

World-leading
sustainable property
management

MILLENNIUM
GROUP

M.A.P.P



“ Intrigued by the flow of capital from Asia into the UK, eight years ago I landed in Hong Kong with a few business cards and two meetings in my diary.



I was acutely aware that we were unable to advise investors on acquisitions, but knew that we were very well placed to manage any assets post acquisition and to deliver a world-class sustainable property management that investors were just not receiving elsewhere.

One thing led to another and by the end of the week, I had met Marty Kaye. It was very clear that there were some shared values and ambitions and that by working together, we could offer an end-to-end solution for Singaporean, Hong Kong and other Asian investors looking to invest in real estate in the UK.

Eight years on, many trips to Asia later and with a lot of hard work, we are managing over £5.2bn of assets for those investors and have proved that the property manager should be a manager of choice, a specialist in that area and not just the property management department of the firm that advises on the acquisition.

It is a privilege to have got to know Marty, to have met and worked with such a diverse range of clients and I am looking forward to meeting with and working with many more in the years to come.

Nigel Mapp
Founder and Chairman, MAPP



Hello

We are MAPP, the UK's leading specialist in property and asset management.

With over £30bn+ of property under management for Fund Managers, REITs and other property owners, we help deliver enhanced returns and performance with best-in-class property management.

Over the last decade, we have also become a respected Property Manager of choice for many clients based in Hong Kong and Singapore, largely driven by a reputation built on excellence, a recognition that the big international firms are not cut out to do property management well, an alliance with Marty Kaye and Millennium Group, and frequent trips to Asia.



Well-managed properties support the businesses within them. Successful businesses underpin the economy, drive rental growth and occupancy levels and help deliver above benchmark returns. That is why getting Property Management right is so important.

We have a simple way of working centred around recruiting and retaining great people, building a great place to work and delivering an outstanding market-leading service in a sustainable way.

We are at the leading edge of innovation, integration and service delivery - reimagining what Property Management looks like and constantly trialling and delivering new ideas and ways of working.

£30bn+ under management

600+ team members

£175m+ service charge

£804m+ rent collected

circa 1,000 properties managed

8,000+ occupiers

The future of property management

Successful property management focuses on experiences, health and wellbeing, sustainability, relevance and community.

To help navigate our rapidly changing and complex world, at MAPP we talk about V1.0, V2.0, V3.0 and V4.0, four distinct yet interdependent areas of property management.

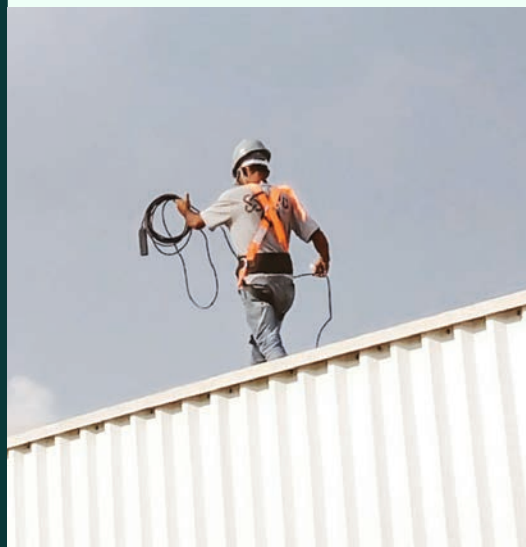
Our modular approach gives our clients flexibility. Whether they opt for V1.0, V2.0, V3.0 and/or V4.0 (in any combination), they can move forward with confidence knowing that our V1.0 service delivery is solid, robust and the best in class.

V1.0

Getting the basics of property management right (and doing it really, really well).

What we mean

- Risk management, governance and data reporting
- Budgeting, service charges and rent collection
- Maintenance, procurement and facilities management



V2.0

Focusing on people, places, experiences and welcomes.

What we mean

- Fantastic services and amenities to boost productivity and wellbeing
- Drawing employees and visitors back to buildings post Covid-19
- Helping occupiers meet new flexible working demands
- Delivering and managing flex solutions for owners



V3.0

Thinking more about the planet and the society that surrounds us.

