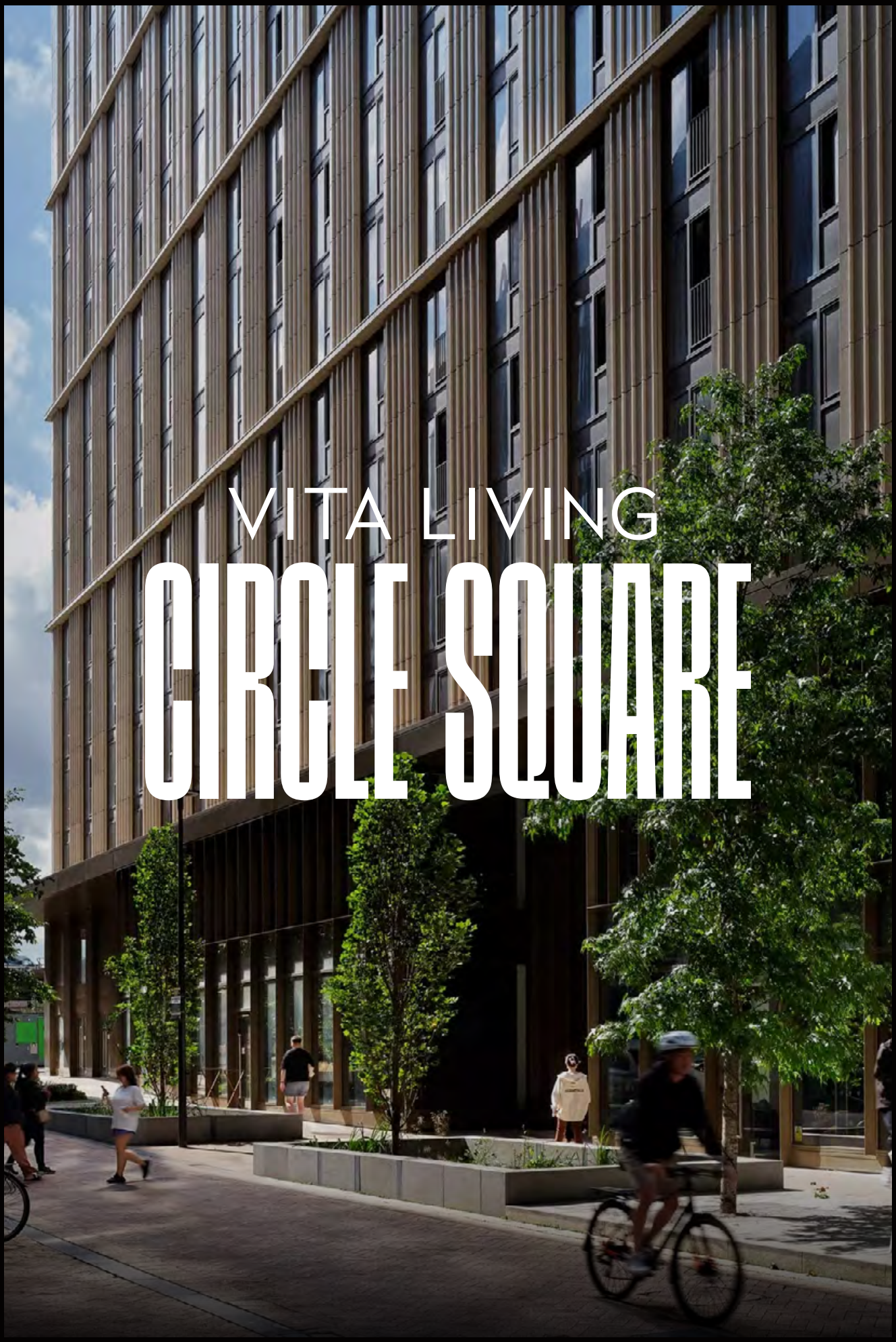
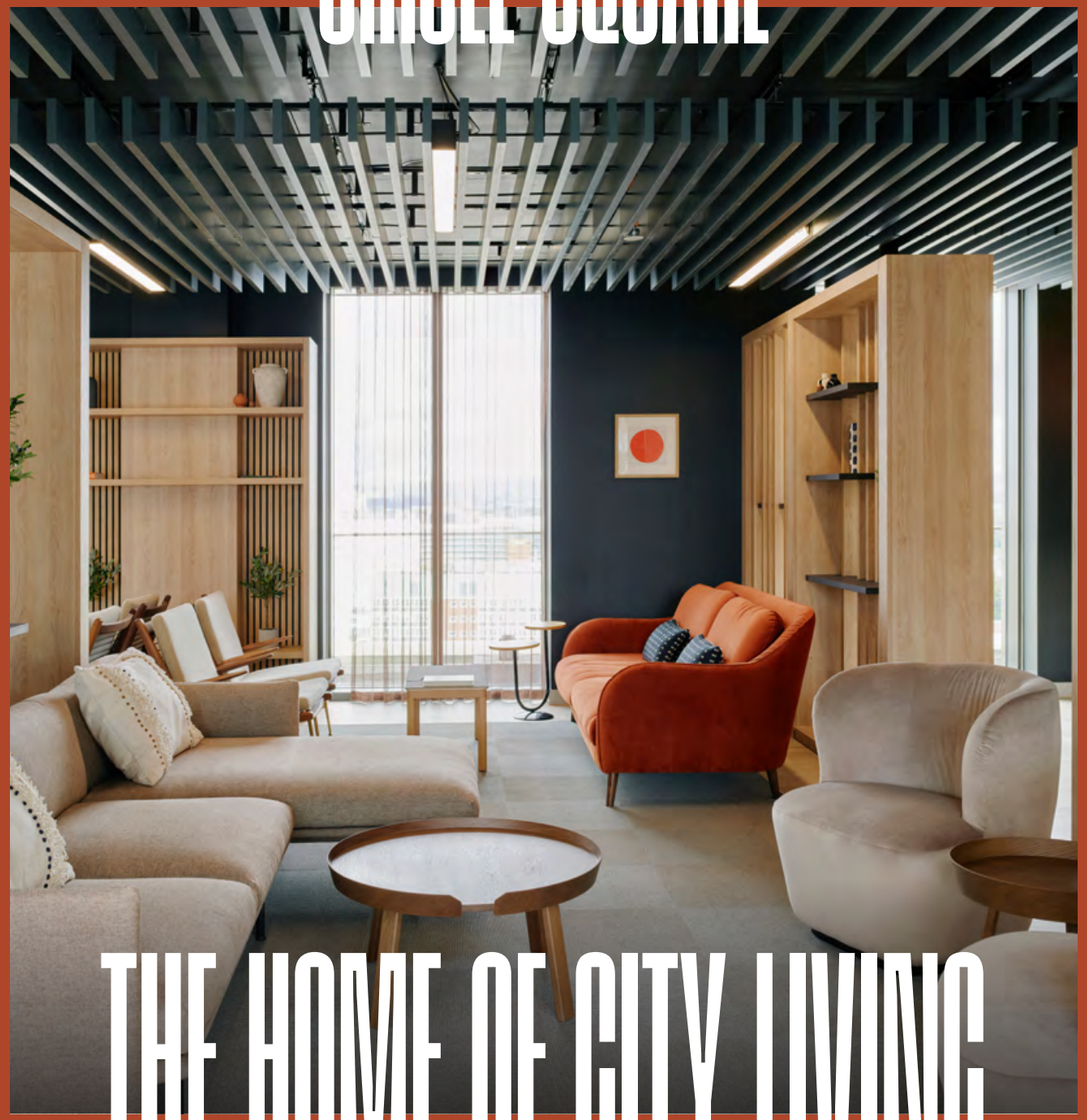

