

Investing in London





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Key reasons to choose London

What makes London an attractive investment opportunity



Business environment

There are 1.1 million private sector business in London, accounting for over 20% of the UK total



Time zone

London's business day overlaps with other global financial markets



Upcoming infrastructure

Launched in 2022, Crossrail will serve 200 million passengers a year
HS2 will link London to Birmingham, Manchester and Leeds



Diversity

Over 300 languages spoken in London with 41% of the population Black, Asian or other ethnic minority



International connectivity

Six international airports that sees over 175 million passengers a year



Tourism hotspot

21.7 million international visitors in 2019



World-leading transport network

London underground network serves 270 stations with 1.3 billion riders a year



Culture

Three major concert halls, over 240 museums and galleries and over 30 major theatres



Green space

Eight Royal Parks offering 5,000 acres of green space including Hyde Park and Regents Park



Shopping experience

Home to the world-famous Oxford Street and Europe's largest shopping mall, Westfield Stratford



Sporting legacy

Home to Wembley Stadium, Lord's cricket ground, Twickenham Stadium and the Wimbledon Tennis Championships

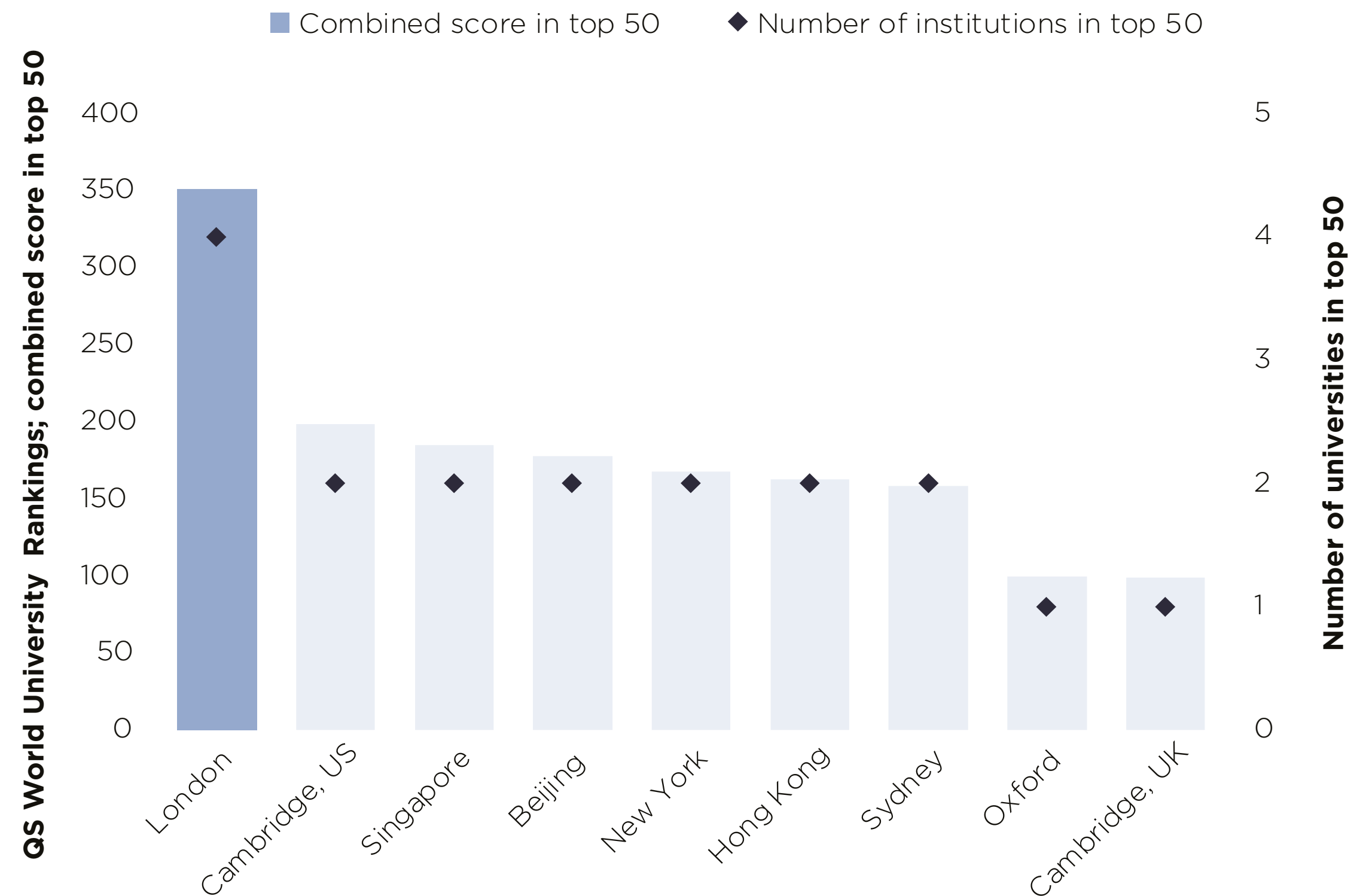


International student population

There are over 140,000 international students at higher education institutions in London