What we mean

- Creating positive social impact, wellbeing and engagement
- Reducing environmental impacts in buildings and communities
- Helping our clients and occupiers do the same

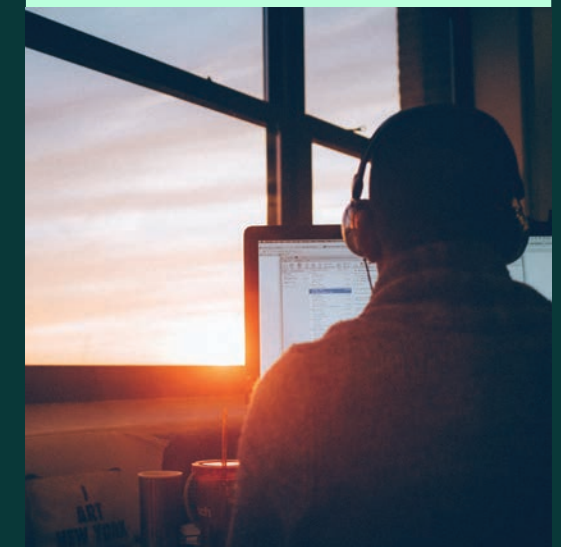


V4.0

Harnessing the power of technology in everything we do.

What we mean

- Hardware supply and setup (Internet of Things devices and building automation)
- Software installation such as flexible infrastructure setup, occupier portals and property and risk management tools
- Tailored support and consulting services from our IT team
- Data extraction and cyber security services



Our expertise in working with Asian clients

MAPP and Millennium Group work closely together to represent numerous Hong Kong and Singaporean investors and help them diversify their real estate exposure beyond Asia.

Managing together a growing portfolio of over £5.2bn for Asian and overseas clients, we offer our clients the same high-level management advice as our UK-based clients and bring our exemplary services to their door, thanks to staff fluent in Cantonese and Mandarin, and regular strategy and progress visits to Asia.



£5.2bn of managed portfolio

£34m+ service charge

£163m+ rent collected

circa 900 tenancies

11% of our activity

8.5m sq ft under management

Some of our work

5 Fleet Place, EC4 Manhattan Group, Hong Kong

Providing 125,000 sq ft of grade A office space over ground and nine upper floors, 5 Fleet Place is a prestigious office building on the Fleet Place Estate in the heart of the City of London. Let to majority occupier Charles Russell Speechlys, the first and second floors have recently been let to Paypal and Wilson Wright. MAPP was appointed to manage the building on completion of purchase in March 2022.



Marble Arch Place, W1C ARA Dunedin, South Korea



Developed by Almacantar and owned by ARA Dunedin, this impressive scheme includes The Bryanston - a super prime tower of 54 apartments and Marble Arch Place - a commercially-led mixed-use building comprising office, leisure and A1-A5 retail units. The buildings are spread over 270,343 sq ft and are bound together by public realm and five basement levels of parking, flagship leisure, resident amenities including a swimming pool and luxury spa, children's play area and infrastructure servicing all areas of the scheme.



50 Bank Street, E14 Vervain, Hong Kong

Constructed in 2002, 50 Bank Street provides 214,500 sq ft of office and retail accommodation and is let to five tenants.





Pinner's Hall, EC2 Far East Organization, Singapore

MAPP was appointed in May 2019 to manage this prestigious 107,500 sq ft City office building which is home to majority tenant Deutsche Bank.



110 Cannon Street, EC4 Renhe, People's Republic of China

110 Cannon Street comprises 105,000 sq ft of offices, retail and residential units in three buildings in the City of London. MAPP was appointed to manage the building in February 2017 following acquisition and was involved in the due diligence process relating to management issues for the purchaser.



14 St George Street, W1 Chinese Estates, Hong Kong

14 St George Street is a multi-let office in the heart of Mayfair totalling c. 50,000 sq ft. The Grade I listed building dates back to 1717-1720 with a Georgian facade and was comprehensively refurbished and rebuilt in 2009.



The Rowe, E1 Fraser's, Singapore

The Rowe is an extraordinary scheme, a 162,000 sq ft new vibrant, sustainable and smart workplace designed with personality in Whitechapel. MAPP was appointed in September 2021 and the scheme achieved practical completion in December 2022.



10 Stratton Street and 3 St James Square, W1 Joint Treasure, Hong Kong
































These two buildings of 42,000 and 50,000 sq ft comprise high-quality offices in the heart of Mayfair. MAPP was appointed in 2017 to manage both buildings after their redevelopments, although our involvement began prior to that.



Image: 10strattonstreet.com



Some of our clients

	almacantar		
			
			
			
			
			
			
			

Meet the team



Marty Kaye
 Founder and Chief Executive Officer, Millennium Group, Hong Kong

Marty has over 35 years' professional experience in real estate. He began his career at Richard Ellis (CBRE) in Hong Kong, where he was responsible for the Agency and Investment divisions. He also had a short stint at Savills as Head of Asia-Pacific Investments, before establishing Millennium Group. Founded 23 years ago, Millennium Group is currently focusing on the UK and Ireland real estate market on behalf of its Asian clients, providing a full service by working with its strategic partners. This includes acquisitions, asset management and property management investment strategies covering predominantly offices, as well as retail and hospitality, including student accommodation.