VITA LIVING
CIRCLE SQUARE

VITA LIVING

CIRCLE SQUARE



THE HOME OF CITY LIVING

Introducing a completed, unique investment opportunity, now exclusively available to individual investors for the first time.

A landmark development strategically located on Oxford Road in Manchester city centre, Vita Living Circle Square achieves one of the highest occupancy levels in the city at 98%.

INVESTMENT OVERVIEW

A 15-storey landmark residence in the heart of Manchester's tech and education district.

Location:
Circle Square, Oxford Rd, Manchester City Centre

Apartment breakdown:
266 completed studio, one, two and three-bedroom apartments

Achieved rental yield:
Up to 6.5%

Achieved occupancy:
98%

Amenity:
Co-working Spaces,
Urban Rooftop Garden,
Outdoor Cinema,
15th-Floor Terrace,
Private Dining Rooms

Fully furnished:
Apartments fully furnished to the highest standard

Incredible payment plan:
10% deposit then nothing to pay until July 2026

Institutionally owned and operated by:
Greater Manchester Pension Fund & Vita Group

"As part of our mission to deliver the best UK property investments, I'm delighted to bring you Vita Living Circle Square - a completed, premium residence in one of Manchester's most vibrant districts.

Given the exceptional demand among our investors for premium Manchester property, we acquired this unique opportunity through Vita Group, part of the Select Property family. Operated for the last four years as an institutional grade development in partnership with the Greater Manchester Pension Fund, Vita Living Circle Square is now available to individual investors for the first time.

A hand-picked investment opportunity identified for its impressive 98% occupancy and up to 6.5% rental yields, I am delighted to offer this unique investment exclusively to our global community."

ADAM PRICE
CEO
Select Property

A HIGH-RETURN INVESTMENT OPPORTUNITY

YOUR OPPORTUNITY TO INVEST IN AN INSTITUTIONAL GRADE DEVELOPMENT

Select Property has negotiated a wholesale price with the seller, offering our investors a unique opportunity to buy at a discounted purchase price. Delivering exceptional value, Vita Living Circle Square is an institutional grade development being offered to you exclusively.

Operated for the last four years by Vita Group in partnership with The Greater Manchester Pension Fund, the largest local government scheme of it's kind in England, the development is maintained and operated to the highest standard, resulting in exceptional resident satisfaction and an occupancy rate of 98%.

SelectProperty VITA GROUP gmpf

A Completed Residential Scheme with the Benefits of an Off-Plan Investment

- Secure your property at a **discounted price**
- Attractive payment plan requiring just a **10% down payment** on contract exchange
- Pay the balance of **90% in August 2026**
- Benefit from **anticipated capital growth** of 10% over the next 12 months
- **Stabilised rental performance** over four years

TO **SECURE THIS UNIQUE OPPORTUNITY,** YOU WON'T BE REQUIRED TO COMPLETE ON YOUR PROPERTY PURCHASE UNTIL **AUGUST 2026.**

AMENITIES THAT REDEFINE CITY LIVING

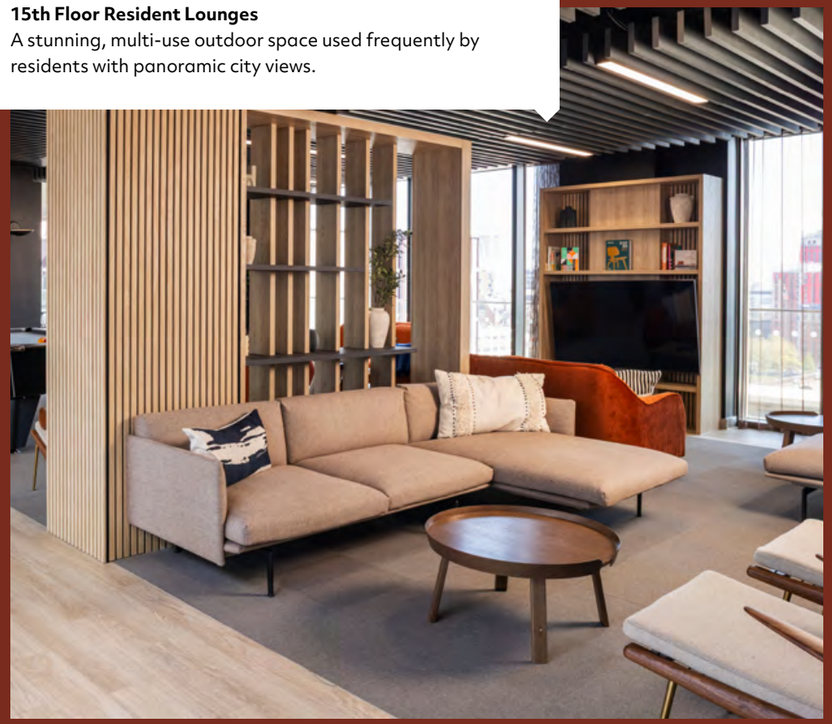
Incredible Co-working Spaces
Resident feedback revealed an increased demand for co-working spaces, due to the high level of hybrid working opportunities within the city. Vita Living Circle Square boasts one of the largest co-working lounges in the city, offering large communal desks, private pods and meeting booths, to accommodate a variety of professionals residing in the development.

