



# MILLENNIUM GROUP

Hong Kong  
Singapore  
London  
Dublin



# WHO WE ARE?



Established in 1999, Millennium Group specialises in sourcing, acquiring and managing real estate assets in London and Ireland. Offering a unique, integrated, and personalised model, we aim to maximise asset performance with market leading advice and execution.

Where trust, integrity and performance meet.

Martin Kaye  
Chief Executive Officer



## Our UK Vital statistics – last 7 years

▶ **£2.5bn**  
ASSETS ACQUIRED

▶ **£3.5bn**  
ASSETS UNDER  
MANAGEMENT

▶ **25**  
PROPERTIES  
MANAGED

▶ **7.5m sq.ft.**  
UNDER  
MANAGEMENT

▶ **£26m**  
SERVICE CHARGE

▶ **£102m**  
RENT COLLECTED

▶ **926**  
TENANCIES

**MILLENNIUM**  
GROUP

## 1 ST JAMES'S SQUARE, W1

Hong Kong Public Company  
£250M  
100,000 sq. ft  
Value-add, Opportunistic





# LEADERSHIP



**Martin Kaye**  
Founder and Chief Executive Officer  
Millennium Group

Responsible investing has been front and centre throughout Millennium Group's history as a company. We are defined by integrity, diligence and accountability.

Our key ingredient is:

All three companies complement each other with completely different skill sets.

**Millennium Group**, founded 23 years ago - an Investment and Development manager;

**Allsop** is a 110 year old partner led household UK property service company;

**MAPP**, founded 24 years ago, is an outperforming management company with strong UK institutional clients.

We all share an internal culture of positive progression and very similar ambitions, client-centric cultures, with a view on the bigger picture addressing how best to service our clients needs collectively.



The success of our organisation is measured by more than just AUM growth and transactions. We take great pride in how well our organisations are integrated and operate as a single team for the client depending on their unique requirements.

The core of our company's culture code, it is where trust, integrity and performance meet. We have built and sustained longstanding trust with our clients and partners earning us investor confidence.

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# YOUR PARTNER FOR SUCCESS

# MILLENNIUM GROUP

## Our Team

Through all economic environments, we continue investing in our human capital to deliver best quality performance.

Our client-focused approach, long-standing experienced executives and track record, together empower us to ensure our clients achieve their goals in real estate investing.





# KEY SERVICES

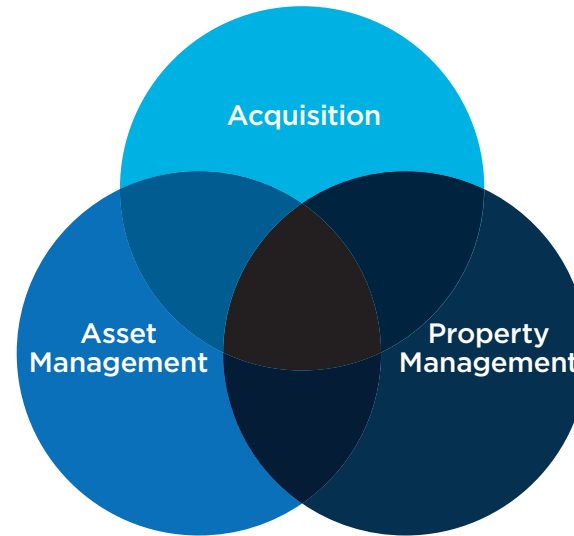
We offer combined services of investment management, asset management and property management to our clients.

