

EBRINGTON




The most important and unique waterfront regeneration opportunity
in our lifetime for Derry-Londonderry and the North West

THERE IS SOMETHING UNIQUE ABOUT THE EBRINGTON REGENERATION OPPORTUNITY.

A 29-acre site which lies at the heart of Northern Ireland's second largest city and faces into its stunning riverside waterfront. Few cities have an opportunity to create a new place to work, live, play, visit and invest right within its city core. Ebrington, just like Titanic Quarter in Belfast, is poised to play its part in driving a new era of economic and social development for the city, its people and those who will choose to call it home. The ongoing regeneration of Ebrington supports business, leisure, tourism and residential development opportunities on its site which has already seen significant regeneration and redevelopment.



WHY DERRY-LONDONDERRY AND WHY NOW?

-  Derry-Londonderry is the second largest city in Northern Ireland and the fourth largest city on the island of Ireland.
-  It is the "capital of the North West" and straddles a key position as the principal city on the border into the Republic of Ireland.
-  The city has an urban population of more than 100,000 and a wider cross-border City Region of over 350,000.

The city has a remarkable and rich history, culture and heritage packaged within stunning landscape and natural assets, including the best fishing rivers in Europe.

A UK top ten entrepreneurial city with the campus at Magee (part of Ulster University) with a new medical school and international college which will attract and retain even more students and academic talent.

More recently it has been undergoing a social, economic, and environmental transformation which is evident right across the city from the stunning architectural Peace Bridge to the lasting cultural impact of the UK City of Culture 2013 programme.

There is tangible confidence and a new clear vision for Derry-Londonderry with true partnership taking place across public, private and third sectors to drive and realise the collective vision and ambition for the city.



WHY DERRY-LONDONDERRY AND WHY NOW?

Most importantly, the city is a youthful one with 34% of the population under the age of 25 making it one of the most youthful cities in the UK and Europe. This aspect of the city's population is significant - well educated and entrepreneurial – and when combined with the joined-up partnership currently in place, it is the driving force behind the city's future through investment, regeneration, innovation and research, entrepreneurship, and sustainability.

Derry – Londonderry is a highly cultural, entrepreneurial city ready to soar to new levels. The regeneration at Ebrington plays a key role in unlocking its economic, social and environmental firepower and potential.



LOCATION

Ebrington is right in the heart of Derry – Londonderry city, 8 miles from, the City of Derry Airport 57 miles from Belfast International airport, 73 miles from the George Best Belfast City Airport and 147 from Dublin Airport. It is adjacent to the new North West Transport hub which has just had a major public funded re-investment of £27million.

The city is the closest city to the border with the Republic of Ireland and has a strong economic and social partnership with Donegal through the North West Strategic Growth Partnership and North West Regional Development Group, initiatives which recently received commitment from the Shared Island project for support on investment and development opportunities.



- 1hr 20min flight time to London
- 1hr flight time to Liverpool
- 70 miles to Belfast
- 150 miles to Dublin

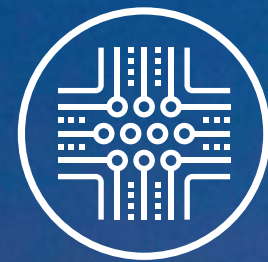
KEY FACTS AND STATS:



Population of NI 1.8 million
43% under 30 years old



One of the youngest and fastest growing
populations in Europe



Telecom links between Northern Ireland,
Europe and North America including
Project Kelvin – 100gb/sec



Two leading universities – Queens
University Belfast and Ulster University



Airports – City of Derry / Belfast
International / George Best Belfast City
Airport / Dublin



Three regional colleges within
easy access of the city

KEY FACTS AND STATS:



Rail network from Derry-Londonderry to Belfast and Dublin



Foyle Port is a key marine gateway for commerce and tourism



Recent investment announcements include a £210million Growth Deal by the UK Government for Derry City and Strabane District



