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UK STUDENT Property Market

IS IT TIME TO INVEST in Student Property?



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This pool of global 'travelling students' is predicted to double to eight million by 2025, with Britain set to attract more even than the US, according to the British Council. These students need to live somewhere – and can pay.

...MOST PEOPLE CAN RELATE



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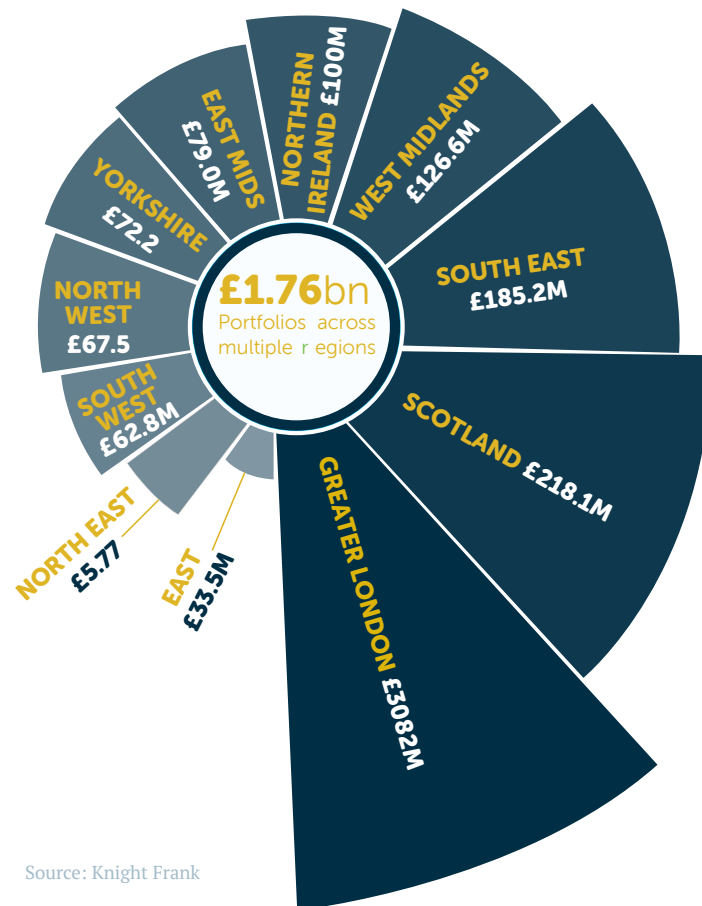
A SOLID PLACE TO INVEST



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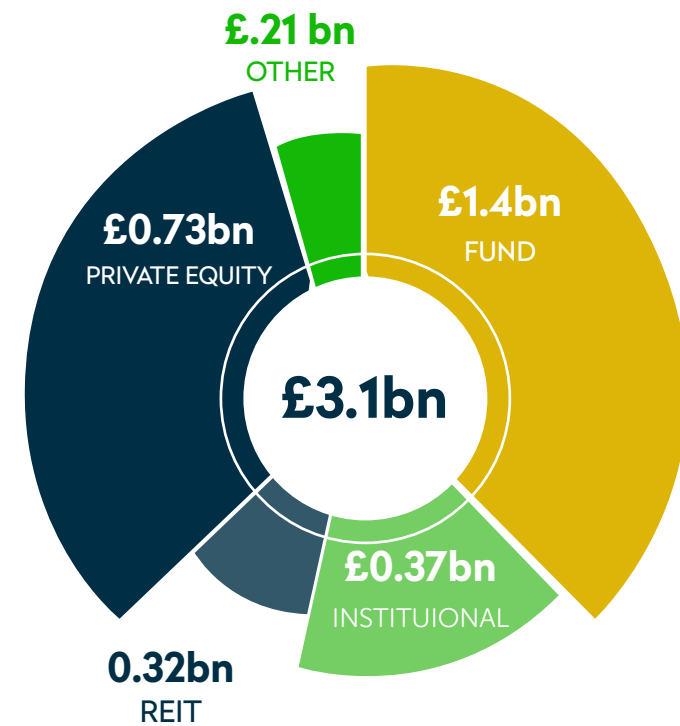


Portfolio investment by region



Source: Knight Frank

Investment volumes by purchaser types, 2016



Brexit effect IS POSITIVE



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EU student rose by 1% in 2019.

