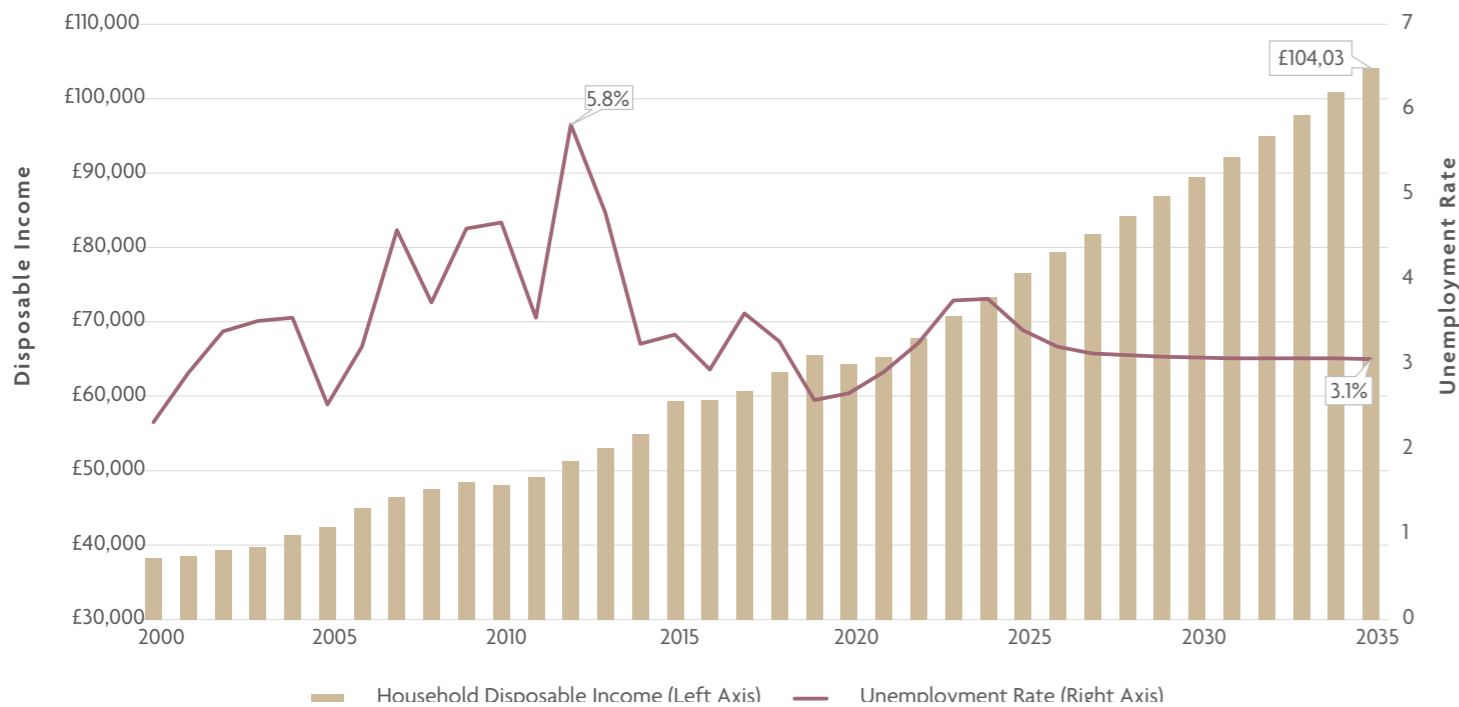


Oxfordshire's Labour Market and Incomes

With Oxford maintaining its position as a global hub of science and education, the city has attracted international talent and has an unemployment rate of 3.3% (2022), compared to the national average of 4.4%. The low unemployment rate has led Oxfordshire's disposable household incomes to grow from GBP38,260 in 2000 to GBP67,840 in 2022, a 77% increase and higher than the average UK household income. Disposable incomes are forecast to continue growing at a rate of 53%, reaching GBP104,030 by 2035.