WORKSPACE

CO-WORKING KITCHEN

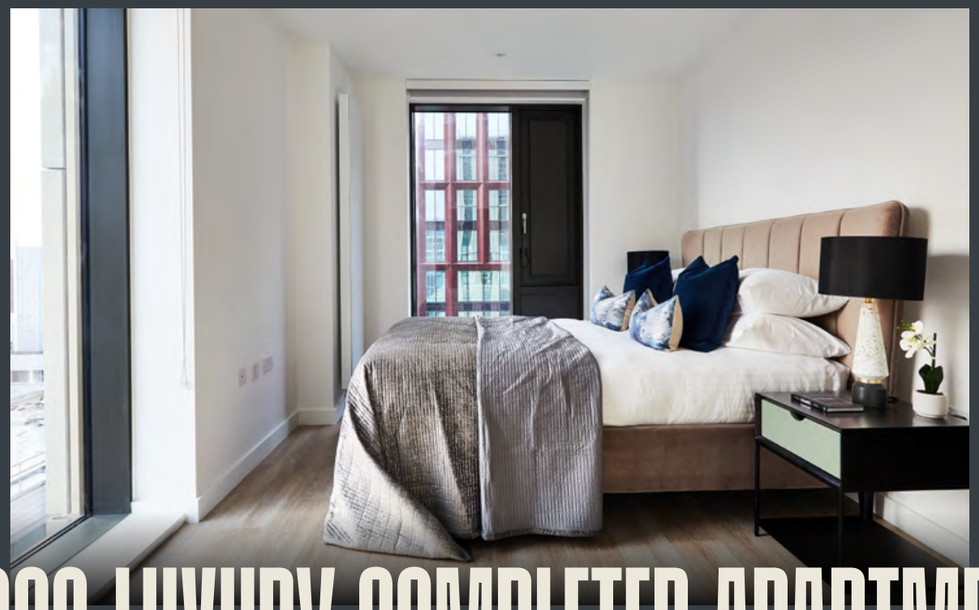
WORK PODS

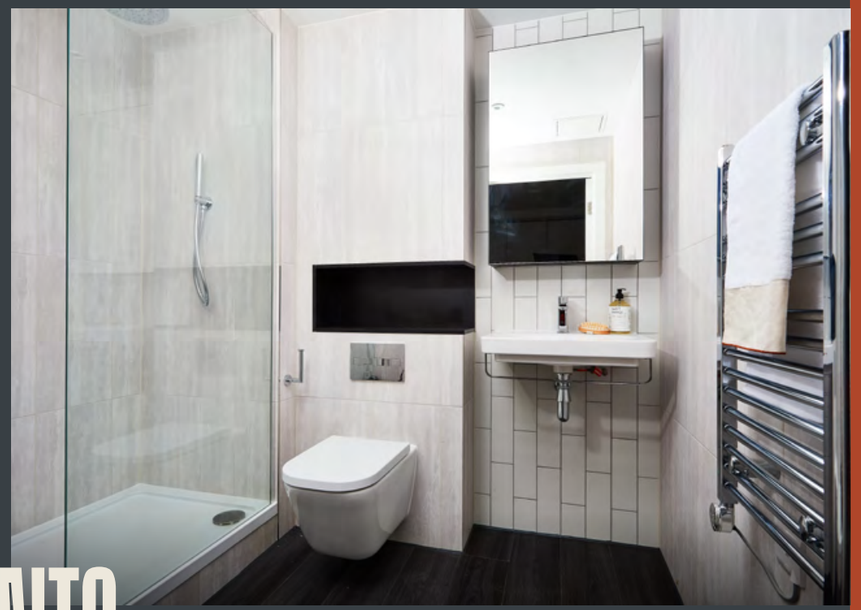
15th Floor Resident Lounges
A stunning, multi-use outdoor space used frequently by residents with panoramic city views.



Private Dining Rooms
Elevating every occasion, the private dining rooms, bookable for residents, offer the opportunity to enjoy a special dining experience in an intimate setting.

Symphony Park Terrace
Offering scenic views across Symphony Park, this rooftop terrace is an idyllic space for residents, providing the perfect backdrop for social gatherings.





266 LUXURY COMPLETED APARTMENTS

With a range of apartment sizes available, Vita Living Circle Square has the variety to cater to your individual investment goals

Each apartment has been thoughtfully crafted, with the highest quality finishes, furnishings and appliances integrated throughout.

Studios
Presenting a seamless blend of style and functionality, the studio apartments offer bespoke, quality finishes to maximise space and offer plenty of storage.

One Bedroom
Ideal for a couple sharing or a solo renter who needs some extra space, our one-bedroom apartments offer the perfect solution for individuals seeking city centre living.

Two-Bedroom
The perfect solution for couples and friends sharing, the two-bedroom apartment features spacious storage and living spaces to accommodate multiple people, whilst retaining an intimate atmosphere.

Three-Bedroom
Suitable for families and friends or professionals sharing, our three-bedroom apartments are the desired solution for sophisticated group living.

With multiple universities on the doorstep, the three-bedroom apartments cater to the high number of students and graduates within the city.

