Birmingham Investment Guide

www.adventumwealth.com | sales@adventumwealth.com

The UK's second city is at the start of an exciting growth curve

Strategically located in the centre of England, Birmingham is one of the UK's most important regional hubs.

The home to the largest city economy outside of London, Birmingham is established as a prosperous, high-growth investment city. But it's Birmingham's future growth projections that make it such an exciting investment location for global investors.

Leading the UK residential forecasts for both house price and rental growth, Birmingham is a standout investment opportunity in 2024 and beyond.

Underpinned by key infrastructure projects such as High-Speed 2 (HS2), the Big City Plan and the Paradise Masterplan, the transformation of Birmingham will accelerate the growth of the city's economy, population, and – subsequently – its property market.

An established investment city, on the verge of a new and prolonged period of growth. The time to secure assets in Birmingham is now.

Birmingham fast facts

Region: West Midlands

Population: 2.8 million (metropolitan district)

City population: 1.49 million

Largest UK city by size and population **outside of London**

Distance from London: 128 miles (206 km)

1 hour 24 minutes direct train, reducing to just **49 minutes with HS2** (2029-33)

A place where people want to live and work

- Birmingham has more canals than Venice – **over 100 miles**
- The city has **more greenspace than Paris** – 8,000 acres of parks and greenspaces
- The Birmingham Museum and Art Gallery is home to over **3,000 works of art**
- Strong **industrial heritage** – car manufacturing and the Spitfire
- The iconic backdrop for Netflix hit series, **Peaky Blinders**
- The biggest producer of jewellery in the UK is Birmingham's Jewellery Quarter – producing **40% of the UK's jewellery**
- Aston Villa, West Bromwich Albion and Wolverhampton Wanderers were **founder members of the football league**
- The Library of Birmingham is **the largest in Europe**, housing a word-class collection of rare books and archives
- Birmingham Hippodrome is the UK's busiest theatre with **over 520,000 visitors each year**
- Birmingham is **home to eight Michelin-starred restaurants**, the most outside London

1 International Convention Centre	**5** Simpsons (one Michelin star)
2 Utilita Arena Birmingham	**6** Adam's (one Michelin star)
3 Opheem (two Michelin stars)	**7** RBSA Gallery
4 Birmingham Museum & Art Gallery	**8** Bullring & Grand Central

The youngest city population in Europe

With a graduate retention rate of 49% across its five universities and a thriving job market, Birmingham has the youngest city population in Europe. This youthful demographic drives rental demand for modern, flexible living spaces that cater to young professionals and graduates.

40%

Under 25s account for 40% of the city population – a prime rental demographic.

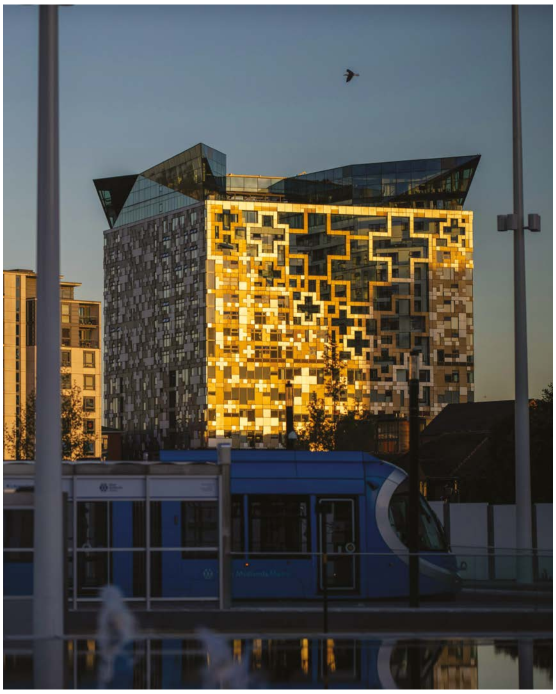
49%

Across its five universities, Birmingham retains 49% of its graduates – another prime rental demographic.

25%

Birmingham's city population is set to grow by around 25% by 2040 as part of the Big City Plan.

Sources: Centre for Cities; Big City Plan; University of Birmingham



A world-class university city

- Boasting **five universities**, Birmingham is a top choice for domestic and overseas students.