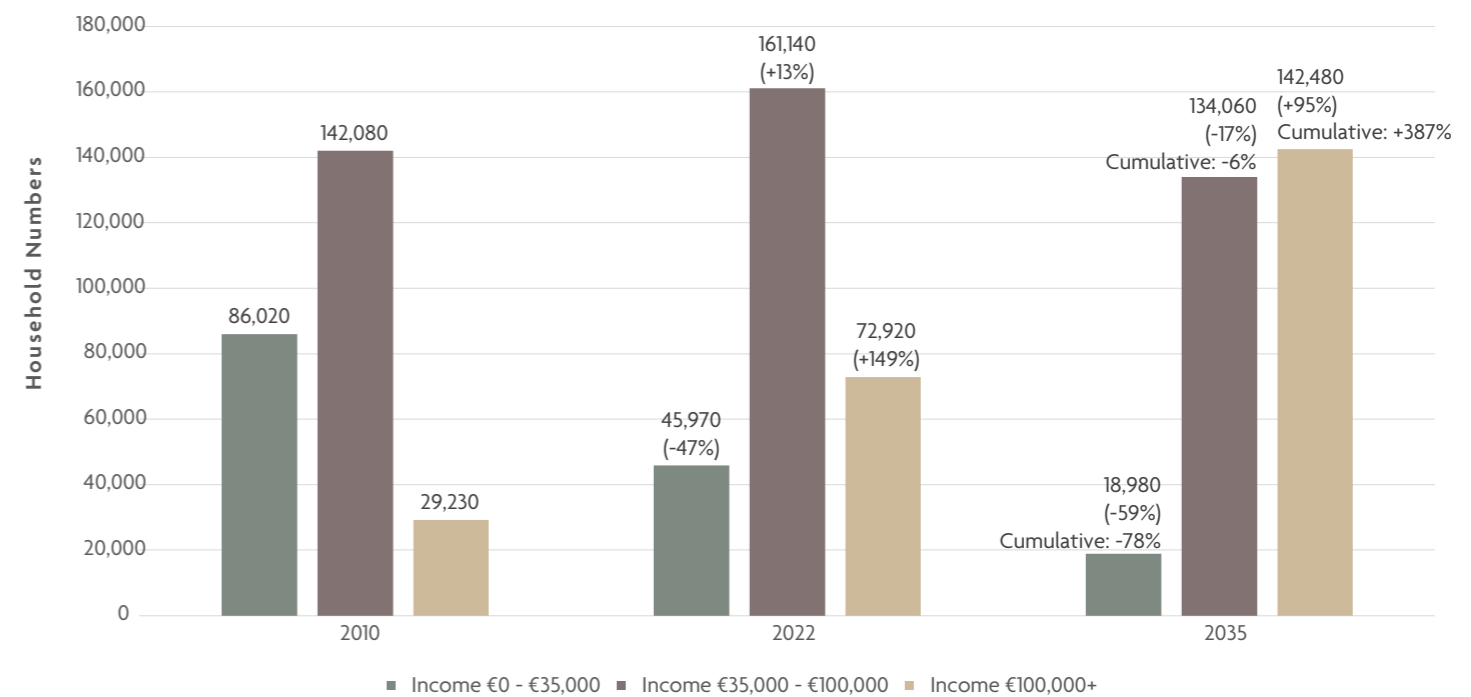
As a result of the region's low unemployment rate and growing economy, residents' incomes have grown substantially. By 2035, the number of households in the lowest income bracket is expected to drop below 19,000, a decrease of 78% since 2010. Simultaneously, the upper income band is expected to grow by 387% from 2010, to include 142,500 households by 2035.

Oxfordshire Labour Market Trend 2000 - 2035

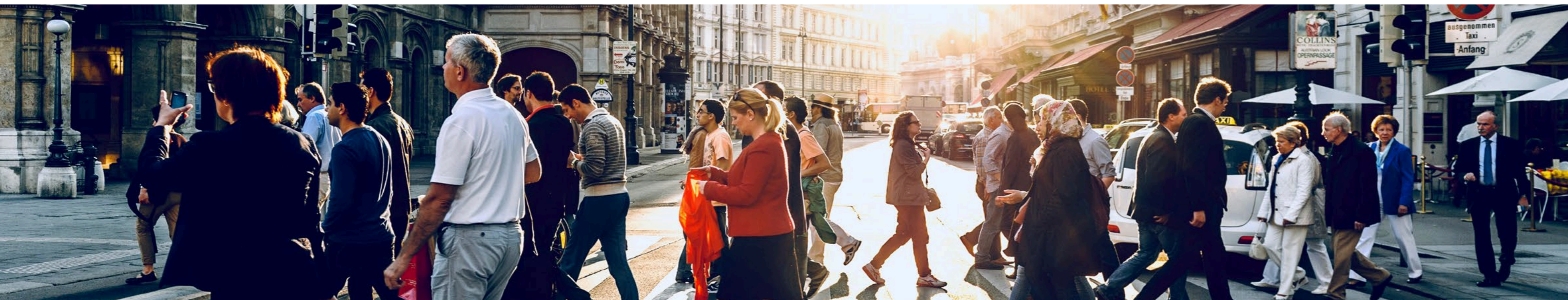


Sources: Oxford Economics, Oxford Strategic Partnership

Oxfordshire's Household Numbers by Income Band (2010 - 2035)