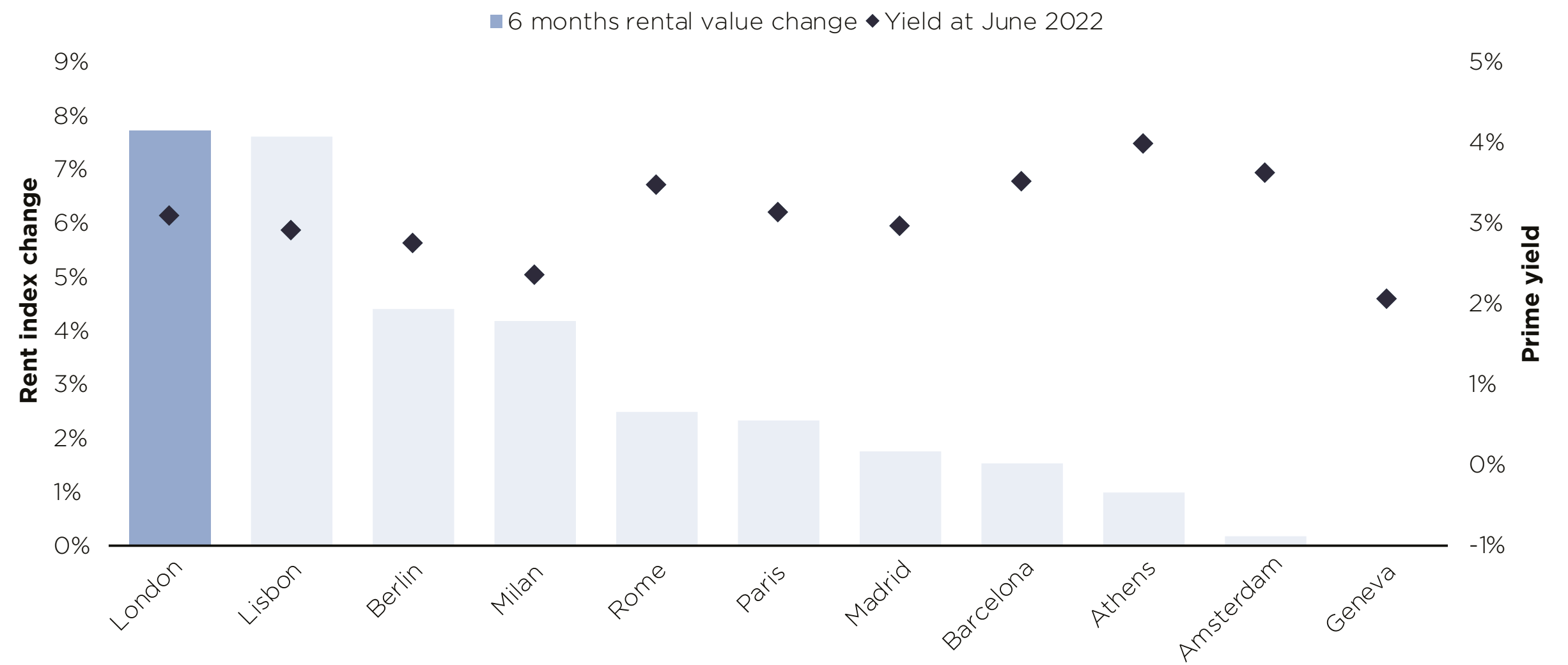
London has the world's best education offering

There are four universities in London that are ranked in the Top 50 in the QS World University Rankings. Imperial College London, UCL, King's College London and LSE. Not only does this attract overseas students to study in the capital, but it also provides a world-class pool of student graduates for London businesses unlike any other city in the world.