- Birmingham is home to approximately **100,000** students in total – **18,000** of which are international students.

- Russell Group, The University of Birmingham, is one of **the world's best universities** and was recognised as the most targeted university for graduates by leading employers in 2021.

- The University of Birmingham is one of the most popular for Chinese students, with the **fourth largest group** of Chinese students in the UK.

A thriving job market attracting a talent pool of young professionals

The government's 'Levelling Up' agenda has been paramount in creating job opportunities outside of London, with major blue-chip employers such as Goldman Sachs, HSBC, and the BBC permanently relocating to Birmingham.

Highest foreign direct investment (FDI) outside of London in 2023

Reaching a decade high, Birmingham was the UK's most successful city for FDI outside of London.

- 67 inward investment projects in 2023 – **a 139% increase on the year before**.
- This was **more than twice** the total of any other UK city outside of the capital.
- Birmingham's success was driven by technology and digital investment, with the city recording a **50% rise in digital FDI projects** in 2023 compared to 2022.
- Peter Arnold, EY UK Chief Economist, cited the legacy of the 2022 Commonwealth Games as a **key factor for growth**.

The UK's most connected city

Easy access to Britain's main motorways

M40

London via Oxford

M6

London (via the M1), Manchester, Liverpool and the rest of North West England, and then beyond to Glasgow and Scotland

M5

South West England, with cities including Bristol, Bath and Exeter

An integral rail hub

Birmingham New Street

One of the principal stations of the UK rail network.

London	1 hour 25 mins direct
Bristol	1 hour 25 mins direct
Manchester	1 hour 27 mins direct
Liverpool	1 hour 35 mins direct
Leeds	1 hour 57 mins direct
Cardiff	2 hours direct
Glasgow	4 hours direct
Edinburgh	4 hours direct

Birmingham Moor Street

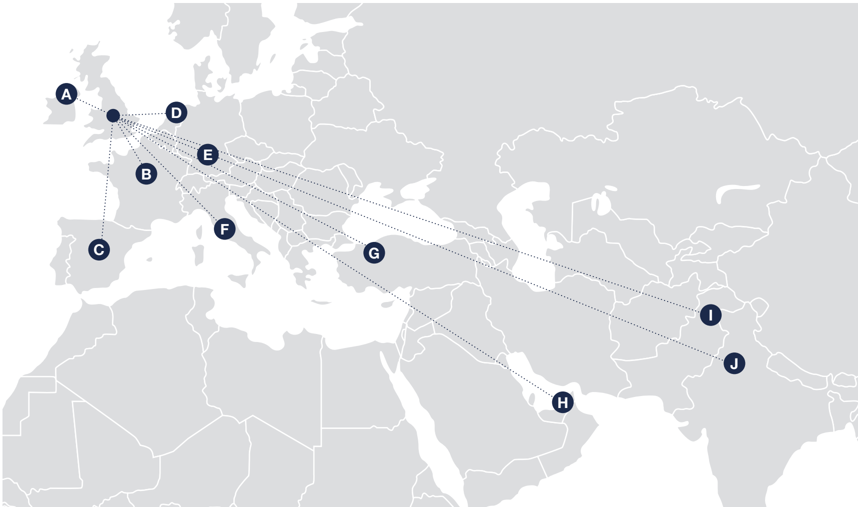
The city's second busiest station, and a major connection on rail lines across the Midlands. Get to London in 1 hour 45 mins direct, plus many major towns and cities throughout the Midlands region.

Birmingham Snow Hill

Major regional station connecting many major towns and cities throughout the Midlands region.

Direct access to major global cities

Birmingham International Airport is one of the busiest airports in the UK. Handling 12.5 million passengers each year, its top three routes are Dublin, Amsterdam and Dubai.



TURKISH AIRLINES

PIA Pakistan International

TUI

Emirates

KLM

AIRFRANCE

BRITISH AIRWAYS

Lufthansa

A	Dublin	1 hour 10 mins	F Rome	2 hours 40 mins
B	Paris	1 hour 20 mins	G Istanbul	4 hours
C	Madrid	2 hours 25 mins	H Dubai	7 hours
D	Amsterdam	1 hour 20 mins	I Islamabad	7 hours 40 mins.
E	Frankfurt	1 hour 30 mins	J Delhi	9 hours 15 mins

HS2 (High-Speed 2)

The UK's £66bn bullet train will be the fastest train in Europe, providing carbon-neutral journeys between London and Birmingham in just 49 mins.

