



≡≡≡ SOUTHSIDE
≡≡≡ RESIDENCES

SOUTHSIDE RESIDENCES

KENT STREET, BIRMINGHAM CITY CENTRE

SECURED LOAN NOTE



PROSPERITY
DEVELOPMENTS

Why invest with Prosperity

Founded in 2007, the Prosperity family of companies was born out of a passion to deliver affordable, buy-to-let opportunities to a global audience. Energised by the sheer wealth of opportunity within the property sector, Prosperity has already made its mark throughout the UK, with developments built and sold across key locations and dedicated to offering investors an opportunity to invest in the UK's number one asset class.



WHO WE ARE

A Birmingham based developer, building and delivering desirable apartments and offering an innovative buy-to-let proposition to the private investor.



OUR TEAM

Over 30 strong and all passionate about property; working with the very best industry professionals and funders to deliver our projects.



PROJECT PORTFOLIO

A residential and commercial portfolio including over 40 new build and conversion projects.



OFFICE LOCATIONS

With the majority of the team based at our Birmingham office HQ, we also have offices in Dubai, Hong Kong and Malaysia.



OUR DEVELOPMENTS

Located throughout the UK where rental demand and yields are high, within areas of sustained high employment, with a focus on Birmingham and the Midlands.



FACILITATION BUSINESSES WITHIN THE PROSPERITY GROUP

Our in-house mortgage broker, Verve, provides residential investment mortgage solutions to our clients. We also have a sales, letting and management agency, Lamont Estates, who offer our owners a full lettings and management solution.





UK Developments

- 1 - Broad Oak
- 2 - JQ Rise
- 3 - Holme House
- 4 - The Hive
- 5 - Park View
- 6 - Lombard House,
- 7 - Seven House
- 8 - Keighley
- 9 - Market Court
- 10 - Moseley Gardens
- 11 - Orton Square

- 12 - Sherwood Square
- 13 - Stenson Mews
- 14 - Varity House
- 15 - St Marys Square
- 16 - Tameway Plaza
- 17 - B1 Edward Street
- 18 - Chartwell Plaza
- 19 - H1 Halifax
- 20 - H2 Halifax
- 21 - Bakewell Mews
- 22 - Beckett House

- 23 - Castle Court
- 24 - Cathedral House
- 25 - St Georges
- 26 - Bentley Court
- 27 - Prestigate House
- 28 - The Coach House
- 29 - Southside
- 30 - Station House
- 31 - The Pinnacle
- 32 - Trent House
- 33 - The Parade

- Victoria Mill
- B5 Kent Street
- Broadway Gardens
- Smithfield Place
- Prosperity House
- Key Hill
- Sherwood Square Phase 2
- Southside Residencie
- Fargate House
- The Neighbourhood

Southside Residences Overview

Southside Residences:
Where Birmingham's Cultural Charm
Meets Urban Innovation.

Nestled in the heart of bustling Southside, this boutique development offers 146 contemporary apartments. Embrace the vibrant fusion of cultures and creativity in this renowned district, home to Birmingham Royal Ballet and The Hippodrome.

Experience the eclectic mix of bars, restaurants, and artisanal shops, where innovation meets tradition. With major retail players like Bullring and Selfridges nearby, Southside pulsates with entrepreneurial energy day and night.

Live and invest in one of Birmingham's most dynamic neighbourhoods, where ambition meets authenticity.

146
Units



The open-plan rooms at Southside are meticulously crafted to support diverse aspects of daily living, from relaxation to entertainment. Each apartment features hardwood veneer floors, custom-built kitchens with integrated appliances, and bespoke bathroom suites with premium sanitaryware.



Southside Residences Timeline



Southside Residences freehold purchase of £4.2m in 2021

Southside Residences full detailed planning consent granted in Q4 2023

Southside Residences currently in detail design phase and procuring/tendering trade packages for construction

