

Rothgen Capital News

July 2018 Issue No: 02-18

Welcome to the Rothgen Capital newsletter: Issue 2

In this second newsletter, we will continue to explore how the Tyram Lakes project is evolving.

In an attempt to not just simply follow up on our last newsletter, we will also introduce other aspects of the project which you may not be aware of too!

As well as offering more information on different strategic partners, we also hope that this issue will capture the hearts of those really interested in local environments as so much is being done to protect and preserve the natural flora and fauna at Tyram Lakes.

In addition, we will touch upon other latest developments within Rothgen Capital...



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Hotel planning and development

Tyram Lakes welcomes Lichfields

Tyram Lakes is pleased to announce it has engaged the consultancy services of Lichfields in respect to its hotel development.

Founded in 1962, Lichfields is the pre-eminent planning and development consultancy in the UK and is now the most successful in this field.

Lichfields founder, Nathaniel Lichfield was a pioneering economist and town planner with the firm having acted as advisors to the government, local authorities as well as private clients, whilst engaging in projects from new towns to airports and Wembley Stadium.

Today, Lichfields offers practical and robust planning support for house builders, commercial developers, and local authorities as well as land owners and investors. Due to their expertise, landmarks, visitor attractions, complex infrastructure projects, and tens of thousands of homes are built every year.

Lichfields's specialists deliver insight, innovation and advice to create places / landscapes for future generations. Some notable projects involving the practice include the BBC Broadcasting House, National Maritime Museum, Travelodge Hotels, London Underground / TFL, the Co-Operative Group HQ, the London Eye, Hilton London Syon Park, Brighton Marina, Alton Towers Resort, Stanstead Airport, and Kingston University.

"We're proud of our past achievements and confident that we're helping to build great new places for future generations to enjoy"

James Fennell, Chief Executive

Since our last newsletter, a massive amount of work has been undertaken - much of it being further infrastructure. Launching platforms are being created on the far side of the lake so that the lodges may be constructed, craned onto pontoons and floated to their designated positions. Undertaking to do the work this way means minimal disruption for any early visitors staying in the first lodges, and will also keep the main visitor areas of the site free from construction work too.

Tyram has also been working closely with both its newly appointed structural architects **Isherwood McCann** and recently appointed structural engineers **ABMech Design and Analysis Ltd**. Architectural drawings of the lodges have been drawn up showing weight loadings and stress points with mathematical modelling being conducted so that any additional stresses can be detected due to water movement (due to floating lodges) and also so any material changes are predicted to ensure that constructed lodges will meet the Passivhaus requirements.

Delivery of the Immersa Energy Storage systems have been taken and will be housed in subterranean buildings - to which ring beam drawings and floor stress loading tests have been conducted and the manufacture of the buildings has commenced. Also, screw pile tests have been conducted on site and have shown excellent results which means that in several areas, Tyram can utilise screw pile for the support of structures. This will speed the building process up.

Additionally, specifications and final calculations are being determined regarding the PV panels for the lodges and pitch positioning along with design ideas for solar charging carports.

Tyram now awaits delivery of a vast amount of drainage pipes which, when laid, will ease the way for a flurry of "above ground" works to commence. At this point, progress will be far more visible too.

Q&A Session

A profile and interview with the Head of the Tyram Lakes Development, Alexander Pearce.

CV/Background

Alexander enjoys a successful career predominantly as a real estate entrepreneur and with his family, has an enviable property portfolio. This is inclusive of stables, eco lodges, hotels, apartments, industrial units as well as forestry and land – to which the total potential GDV stands around £188m.

Normally a very private man, Alexander, who modestly shrugs off any praise one might offer regarding his successes to date, changes when the conversation turns to his beloved Tyram Lakes Hotel, Spa and Resort in South Yorkshire. The Tyram concept is Alexander's brainchild and both his initial vision and eye for design have been pivotal to the ascent of the project to date. Also, we shouldn't forget Alexander's background in Graphic Design - this has contributed to his dynamism for the project too.

The passion and vibrancy is all too clear and the level of enthusiasm in which he expands upon his reasons for starting the project, the background and future direction of the project plus the almost micro-managed detail when it comes to the local ecology is a pleasure to see.

Interview

In this brief extract from my recent interview you will get a taste of why Alexander is truly the driving force behind the development.

Q: Did you and your family have the idea for the luxury resort when you acquired the land?

A: No not at all – we purchased the land more than 20 years ago and initially the lakes were used for jet-skis and fishing, and later opened it up to touring caravans.