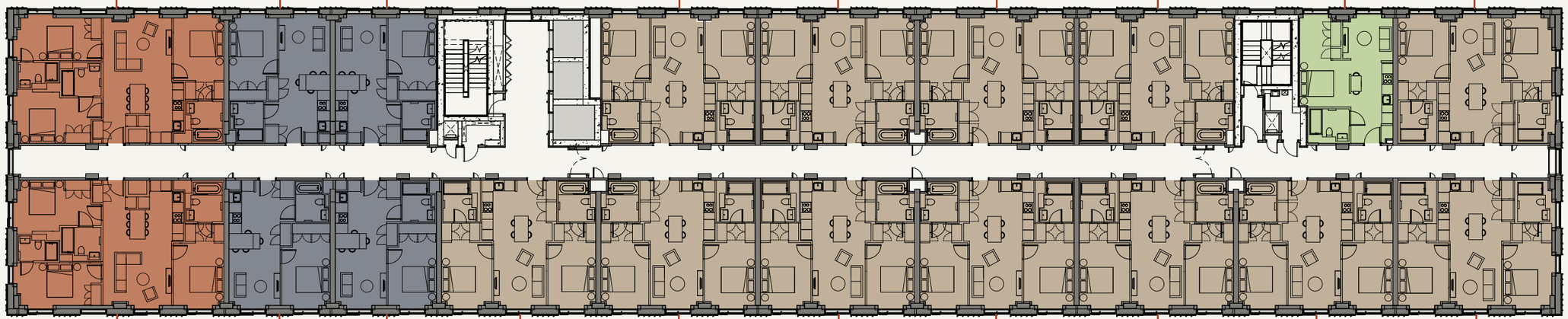
TYPICAL FLOORPLAN

Three Bedroom
Two Bedroom
One Bedroom
Studio

PICCADILLY

ST PETERS SQUARE

UNIVERSITY OF MANCHESTER



VL117
THREE BED
TYPE L1
947 SQFT

VL118
ONE BED
TYPE L1
464 SQFT

VL119
ONE BED
TYPE L1
464 SQFT

VL101
TWO BED
TYPE L1
710 SQFT

VL102
TWO BED
TYPE L
710 SQFT

VL103
TWO BED
TYPE L
710 SQFT

VL104
TWO BED
TYPE L
710 SQFT

VL105
STUDIO
TYPE L1
420 SQFT

VL106
TWO BED
TYPE L2
710 SQFT

VL116
THREE BED
TYPE L1
943 SQFT

VL115
ONE BED
TYPE L1
463 SQFT

VL114
ONE BED
TYPE L
464 SQFT

VL113
TWO BED
TYPE L
710 SQFT

VL112
TWO BED
TYPE L
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VL111
TWO BED
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VL110
TWO BED
TYPE L
710 SQFT

VL109
TWO BED
TYPE L
710 SQFT

VL108
TWO BED
TYPE L
710 SQFT

VL107
TWO BED
TYPE L2
710 SQFT

SYMPHONY PARK

CASE STUDY

TWO-BED APARTMENT

Research shows that two-bedroom apartments are the most diverse investment as they appeal to the widest tenant pool.

An ideal investment for first-time or existing investors looking to expand their portfolio, two-bedroom apartments are often considered the strongest investment property, due to high demand, strong rental yields, fewer void periods and high resale value.

Comparison data from Rightmove shows that two-bedroom apartments at Vita Living Circle Square are priced 17% lower than the average price of similar two-bedroom apartments within the same district.*

rightmove

THE HEART OF MANCHESTER'S

- University of Manchester
- Sister (formerly ID Manchester)
- Manchester Metropolitan University
- Manchester Science Park Enterprise Zone
- MFT / Citylabs Campus Enterprise Zone

1.	Hello Oriental	(1 min walk)
2.	Symphony Park & Gardens	(1 min walk)
3.	Vita Student	(1 min walk)
4.	No. 1 & No. 2 Circle Square	(1 min walk)
5.	No. 3 Circle Square	(1 min walk)
6.	Manchester Technology Centre	(2 min walk)
7.	Palace Theatre	(5 min walk)
8.	Deaf Institute	(7 min walk)
9.	Manchester Law School	(7 min walk)
10.	Aquatics Centre	(8 min walk)
11.	Graphene Institute	(8 min walk)
12.	Chinatown	(8 min walk)
13.	Manchester Museum	(12 min walk)
14.	Manchester Academy	(18 min walk)
15.	Contact Theatre	(19 min walk)

MANCHESTER'S **MOST CENTRAL** BUILD-TO-RENT ADDRESS, LOCATED AT THE **HEART OF THE OXFORD ROAD CORRIDOR.**

HIGHER EDUCATION HUB

A CITY DEDICATED TO EDUCATION

Home to one of the largest student populations in Europe, Manchester stands as a prominent global education hub, presenting a rich academic history and innovative universities.

Manchester boasts several excellent educational institutions, including:

THE UNIVERSITY OF MANCHESTER

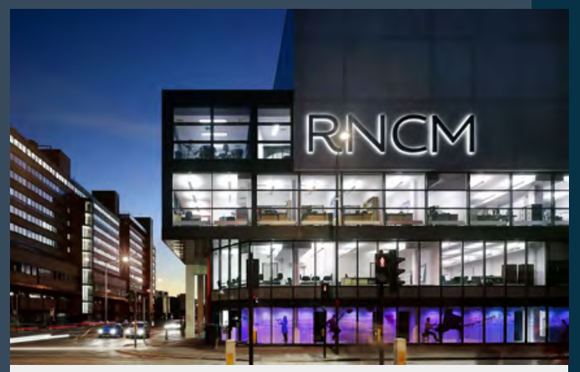
Russell Group, the University of Manchester, was founded in 1824 and has an outstanding legacy. The university now welcomes over 14,000 non-EU students each year.

SISTER (FORMERLY ID MANCHESTER)

A global hub for science and technology, and a community for entrepreneurs, professionals, families, scientists and creatives, Sister is a leading destination for education and innovation.

MANCHESTER METROPOLITAN UNIVERSITY

Renowned for its highly acclaimed business school, Manchester Metropolitan University offers students a diverse experience, with a key focus on career-purposed education.



ROYAL NORTHERN COLLEGE OF MUSIC

A prestigious music school, the Royal Northern College of Music is known for high-quality training and innovative approach to education. It is continually recognised as one of the world's most forward-thinking conservatoires.

BEYOND GRADUATION

Manchester retains a staggering 51% of its graduates, increasing the demand for city centre accommodation as students transform into working professionals.

SISTER

Sister will become a **vibrant new city centre neighbourhood.** Transforming The University of Manchester's former North campus, once home to the historic University of Manchester's Institute of Science and Technology (UMIST).