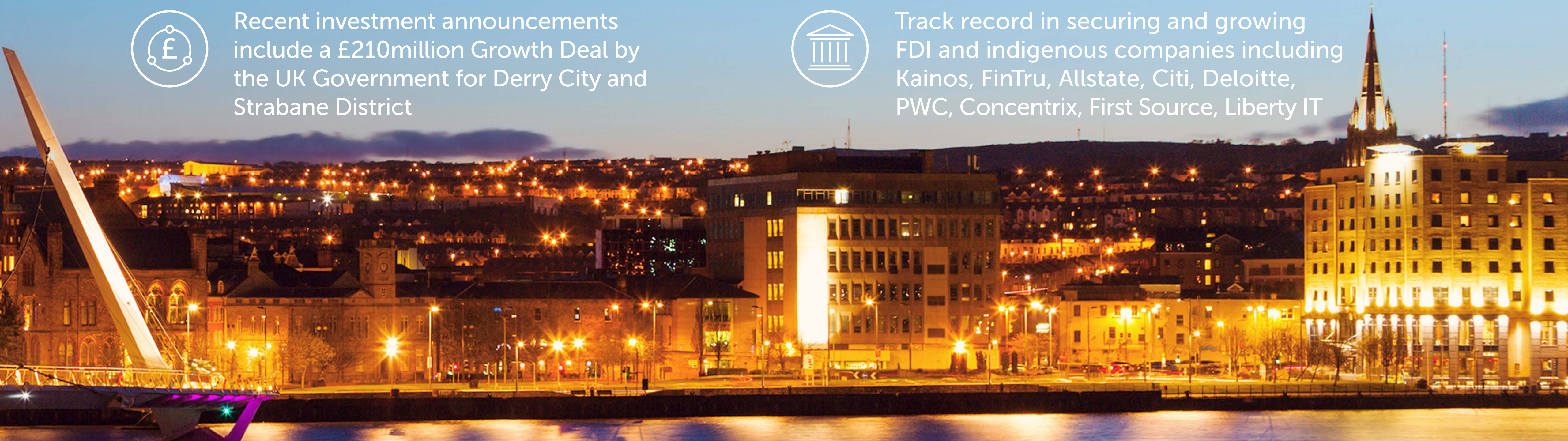
Superior quality of life boasting city and coastal amenities all at a lower cost of living compared to the rest of the UK



Attractive operating costs currently one of the most attractive in the UK and Europe



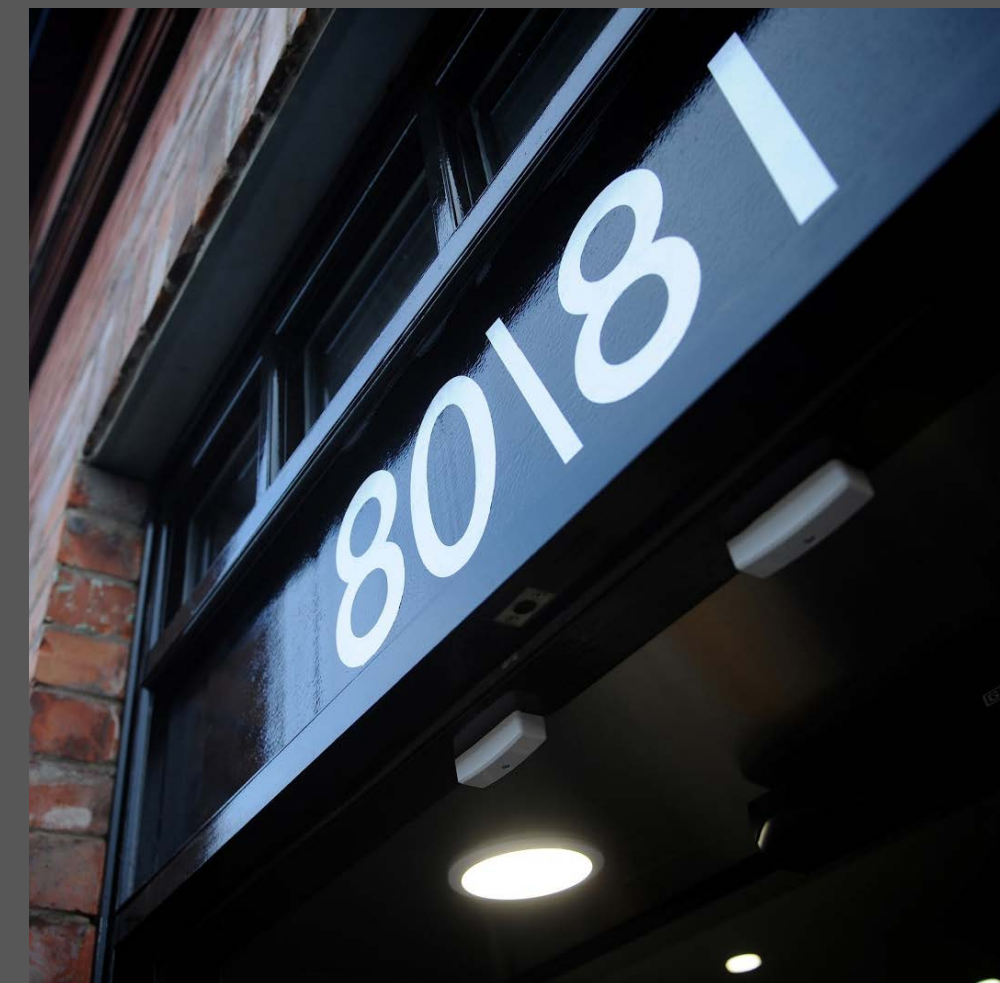
Track record in securing and growing FDI and indigenous companies including Kainos, FinTru, Allstate, Citi, Deloitte, PWC, Concentrix, First Source, Liberty IT