Sources: Oxford Economics

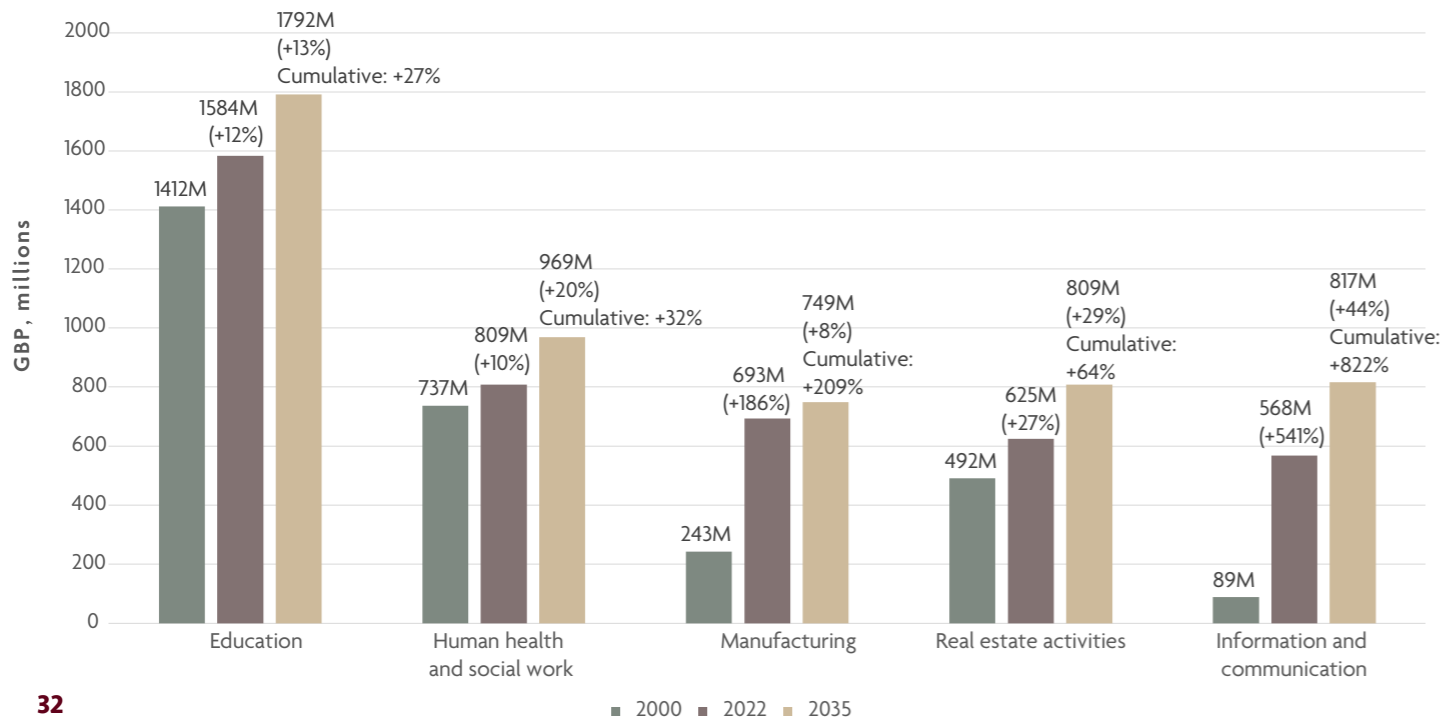




Productivity

As the only city in Oxfordshire, Oxford is the major employment centre, especially for highly-skilled jobs in the region. It is expected that Information & Communication, Human Health & Social Work, and Real Estate will be among the highest GVA growth sectors between 2022 and 2035. Although the Information and Communication sector is predicted to be Oxford's fastest growing sector with a GVA totalling GBP817 million by 2035, the biggest employment sector will remain as Education, with a GVA of approximately GBP1.8 billion.