Cited as a key driver for strong property market forecasts, HS2 will make Birmingham a commuter hotspot overnight for millions of high-earning Londoners looking for more affordable rent, higher quality homes and better amenities.

The hybrid working trend will enhance this further as professionals are required to commute less.

HS2 economic impact for Birmingham

- A predicted £10bn economic boost to the local economy over 10 years
- The creation of 31,000 jobs estimated
- Cited as a key driver for strong property market forecasts
- Cutting the journey time to just 49 minutes, HS2 will be the fastest train in Europe

Source: Arcadis

A city transforming

Major regeneration projects are transforming Birmingham city centre, investing in the city's future for its inhabitants and businesses.

The Big City Plan

A 20-year city centre masterplan which will bring £2.1 billion to the local economy each year as well as:

- 1.5 million square metres of new floorspace
- Over 50,000 new jobs
- 65,000 square metres of new and improved public spaces

The Enterprise Zone

Linked to the Big City Plan, the Enterprise Zone (EZ) is an ongoing project at the forefront of driving economic growth in Birmingham and ensuring that residents and businesses share the benefits that will be generated.

EZ has been a huge success so far in enabling the accelerated transformation of the city centre – one of the region's most important economic assets. The city centre masterplan will bring:

- An additional £2.3 billion GVA to the local economy each year
- 1.1 million square metres of new commercial floorspace
- Over 71,000 new jobs
- 65,000 square metres of new and improved public spaces
- In excess of £2.1 billion in additional business rate income

---

Source: Big City Plan, Birmingham City Council

Birmingham property market

Birmingham is among the UK's most popular investment locations for global property buyers.

Like the very best markets, Birmingham's property performance is underpinned by a significant undersupply of real estate across all sectors in the city and wider region. In particular, Birmingham city centre is starved of quality purpose-built rental accommodation.

With all forecasts predicting market-leading growth in the coming years, it's a property market with all the essential qualities required for a successful long-term investment.

19.9%

Birmingham is leading UK house price growth forecasts between 2024-28 – higher growth than London.

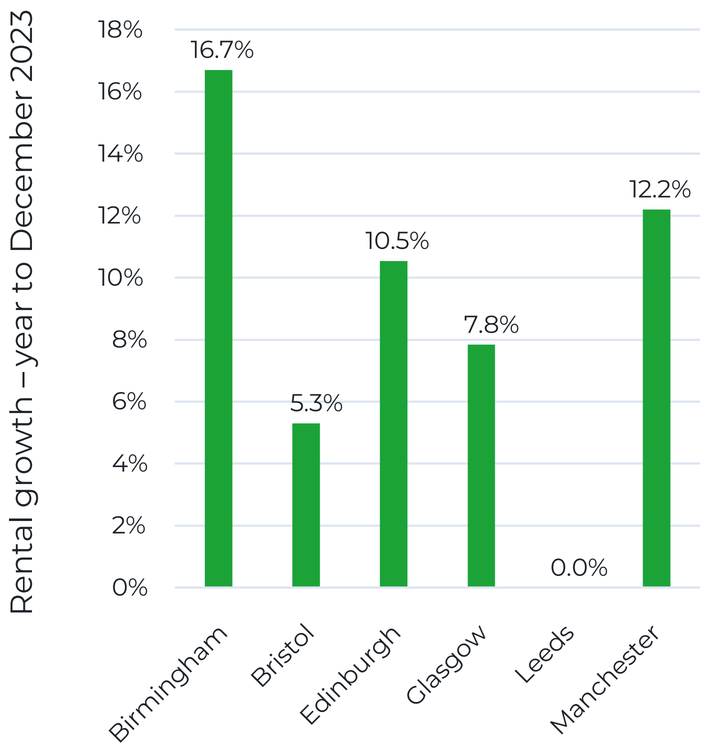
22.2%

Birmingham is also leading UK rental growth forecasts at 22.2% between 2024-28.

16.7%

Birmingham saw the highest annual rental growth in the UK in 2023.

Average annual rental growth



Sources: JLL Residential Forecasts 2024-28; JLL Big Six Residential Report 2024

UK property market

A mature, stable market established over hundreds of years.