Demolition and site mobilisation Q4 2024

Piling, groundworks, and substructure to commence from Q1 2025

1st fix of development to commence Q1 2026

2nd fix of development to commence Q2/Q3 2026

Practical completion for Q4 2026



 SOUTHSIDE
RESIDENCES





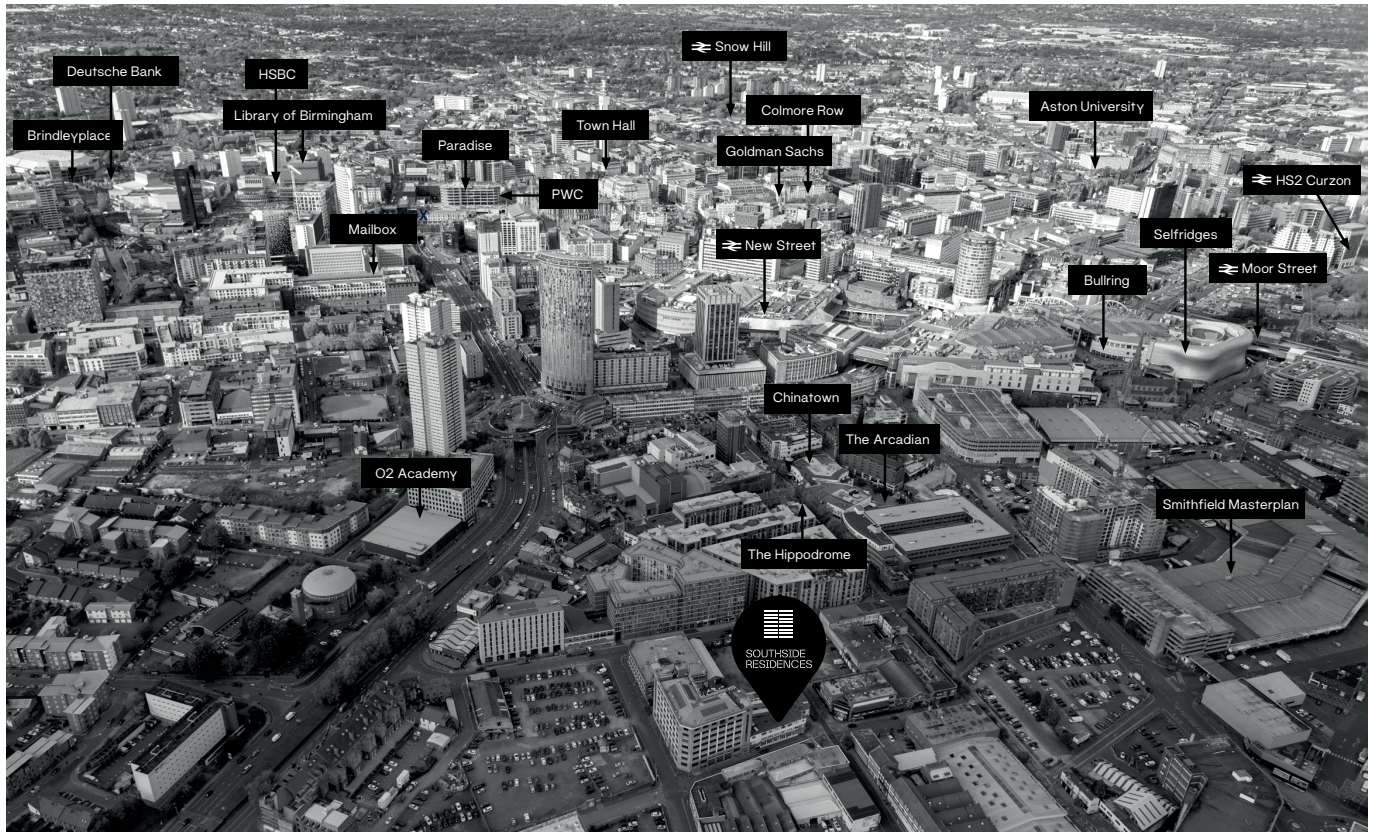
SOUTHSIDE RESIDENCES

Where Community Flourishes.

Discover contemporary living at the heart of a vibrant new community. Designed by industry leaders, our spaces exude style and character, surrounded by lively public areas and dining spots. As Southside blooms with a £9.5m green initiative and the adjacent Smithfield regeneration, our neighbourhood emerges as the city's new residential hub.

From New Street Station to Smithfield, Southside is experiencing a remarkable revival. With the influx of prestigious firms like Deutsche Bank and HSBC, affluent professionals are flocking here. Renowned for creative industries and digital media ventures, Southside stands among the UK's fastest-growing economic hubs.

Southside Residences Location



AMENITIES

LIBRARY OF BIRMINGHAM

O2 ACADEMY

PARADISE

TOWN HALL

THE HIPPODROME

CHINATOWN

THE ARCADIAN

ASTON UNIVERSITY

SELFRIDGES

BULLRING

Birmingham's Big Picture Story

CONNECTIVITY

HS2 Curzon Street

Design teams appointed for Birmingham's HS2 stations.



INVESTMENT

Commonwealth Games

Birmingham hosted the biggest ever commonwealth games in 2022 with a public investment exceeding £775m



PARTNERSHIP

Smithfield

Lendlease are the development partner for a regeneration project valued over £1.9bn that will feature 3,000 new homes and create 8,000 jobs



PLANNING

Curzon Wharf

A £360m skyscraper development of 41 storeys (633ft) will become the tallest building in Birmingham and projected to create 1,000 jobs and targeted to be the world-first in carbon-neutral development



EXPANSION

Metrolink

Infrastructure works have begun on Phase 2 of the expansion.



NATIONAL APPEAL

London Developers

Galliard & Berkeley Homes have broken ground on first major residential developments in the city centre.