Oxford's Top 5 Sectors by GVA (2000 - 2035)



01.



Education

The main industry of Oxford's economy is Education, employing over 35,000 people. Mostly driven by Oxford University, which alone contributes GBP15.7 billion to the UK economy and supports more than 28,000 full time jobs, which equates to 80% of Oxford's total employment. In fact, for every GBP1 invested in the university's research and knowledge exchange activities, it generates GBP10.30 to the wider UK economy, of which 62% stays within the Southeast region. The majority of the University's total economic contribution derives from Research and Knowledge Exchange Activities (GBP7.9 billion), with most of the remainder deriving from direct spending of the university and its colleges.



02.



Human Health and Social Work

Oxford is also known for its biotech and pharmaceutical ecosystem that is primarily fueled by Oxford University research, alumni and funding. It is the second-most contributing sector to the economy, employing over 22,000 people. There is a broad range of companies present, from small biotech startups to larger pharmaceuticals and everything inbetween. Notably, the Oxford-AstraZeneca COVID-19 vaccine was developed in Oxford by the Oxford University and British-Swedish pharmaceutical giant AstraZeneca.



03.



Information & Communication

Oxford has become a premier digital hub in the UK by capitalising on its long tradition of world-class innovation. Proportionally, Oxford is the third-largest digital cluster in the country with 25% of employment coming from the tech industry, with only Reading and Cambridge showing higher percentages. This large scale provides a fruitful infrastructure for tech startups to collaborate and thrive. The sector employs over 7,000 people and is expected to continue to grow as both Oxford University and the city council are incentivising more businesses and talent to come to the area. This includes a range of initiatives such as Oxfordshire Business Support, Oxford Foundry, Oxford Startup, and Oxford University Innovation, all of which aim to provide startup funding, support and access. Oxford is home to some of the UK's leading tech unicorns and with the amount of venture capital funding available for British start-ups outpacing the US and China to a record GBP13 billion, Oxford seems well placed to keep producing tech companies that can reach billion-pound valuations.

Education

Home to the UK's first university, the city of Oxford is a global beacon of education. The world-renowned educational offerings have attracted students for centuries from all corners of the world. With approximately 43,000 full-time students, a third of which are international, they make up about 27% of the city's population.

Oxford is home to two top-class universities. Most notably, the University of Oxford, which is consistently ranked the number 1 in the world, whilst the newer Oxford Brookes University was recently ranked 6th in the UK for teaching by the Times Higher Education Young University Rankings.

Oxford Brookes University



The second largest university in Oxford was founded in 1865. *The Guardian League Table ranked Oxford Brookes among their 50 top UK universities in 2022.* The university started out as a small School of Art and has since grown into one of the UK's top modern universities with a reputation for teaching and research excellence. 97% of research at Oxford Brookes is internationally recognised and 70% is 'world leading' quality or rated 'internationally excellent'.



13,574

Students
(Full-Time)



3,394 (25%)

International
students



Ranked #6

in the UK for teaching
(Times Higher Education
Young University Ranking)





University of Oxford

The University of Oxford is the city’s leading educational institution. Established in the 12th century, it is a landmark as the world’s second-oldest university in continuous operation. Together with the University of Cambridge, these two iconic institutions are jointly referred to as “Oxbridge” and enjoy a global reputation for academic excellence. *The University of Oxford has been ranked first in the world in the Times Higher Education (THE) World University Rankings for the past six consecutive years.* It has the largest volume of world-leading research in the UK that contributes significantly to the UK economy. As part of the prestigious Russell Group, the University is a global icon for research with 87% of all its research being rated as World-Leading or Internationally Excellent.

It is estimated that the University supports 50,000 jobs. It has produced many notable alumni, including 30 UK Prime Ministers and many international heads of state. As of 2022, alumni included 73 Nobel Prize laureates (7th most in the world), 4 Fields Medalists, and 6 Turing Award winners, while another 160 Olympic medals have been won by its alumni.

The University of Oxford is made up of 39 semi-autonomous colleges, 5 private halls, and an array of academic departments organised into four divisions. All students are members of a college. Each college is a self-governing institution within the university, controlling its own membership, structure and activities. The university does not have a main campus, and its colleges, buildings and facilities are scattered throughout the city centre. Moreover, the university operates the world’s oldest university museum, the largest academic library system nationwide, and the world’s largest university press.



