

Rothgen Capital News

March 2018 Issue No: 01-18

Welcome to the Rothgen Capital newsletter

The first of our new quarterly series of updates and news-bites appertaining to all aspects of the Tyram Lakes development.

In this, our first newsletter, we have much to discuss, as it has been a busy, fruitful and progressive year since we launched the Tyram Lakes project!

We will keep readers abreast of the latest developments, as well as offering interesting information regarding our strategic partners - much of which will be of particular interest to those who are eco-enthusiasts as well as stylistas.



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The first of its kind



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A computer generated image intended for illustrative purposes only.

Commercial Real Estate news

Rothgen Capital's leading project Tyram Lakes

Not only is the Tyram Lakes project the first project in the UK to receive planning permission to build on water, but we believe it to be the first luxury holiday resort of its kind in the world, one that's totally environmentally friendly and, in many aspects, self-sustainable.

The launch of the latest funding round has taken place with the Tyram Lakes 8% Asset-backed Bond and such funding will go towards the development of Phases 1 and 2 of the Tyram Lakes Hotel, Spa and Resort project. Phase 1 involves the construction of 50 lakeside and floating lodges, while Phase 2 involves the development of our high-end 104-bedroom Hotel, Spa and Leisure Centre. The new launch has sparked a great deal of interest from new investors, the press and TV, who are excited by the fact that the project is eco-friendly and sustainable in nature without compromising on luxury.

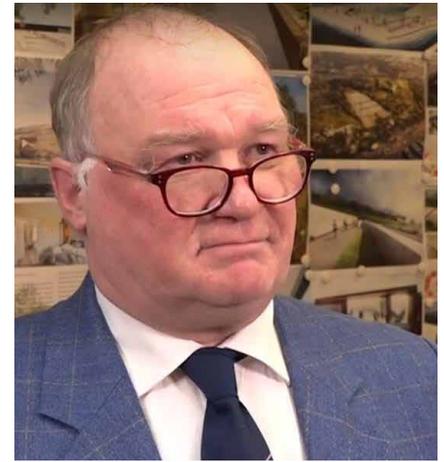
The culmination of art and creative design, landscape and hospitality, nature and ecology

How far has the Tyram Lakes project progressed?

A great deal of work has been done to date, much of it unseen to the casual observer. Drainage and infrastructure are vital but not exciting or aesthetically pleasing. Nevertheless this work has had to be undertaken and is now providing us with the right foundations upon which to proceed.

Along with the first luxury show lodge and marketing suite on site, the main driveway leading to the resort is now completed with permeable paving coupled with all landscaping, planting and pruning. The disabled carpark is installed next to the show lodge and is finished with Trailflex flexible porous paving. The main carpark is currently under construction and will provide the first 50 parking spaces. Site investigations around the lake bed have been undertaken in order to enable us to prepare for the screw piles to be installed, whilst infrastructure works around the lake are continuing. Channelling is being prepared for the installation of piping for the Geyser Thermal system and electrics. The first back-up battery storage system is due to be delivered to site as soon as the first car park is completed in approximately 3-4 weeks. In the meantime we have established our own manufacturing unit and are currently constructing the next lodge.

So, just who is Dr Tim Fenn..?



Pivotal to the project and very much a driving force for the Tyram Lakes Resort to be sustainable and genuinely “green” is Dr Tim Fenn BSc (Reading) D.Litt. (Westminster), whom we are proud to have as our Project Manager and our sustainability planner.

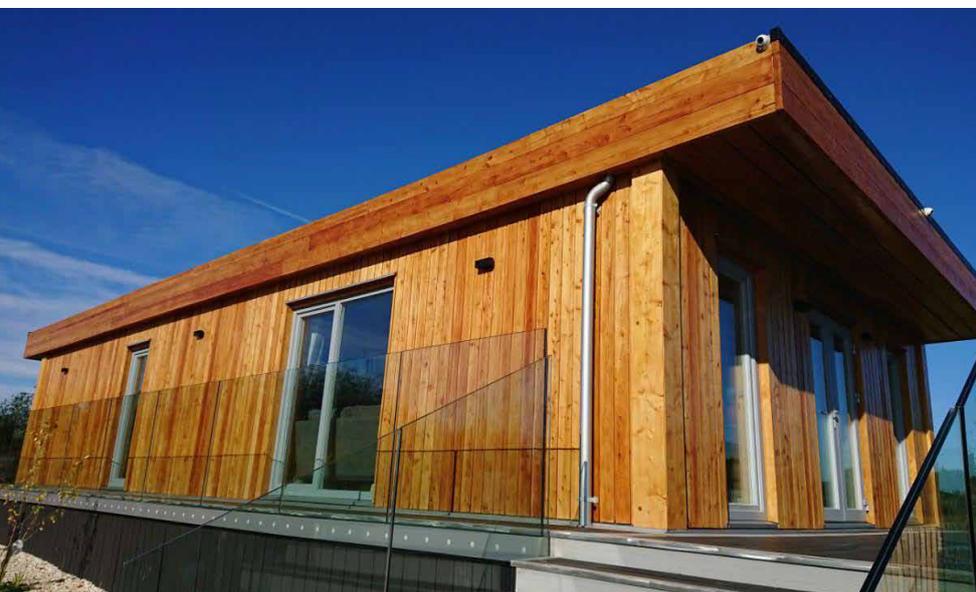
Working within sustainability master-planning since 1984, Tim commenced with natural resources management and planning with communities in Africa, and also leading innovative forestry research programmes centred around poverty relief. In the UK, Tim moved into construction including the establishment of training in airtight construction techniques and building performance monitoring. This won a Special National Training Award 2004. Tim subsequently led teams to develop some of the first low carbon retrofit and

