



HYDE PARK AGENCIES

EXAMPLES OF TRANSACTIONS

Apart from the company's day to day sales of residential and other properties, Mr Poulengeris, our Director, is personally involved in the larger transactions, advising and acting on behalf of either the Vendor or the Purchaser as well as project finance.

Below are few examples of transactions which were successfully completed.

1. N.C.P Car park, Wardour Street London, W1 (now the Soho Hotel)

Mr Poulengeris introduced and negotiated the purchase of the above property for a price of £13,000,000.00, on behalf of Consolidated Hotels.

Mr Poulengeris advised, and worked closely with the Architects of Firmdale Hotels (the tenant), regarding the Planning Consent which took approximately 14 months to be issued (85 bedrooms plus 6 apartments). Construction started soon afterwards and the Hotel was finished and in full operation in August 2004 and leased to Firmdale Hotels. It is now one of the most successful Hotels in London.

The property was valued at that time, for Bank purposes, in excess of £40 million.

The Investor, Consolidated Hotels, paid £13 million pounds for the land only. Design, construction and all associated costs were borne by the Tenant.

2. Royal Bayswater Hotel, 117-122 Bayswater Road, London W2



Five period buildings, facing Hyde Park, on Lower Ground, Ground and four upper floors as a 2 star Hotel with two restaurants and one retail shop on the Ground floor, night club and restaurant on the Lower Ground floor..

Acting on behalf of the vendors Mr Poulengeris negotiated the sale of the above properties for the price of £6,600,000.00. The hotel and shops were let producing an income of £480,000.00 per annum.

Four years later, Mr Poulengeris again acting on behalf of the new owner (see above) sold the property for the price £8,300,000.00. The new owners received several offers to re-sell this property (two offers through Hyde Park Agencies), the highest offer being £16.5 million.

All offers to sell were refused by the owners who successfully applied for planning consent to demolish and build a mixed development of 22 Residential apartments, retail shops and restaurant.

Subsequently Mr Poulengeris negotiated the sale of this property, with the benefit of the planning consent (as above) for a price of £23.5 million, an increase of £15.2 million over a period of approx. 4 ½ years. Throughout this period, the entire property was let to a Hotel group producing an income of £480,000.00 approx. 5.5% on the purchase price. Mr Poulengeris had arranged for this letting.

3. Audley Square and Farm Street, Mayfair, W1



Brief Description:

- A.** 5 Audley Square (Car Park) Mayfair: 317 spaces with planning permission to demolish and build a 90 unit Apartment Hotel with 207 underground parking spaces.

- B.** 21-23 Farm Street: Council Cleaning Depot with planning permission to demolish and build a block of flats, 14 units, (6x3 bedrooms/ 2 bathrooms and 8x2 bedrooms/2 bathrooms) plus underground parking for 14 cars.

Purchase Price: £34 million (both properties bought as a package)
Vendors: Westminster City Council

Acting on behalf of the purchasers Mr Poulengeris conducted all negotiations with the City of Westminster, Estate department, their solicitors and their agents.

Once purchased Mr Poulengeris introduced a tenant for the car park and Petrol Station, paying rent, in total, of £522, 000.00 p.a

The Properties were resold approx.18 months from the purchase date for a price in excess of £55 million pounds.