Steeped in a rich history of science and engineering, the £1.7 billion investment, previously known as ID Manchester, is a joint venture between **The University of Manchester and Bruntwood SciTech.**

This major regeneration scheme is one of several significant regeneration projects taking place across Manchester, the Capital of the North. Development of the Sister site will progress across multiple phases over the next 15-20 years, with an ambition to establish **Manchester as a world leader in technology and innovation.**

- £1.7 billion investment
- 2 million sq ft of commercial, innovation and retail space
- 9 acres of public realm
- Innovative research hub with groundbreaking technology
- 1,500 new homes
- £100M new funding just received
- 10,000 jobs to be created
- £1.5 billion predicted GVA contribution per annum
- Joint venture between The University of Manchester and Bruntwood SciTech

SISTER IS A **JOINT VENTURE** BETWEEN THE **UNIVERSITY OF MANCHESTER** & **BRUNTWOOD SCITECH.**

UNLOCKING MANCHESTER'S FUTURE

The first phase of the Sister site is already complete, with the first building, the Renold Building, opening onsite in 2024. Acting as the keystone of Sister, the Renold Building fosters an inclusive, entrepreneurial community with a variety of state-of-the-art spaces including modern co-working areas, private office suites and event areas able to host lectures, conferences and workshops.

A VISION FOR A COMMUNITY

With community at the heart of Sisters' vision, the district is creating more than 10,000 new jobs, 1,500 new homes and nine acres of public realm. Once all phases are complete, Sister will deliver over 2 million sq ft of commercial, innovation and retail space, transforming Manchester, and creating a new neighbourhood for the city's residents to enjoy.

WHERE MANCHESTER CHANGES THE WORLD AGAIN

A **LANDMARK DESTINATION**
IN MANCHESTER CITY CENTRE.

CIRCLE SQUARE

Located in the heart of the city centre, Circle Square is a dynamic hub, offering a unique blend of educational and professional areas alongside scenic green space.

From cosy cafés to bustling bars, a host of eateries are available to enjoy just moments away from the development's doorstep. Within walking distance to major Manchester universities and transport links, Vita Living Circle Square occupies a prominent position that is in high demand amongst city centre renters.

Symphony Park offers a green social space, thoughtfully landscaped to host entertaining events and relaxing gatherings for Manchester's residents. This beautiful green space offers the perfect view for renters, as the development overlooks the park.

"A place where ideas are brought to life, a place created for forward-thinking people to rub shoulders with pioneering businesses. Where entrepreneurs work alongside artists, scientists and technologists. Where your neighbours are innovators and creators."

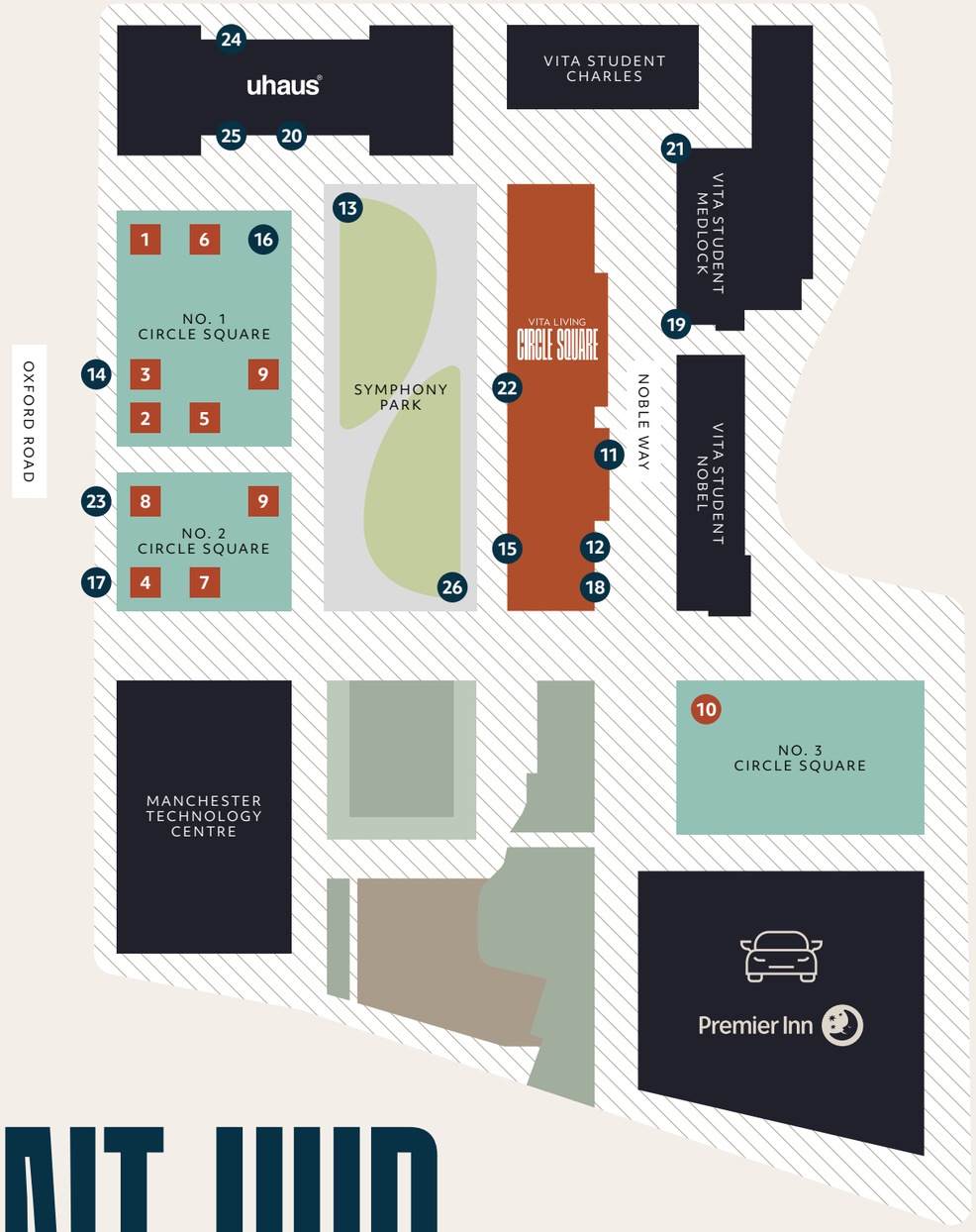
Vita Group & Bruntwood

The **strategic tier-one location,** combined with modern office spaces and amenities, establishes Circle Square as a magnet for businesses keen to hire from within **Manchester's acclaimed talent pool.**