EU students only make up 6% of student numbers; China India and Singapore applications increased.

The number of international students accepted has increased by 6% to 40,720 = as the GBP falls, more affordable.

The average vacancy rate of student housing is about 1 per cent.

**FIGURE 9
First Year Undergraduate
Numbers**

Year	First Year full time
2012-13	466,260
2013-14	502,230
2014-15	513,295
2015-16	525,489
2016-17	531,900
2017-18	534,000
2018-19	533,000

TWO YEAR Post Grad Work Visa



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There is great potential from this market because of the recent announcement of the 2 year post study work visa.

Sir Dominic Asquith, British High Commissioner to India, said:

This is fantastic news for Indian students, who will now be able to spend more time in the UK after completing their degree, allowing them to gain further skills and experience.

The UK is home to some of the best higher education institutions in the world and continues to welcome international students. I'm delighted that numbers of Indian students coming to study in the UK are constantly increasing, having doubled over the last three years. Last year alone we saw a massive 42% increase.



<https://www.gov.uk/government/news/uk-announces-2-year-post-study-work-visa-for-international-students>

TWO YEAR Post Grad Work Visa



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In September 2019 the government announced a 2-year post-study work visa for international students. This will be available to students who have a valid UK immigration status as a student and have successfully completed a course of study in any subject at undergraduate level or above at an approved UK Higher Education Provider. It would allow them to stay in the UK for an extra two years after graduating to find suitable work experience.

Scotland already introduced the initiative in 2004, and applications to Scottish universities soared by 20%. In countries that are considerably less wealthy, the opportunity to work afterwards was a way to pay back

the fees. Applications from India for example, were previously weighted at 80/20 to English universities but has tipped to 70/30 to Scottish universities. Once England introduces the same initiative, we can expect that balance to tip again and an influx of international applications.

The number of overseas students enrolling in UK university programmes has been increasing steadily over the years. With the UK being home to several prestigious universities and the introduction of a more flexible post-graduate visa, we expect these numbers to increase, as would the demand for student accommodation.

Total foreign enrolment in UK higher education 2013-2017/18. Source HESA

	2013/14	2014/15	2015/16	2016/17	2017/18
Non-UK					
Other European Union	125,315	124,590	127,440	134,835	139,150
Non-European Union	310,205	312,010	310,575	307,540	319,340
Total Non-UK	435,520	436,600	438,010	442,375	458,490



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www.onetouchinvestment.co.uk