new-build projects, inclusive of prototyping and building Code 6 Passivhaus standard buildings. Tim worked in a number of innovative companies, including P3Eco Ltd, the facilitator behind Bicester Ecotown. He also worked on Eco2h2build Ltd, a holding company for a group of companies specialising in Eco-house development and manufacture. Tim has also worked as Managing Director of Green Carbon Construction Ltd, which was formed to build new zero carbon homes and supply eco-build products.

With such an impressive background and a lifetime commitment to sustainability, who better to pull together and project manage all of the specialist and innovative strategic partners to ensure a seamless melding of technologies toward a common green goal?

“The real differentiation with Tyram Lakes compared to other projects is that we have really tried to integrate all aspects of sustainability into the whole program, to create something that is an exemplar, well beyond a tick-box exercise; that will result in true sustainability measured by any standard”

Dr. Tim Fenn (Green Factory)



10 sound reasons to consider the Doncaster area

- One of the top 10 European cities of the future for foreign direct investment (FDI Intelligence Magazine)
- Over 6 million sq.ft of available development land
- Better known major employers in the area include Amazon, BT, Tapes, Ikea, Next, Tesco and BMW
- Doncaster Iport – One of the largest commercial developments with planning permission in the UK
- 6 million sq.ft logistics park
- 337 acres of developable greenfield land with a 35 acre strategic rail freight terminal
- National Rail College
- Doncaster lands PGA European Tour development AT Rossington Hall - one of only 25 developments worldwide
- Project Unity – will transform 3 million sq.ft of brownfield land for the provision of a sustainable new community
- Yorkshire Wildlife Park have announced £50m expansion which will make it potentially a top UK destination

Any questions about the benefits of the location, yet...?

Why Doncaster?

As soon as you enter Tyram Lakes Resort you can almost feel you have stepped away from everyday life and into a new environmental world in the heart of the countryside and surrounded by wildlife reserves. To the south is Hatfield Moor, the largest lowland peatbog nature reserve in the UK. The Resort is ideally located in respect of travel and will certainly benefit from the newly approved £58m road and rail links, and Doncaster / Sheffield airport which is the UK's fastest growing international airport (outside of London) is only 5 minutes away. The logistics are ideal indeed by some it is regarded as the UK's best connected location with excellent road, air, sea and rail infrastructure and only 99 minutes from London.

Main road links include A1, M1, and M18 and Doncaster is only 45 minutes from Humberside Port.



Sky Channel 198 - Property TV launches Episode 1 of a commercial presentation about the Tyram Lakes Project. The first episode was aired on Sunday 4th February at 21.30 and the series will follow the project as it develops in order to chart progress we are making.

A development, like no other seen in the UK and perhaps even further afield.

As well as the various episodes, we have also commissioned short TV adverts which will also feature on the Property channel.

We are delighted and proud that Sky TV has taken such an interest in the Tyram Lakes project, and are thrilled at the level of anticipated positive publicity that this should bring to the project.

THANK YOU Century 21 Investment Hub (IH)!

We are pleased to offer both our acknowledgement and thanks for the continued support we have received from Century 21IH with respect to its real estate sales and promotional expertise for the Tyram Lakes project and, especially, the initial fundraising via the 8% bond. We continue to be proud of our association and look forward to reaching further project milestones.

Groundbreaking developments: spotlight on our working relationship with our strategic partners

Rothgen Management Ltd is delighted to be associated with multi award winning **Baca Architects** in working on the Tyram Lakes project. With a core specialism in waterfront and water architecture, and an ability to integrate landscape building science and low carbon technology to create beautiful architecture, as well as international leaders in Aquitecture - they are clearly perfect partners. *Baca are winners of prestigious awards, including the RIBA Presidents Award for Research, Evening Standard Best New Homes, the Waterways Renaissance Award, the International Urban Landscape Award and the EU Regio Star Award, the London Design Awards, and Architect of the Year Awards, amongst others.*

Baca Associate Andrew Scrace said *"the scale and ambitious nature of the plans will ensure the resort is one of the most luxurious, fun and relaxing holiday destinations in Europe. The green development will be as sustainable as it's currently possible to build, and be an exemplary case study for other developers"*.