Q: So what inspired you to start the Tyram project?

A: We often had as many as 150 caravans around the lake – lovely people but it was messy – it was a bit of a help-yourself site and I wanted something that was tasteful, peaceful and showed respect for the surroundings. I explored the lodge and cabin sector travelling all over Europe seeing what made a good site, environmentally friendly lodges, and slowly developed the vision of lodges around the lake. Back home, I soon discovered that land-based lodges could not work all around as one area suffered from a very narrow shoreline. To remedy this I would have had to start reclaiming a large area of the lake which would have adversely affected the local eco-system. Back over to Holland I went and studied water based properties and the concept of energy saving via Passivhaus – loved it – I got together with Baca, the expert architects for water-based property design and development, and the idea was born.

Q: Are you happy with the balance between development and the environment?

A: Absolutely – Baca have been so helpful and have introduced me to so many experts in terms of energy conservation and eco-system protection – the site is being created in keeping with the natural environment even to what was there, prior to the original pits being formed. I was really inspired as well by the total energy saving property development with zero carbon and recognised that in so many ways this would be a first.

Q: You are putting in some real innovative energy supply and distribution systems – why have you done this?

A: Much of the site has no mains water nor grid power supply – knowing how energy efficient the lodges should be, I made the natural progression and looked at areas where hot tubs were powered by geysers and also areas where storage battery-backed solar energy was utilised. I wanted to use the best expertise available – so I went as far afield as Iceland and on to remote islands in the Philippines – this is why we are using solar energy and battery backup units alongside getting hot water and heating from the lake, and reed bed purification systems – it's perfectly logical – in total – the first of its kind, so as a package, we can only look to ourselves.

Q: The project really emphasises luxury, and having seen a lodge, it is superb – so why this approach?

A: I don't know about you, but I like nice things. If I ever heard criticisms about eco-projects whilst on my travels it was that in order to protect the environment and enjoy the natural world, we had to go to absolute basics – you know get the sackcloth and ashes out, look serious, be deep-thinking and eat raw salads. I've got nothing against salads per se, but that whole concept is not my idea of a great holiday- so I thought why can't you do the same thing but do it in style without wrecking the planet? An exemplar model, energy efficient, eco-friendly with a 5 star atmosphere, Tyram has it all.

Q: Finally – what do you see yourself doing in 10 years time?

A: I imagine that I will be adding to my portfolio of Lodge parks – I still have a number of future plans but right now, all focus remains firmly on the creation of the "Tyram" dream.

Embracing the beloved Hoseasons



Amidst the wonderful spring-summertime weather on a June's day at Tyram Lakes and enjoying the splendid views in the sunshine were Hoseasons UK's Jon Moxon and Tyram Lakes Director, Mike Smith.

The Tyram Lakes Hotel, Spa & Resort will be the first of its type in the UK.

As a core development and project partner, Hoseasons's origins date back to the 1940s. They now lead the UK travel market for online vacation bookings and offer 660 locations with places to stay across both the UK and Europe for holidaymakers.

So, as you can perhaps gather... it's really no surprise then that the Tyram development is set to feature as a flagship resort within its growing portfolio!

“Hoseasons is delighted to be working with Tyram Lakes on this exciting project, one we anticipate will deliver some of the highest quality and market leading lodges available to date in the UK.”

Jon Moxon - Business Development Manager,
Hoseasons UK



Advanced Technology and Sustainability Strategic partner focus

In conjunction with the UK Government's acknowledgment of Energy Storage Systems (ESS), the company assists with the implementation of advanced technology and battery systems to help its clients achieve longer-term, cost-effective, sustainable and robust energy solutions for their operations.

With the drive to utilise natural energy throughout the entire Tyram Lakes project, the logical conclusion was a tie-in with Immersa - specialists in the capture of renewable sources of energy and subsequent battery storage. By utilising these systems, energy can be integrated into smart power grids to deliver sustainable, economical and secure electricity supplies across the Tyram Lakes community.

The battery systems can be installed in such a way as to allow us to store energy generated by on-site solar panels/other renewables before it is exported to the grid.

The objective in simple terms is to capture energy via natural sources such as solar PV panels located on the lodge roofs, and when not being used by Tyram's visitors, that energy will be transported into the resort's own energy centres / battery storage facilities and either stored until required, or diverted via Tyram's own grid into other users who require the energy.