The strategies cover core, core+, add value and development, including managing complete redevelopment of assets from concept to design and planning and management through to delivery of a fully income-producing asset. Recent successes include trophy assets such as 1-2 St James Square, 3 St James Square, 21 St James Square, 110 Cannon Street, Pinners Hall and Royal Scot Hotel.



Nigel Mapp
 Founder and Chairman, MAPP

Nigel works with clients to reimagine how their real estate assets are managed. He chairs the MAPP Board and is responsible for growth across the business with a particular focus on RE-DEFINED and Energy by MAPP. Nigel is a Trustee of several organisations including the MAPP Employee Ownership Trust, L'Arche, The MAPP Charitable Foundation and Resurgo.



Louise Bonham
Chief Executive Officer, MAPP

As CEO, Louise is responsible for charting the company's strategic direction and delivering its corporate objectives, whilst ensuring that MAPP continues to lead the sector and deliver an outstanding level of service to its clients. Louise leads the Executive team across MAPP's core commercial Property Management offer and its growing Building Consultancy, Flex and Energy businesses. Louise is a Fellow of the Institute of Chartered Accountants.



Steve Lydon
General Manager,
Millennium Group, Singapore

Steve has over 10 years' professional experience in Commercial Real Estate. He began his career in the City Agency team in London at Lambert Smith Hampton before moving to Millennium Group's affiliate, Allsop, in 2017 where he gained a complete understanding of the London Commercial Real Estate market. Here, he held an integral role helping develop key client relationships and implement holistic leasing strategies, including offering considered advice on developmental strategies. Recent successes include The Bindery, Hatton Garden, EC1, 3-7 Temple Avenue, EC4 and 107 Cannon Street, EC4.



Robert Cook
Executive Director
– Head of London
Office Buildings,
MAPP

Rob leads a dedicated team of over 30 Property Managers, Building Managers and Facilities Managers who manage over 7.5m sq ft of London offices. With over 30 years' experience managing large commercial assets in Central London, Rob collaborates with clients such as Strandbrook, Endurance Land, Beltane, London & Oxford, Schrodgers, Great Portland Estates, CLI Dartriver, J.P. Morgan Asset Management, DWS and many European, Hong Kong, Far Eastern and Middle Eastern investors.



Poppy Edwards
Director – London Office
Buildings, MAPP

Poppy has over 20 years' property and asset management experience. Prior to joining MAPP, she held roles at BNP Paribas Real Estate and JLL. Poppy has specialised in Central London premium offices for the past 10 years and has worked with a variety of clients, including Schrodgers, J.P. Morgan and CLI Dartriver.

Poppy thrives on building and maintaining excellent relationships with owners and occupiers alike and has extensive knowledge of all areas of property management, including management of service charges, Health & Safety, occupier applications, building refurbishment and customer experience, focusing on delivering all-round best-in-class service.



Marc Trumper
Director – London Office
Buildings, MAPP

Marc joined MAPP in 2019. His career in property started at Broadgate Estates (now British Land) where he spent over eight years supporting a variety of landmark central London schemes, such as Central Saint Giles on behalf of LGIM/MEC. Marc benefits from his initial experience as a Building Manager, so truly understands what is required to deliver great and relevant buildings. He became a member of the Royal Institute of Chartered Surveyors in 2016, and leads the MAPP Consultancy Team providing invaluable design for management advice on schemes such as the former House of Fraser scheme on Oxford Street. He also supports a number of schemes which have recently been mobilised by him and his team such as Gresham St Paul's for Swiss Investor AFIAA, and Marble Arch Place for ARA Dunedin.



Tom Peasgood
Senior Executive Director
– Head of Science, Tech and
Business Parks, MAPP

Tom has worked for MAPP for 16 years. Throughout this time, he has progressed to running the portfolio management team and in 2017 moved to set up our Business and Science Park specialism. Tom has extensive experience in managing substantial campus-style sites and has experience of fully-managed facilities as well as more traditional models. He specialises in the people side and works with his site teams to forge relationships with suppliers and strategic partners. Creating collaborative workspace, developing workable and sustainable catering facilities and using technology to help deliver occupier services are some of Tom's additional specialisms.

He spends a large amount of his time reviewing the competition to ensure our clients' offering remains not just relevant, but ahead of the pack. Tom is passionate about the extended team's wellbeing and focuses on both the commercial terms of every agreement and the skill sets of those involved.



Susie Su
Associate Director
– Client Accounting, MAPP

Susie Su joined MAPP in 2018. She is a qualified accountant and has over 15 years' client fund accounting experience, including working on the LaSalle Investment Management instruction and other blue-chip clients. A fluent Mandarin and Cantonese speaker, Susie leads the London Office Buildings' finance team and operates the fund management relationships for the business.

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