Belfast Region:
A Compelling Investment Proposition

Suzanne Wylie, Belfast City Council

Belfast - small but perfectly positioned

1hr
flight time
to London

1.5hr
drive time
to Dublin

530
direct UK
flights weekly

* FDI magazine global cities of the Future (2018 / 2019)

Demographics - Belfast

Capital of NI
with a population of
343,500
(over one million in the Belfast region)

Excellent quality of living:
affordable, high quality housing, easy access to natural assets, a renowned education system and diverse cultural offer

OPEN

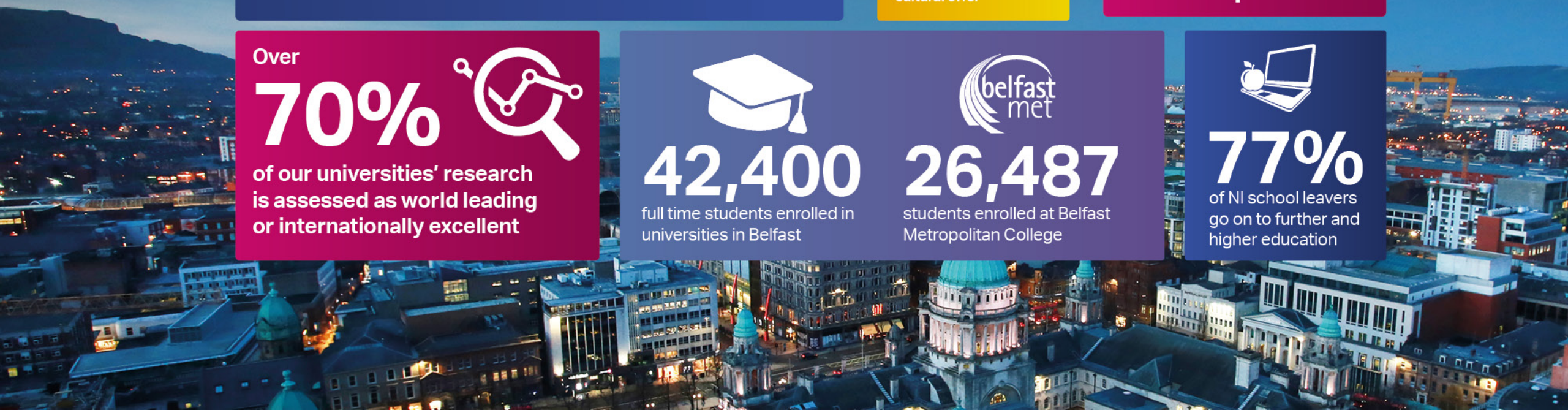
51%
of city retailers are independents

Over
70%
of our universities' research is assessed as world leading or internationally excellent

42,400
full time students enrolled in universities in Belfast

26,487
students enrolled at Belfast Metropolitan College

77%
of NI school leavers go on to further and higher education



Track record in Investment

NI is home to nearly **900 international companies**

75% of new investors **reinvest**

Investor Testimonies

"Quality of the people and skills"

John Healy OBE, Allstate NI
SOFTWARE COMPANY, 2300 EMPLOYEES ACROSS 3 SITES IN NI

"Value proposition"

Leigh Meyer, Citi NI
BANK, 2500 EMPLOYEES IN BELFAST

"Partnering with leading academic institutions"

Darragh McCarthy, FInTrU
FINANCIAL SERVICES COMPANY, 480 EMPLOYEES IN BELFAST AND DERRY

"Resilient, Reinventive and Adaptable"

Keith Farley, Aflac NI
CYBER SECURITY COMPANY, 150 JOBS IN NI

Scale of our Ambition

BY 2035

- Deliver **31,600** new homes
- Develop 550,000 sq m of **employment floor space**
- Increase population by **66,000 people**

OUR GOAL

- To transition to an **inclusive, zero-emissions, climate-resilient economy** in a generation.