20,967
Students
(Full-Time)



8,806 (42%)
International
students



Ranked #1
University worldwide
(Times Higher Education World
University Rankings)





Oxford *Regeneration*

Regeneration and renewal are essential components to Oxford's cityscape owing to its lengthy history. Various initiatives are being implemented to transform multiple parts of the city to enhance livability, connectivity and the wellbeing of its residents.



● Blackbird Leys and Greater Leys district

The Blackbird Leys estate is currently undergoing a GBP100 million redevelopment to provide at least 250 new homes, new shops, and updated community facilities to the area. The Core Strategy proposes upgrading the current neighbourhood centre to become a mixed-use district centre, acting as a catalyst for regeneration of the Blackbird Leys and Northfield Brook wards. A district centre would provide a broader range of facilities and services than currently offered, whilst providing a strengthened focus on public transport, cycling and walking routes. Many of the existing buildings are owned by the City Council or the County Council and some are considered suitable for redevelopment or expansion providing opportunity for further redevelopment in the area.



● Barton Park

The Barton Park masterplan is a major large-scale regeneration scheme which is in its last phase of delivering much-needed housing to the west of the Barton estate, north of Oxford's ring road. The project includes 885 homes, of which 40% are for social rent funded by the council through a GBP48 million investment, alongside major new community assets – from a new primary school and sports pavilion to a ten-acre park. These hubs are designed to support the cohesion of new residents with the existing neighbourhood of Barton. The development of this land has acted as a catalyst for the regeneration of the existing communities of Barton and Northway. This is through physical integration of the new development with the existing estates and the provision of new access routes and community facilities.



● The West End and Osney Mead

The West End project is a largescale project aimed at revitalising parts of Oxford's city centre. The transformation of the West End will create a new quarter adding to and complementing the range of facilities available for residents. It is proposed that at its heart will be the development of 830 new homes together with new retail and commercial facilities. The once-in-a-generation transformation is set to complete over the coming years.

Transportation

Oxford's central location between Birmingham and London provides the city with a strategic transportation network via rail and road, as well as air through its interconnectivity with London, providing the city with good connectivity throughout the UK as well as internationally.

Rail

Oxford's train station is well connected with direct lines to cities such as London and Birmingham. Pre-pandemic, the station facilitated 8.7 million passenger trips annually, making it one of the busiest stations in the south of England. The UK government is investing GBP161 million to revamp and upgrade Oxford's train station to reduce travel times and increase capacity under the Rail SPEED scheme. Due to complete by 2024, the project aims to improve passenger experience, better integrate the station into the local road networks and boost economic growth by creating almost 10,000 jobs in the area.



CURRENT TRAVEL TIMES:	
Oxford to Birmingham:	1 hr 2 min Train / 1 hr 25 min Drive
Birmingham Airport:	1 hr 5 min Train / 1 hr 10 min Drive
Oxford to London:	55 min Train / 1 hr 25 min Drive
Heathrow Airport:	1 hr 17 min Train / 55 min Drive

A new East-West rail line will for the first time directly connect Oxford and Cambridge by train. East West Rail aims to connect thousands of people with a reliable and safe service between all communities from Oxford to Cambridge in an affordable, fast and sustainable way. The cost of the project is expected to reach GBP5 billion. The project is being completed in 3 stages with the first being completed back in 2016 and connecting Oxford with Bicester with the full line being completed by 2028.