1 Roku
2 HILTI
3 Hewlett Packard Enterprise
4 accenture
5 octopus energy
6 autocab
7 BOSCH
8 Northcoders
9 MILLS & REEVE
10 PUMA

11 Forever 22
12 Restart Reformer Pilates
13 Jetts Gym
14 Bagel Factory
15 The Tap House
16 Onda Pasta Bar
17 Detroit Slims
18 Fiori Cafe
19 Uncle T
20 Monkey Trio
21 Mr Su's
22 North Taproom
23 Federal
24 Bird of Prey
25 Tsujiri
26 Hello Oriental

WITH **610,747 SQ FT OF OFFICE SPACE,** CIRCLE SQUARE IS A CENTRAL HUB FOR A MULTITUDE OF **RENOWNED COMPANIES.**

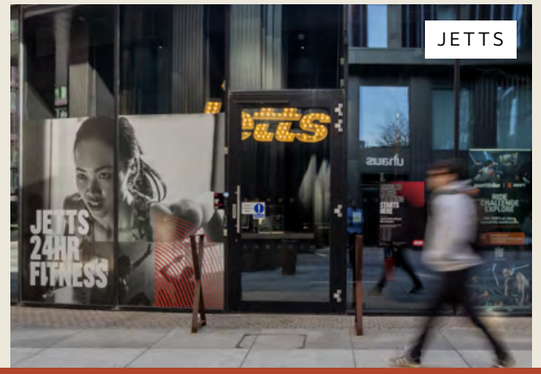


A CENTRAL EMPLOYMENT HUB

A 24/7 DESTINATION

HELLO ORIENTAL

TAP HOUSE



JETTS

WIDE AWAKE

WITH AN ARRAY OF INDEPENDENT **SHOPS, EATERIES AND LEISURE BUSINESSES**, CIRCLE SQUARE IS **A 24/7 DESTINATION**, CATERING TO EVERY OCCASION.

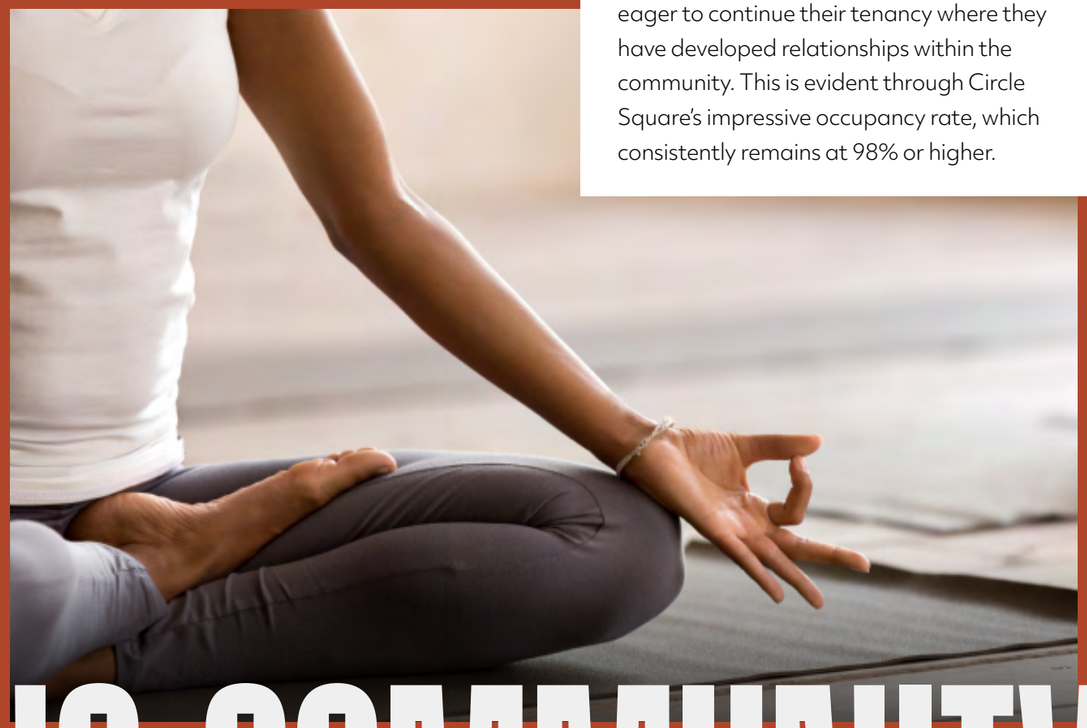
NORTH TAPROOM

Circle Square's vibrant atmosphere is showcased through a curated selection of eateries, bars and leisure sites. The diverse mix of retailers present here provide residents and visitors with an engaging and accessible lifestyle beyond normal city living.

A dynamic hub for food and drink enthusiasts, there is an abundance of restaurants, cafes and bars on offer, providing the perfect venues for a casual bite to fine dining experiences.

Step into Circle Square, and discover endless leisure opportunities.

CIRCLE SQUARE CHAMPIONS A STRONG SENSE OF COMMUNITY THROUGH ITS **SOCIAL DESIGN, PUBLIC SPACES AND WELCOMING ATMOSPHERE.**



The development's central park encourages social gatherings, with an abundance of seating areas to accommodate friends and family get-togethers.

Regular community events, including outdoor cinema screenings, street food pop-up markets, and music events provide a variety of entertainment for residents. A dynamic and inclusive environment, Circle Square is an established and popular hub where connections are easily formed.

Developments that create a strong community, such as Vita Living Circle Square, often maintain a higher occupancy rate and fewer void periods, as residents are more eager to continue their tenancy where they have developed relationships within the community. This is evident through Circle Square's impressive occupancy rate, which consistently remains at 98% or higher.