Private Rented ACCOMMODATION



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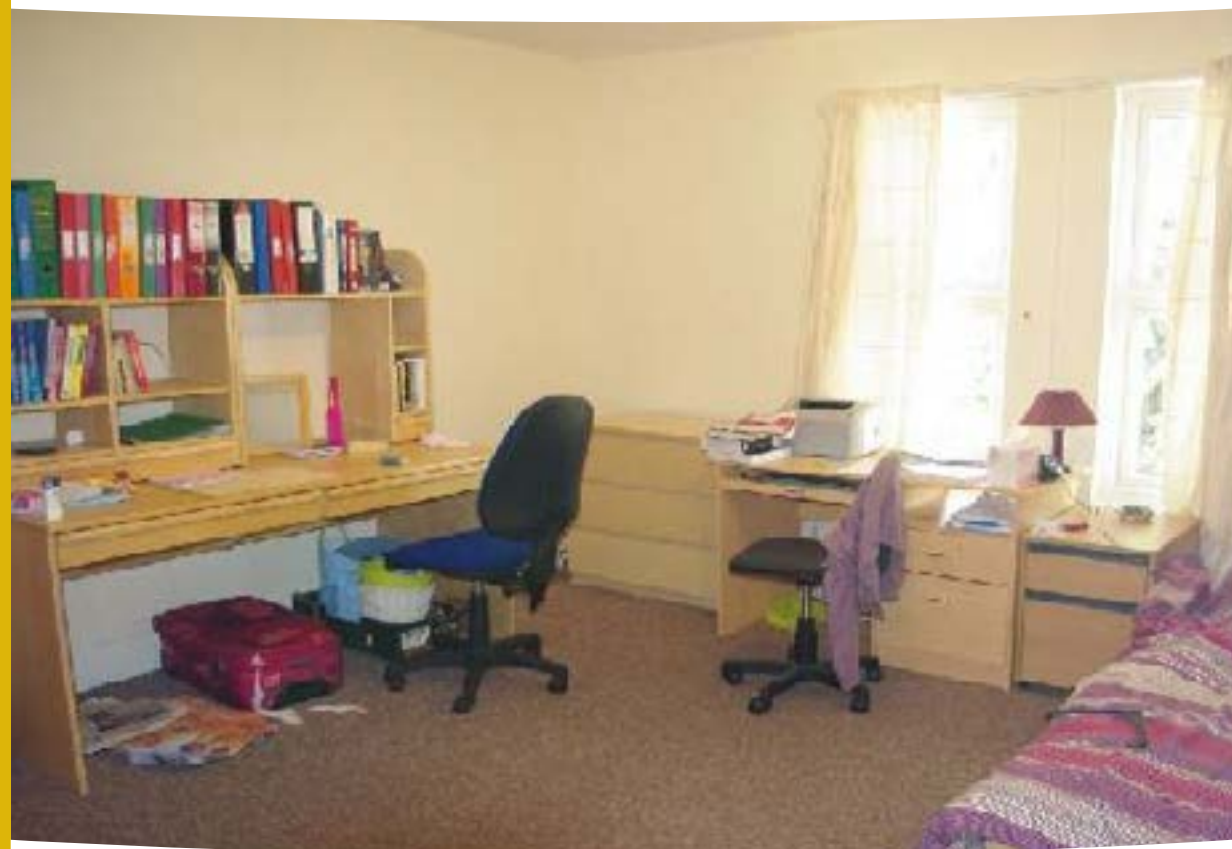
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Private Rented ACCOMMODATION



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NEW Self contained studios



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CLUSTER FLATS

With Durable Furnishings



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Communal FACILITIES



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LOW Vacancy Rate



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“Student housing has become one of the most coveted property classes during the past two years. The combination of an undersupplied market, low vacancy rates and stable yields have lured long-term investors such as insurers and sovereign wealth funds.”

Financial Times



In this low interest rate environment everyone is chasing solid rental returns. One can invest in Student property through funds and obtain a 5% yield after fund management OR purchase the properties directly with 7% Net income.

INVEST DIRECT Instead Of Funds



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Price chart (GBX)

■ UNITE Group PLC



5D 1M 3M 6M YTD 1Y 3Y 5Y 10Y Max

■ Empiric Student Property PLC



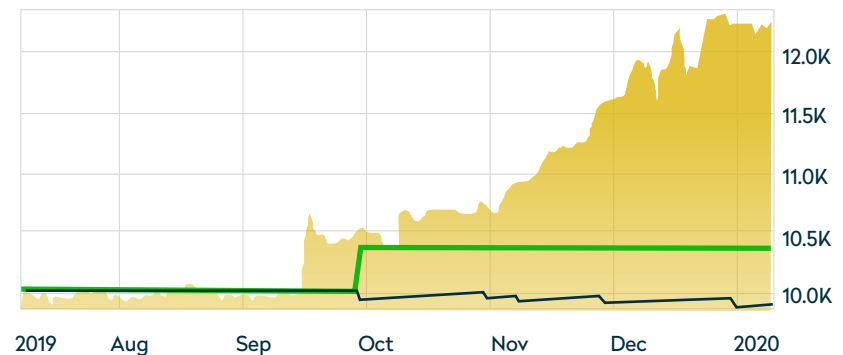
5D 1M 3M 6M YTD 1Y 3Y 5Y 10Y Max

Price chart (GBP)

■ GCP Student Living Ord: 12,263.90

■ GCP Student Living Ord NAV: 12,263.90

■ Property - Direct UK:



1M 6M YTD 1Y 3Y 5Y 10Y Max

PURCHASING PROCESS

Student U.K Accommodation



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STUDIOS

ROOM FACILITES:

- Between 19 to 28 sq/m
- Double Bed
- Fitted kitchen
- Wardrobe
- Workstation
- High-speed Internet connection

OFF-PLAN PROPERTY

50% DEPOSIT

ALLEN STREET

Sheffield student accommodation investment opportunity in a prime location that is appealing to both domestic and overseas students.