720,000

The UK housing shortfall is predicted to rise to 720,000 by 2028. This supply and demand imbalance drives the strong rental market.

17.6%

UK property prices are set to rise by 17.6% between 2024-28.

19.9%

House prices in the Birmingham area are set to rise by 19.9% between 2024-28.

5%

On 1st August 2024, the Bank of England cut interest rates to 5% - the first drop since March 2020.

Sources: JLL Residential Forecasts 2024-28; BBC News


AVAILABLE

Centenary Tower

SelectProperty

Completion date: Q1 2028/Q3 2028

Units: 432

Prices starting from:
One bed (average 511 sq. ft.) – £297,000
Two bed (average 712 sq. ft.) – £407,000

Estimated gross rental yield: 6%

Service charge estimate: £3.50 per sq. ft. per annum

Ground rent: Peppercorn

Leasehold: 250 years

Deposit required: One-bedroom apartments – 25% down payment, 75% on completion in Q3 2027; two-bedroom apartments – 20% down payment, 80% on completion in Q3 2027

Centenary Tower is an iconic 46-storey development in the heart of Birmingham city centre. Set for completion in Q3 2028, this landmark residence features Birmingham's most comprehensive amenity package with over a remarkable 23,000 sq. ft. of five-star hotel-style facilities.

Residents will enjoy exclusive access to the city's first residential swimming pool complex complete with sauna and steam room. The 44th floor houses an exceptional fitness experience including a state-of-the-art gym with outdoor terrace, spin studio, and climbing wall – while one floor above features a stunning sky lounge, ambient co-working area, private dining room, and entertainment spaces. Perfectly positioned within 1km of major employers including HSBC, PwC, EY and Deloitte, Centenary Tower represents an unrivalled luxury living opportunity. And with predictions of 12% capital growth over the build period and up to 70% ROI over five years, it offers compelling investment potential too.

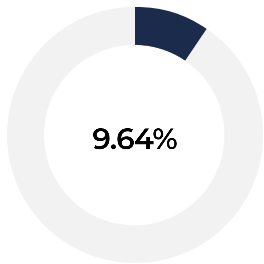
Example investment returns

To help you understand returns on a typical property investment in Manchester, we've provided two examples below. You can work out the results of your own prospective property by using Adventum's investment calculators.

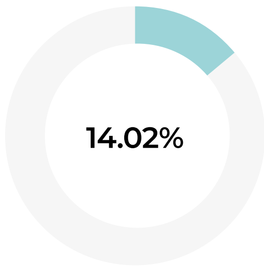
Without a mortgage

Property value	£400,000
Investment tenure	10 years
Home currency	(INR) 104.90
Rental yield	6.5%
Rental growth/escalation	5%
Projected capital growth	5%
FX growth	4%
Stamp Duty Land Tax	£27,500
Loan origination fee	0%
Letting management fee	10%
Ground rent	£0
Service charges	£1,500
Miscellaneous expenses	£0
Foreign buyer?	Yes