- **1st plan** of kind in NI

Game changers

Investing in
Infrastructure and transport

Investing in
Tourism

Increasing
City Centre Living

Waterfront
Regeneration

City
Regeneration

Investing in
innovation and
smart districts

Belfast
Region
City Deal

SMART Belfast

- £350m investment in digital and innovation including the Belfast Smart District
- AI and Big Data, Life and Health Sciences, Clean Growth
- £60m Challenge Funds
- £40m Investment in Advanced Wireless Infrastructure

The Innovation District

- World-class hub for research, innovation and entrepreneurialism
- Space for 30,000 jobs and 25,000 academics and students
- Key clusters in FinTech, Cybersecurity, Health Tech and Clean Tech

The Smart City Core

- Supportive real-world environment to trial innovative urban services
- Key projects on smart healthy neighbourhoods, clean energy economy and future mobility
- Offers an 'urban sandbox' that reduces barriers to innovation

The Smart Port

- Belfast Harbour aims to become a Smart Port, Green Port and the world's best regional port
- UK's first 5G private network for ports, accelerating digital transformation
- Use of digital twin technology to support delivery of high value transformative products in the maritime industry

Belfast Region City Deal

£1bn
of investment

BELFAST DESTINATION HUB

MOURNE GATEWAY

INFRASTRUCTURE

CARRICKFERGUS CASTLE

#BRcitydeal

Key sectors driving the economy

ADVANCED ENGINEERING AND MANUFACTURING

FINANCIAL & PROFESSIONAL SERVICES

CREATIVE & DIGITAL

CYBER TECHNOLOGY

HOSPITALITY & TOURISM

LIFE & HEALTH SCIENCES

TECHNOLOGY

Building Belfast

OFFICE

Over **2.5 million sq.ft** of office accommodation completed / under construction

PBMSA

Almost **5,000** purpose built student accommodation beds completed / under construction

RESIDENTIAL

Over **5,000** residential units at various stages of planning process

HOTEL

1,500 hotel rooms completed

2015 - 2020. Source: City Regeneration & Development

Market Insights

Performance summary 2019

NI Commercial Property Investment Review 2019

NI Total Returns
across all market sectors

Northern Ireland	-0.6%
UK	+0.6%
Belfast	+1.4%

NI Income Return
across all market sectors

Northern Ireland	+7.7%
England (excl London)	+5.1%
Scotland	+5.6%
Wales	+5.9%

Belfast Market Total Returns

Office	+9.8%
Retail	-4.4%

Incentives for Investment

City Centre Investment Fund

Northern Ireland Investment Fund

City Investment Service

Partnerships and Joint Ventures

Strategic Land Assets

Building Belfast

WEAVERS®
CROSS
BELFAST
let's go together
translink.co.uk
Translink
weaverscross.co.uk

WEAVERS® CROSS

A new destination in the heart of the city

WEAVERS® CROSS

Transport Hubs are becoming the epicentres of urban growth

WEAVERS® CROSS

Connections – UK & Ireland

- Direct link all major airports
- Unique position post-Brexit
- Belfast-Dublin Economic Corridor
- Enterprise train service

WEAVERS® CROSS

Connecting People with People, Place and Opportunity

Mixed use areas including Residential, Commercial and Amenity Space

Weavers Cross

> A new destination in the heart of the city

- **Promoter** - Translink
- **Scale** - Estimated GDV £380m
- **Sector** - Retail / Office / Residential
  Circa. 1.3m sq.ft.
- **Planning** - Commencing outline planning application
- **Contact** - www.weaverscross.co.uk

WEAVERS® CROSS

WEAVERS® CROSS

Strong statutory and political support

The Executive Office
www.executiveoffice-ni.gov.uk

Belfast City Council

The Strategic Investment Board

Department for International Trade

Department for Infrastructure
An Roinn Bonneagair
www.infrastructure-ni.gov.uk

WEAVERS® CROSS

Next Steps

- Northern Ireland Executive Flagship Project
- Transport Hub Construction has started
- New Transport Hub Open 2024
- Commencing Outline Planning
- Market Information Day 26 November 2020
- Procurement process for Development Partner to start early 2021
- Consideration of end users
- Working with Belfast City Council - Supports Belfast Agenda and Belfast Region City Deal

WEAVERS® CROSS

You are invited to...

WX Developer Market Day

Thursday 26 November 2020
2pm–3.30pm

Translink would like to procure, through a Master Development Agreement, a partner to realise the vision for Weavers Cross.

Weavers Cross offers a truly unequalled opportunity to develop 1.3+ million sq.ft. of office-led mixed-use space, within a few minutes' walk of the commercial, retail and hospitality centre of Northern Ireland's capital city.