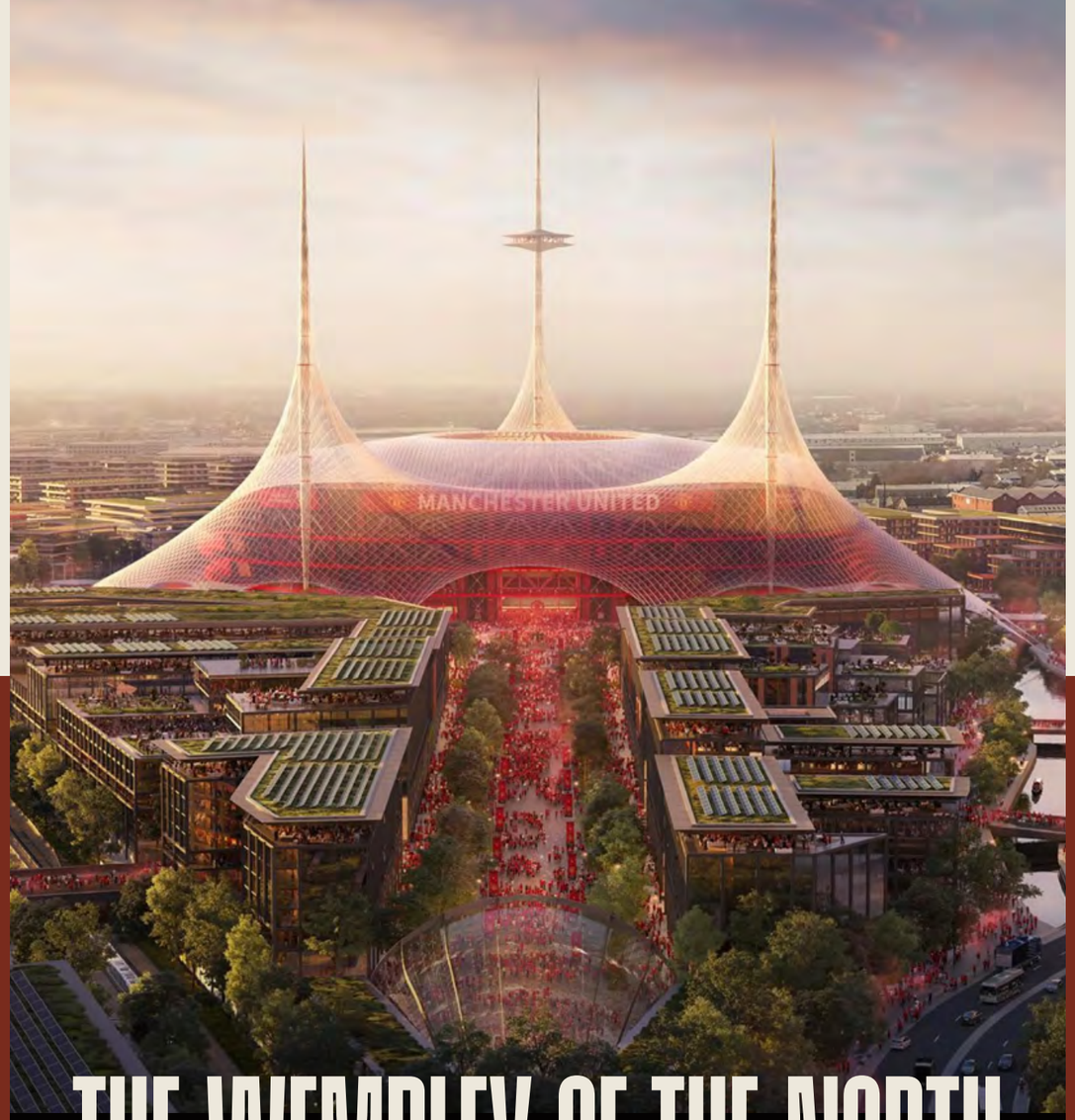
A LIVING BREATHING COMMUNITY

THE CAPITAL OF THE NORTH IS TRANSFORMING

Internationally known for an iconic music scene, cobbled streets and home to some of the most successful football teams in the world, Manchester is a cultural powerhouse.

A new growth plan announced by the UK government will transform Manchester bringing£10bn growth to the local economy.

The regeneration scheme is set to bring 90,000 new jobs to the city, with multiple areas across the region benefitting and receiving investment.



THE WEMBLEY OF THE NORTH

One of the most anticipated projects within the regeneration scheme is Manchester United's new stadium.

Fondly nicknamed 'The Theatre of Dreams', the famous Old Trafford,is set to receive a huge redesign, reinforcing Manchester as a thriving global hub.

The incredible regeneration project represents the biggest sports-led regeneration scheme since the London 2012 Olympics, showcasing Manchester as a key focus city of the UK.

A DEVELOPMENT DEMANDED BY MANCHESTER'S GROWING RENTAL POPULATION

Vita Living Circle Square is highly esteemed and sought after, appealing to a wide range of tenants and demographics.

Acclaimed for its prime central location, dynamic urban lifestyle, exceptional quality, wide range of apartment types and expansive co-working spaces, this is an address in demand.

RESIDENT PROFILE

A vibrant community of young professionals and postgraduate students are drawn to Circle Square for its prime location, placing them at the heart of the city's innovation and technology district.

YOUNG PROFESSIONALS

Catering to a demographic that values both career growth and an exciting city-centre living experience, Circle Square offers easy access to major blue-chip employers.

This is the ideal address for ambitious professionals working in finance, tech, and creative industries.

POSTGRADUATE STUDENTS

With its modern apartments, premium amenities, and a thriving social scene, Circle Square provides a perfect blend of convenience and connectivity for mature students. Ideally located near Manchester's globally renowned universities, the development offers an inspirational space to study and reside for students embarking on their careers.

OVER 1,600

rental enquiries from potential tenants in Q1 2025

98%

occupancy currently achieved

Average void period of just

11 DAYS

£500,000

refurbishment in response to Resident Satisfaction Survey

RESIDENT SATISFACTION SURVEY

Through regular Resident Satisfaction Surveys, Vita Living Circle Square listens to the needs of residents and continually evolves the lifestyle offering.

This commitment not only strengthens the resident experience but also drives long-term occupancy, reduces void periods and maximises rental returns.

In response to resident feedback last year, Vita Living Circle Square invested £500,000 in a major refurbishment to enhance its coworking amenity. Residents expressed a demand for more flexible and inspiring workspaces, and Vita Living delivered:

- £500,000 refurbishment
- Extended co-working space
- Private booths for focused work
- Collaborative group meeting areas

CONTINUALLY EVOLVING FOR OUR RESIDENTS

THE UK'S MOST ESTABLISHED INVESTMENT CITY

MANCHESTER

Manchester's growth continues to top UK growth charts, as its popularity shows no sign of slowing.