Overall internal rate of return

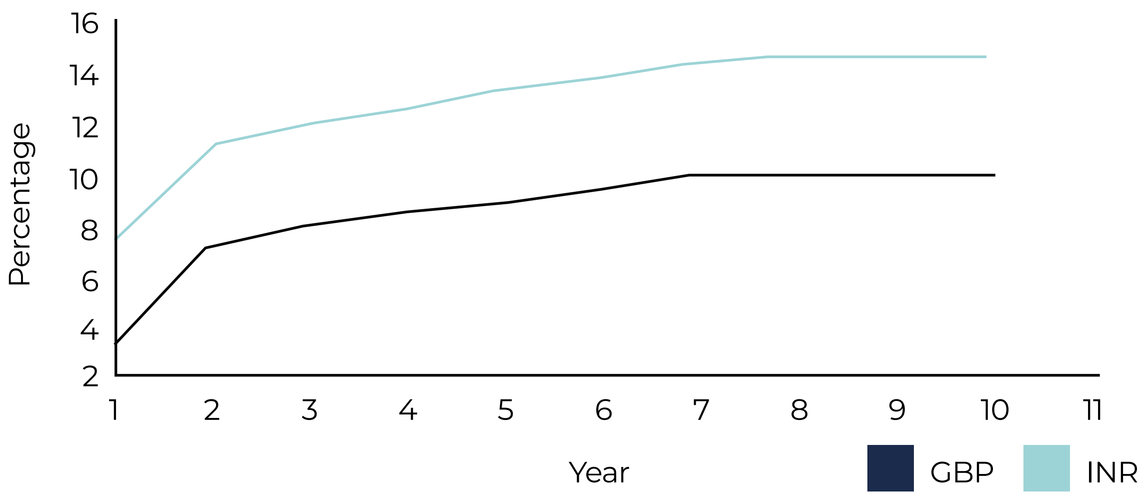


GBP

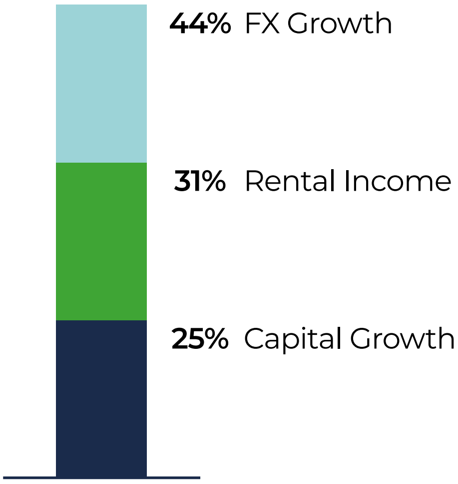


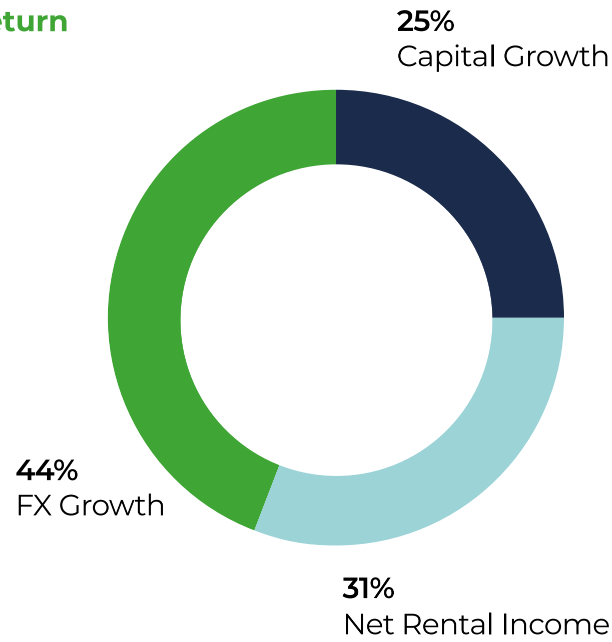
INR

Yearly internal rate of return

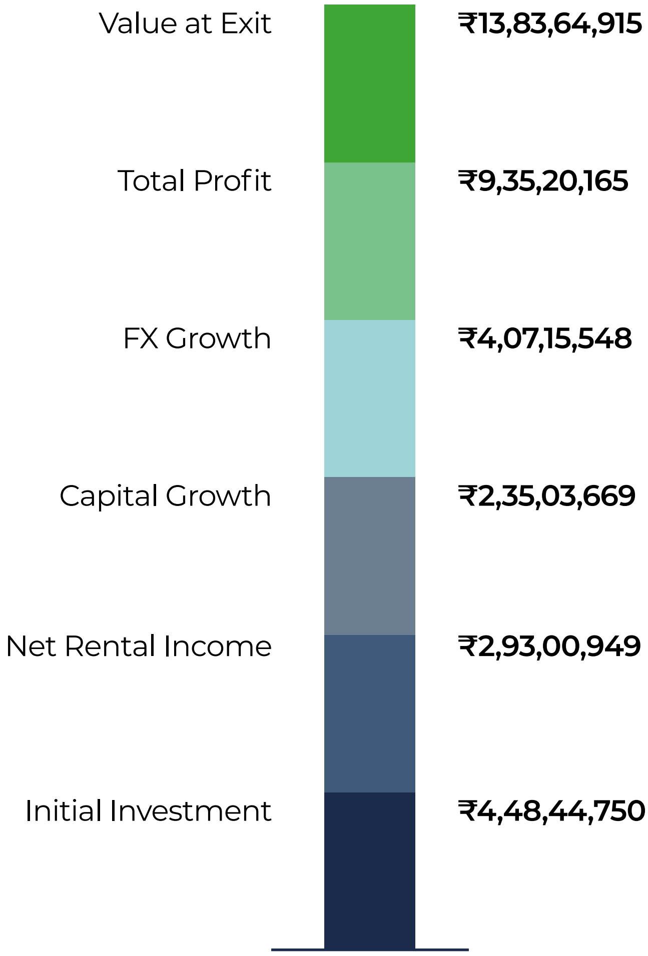


Contributions to internal rate of return





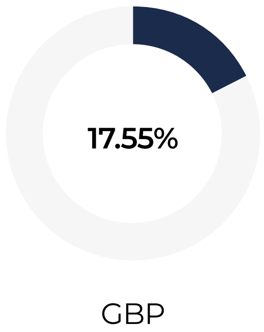
Investment performance

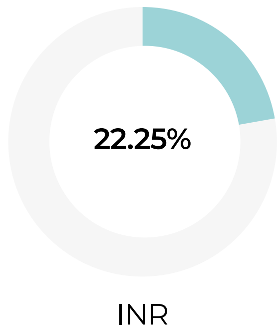


With a mortgage

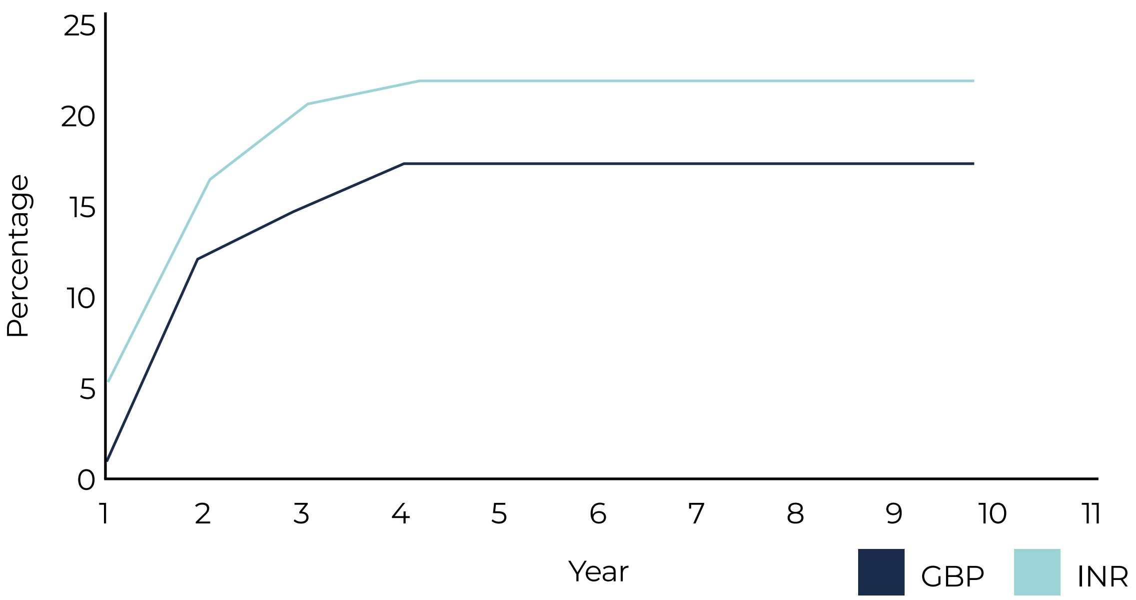
Property value	£400,000
Loan amount	£300,000
Mortgage interest rate	4.5%
Mortgage interest type	Interest only
Mortgage interest tenure	10 years
Investment tenure	10 years
Home currency	(INR) 104.90
Rental yield	6.5%
Rental growth/escalation	5%
Projected capital growth	5%
FX growth	4%
Stamp Duty Land Tax	£27,500
Loan origination fee	0%
Letting management fee	10%
Ground rent	£0
Service charges	£1,500
Miscellaneous expenses	£0
Foreign buyer?	Yes