Strategies we use:

- Core
- Core+
- Value-add
- Opportunistic

Services we offer:

- Acquisition
- Asset and Development Management
- Property Management
- Other services
  - Residential Development and Investment
  - Leasing
  - Lease advisory
  - Valuation



# MILLENNIUM GROUP

Sectors we cover:

- Office
  - Business Parks
- Retail
- Living
  - Build To Sell
  - Build To Rent
  - Student
- Hotel
- Logistics



## 3 ST JAMES'S SQUARE, W1

Hong Kong Club Investors  
£135M  
51,747 sq. ft  
Core+



## PINNERS HALL, EC2N

Singapore listed company  
£92.5m  
109,500 sq. ft  
Income - Opportunistic



# HONG KONG & SINGAPORE

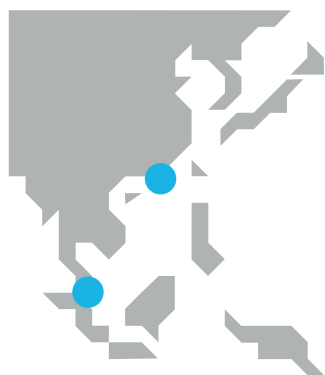
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**Steve Lydon**  
General Manager  
Millennium Group Singapore



Hong Kong & Singapore continue to lead as the key Asian cities for regional capital management.



Our Asia offices in Hong Kong and Singapore are the nucleus of capital origination for our Group. We sit closely with our capital partners assisting them navigate multiple asset classes across the 4 corners of the United Kingdom and Ireland.

These two cities combined produce a significant amount of all of Asia's outbound capital into real estate globally.







Dublin, a gateway city where many international corporates base their European HQ's, continues to capture inbound foreign capital into its resilient property markets.



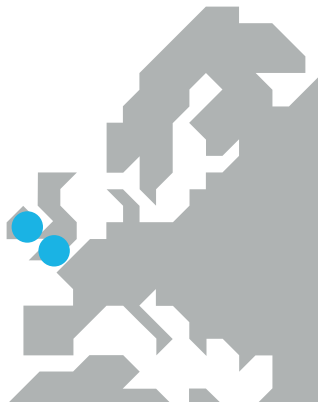
**Iain Chapman**  
Managing Director  
Millennium Group Ireland



With a strong, open economy, and unrivalled tax incentives, it's no wonder that investment in Dublin is strong.

With substantial technology, pharma and finance services companies, it is the only native English-speaking country in the EU, resulting in Ireland's GDP growth being the fastest in Europe since 2017.

This has fueled capital from all over the world into different sectors of the real estate market.



Adelaide Chambers acquired  
for Hong Kong Investor -  
Development and Asset Management





# STRATEGIC PARTNERSHIP



**Nick Pemberton**  
Partner - AllsoP LLP  
London commercial



Servicing asian capital with acquisitions and asset management through our exclusive relationship with Millennium Group continues to be an exciting growth in our market.



AllsoP is an independent, market leading, partner driven property consultancy, with an open friendly and honest business approach. AllsoP offers over a 110 years' experience in commercial and residential property consultancy, valuation, sales and acquisitions. The specialist investment teams cover London West End, London City and UK national markets, student accommodation and build to rent. AllsoP currently manages £1.5bn residential property across the UK, and with Millennium Group collectively asset manages over £500 million of commercial property on behalf of Asian clients.

- Established in 1906
- Independent property consultancy (LLP)
- Offices in London West End, London City, Leeds and Brighton
- 24 Equity Partners
- 152 Fee Earners
- Around 200 staff operating in London and Leeds



Acquisition



Asset Management



# STRATEGIC PARTNERSHIP

MAPP



**Nigel Mapp**  
Founder and CEO - MAPP



Seven years on, many trips to Asia later and with a lot of hard work with Millennium Group, we are managing over £3.5bn of assets for Asian Real Estate investors in the UK.



MAPP manages £15bn of commercial property all over the UK and is responsible for 9,000 occupiers on behalf of clients which include Funds, REITs, Trusts, overseas investors and Private Equity backed Investment Managers. We employ over 600 dedicated professionals and site ambassadors some fluent in Mandarin and Cantonese.

New technologies, new collaborations and a whole heap of new ideas, all designed to deliver better experience for occupiers and improved assets and returns for our clients have propelled MAPP to be the leader in their field in the UK.

- Established in 1998
- First real estate advisory business in the UK to be certified B Corp
- Offices in Birmingham, Bristol, Glasgow, London, Manchester and Newcastle
- 900 properties managed
- Over 600 team members



Property Management





# ESG POLICY

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ESG has gone from a nice to have that comes with a cost, to an absolute business imperative, driving value creation and risk mitigation.