Immersa are directed by a team comprising Robert Miles, Iain Beath and Neil Harris, all of whom have an impressive history between them (for more details, see <http://immersa.co.uk/our-team/>). With a working relationship existing already with Geyser Thermal Energy Ltd (current Tyram Lakes strategic partners), the benefits of working with Immersa are clear.

Staycation

The new Buzzword within the UK

You can't say we didn't tell you so!

From the inception of the Tyram Lakes project, various links to articles have been published about the benefits and joys of staycations and they still keep coming...

More and more Brits are electing to holiday at home in a bid to save money on travel, explore what is on the doorstep and avoid the terrorism risks that seem to be prevalent abroad at the moment.

The weak pound, a packed cultural calendar and an increase in the levels of luxury available is increasing this growing trend from 2016.

Some cynical souls may have believed that it was just going to be a "flash in the pan"; however, since 2016, the news flow has continued with real enthusiasm. To say just how much tourists are loving staycations and look forward to them, it is indeed mini-breaks within the UK which are also on the increase.

It is understandable to see why staycations continue to grow in terms of popularity. According to ABTA research, weak sterling, guilt feelings about long-haul flights and carbon footprints, Foreign Office

warnings about dangerous locations, jet lag, cost considerations, and the idea of reality not quite living up to expectation are all reasons why exotic holidays are becoming more stressful than relaxing.

It's no surprise then to see late bookings of staycations being on the up, with 78% of trips booked within three months of being taken.

It seems that more Brits are getting out and exploring all the UK has to offer which in turn has driven the value and importance of tourism throughout the nations and regions.

Most investors and economists seem to agree that the pound sterling's value will stay low for the next couple of years (at least), and with the pound now worth less abroad (especially compared to the euro and dollar), it seems more Britons are happy to holiday at home. In fact, data from the Office for National Statistics revealed that during peak travel periods last year, there was a drop off in the number of Brits heading abroad – a 2% decrease in July and a 3% decrease in August compared with the previous year.

Tyram Lakes - regarded as a "bubble break"?

In a recent survey conducted for Sykes cottages, it was revealed that in 2017, 56% of UK adults staycated with up to 74% intend to do so during 2018 / 2019. Yorkshire took 4th and 5th place in the top 10 destinations.

The same survey demonstrated the rise in luxury "bubble breaks" with the popularity of luxury holiday homes seemingly going through the roof as Britons seek for affordable, indulgent holidays closer to home – those with hot tubs and swimming pools topping the list of requirements.

"The huge range of quality destinations and tourism products on offer across the country, and the ease, convenience and certainty of budgeting for a domestic trip, are all contributing to people choosing to take more holidays at home."

VisitEngland Director, Patricia Yates



The natural environment at Tyram Lakes - flora and fauna

Our team has been keenly following the activities of *Andrea Wright*, Tyram's resident landscaper and gardener. Whilst discovering that she is also an environmentalist keen to protect the current ecosystem, Andrea has helped to re-establish the original fauna and flora that existed both prior to the digging of the pits many years ago and the current lake formation.

On site around the lakes, there are the usual array of swans, coots, moorhens, plus Canadian and greylag geese which have recently had goslings.

What is refreshing to see is that because the lake has numerous freshwater mussels on constant supply, there are 5 resident oyster catchers frequently seen. Also and sounding rather like squeaky toys as they fly over the Tyram location, have been the presence of arctic terns.

The rest of the birdlife tends to be pretty standard but Tyram also receives visits from long-tailed tits, pied wagtails, mistle thrushes and jays along with raptors such as buzzards, kestrels and marsh harriers.

Specialist bird boxes have been made to encourage robins, tree creepers, owls and bats.

Spotting the medicinal varieties

A great deal of work is being undertaken by Andrea and her team to encourage fauna and they are turning over top soil in the hope of exposing dormant seeds rather than simply introducing alien species. There are small amounts of wild garlic, red champion, Foxgloves, forget-me-nots and teasel, along with bulbous buttercup, colts foot, and scarlet pimpernel amongst others.

Alongside hundreds of trees ready now for planting, Andrea has introduced some new marginal plants such as marsh marigold, water aven, bulrush, bogbean, yellow flag iris, juncus rush and mini yellow water lilies, plus local grasses.

The care being taken to protect what Tyram has, as well as bringing the site back to its former glory is a pleasure to see. The sheer enthusiasm displayed by Andrea and her team is discernible enough, a convincing sign that the Tyram Lakes environment is in perfectly safe hands.