London is one of the top European cities for prime rental growth and returns

Prime rental value growth and yields, Europe, H1 22



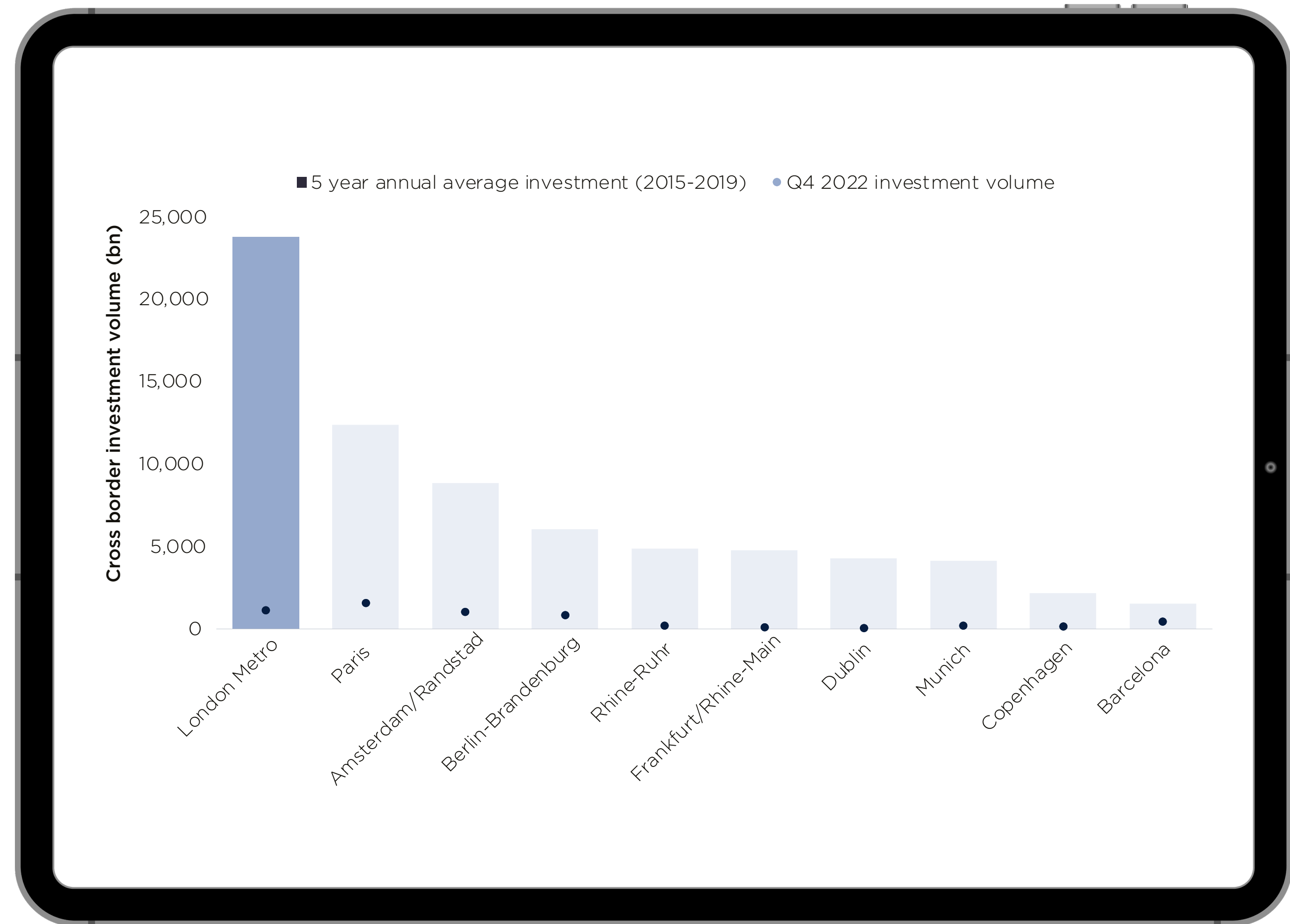
London still comfortably leads Europe in cross-border investment

London saw \$15.4bn of cross border investment in 2022. This is 126% more than the next highest, which was Paris. Whilst other European cities Paris, Amsterdam and Berlin have seen significant falls in investment volumes of 61%, 49% and 45% respectively since 2019, London's slight drop of 3% highlights its resilience and the confidence investors have in it.

Cross border investment (year to Q4 2022)