Road

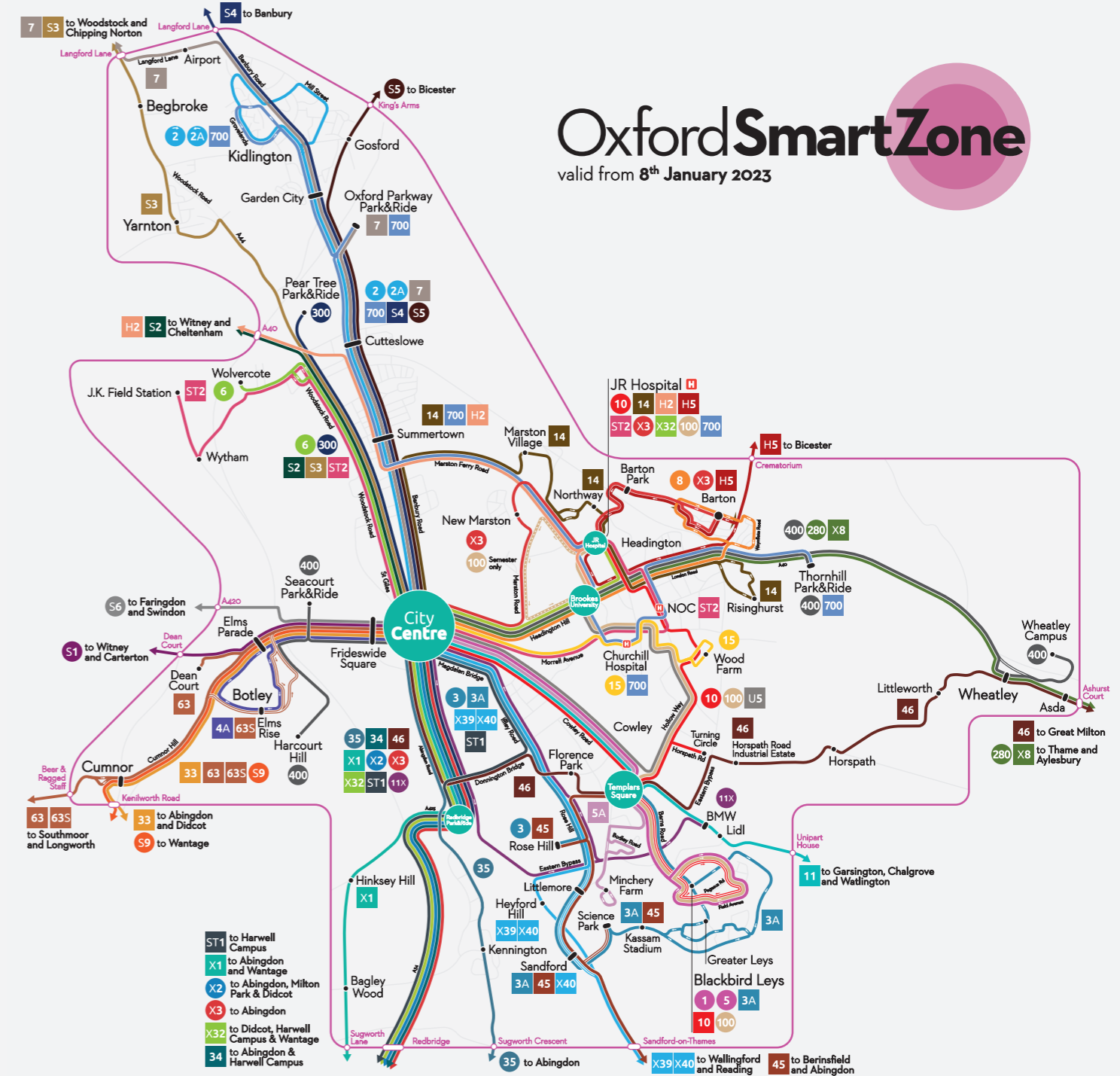
Oxford is surrounded by various motorways that connect the city to the neighboring areas. These highways are conveniently connected to the M4 and M40 motorways that provide access into Birmingham, London, Bristol, and other towns and cities.



Bus

Oxford has an extensive and high frequency bus system which is operated by three main bus companies – Oxford Bus Company, Stagecoach Oxfordshire, and Thames Travel. Thanks to the extensive and efficient network, over 40% of journeys into central Oxford are by bus.

A fleet of 159 state of the art electric buses is set to enter service between the summer of 2023 and the spring of 2024 after a bid for government funding was approved in 2022. The GBP82.5 million investment is composed of several sources of government and private funding. This funding supports plans to create a zero-carbon transport network in Oxford, which fits into the Economic Strategy 2022-32 of decarbonising the city. The new electric buses will be used on bus routes operating wholly within the Oxford Smart Zone, an area covering all of Oxford and stretching to the adjacent towns along the city border. The implementation will save an estimated 9,200 tonnes of carbon dioxide emissions each year – the equivalent of taking more than 6,000 cars off the road.



Air

Oxford is conveniently located between Birmingham and London Heathrow's international airports, which can both be reached in 1 hour. Both airports offer flights to local and global destinations, from nearby Scotland to Australia. Besides London's biggest airport Heathrow, other London airports such as Gatwick, Luton and Stansted are also linked to Oxford by private bus services.