Millennium Group is recognised as a corporately responsible company doing well for both our clients, and staff, and the community and the environment. Our commitment to ESG is central to our corporate ethos.

We proactively harness our environment responsibilities in governing our team members and advising our clients. In managing all of our assets we embrace environmentally critical issues including sustainability, health and safety, and the society at large. We recognize that duty of care runs for the entire life of every investment. The performance of the real estate assets we acquire and manage are tied to how well they navigate the challenges of climate change, soaring energy costs, a shifting regulatory environment, and evolving tenant demands.



# ACQUISITION AND EXECUTION

We evaluate full financial feasibilities on each asset in line with the investment criteria and thesis, coupled with addressing the risk and opportunities, including the exit strategy.



**5 FLEET PLACE, EC4**  
Hong Kong Private Investor  
£191M  
125,000 sq. ft  
Core

Our analysis, whether core, core+, value-add or opportunistic, will combine multiple components and assumptions to satisfy our investment recommendations:

- Financial feasibility and economic analysis
- Environmental and sustainability investigation
- Thorough lease income review, and renewal mechanisms
- Operating and capital budget development
- Verifying zoning and governmental compliance
- Evaluating repositioning potential
- Inspecting M&E property conditions and addressing capital costs
- Forward looking income and comparative market analysis
- Asset or corporate acquisition and any latent capital gains
- Debt capital terms and conditions
- Capital allowances and tax impact





# ACCOMPLISHMENTS

Some of our Institutional grade assets in prime locations of Central London.

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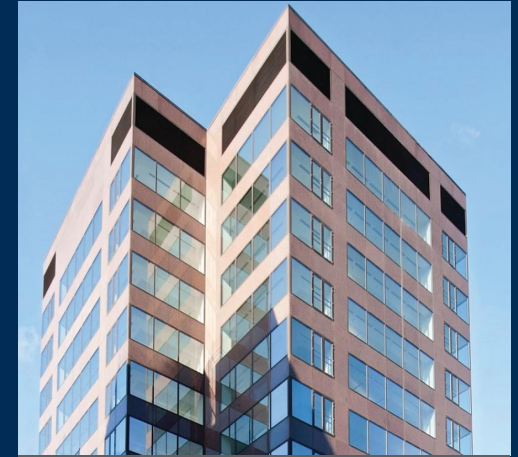
1 ST JAMES'S SQUARE, W1  
Hong Kong Public Company  
£250M  
100,000 sq. ft  
Value-add, Opportunistic



3 ST JAMES'S SQUARE, W1  
Hong Kong Investors  
£135M  
51,747 sq. ft  
Core+



KINGS CROSS RD, WC1X  
Hong Kong Listed Company  
£70.3M  
405 rooms  
Long Term Income



110 CANNON STREET, EC4N  
Mainland Private Investor  
£95M  
110,000 sq. ft  
Core+



21 ST JAMES'S SQUARE, W1  
UK Fund with Asian Capital  
£190M  
70,000 sq. ft  
Long Term Income



42-43 GREAT MARLBOROUGH ST, W1F  
Hong Kong Listed Company  
£13.88M  
13,000 sq. ft  
Owner Occupier, Core+



5 FLEET PLACE, EC4  
Hong Kong Private Investor  
£191M  
125,000 sq. ft  
Core



MOOR PLACE, EC2Y  
Hong Kong Listed Company  
£272M  
280,000 sq. ft  
Core, Long Term Income





# TOGETHER, WE BUILD YOUR SUCCESS

Across all our professional services, Millennium Group offer keen insight on the UK property markets, and deliver results.

Public corporations, listed companies and many private investors in Asia rely on Millennium Group's ethos, reputation and expertise as a leading investment firm in the UK real estate market. Our performance and our professional team are recognized as among the best in the industry.

Come talk to us, explore how we can help you harness the power of investing in the UK to achieve your goals.

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