1. London: \$15.5bn
2. Paris: \$6.8bn
3. Berlin: \$3.6bn

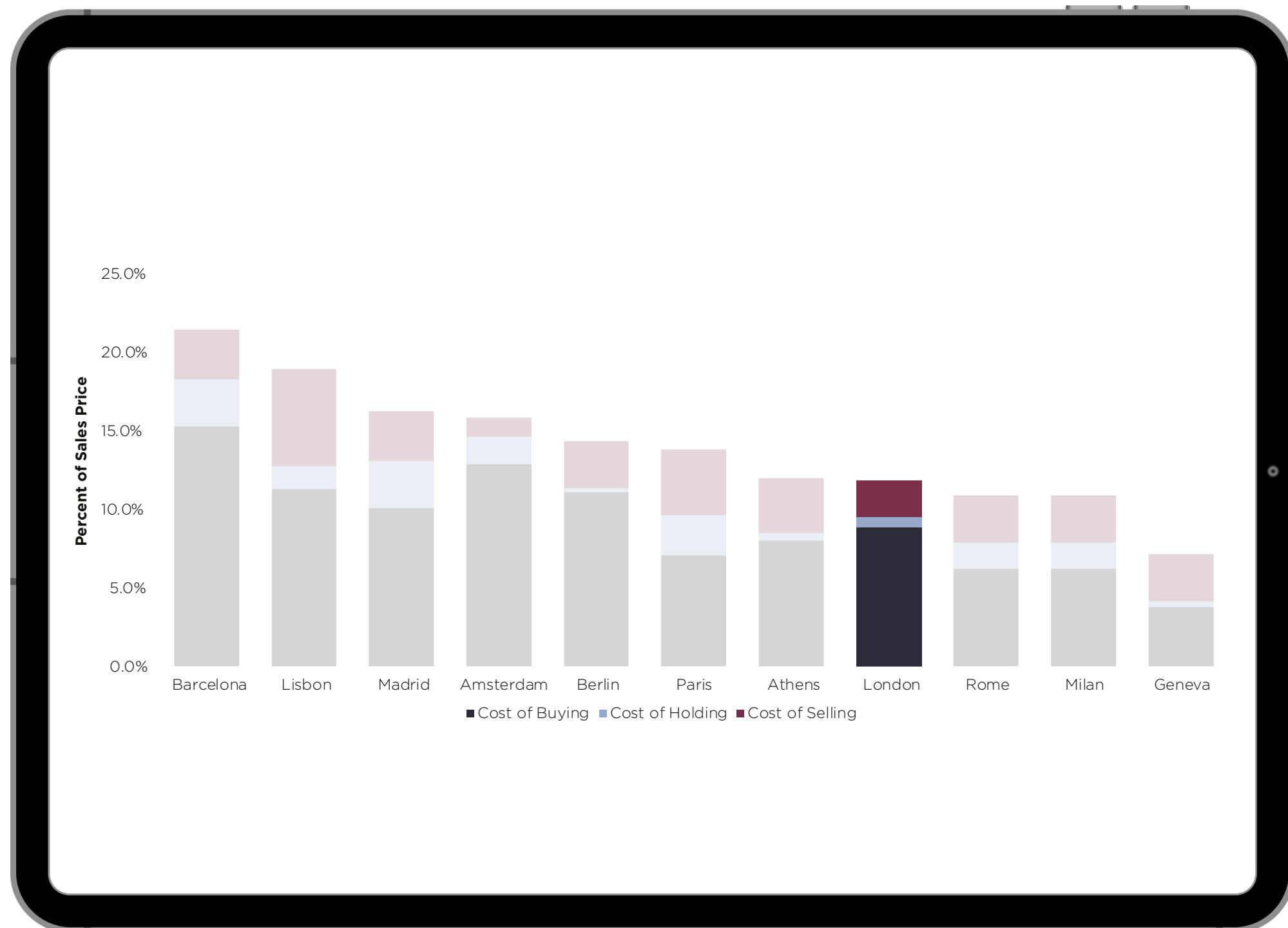
Led by office investment, **London is one of the world's most liquid markets and an attractive destination in times of uncertainty** due to the city's growing tech and alternative sectors, strong economic and demographic profile as well as commercial service offering.



Source: dealbook.co

London is one of the most affordable European cities to invest in

London remains one of the most affordable European cities to buy, hold and sell property with the majority of the costs associated with a property coming from purchase costs. But the recent SDLT changes in the mini-budgets represents an additional SDLT tax saving of £2,500 when purchasing a \$2mil property.