EMPOWERING THE POTENTIAL OF THE CITY

A 29-acre site, Ebrington is a one of its kind opportunity in Derry-Londonderry and to date, has been significantly regenerated by The Executive Office. This has included an investment of £38million on the site, putting in place the site works as well as restoring and redeveloping several key historic buildings for modern use which are all fully occupied as follows:

- **Eighty81** – a creative collaborative hub for start-up businesses
- **Glen Caring** – bespoke office space for a leading domiciliary on the NorthWest
- **104 at Ebrington Square** – a Grade A office innovation hub for the burgeoning SME sector
- **The Walled City Brewery** – a multi-award-winning restaurant and brewery
- **The Stables Café** – a modern eatery serving locally sourced food
- **Atelier Hair** – a five-star hair and beauty emporium located at 115 School House Lane
- **Industry Juice Bar**



EMPOWERING THE POTENTIAL OF THE CITY

Two major developments are also ready to commence on site, namely, a £15million 152-bedroom Four Star hotel, leisure and spa development and a major tourism initiative, the Derry North Atlantic (DNA) Maritime and Archive Museum. Both are important tourism economic and social projects for the city, regenerating a significant number of the historic buildings.

Central to the cultural regeneration is the area on the site known as Ebrington Square, a stunning open public space and tourist attraction. Over the last decade, Ebrington Square has become a major venue for the arts and culture, kicking off its evolution as the main large-scale venue for Derry-Londonderry's UK City of Culture 2013 programme. Since then, it has hosted numerous large scale and smaller events including BBC Radio One Big Weekend, the Turner Prize, MTV and The Walled City Tattoo. It is now a main destination on the tourist trail for those visiting the maiden city as well as locals who regularly cross the city's iconic foot and cycle bridge, the Peace Bridge.



TURNER PRIZE



MTV at
EBRINGTON

St Columb's
Park

Millenium
Bridge

Ebrington
Event Square

EHL Phases 1-8

- A. Bar /Restaurant
- B. Proposed Maritime Museum
- C. Stables Café
- D. Industry Juice Bar
- E. 152 Bed hotel
- F. Walled City Brewery
- G. The Executive Office

NOW AND THE FUTURE

As an appointed development partner of the Executive Office at Ebrington, we are delighted to present a number of existing opportunities as well as a new masterplan which will further transform and enhance the site by developing bespoke, occupier designed, state of the art Grade A workspace as well as residential living, delivering upon the full ambition of work, live, play, visit and invest at Ebrington.



E B R I N G T O N

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