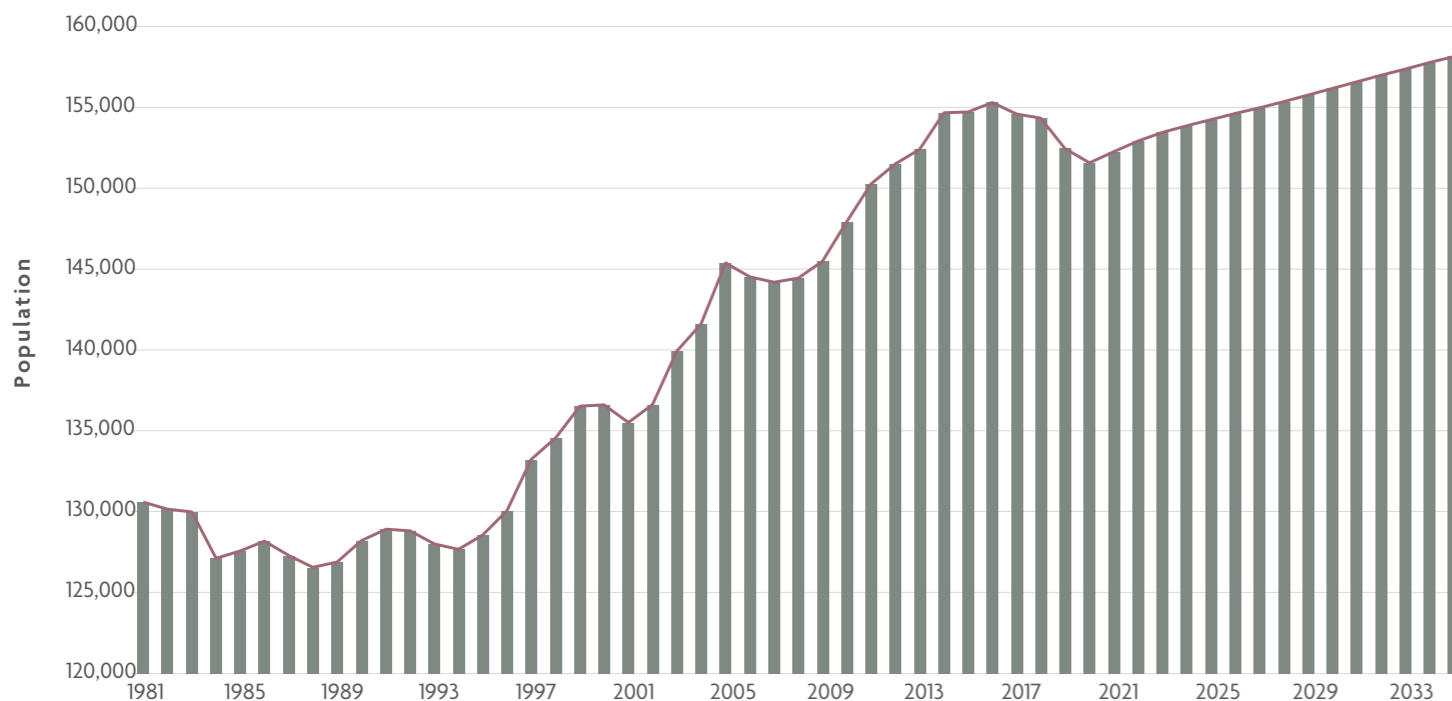
Sources: UK government, City of Oxford, Oxford City Council



Demand

Owing to positive net inward migration in combination with a growing birth rate, the city's population has increased steadily over the years. With over one third of Oxford's residents born outside of the United Kingdom, continued inward migration plays an important role in the increasing demand for housing. From its 136,600 residents in 2000, the number of residents living in the city has grown to 152,900 as of 2022. The population is expected to continue on this growth trend, totalling 158,130 by 2035, a 16% increase since 2000. This high level of population growth has and will continue to put immense pressure on the city's housing stock.