Source: Savills Research

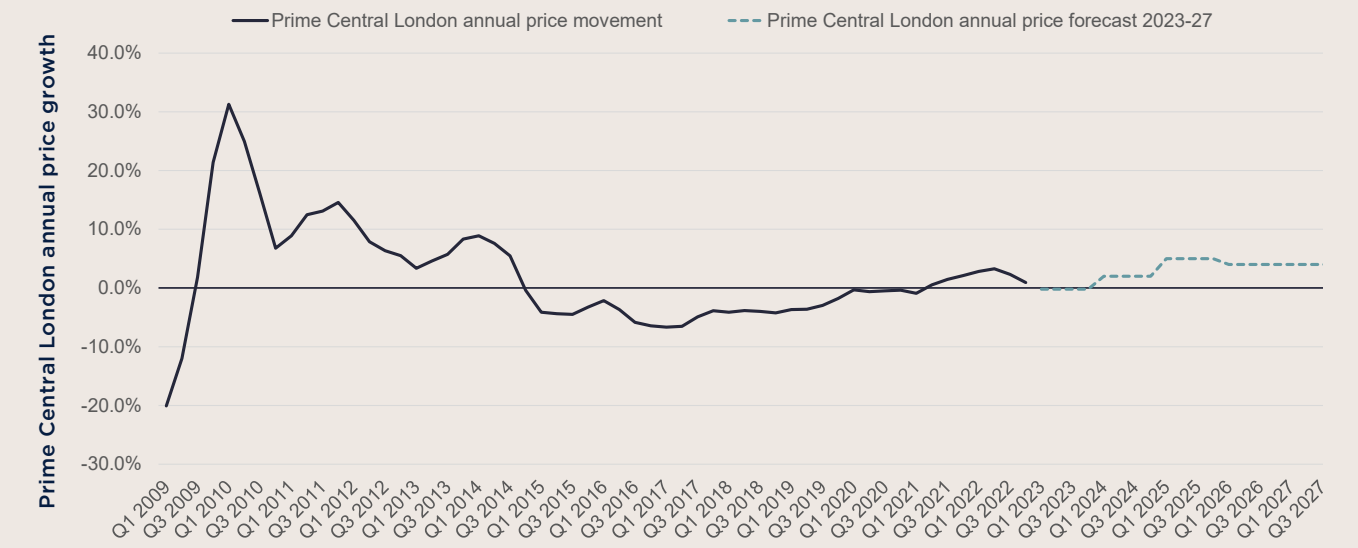
Cost of Buying: e.g Stamp Duty, legal fees, land registry & building survey

Cost of Owning: e.g council tax

Cost of Selling: e.g legal fees, agency fee

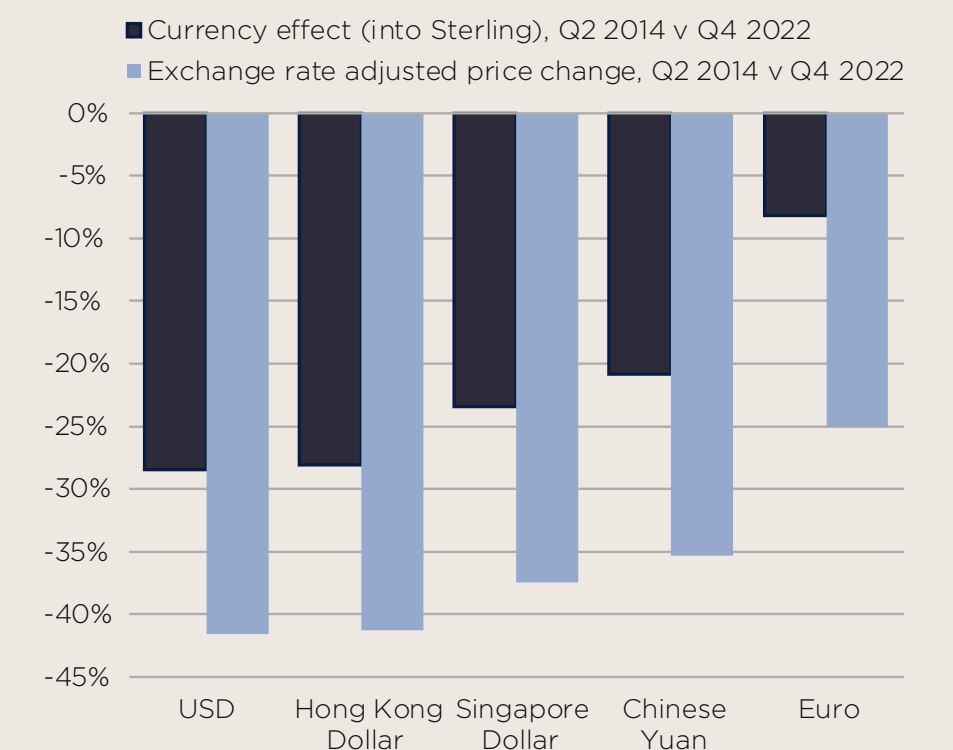
Our scenario assumes a non-resident overseas buyer purchasing a \$2 million property (which in the UK equates to £1.65 million). This is for use as a second home for less than nine months of the year over a five-year hold. No capital growth has been applied, avoiding the complication of having to forecast that for each city.

A GOOD TIME TO BUY IN LONDON



For those who are eager for a good deal, the combination of value falls in prime London since 2014 and the depreciation of the pound sterling presents significant discounts for those buying in overseas currencies.

Those purchasing a £2m PCL London property in USD will currently pay approximately 42% less than they would have at the peak in 2014, while those in Euros will pay 25% less.