Manchester is forecast to see the highest GVA growth amongst other large UK cities over the next decade, as predicted by JLL, with new build homes experiencing a staggering 25.7% growth over the past five years.

Widely regarded as a 'must-live' city, Manchester appeals to people globally. Due to this consistent growth in popularity, rents in Manchester have soared by almost 46% over the past five years, offering lucrative returns for investors.

The demand for city centre living has increased significantly since 2020, with a multitude of young professionals eager to experience city life and enjoy the cultural opportunities a city like Manchester can offer. This has contributed to the surge in house prices, as Savills predict a 30% increase in Manchester property prices over the next five years.

JLL has also reported the large increase in demand from young professionals, as they now prioritise properties with on-site gymnasiums, and are willing to pay a premium for luxury accommodation.

The new generation of city centre residents seek centrally located accommodation, alongside a range of wellness benefits and amenities to enjoy from the comfort of their own home.

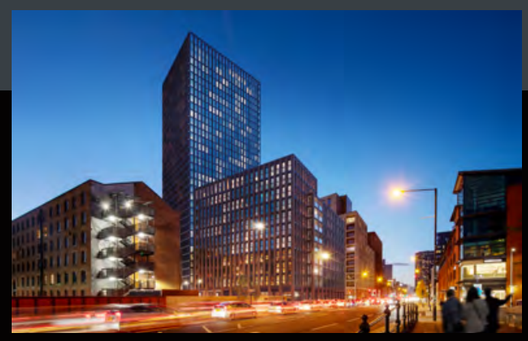
Sources: JLL Big Six Residential Report 2025 / Savills Residential Property Market Forecasts

25.7% Percentage growth in new build home in the last 5 years

46% Percentage growth of rents in Manchester in the past 5 years

30% Predicted percentage increase of Manchester property prices over the next 5 years

JLL savills



A CITY WITH CONNECTIONS

Manchester City Centre has four mainline railway stations (Piccadilly, Oxford Road, Victoria and Deansgate) linking the city to the wider national rail network. Piccadilly Station is just a 15 minute walk from Circle Square, with Oxford Road just a 6 minute walk. **There are typically 56 trains daily from Manchester to London with a journey time of approximately 2 hours.**

Manchester Airport is situated 8 miles (12 km) to the south of the City Centre. **It is the UK's third busiest airport and the largest outside of London,** serving 29 million passengers annually and providing regular services to almost 200 destinations worldwide. The airport can be directly accessed via Metrolink from Piccadilly Station, or within 20 minutes by Railway.

A JOINT VENTURE BETWEEN A **MARKET-LEADING DEVELOPER** AND ENGLAND'S **LARGEST PENSION FUND**

VITA GROUP

A brand demanded by Europe's biggest institutions

Vita Group's core ethics are to redefine urban living, offering new places for society to flourish and to enhance local communities. With a diverse property portfolio, Vita Group has a variety of lifestyle brands, and has created spaces people are proud to call home.**32 Vita developments** delivered in the UK and Spain

- **£1.98bn** - Gross Development Value pipeline
- £1.5bn - Track record of large scale institutional transactions **totalling £1.98bn**
- Vita Group manages **7,432 beds for partners such as:**

mapletree Morgan Stanley savills DWS AXA

gmpf

With £29.5bn of assets, GMPF provides valuable pensions and benefits to over 436,000 members

As one of the UK's largest local authority pension funds, the Greater Manchester Pension Fund (GMPF) strategically invests in property and infrastructure projects, securing long-term financial stability for its members. GMPF's significant position within the Local Government Pension Scheme enables it to drive regional economic growth while implementing robust investment strategies that directly benefit its substantial membership.

- **436,000** members
- Pays over **£880 million** in benefits each year
- **Largest fund** within the local government pension scheme
- Works with over **700 employers**

VITA LIVING CIRCLE SQUARE IS BROUGHT TO MARKET BY TWO OF THE MOST **SUCCESSFUL PROPERTY LEADERS** IN THE UK.

CRAFTED BY UK PROPERTY LEADERS

SelectProperty

Developing the most exciting UK property investments that deliver the strongest rental returns for global investors

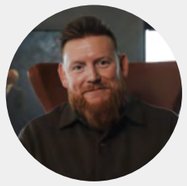
Select Property is a leading UK property developer, transforming the skylines of the UK's top cities and introducing investors globally to phenomenal UK property. Offering a 'one-stop' investment service, we develop, sell and manage property for our international investor community.

With both residents and investors at the forefront of our principles, we have developed strong communities throughout our developments, which command a high rental demand and incredible returns for our investors.

- **£2.86 billion** worth of global property sales
- **15,400+** properties sold
- 21 years experience
- **£280 million** paid to investors in rental revenue across the Group
- International offices in **Manchester, Dubai, Shanghai and Hong Kong**

WHY INVEST IN VITA LIVING CIRCLE SQUARE?

1. A unique opportunity to purchase within an **institutional grade development** at a discounted price
2. A completed residential development with the benefits of an off-plan investment, including **10% capital growth** over the **next 12 months**
3. **Unrivalled location** in the heart of Manchester city centre's higher education and employment hub on the Oxford Road corridor
4. Peace of mind investing in a premium development that is achieving **98% occupancy** and rental yields up to **6.5%**
5. Incredible payment plan requiring just a **10% deposit** and then **nothing to pay until August 2026**
6. **Market-leading amenities** that encourage renewals, retention, and premium rents
7. A protected investment avenue, currently institutionally owned by the **Greater Manchester Pension Fund** and **Vita Group**



ADAM PRICE

CEO
Select Property

"With demand for premium Manchester property at an all-time high, we are proud to bring this exclusive opportunity to our investors. Secured through Vita Group, part of the Select Property family, Vita Living Circle Square has already proven its strength as an institutional-grade asset.

With 98% occupancy and up to 6.5% rental yields, this is a truly exceptional investment, now available to individuals for the first time. I have every confidence in its potential and am thrilled to share it with our global community."

VITA LIVING

CIRCLE SQUARE

SelectProperty

VITA GROUP

gmpf