Sheffield has a student population of over 63,000, increasing by 30% over the past five years. Provisions of student accommodation has failed to keep up, with seven out of ten students admitting they have failed to secure accommodation. These fundamentals mean that future student accommodation units in Sheffield should achieve high occupancy levels.



SHEFFIELD STUDENT ACCOMMODATION INVESTMENT

Allen Street is a new student accommodation development in Sheffield

Allen Street seeks to offer luxury living for the modern student in the city. The studio apartments come fully furnished with a kitchenette including all appliances, en-suite bathroom, double bed, study desk, TV, chair, dining tables and much more, meaning it has all the household essentials already. Sheffield's major attractions, university campuses and general facilities including bars, shops and restaurants are just a short walk or tram ride away. Which is attractive to the discerning student who does not want to spend time and money travelling large distances to their lectures and seminars.

Allen St is a hybrid building designed with rooms and spaces to encourage interaction, community and space to live, work, study

and relax and grow as individuals as well as students. The facilities provide a welcome and support through the students most important years. The development will be designed around 3 main ethos: home and wellbeing, natural reclamation and a nod to Sheffield's heritage, elements of this can be seen throughout the building making it the perfect Sheffield student accommodation investment.

The development is being built with an abundance of social spaces for the occupants, including a rooftop outdoor area, gym, study pods and wellbeing spaces for yoga, Pilates and movie nights. Which will ensure this development is attractive to all future undergraduate and post graduate students studying in Sheffield.

Sheffield Student Accommodation Investment Summary

- Purchase Price: £82,500
- 8% net rental income assured for 5 years
- No stamp duty on student properties up to 150k
- Fully furnished en-suite studios within walking distance of both university campuses
- Superb prime city-centre location
- Hands-off investment opportunity
- Experienced developer and management company
- Brand new building due for completion in 2020

PORTSMOUTH STUDENTS

WHY PORTSMOUTH

Student-friendly waterfront city, Portsmouth is an excellent place to study and live, and many students stay on after they graduate. There's a great mix of modern urban and historic areas alongside green spaces and the beach, and it has a real community feel. It's a compact city, and most university buildings, shops and entertainment are within walking distance of each other. Over 21,000 students, including 3000 from over 100 countries, are supported by over 2,500 staff.



Prudential Building Conversion and new extension

- City Centre Location
- 4 minutes walk to University of Portsmouth
- Completed Sept 2017
- 57 Flats with 80 Studios
- Purchase Price £8.25m
- 6% Net Income @ £495,402

Retail Element – shops and restaurant

- Purchase Price: £1,073,684
- Net Income: £102,500

New Build – 61 Studios

- Ready for occupation in 2020
- Purchase Price: £6.5m
- 6% Net Income @ £390,000



THE PAVILION, BIRMINGHAM

BLOCK SALE £10,850,000

Following the successful sale of their previous project, South African listed property fund MASREI instructed us as the exclusive agent for the sale of The Pavilion, a purpose built student block of 138 studios and 9 one bedroom apartments, located in Birmingham.



'From my side, its been a pleasure dealing with you, and I am grateful that you have brought us a purchaser that has performed according to their indicated intentions.

I'm delighted that this has been a deal that has benefitted your business, and we look forward to dealing with you further Arran'.

Lukas Nakos
CEO MASREI

AWARD WINNING Student Broker



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CHOOSE AN AWARD WINNING STUDENT PROPERTY BROKER

- One Touch Property
- Sector specialist since 2011
- Selects the best areas for investment
- Meets with developer with solid track record
- Works as the exclusive agent
- Assists with the resale of properties



Conclusion



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It is a good sectors because of low vacancy and typical rent growth of circa 2.36% per annum.

Positive factors like the two year work visa will mean student number will increase.

Just look at how the top three student funds have performed over the past 12 months.

Contact us today to find out how you could benefit by owning a student property



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