THE WHITELEY

Prices from: £3,025,000 - £8,950,000



SOUTHBANK PLACE

Prices from: £7,850,000 - £17,000,000



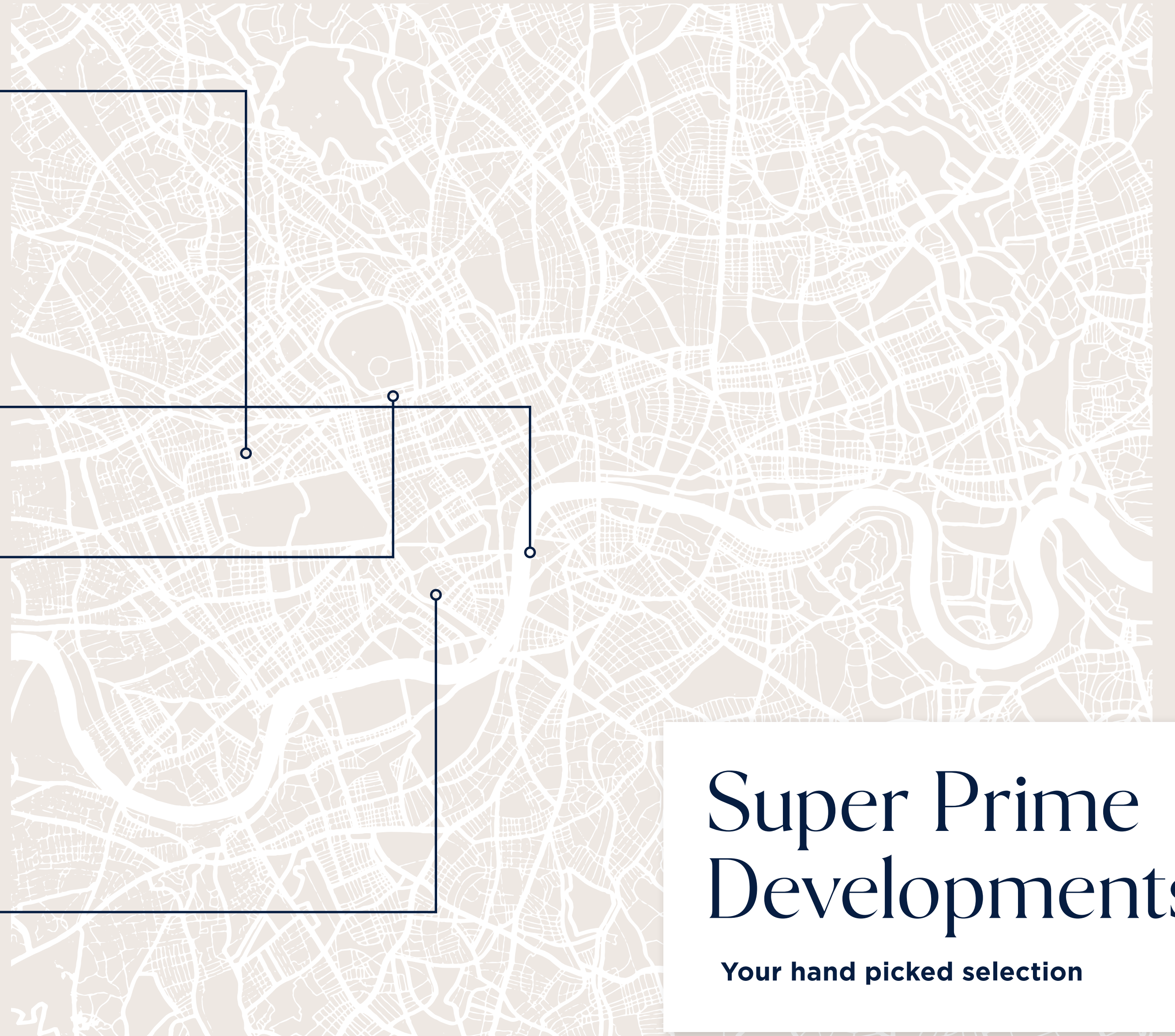
REGENTS CRESCENT

Prices from: £1,800,000 - £19,750,000



8 EATON LANE

Guide price: £4,130,000 - £9,740,000



Super Prime Developments

Your hand picked selection



EMBASSY GARDENS

Prices from: £695,000 - £1,430,000



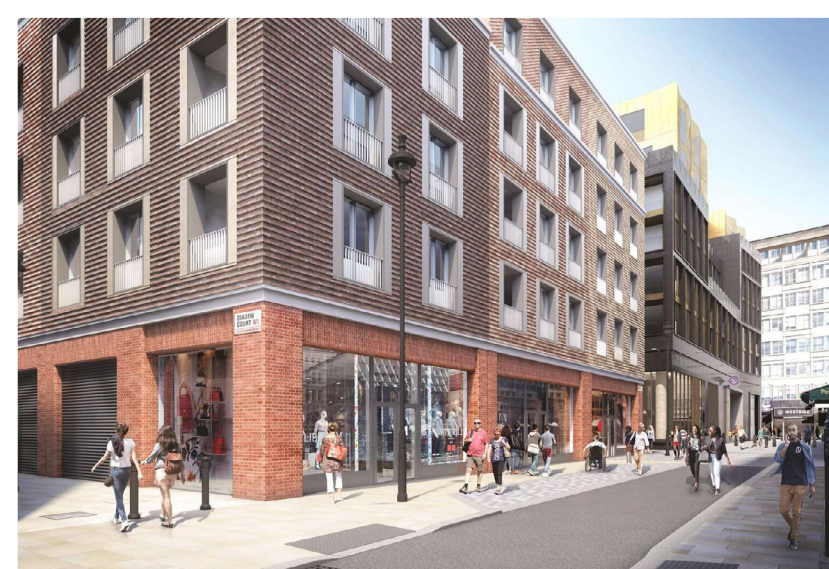
PORTOBELLO SQUARE

Prices from: £675,000 - £1,065,000



ONE BISHOPSGATE PLAZA

Prices from: £1,325,000 - £4,400,000



TOTTENHAM COURT ROAD WEST

Prices from: £1,200,000 - £4,500,000



**Prime
Developments**
Your hand picked selection



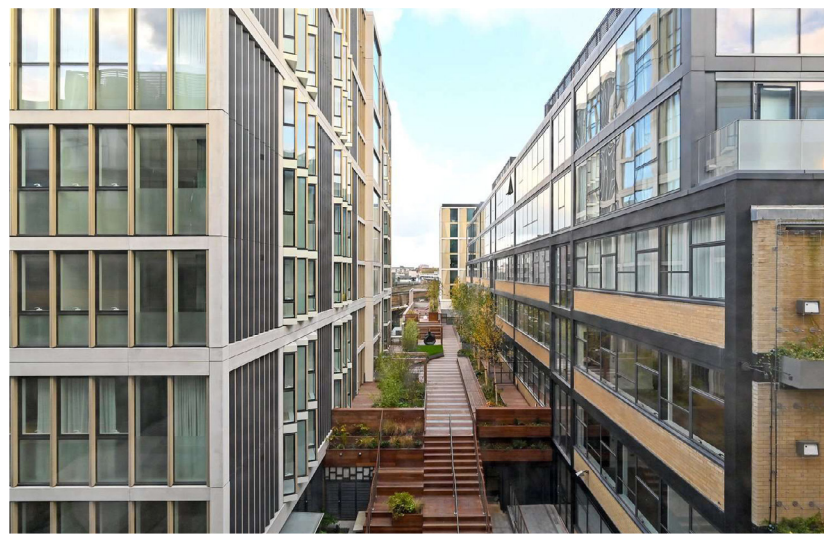
BRENT CROSS TOWN

Prices from: £400,000 - £810,000



HORNSEY TOWN HALL

Prices from: £494,950 - £889,950



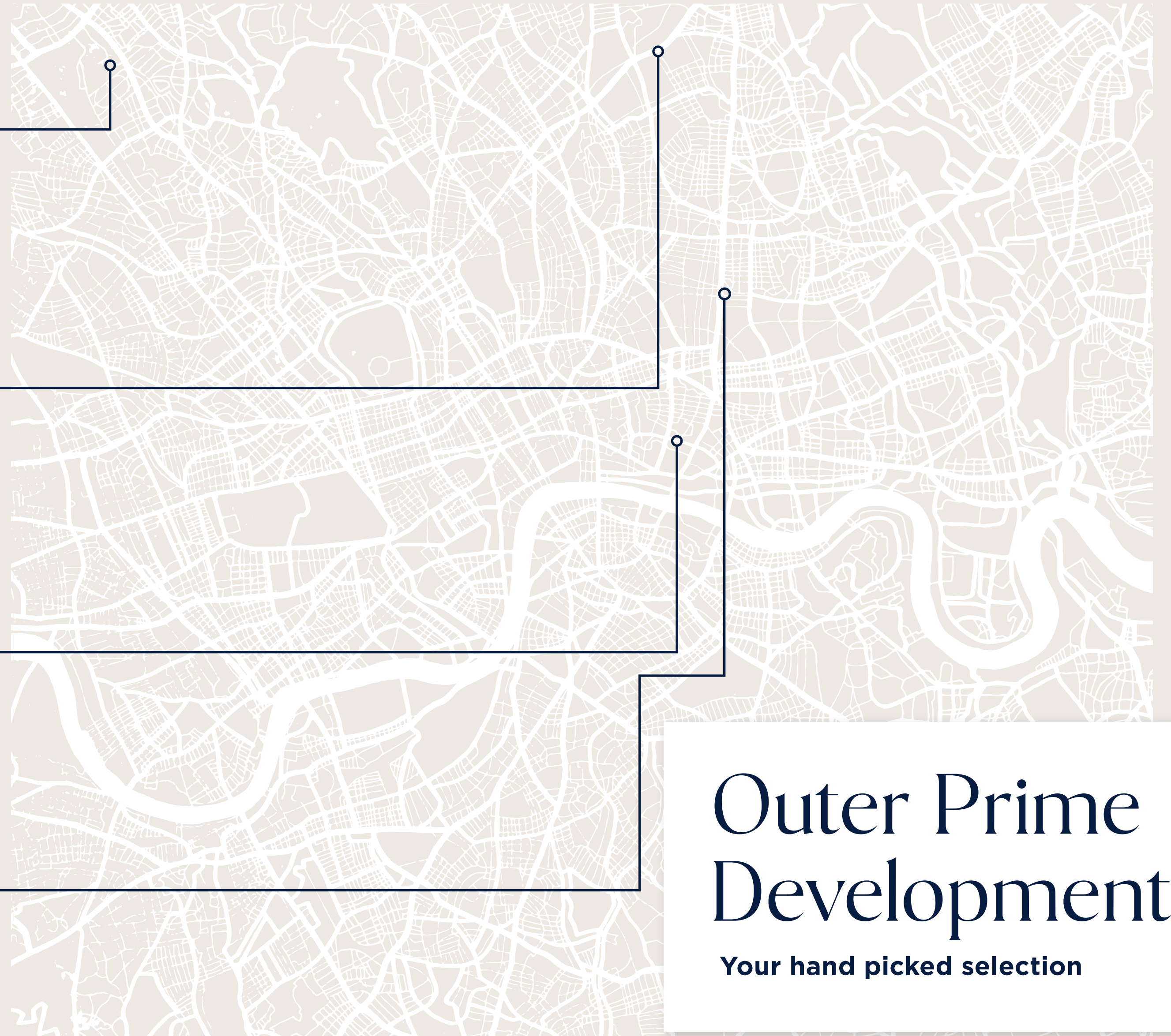
LONG & WATERSON

Prices from: £1,000,000 - £1,240,000



THE LAUNDRY

Prices from: £850,000



Outer Prime Developments

Your hand picked selection



Securing a mortgage as an international buyer

UK property holds plenty of appeal for international buyers but it doesn't always make sense to bring all of your money into the country to enable you to buy outright for cash. With competitive mortgage rates available, you may choose to get a mortgage on your UK property instead.