4. Bonhams Sales Rooms (10-11 Salem Road, London W2) now Meritas Court



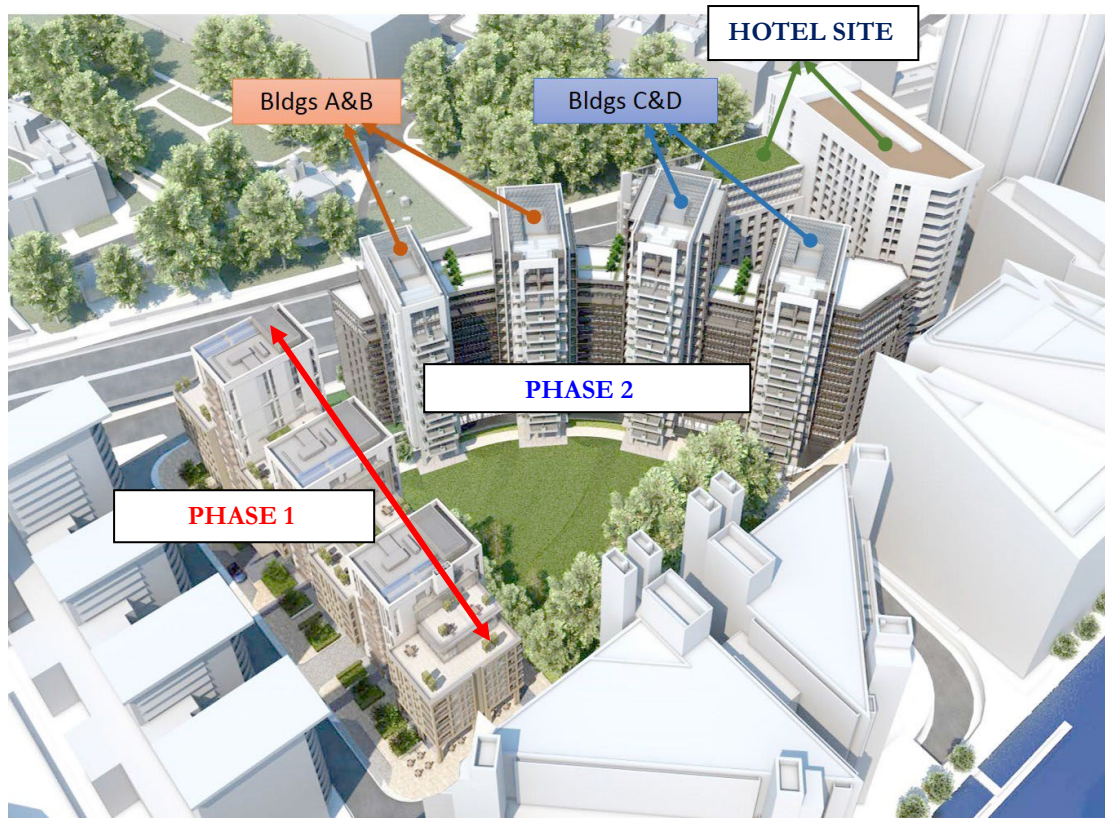
The Auction Rooms of Bonhams (approx. 20,000 sq ft) located in the heart of Bayswater. The property was bought for redevelopment.

Acting on behalf of the purchasers, Mr Poulengeris successfully negotiated with the vendor's agents the purchase of this property for a price of £7,500,000.

Planning Permission was granted for part demolition and replace with a residential development of 15 flats 19 parking spaces and office space approx. 12,000 sq ft.

The development was completed and all 15 apartments were sold through Hyde Park Agencies. In addition Hyde Park Agencies negotiated the sale of the office space for a price of £3.6 million.

5. North Wharf Gardens, Paddington, London W2



Land approx. 3.6 acres (15,000m²) with planning consent for a mixed use development (mainly residential) approx. 710,000 sq ft.

Mr Poulengeris having sourced the above site, advised the purchasers and conducted all negotiations on their behalf, was able to secure the above site for £121 million.

Vendors: Westminster City Council
Purchaser: Amwaj Property Ltd, Bahrain

The purchasers appointed a team of consultants, including Hyde Park Agencies, to advise, prepare and submit new planning applications.

The land was divided in two parts (phase 1 and 2) and planning consent was granted.

PHASE 1



- 1) Acting on behalf of the owners, Mr Poulengeris negotiated a sale of the land for the first phase at a price of £62.5 million to Taylor Wimpey, with planning consent for 150 residential units.
Taylor Wimpey completed construction late 2016 and all flats were successfully sold.
- 2) On behalf of the owners, Mr Poulengeris found buyers and negotiated the sale of the Hotel site for £72 million (land only). The sale was successfully completed and construction of the Hotel (620 bedrooms) has started. This will be operated by :-
 - (a) Stay City Wild (4 star) and
 - (b) Premier Inn (3 star).
- 3) On instructions of the owners Mr Poulengeris negotiated the sale of the affordable, Tower A, 64 flats) to Octavia Housing Association.
- 4) Towers B, C and D Totalling 272 flats have been developed by Mr Poulengeris' clients, Meritas Holdings, is being completed October 2019 and the flats are being offered for sale.

PHASE 2



6. Craven Hill Gardens, London W2



The property was bought by a Cyprus Regulated Fund, through Hyde Park Agencies for £8.55 million.

The planning permission was varied and improved and was sold recently, again by Hyde Park Agencies for £13.5 million.

The house has several private terraces and the largest (approx. 1500 sq ft) is on the ground floor with direct access to Hempel Square Gardens. The terrace of this house and the gardens featured in the film “Notting Hill” (Julia Roberts and Hugh Grant).