Southside Residences Financial Summary



£41M
GDV

146
APARTMENTS

25.45%
PROFIT/COST

	GBP (£)
Gross Development Value	£41m
Total Project Costs (excluding finance charges)	£32m
Development Profit Before Funding Charges	£8m
Development Margin	20%
Profit / Cost	25%

Secured loan note terms

Parent company

Prosperity Investments & Developments Limited

Issuer

Prosperity Southside Residences Limited

Scheme

Southside Residences

Project Summary

An exclusive development of 146 one, two & three bed residences
by Prosperity Developments

SUMMARY TERMS

Loan Amount	Up to £26.5m
LTGDV (loan to gross development value)	64.50%
Return	9.0% per annum (non-compounded) payable upon redemption of the loan note 8.0% per annum (non-compounded) payable in quarterly instalments
Purpose of the loan	Development Finance
Security / Charge	Fixed and Floating Charges over the development asset, including all existing cashflows and future revenues of the Borrower
Term of Loan	Up to 30 months (with option to extend a further 6 months for sales completions)
Repayment of loan	Sale and Completion of residential apartments

The project team



JOE BILLINGHAM
FOUNDER & CHAIRMAN

Founder and chairman of the Prosperity family of companies, Joe's passion for property as the No. 1 asset class has been widely documented. As Chief Executive Officer and with 25 years of living and breathing the property industry, Joe continues to drive forward the business plan.



PETER LUMB
DEVELOPMENT DIRECTOR

Peter has over 30 years of experience across the sector, delivering a diverse range of schemes, including residential and new build. He has successfully managed multiple high-value projects, leading the development delivery process from inception through to completion.



SAYYAM MUGHAL
COMMERCIAL MANAGER

Overseeing the financial management of Prosperity's development portfolio, Sayyam manages financial reporting and monitoring, risk management and development budgets in order to successfully deliver all of our large-scale construction projects. Sayyam ensures that all the key financial deliverables are achieved by adopting a constructive and forwardthinking approach.



SHARON HOLLINGER
DIRECTOR OF PIP

One of the directors and founders of PIP, Sharon has had over 20 years of experience in Sales and Marketing, specifically in the property sector. She drives the sales and distribution arm of the Loan Note, having successfully built a network of advisers and introducers to raise the finance required across a wide range of projects with Prosperity.

Panel of project professionals



TROWERS & HAMLINS

Solicitors

Mark Robinson
Simon Robinson
Eleanor James



SAVILLS

Estate Agents

John Griffiths
Daniel Winters



MGAC

Project Management & Quantity Surveying

Kevin Campbell



HOWES PERCIVAL

Client's funds solicitor

Katherine Cereghino



FP MCCANN



GLANCY NICHOLLS ARCHITECTS

Architects

Lyndon Glancy
Adam McPortland



FELDON DUNSMORE

Solicitors

Paul Harrison

FCA Risk Warnings

Due to the potential for losses, the Financial Conduct Authority (FCA) considers this investment to be high risk.

What are the risks?

1. You could lose all the money you invest

- If the business you are investing in fails, there is a high risk that you will lose your money. Most start-up and early-stage businesses fail.
- Advertised rates of return aren't guaranteed. This is not a savings account. If the borrower doesn't pay you back as agreed, you could earn less money than expected. A higher advertised rate of return means a higher risk of losing your money. If it looks too good to be true, it probably is.
- These investments are sometimes held in an Innovative Finance ISA (IFISA). An IFISA does not reduce the risk of the investment or protect you from losses, so you can still lose all your money. It only means that any potential gains from your investment will be tax free.

2. You are unlikely to be protected if something goes wrong

- Protection from the Financial Services Compensation Scheme (FSCS), in relation to claims against failed regulated firms, does not cover poor investment performance. Try the FSCS investment protection checker here.

<https://www.fscs.org.uk/check/investmentprotection-checker>

- Protection from the Financial Ombudsman Service (FOS) does not cover poor investment performance. If you have a complaint against an FCA regulated firm, FOS may be able to consider it. Learn more about FOS protection here.

<https://www.financialombudsman.org.uk/consumers>

3. You are unlikely to get your money back quickly

- Many bonds last for several years, so you should be prepared to wait for your money to be returned even if the business you're investing in repays on time.
- You are unlikely to be able to cash in your investment early by selling your bond. You are usually locked in until the business has paid you back over the period agreed.

4. Don't put all your eggs in one basket

- Putting all your money into a single business or type of investment for example, is risky. Spreading your money across different investments makes you less dependent on any one to do well.
- A good rule of thumb is not to invest more than 10% of your money in high-risk investments.

<https://www.fca.org.uk/investsmart/5-questions-ask-you-invest>

- If you are interested in learning more about how to protect yourself, visit the FCA's website here.

<https://www.fca.org.uk/investsmart>

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