Overall internal rate of return

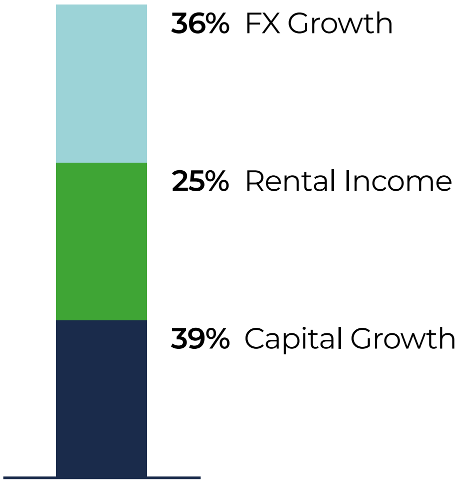


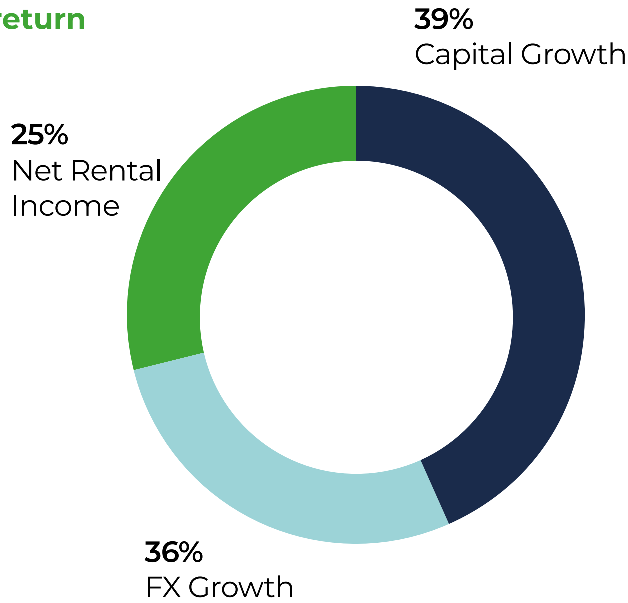


Yearly internal rate of return

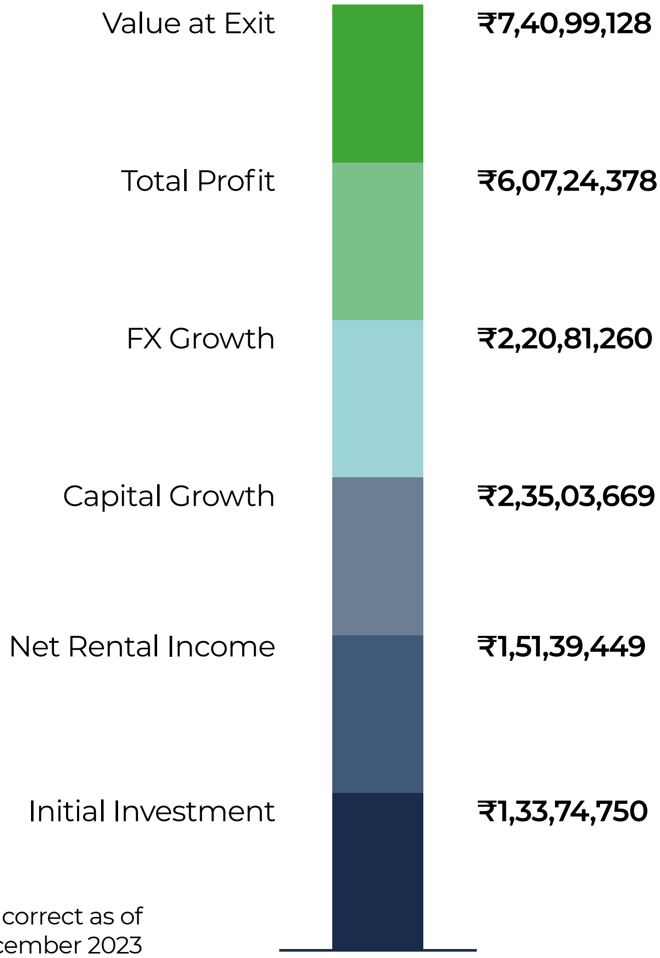


Contributions to internal rate of return





Investment performance



* Figures correct as of December 2023

ADVENTUM
WEALTH

www.adventumwealth.com | sales@adventumwealth.com