Real Estate Advisory - Billfinger GVA

As strategic partners for real estate advisory services on the Tyram Lakes project we are delighted to have Billfinger GVA, the leading real estate advisory business in the UK. With a global network staffed by over 1500 people over 11 international offices, advice and guidance is offered along the entire property lifecycle, from strategy and construction through to management for both the public and private sectors.

Congratulations also to GVA on receiving the award of Property Financial Adviser of the Year for 2017.

Geyser Thermal Energy Ltd

With a total emphasis upon energy efficiency and sustainability, GTE were tasked to design a total heating and hot water system for the entire Tyram Lakes Resort. The site has limited electrical and water supplies (and no mains gas), but the system had to have no negative effect upon the local ecology. Using the lake itself as the

heat source for the lodges, *GTE has created an innovative and highly effective solution which also offers a non-chemical filtration process.* The result is a totally modular system across the entire project, which offers hot water for lodges and hot-tubs, as well as for the hotel complex when required, and generates potable water to all the lodges as a clean drinking water source – thus negating the need and cost of bringing in a fresh water supply.

Hoseasons

In July 2017 Hoseasons reported a shift towards high-end accommodation with a 21% increase in luxury lodge bookings and a 25% increase for boutique self-catering accommodation with hot tubs. In this atmosphere it should come as no surprise that a strategic alliance has been struck between Hoseasons and Tyram Lakes Resort. With what appears to be such a perfect fit, it is hardly surprising that *Hoseasons, the UK's largest park operator, is on board. They believe that Tyram could become a flagship park to sit within the Hoseasons portfolio* and has provided projected rental incomes and occupancy levels to back this up showing strong returns.



But let's not forget the luxury and style



Nobody told the Tyram Lakes team that they couldn't offer absolute luxury together with green credentials. Working with **Rachel McLane Ltd**, a multi-award winning design consultancy and our style guru, we are proud that Tyram Lakes is the first holiday resort within the UK to have Armani on board as it has.

approached us with a desire to be involved. A selection of the floating lodges will be fully fitted with the **Armani Roca** range of bathroom and wellness solutions, and the bedrooms will have interior designs provided by **Armani Casa**.

Guests will be able to choose from one of a selection of interior options, with either a classic or contemporary theme.

Investor day at TYRAM LAKES

The first Tyram Lakes investor day was held on the 30th November 2017. This was an exclusive gathering for the Tyram Lakes team, Rothgen Management Ltd staff, affiliates and strategic partners, and existing investors into the project. Visitors had the opportunity to look around the show lodge and the site, and to talk one-to-one with both team members and strategic partners. Indeed, for some strategic partners it was also a first real opportunity to meet in a social atmosphere. The feedback was very positive, and our thanks go to all who supported the day, and those who took the time to visit. This is a definite "to repeat" again in the near future.



Rothgen Management Ltd and the Tyram Lakes team are pleased to announce...

The arrival of royal patronage in the form of **Princess Alexandra Cantacuzène-Spéransky** who will also be delighted to welcome new participants and investors to the project.



Princess Alexandra Elizabeth Cantacuzène-Spéransky (also known as "Princess Rara"), was inspired by her First Visit to Tyram Lakes.

Princess Rara is an Entrepreneur, based in London.

As a social humanitarian actively involved with society's concerns, she partakes in many areas of business and engages in a variety of promotional work.

"The concept is innovative, futuristic and forward thinking. Nothing gives me greater pleasure than to be involved with this incredible project from the beginning"

Princess Alexandra Elizabeth Cantacuzène-Spéransky

Presently and besides the Tyram Lakes project, she is proactive in the setup of a Foundation for the homeless. One notable example of her contribution is with The Tutus House Foundation which will provide a safe haven to build a community/family to assist disadvantaged and homeless people across the country.

And even more good news...



Situated next door to the Tyram Lakes Project on Hatfield Moor is the Natural England site of the Humberhead and Peatlands National Nature Reserve. The green light of approval has already been obtained for building a resource which encompasses both new visitors and educational centres on land off Bawtry Lane. The development is well on its way and is due for completion over the coming months. Tyram Lakes is delighted to announce at the same time that Natural England has given complimentary access for Tyram Lakes visitors, enabling yet more acres for hiking, trails and exploration.





- HOTEL & RESORT -

TYRAM LAKES



Finally...and last but not least – interested in visiting Tyram Lakes..?

Share in our enthusiasm and witness the progress we are making with the Tyram Lakes project!

We welcome any and all guests! Simply make an appointment to visit.

Please remember that as beautiful as it is, the project is indeed still a working construction site and access may need to be closed on occasion to visitors. Guests will at times require both security and safety clearance before entering the site.

To avoid disappointment and be assured of access into Tyram Lakes, it is essential that all prospective visitors contact us prior to making the journey to see us.

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Email: info@tyram.co.uk

We look forward to meeting and sharing the Tyram Lakes experience with you soon!

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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