And located at the very heart of Weavers Cross itself will be Translink's new £multi-million Transport Hub - a high-tech focal point for bus, rail and active travel that will act as a powerful engine for energy and growth connecting people from all over the island and providing a gateway to all major airports and beyond.

The Belfast Transport Hub is an NI Executive Flagship Project and this publicly funded project is already underway, enjoying strong political and community support.

Key features of the opportunity

- 1.3m sq.ft.
- Estimated GDV £380m
- Contractual JV
- Procurement Launch H1 2021 (TBC)
- 160,000 sq.ft. GEA Transport Hub (works commenced February 2020)
- Saltwater Square: Significant public realm commitment
- Major mixed-use development scheme including offices, residential, hotel and ancillary retail/leisure
- Strong political support

Join us online

You are invited to join us online to find out more about this exciting development opportunity.
Speakers will include Chris Conway, Chief Executive Translink and Adam White, Senior Director CBRE who will provide background on the emerging scheme, local market, proposed commercial structure, outline procurement strategy and estimated timescales.

Chris Conway
Chief Executive Translink

Adam White
Senior Director CBRE

The journey starts here
weaverscross.co.uk

The Executive Office · Translink · Infrastructure

Waterfront Regeneration

> With an ambition to deliver world-class work, living and leisure space, Waterside is a 16-acre mixed-use development sited on the historic east bank of the River Lagan, in the heart of Belfast.

The Waterside

- **Promoter** - Osborne+Co
- **Scale** - £450m
- **Sector** - Residential (63,690 sq.m) / Office (79,620 sq.m) / Hotel (18,200 sq.m) / F&B / Retail (8,550 sq.m)
- **Planning** - Outline granted for 171,160 sq.m mixed use and full granted for 23,225 sq.m grade A office building
- **Contact** - James Obsorne, james.orborne@osborneandcompany.com +44 (0)7540278849 www.thewatersidebelfast.com
- **Ask -** Interested in talking to potential investors from the hotel sector and end users requiring the highest specification of Grade-A office accommodation

THE WATER SIDE

Waterfront Regeneration

> City Quays is Belfast Harbour's £275 million, 8 hectare, regeneration development located on Belfast's city waterfront.

Belfast Harbour

- **Promoter** - Belfast Harbour
- **Scale** - £275m
- **Sector** - Grade A Office / Hotel / Residential / Retail
- **Planning** - Outline granted
- **Contact** - cityquays@Belfast-harbour.co.uk www.belfast-harbour.co.uk
- **Ask -** Opportunities for investors include Waterfront residential/commercial development-end use occupier and/or co-developer/investor

Belfast Harbour | CITY QUAYS

Waterfront Regeneration

Titanic Quarter

- **Promoter** -Titanic Quarter Ltd
- **Scale** - Individual Projects of £10m -£100m
- **Sector** - Residential / Commercial / Culture / Education / Tourism
- **Planning** - Full and outline granted for next 280,000 sq.m
- **Contact** - James Eyre, Commercial Director, 07967 383912 www.titanicquarter.com
- **Ask** - End-use occupiers, and Investment/funding in new projects or the purchase completed product post development