This is where we can help you. SPF Private Clients has extensive expertise in helping international buyers to find a competitive mortgage. We have arranged UK mortgages for clients from all over the world, whether or not they were resident in the UK.

SPF has access to UK and international banks, which are equipped to deal with overseas investment into property in the UK and loans for international buyers.

We can also arrange mortgages in alternative currencies to sterling.

We can arrange conference calls or meetings to accommodate your location or the time difference, or liaise with lenders on your behalf, making it easier for those in a different time zone. If you are not familiar with mortgages in the UK or the process for applying for a loan, we can take away the hassle factor for you, guiding you through the application from start to finish.



PRIVATE
CLIENTS

Key lending criteria for international clients

- Options available for owner occupier, second homes, rental, and limited company purchase
- A large number of lenders are able to lend on UK real estate for clients based outside of the UK, including some high street banks, building societies, and private banks
- Exclusive rates and bespoke criteria are available for some clients residing outside of the UK (dependent on income, currency of income earned, and country of residence)
- Minimum 25% deposit is required for most clients living or working outside of the UK (exceptions can be made)
- Realistic mortgage application timeframes are available for clients living outside of the UK c. 2 months (application to mortgage offer)
- Cheapest rates are usually available from 60% loan to value
- Asset backed funding (can use property, artwork, cash savings, investments held inside or outside of the UK)
- Most lenders will require a minimum basic annual income of £50,000 for clients based outside of the UK. However, no minimum income is required for certain clients or cases
- Most currencies are accepted to calculate employed income



Why Savills?

The Savills London residential development team has a breadth of experience across the London market, allowing us to provide expert knowledge to our buyers. Our London team along with our network of global experts are available to assist purchasers from across the world, whether you are buying your first overseas property or you are a regular investor.

Savills provide a best in class service and with 700 offices world wide, allowing for seamless communications across the globe.



Contact us

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