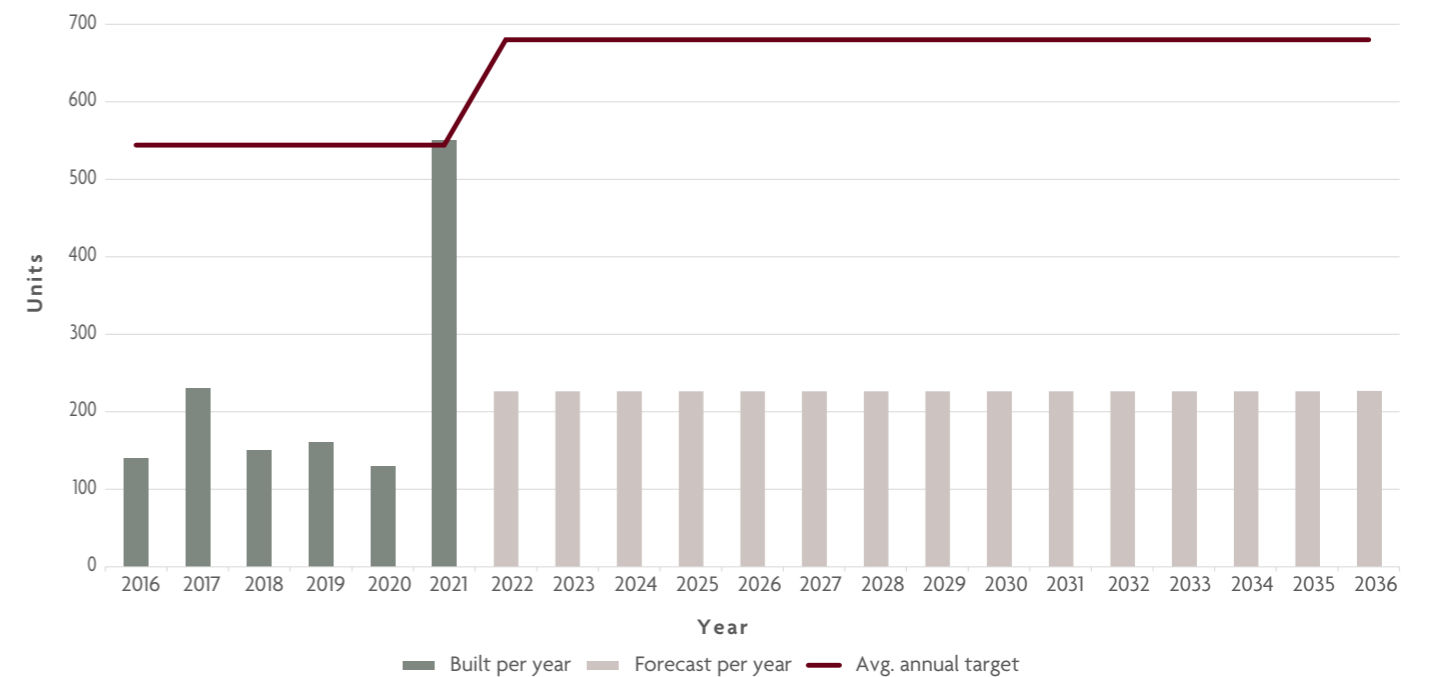
Oxford Population (1981 - 2035)



Supply

As a result of the growing population and restricted supply within the housing market, the Oxford City Planning department set a target in 2015 to build 10,884 additional dwellings between 2016 and 2036. This equals to an average target of 544 units per annum. However, construction activity in Oxford has been unsuccessful in meeting this target so far. Between 2016 and 2021, only 1,360 units were built, on average 227 units per year, well below the target. To bridge the deficient, 680 units must now be built annually to reach the council's housing delivery target by 2036. An annual shortfall of 454 units may balloon to a shortage of up to 6,351 housing units by 2036, 58% below the set target of 10,884.

Oxford Housing Target 2016 - 2036 Progress



Sales and Rental Market

A sustained population growth combined with long-term economic growth, has led to house prices in Oxford to increase by 9.7% in 2022 and 68% over the last 10 years. With these underlying factors expected to remain in place in the years to come, it is forecast that in the 10 years following 2022 Oxford's house prices will continue to increase by a further 26%. This outperforms the UK average expected house price growth between 2022 and 2032 of 21%.

Oxford has an exceptionally strong rental market. The limited stock added to the housing market in combination with generally low housing affordability in Oxford has pushed many residents into the rental market. Private renting has been very dominant, which further strengthens the rental market. As a result, between 2012 and 2019, on average Oxford housing rents have increased by 3.1% per year compared to 2.1% nationally.

Sources: Oxford Economics, Land Registry, Centre for Cities, Oxford Strategic Partnership, Oxford City Council, Savills



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Areas shown are approximate measurements.

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