Flora and Fauna Gallery

FAUNA



Coot nest

"Coot" - small water bird that is a member of the rail family,



Canadian goose with goslings

Part of the main grey (greylag) geese group with baby geese.

FLORA



Iris

It takes its name from the Greek word for a rainbow, which is also the name for the Greek goddess of the rainbow, Iris.



Hawthorne

Crataegus monogyna, known as common hawthorn or single-seeded hawthorn, is a species of hawthorn native to Europe, northwest Africa and western Asia.



Bulrush

Typha is a genus of about 30 species of monocotyledonous flowering plants in the family Typhaceae. In British English, this is also known as bulrush. Largely distributed in the Northern Hemisphere and is found in a variety of wetland habitats.

Good night, sleep tight...



Tyram is uncompromising. Even the beds will be luxurious...

One would think that it would have been easy to buy beds from a quality warehouse. Well, the good news is that Tyram Lakes just does not believe in compromise when it comes to luxury. So, where better to start than on one's own doorstep!

Tyram Lakes has opted to have its beds made by *Harrison Spinks* - a Leeds based manufacturer and design company who has been engaged in luxury bedding since 1840 (then under the name of William Rhodes and also Somnus Bedding right up to today). Furthermore, every part of the beds are produced locally.

Lots of awards and a long history

In short... from the start in the 1840s, this company has constantly been winning awards. These range from the award winning "Revolution Spring" back in 1995, two Queens awards in 2013 (one for innovation and the second for sustainability), Bed Manufacturer of the Year 2015 and Family Business of the year 2016. In celebration of The Queens 90th birthday, Harrison Spinks were also featured in the official commemorative album displayed at Windsor Castle.

So, how does this fit in with the Tyram concept?

The mattresses don't start in a factory, but in the Harrison Spinks 300-acre Farm in Yorkshire. This plays home to a flock of Texel, Suffolk, Zwartbles and Wensleydale sheep reared for their quality pure-grade wool, enhanced by their Angora goats reared for their luxurious mohair.

The farm also grow hemp and flax fibres, both of which are strong but excellent at regulating the body's temperature - this helping to ensure that one has that perfect night's sleep. Once harvested, these materials travel less than 20 miles to a factory in Leeds, where they are processed and blended in-house to create sumptuous comfort layers for our quality, natural mattresses. As the only bed manufacturer in the world with its own farm, they can ensure the quality of the mattress fillings, as well as reduce their transport carbon footprint.

Additionally, they have acquired a local 56 acre wood in order to source the timber used in the business as locally as possible.

With a locally produced hand-crafted luxury item that is made with care whilst keeping in mind the environment, a non-compromising approach to quality, a desire for comfort and sheer opulence, it's a perfect match for Tyram Lakes.

Photos/Images supplied courtesy of Andrea Wright.

In-house updates

Rothgen Capital is also pleased to announce positive steps being taken moving forward in respect to both our company and clients alike.

As of Monday 18th June, Rothgen Capital became a trading style of Connected Financial Services Ltd (an independent financial advisory firm), which is authorised and regulated by the Financial Conduct Authority FRN: 670425.

We believe this is a great move for us and furthermore, helps instil confidence with our customers and clients (past, present and future) in terms of the high level of service which we provide.

NEW - Introducing the SWAN ISA product at 6.25% per annum. We also happy to confirm this latest portfolio addition within residential affordable housing with backing by the Scottish government.



Coming soon...

TBC - The next Tyram Investor Day will be themed **"Summer at the Lakes" ...**

We will be announcing the event in due course.

Next time...

At Tyram Lakes...

Andrea Wright is working with Melvyn Rutter from Yorkshire Ecological Solutions Ltd on the design and installation of reed beds.

There is the chance to identify the progress being made by Tyram in growing its own reed beds to assist with filtration, and sustainable drainage – producing truly living soakaways...

Tyram Lakes is working with Bio-Matrix Water in the design and provision of both floating ecosystems and islands between the lakeside lodges. These floating islands will not only provide natural water quality improvement but will add beauty to our natural waterscape.

Featuring other developments...

Rothgen Capital introduces and provides insights into opportunities within the world of Advanced Manufacturing and Digital Construction...plus coverage on the hot topic of "Affordable Housing".

Don't forget to read our next quarterly issue!



For more information

This newsletter is a publication of Rothgen Capital Ltd which handles media relations for Rothgen Management Ltd (Rothgen Capital PR & media relations).

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