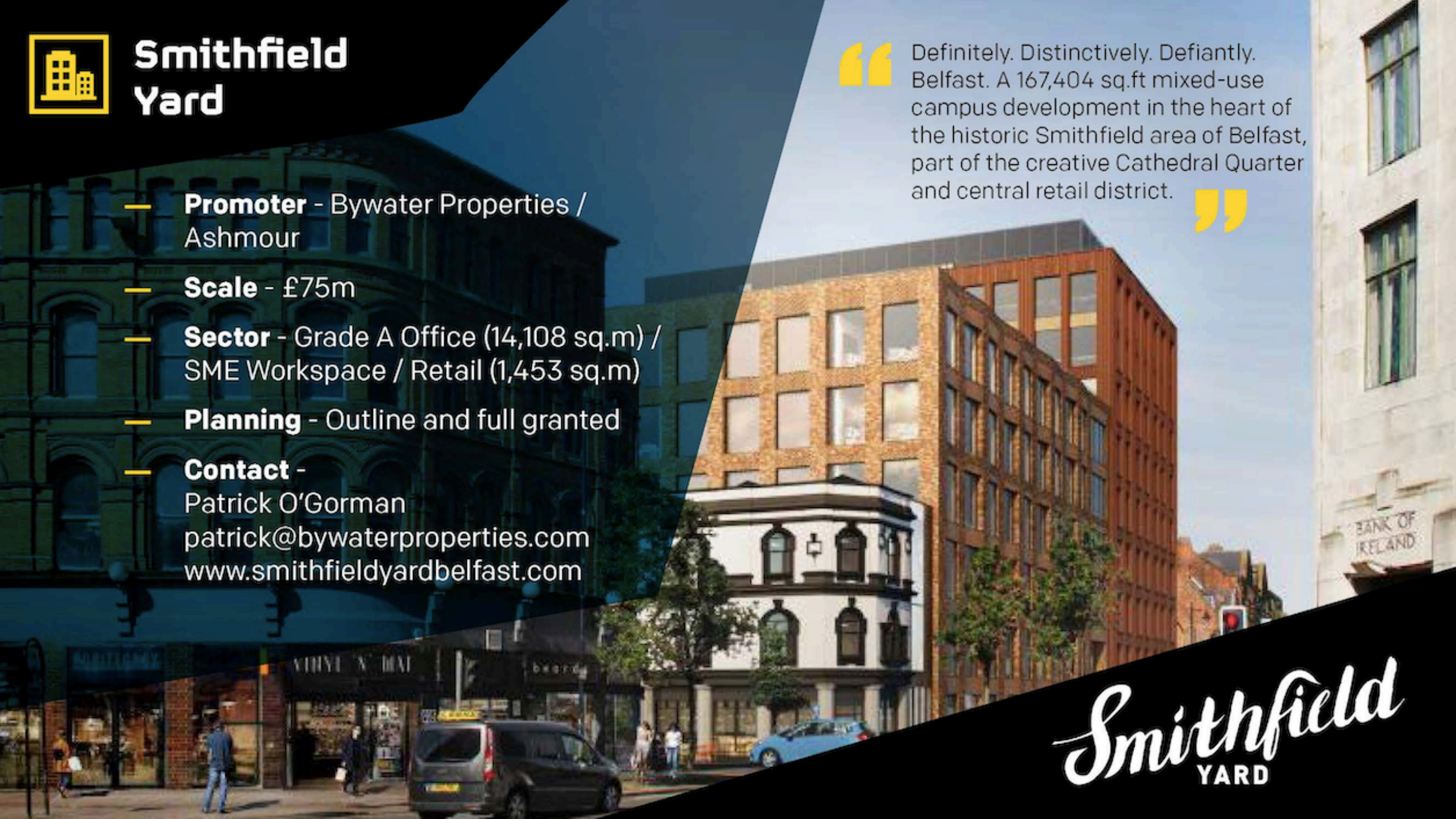
> One of Europe's largest urban waterfront regeneration projects, master planned over 185 acres on prime water frontage. Investment to date totals £500 million, delivering a mix of residential, commercial, tourism, education and retail projects.

TITANIC QUARTER

Smithfield Yard

> Definitely. Distinctively. Defiantly. Belfast. A 167,404 sq.ft mixed-use campus development in the heart of the historic Smithfield area of Belfast, part of the creative Cathedral Quarter and central retail district.

- **Promoter** - Bywater Properties / Ashmour
- **Scale** - £75m
- **Sector** - Grade A Office (14,108 sq.m) / SME Workspace / Retail (1,453 sq.m)
- **Planning** - Outline and full granted
- **Contact** -
  Patrick O'Gorman
  patrick@bywaterproperties.com
  www.smithfieldyardbelfast.com



Smithfield YARD

City Living

- **Promoter** - Belfast City Council
- **Scale** - £140m
- **Sector** - Mixed Tenure Residential
- **Planning** - Pre-application stage
- **Contact** - Cathy Reynolds, Director of City Regeneration & Development, ReynoldsC@belfastcity.gov.uk www.belfastcity.gov.uk
- **Ask** - Seeking interest for a range of opportunities including partnership, direct development or Co-investment

> Belfast City Council is committed to working collaboratively with private sector partners to deliver a once in a generation opportunity to deliver up to 1,600 city centre homes; contributing to the Belfast Agenda's ambition to attract 66,000 new residents to the city by 2035.

Suzanne Wylie
Belfast City Council
wylies@belfastcity.gov.uk