

THE EMERSON GROUP

COMPANY
PROFILE



BUILDING THE FUTURE ON INNOVATION
AND QUALITY INTERNATIONALLY

THE EMERSON GROUP

From a small beginning in private residential property, the Group has expanded steadily over the years and is now recognised as one of the UK's foremost private family-owned property companies. Established in April 1959, our business has grown through reputation built on a professional approach and by offering a high calibre of service.

The Group has three principal operating divisions: Residential, Commercial and International. Our strengths have been founded on quality, design, flexibility, attention to detail and continual improvement in building standards. A balanced land bank and development programme, enhanced by quality acquisitions in prime locations, will enable the Group to offer a broad and competitive product range in the UK and overseas.

In the last decade our continued growth has been sustained by diversification into other types of development and investment.


The Commercial Division has complemented its extensive office portfolio with major entertainment and retail developments both at The Lowry on The Quays in Manchester and at Middlebrook, Bolton adjoining The Reebok Stadium, the home of Bolton Wanderers Football Club. In addition it has carried out benchmark remodelling and redevelopment of numerous Manchester City Centre buildings including 55 King Street, a major office and designer shopping project.

The Residential Division, which builds between 250 and 500 houses a year in the UK, has expanded by increasing its geographical spread and by offering a comprehensive range of desirable house types, prices and locations to meet discerning customers' changing requirements.

Internationally, our investment portfolio in the USA has been increased over the past 30 years through a series of new developments including mixed commercial, retail, residential and leisure projects. Most recently has been the development of Eagle Creek Golf Community in Florida. The community currently comprises over 1,000 dwellings and a championship golf course and upon completion will have 3,000 dwellings, a retail center, a hotel, elementary school and community center. In Portugal, our company Convau-Construções do Vau Limitada was formed in 1970. Our projects include: Jardim Do Vau, a beach front resort at Praia do Vau near Alvor, Oásis Parque Country Club near Portimão, Boavista Golf & Spa Resort near Lagos and Lakeside Country Club, Quinta Do Lago.

Over the years the dedication and commitment of our Directors and staff have enabled us to achieve a pattern of steady growth and to build up a strong and experienced management team capable of completing a project on time to the highest standards of quality and design.

We are most grateful for the advice and support we have received from our professional consultants, bankers and financial institutions. In the years ahead, our prime objective will be to seek out niche quality projects and develop them with innovation to suit the changing times and the varying requirements of our discerning customers.



PE JONES Chairman





Emerson Plaza
Lakeside Living
Orlando Florida



“CONTINUING TO GROW BY BROADENING OUR HORIZONS
AT HOME AND ABROAD”



Peter Emerson Jones,

The Chairman of The Emerson Group, co-ordinates the activities of the three principal operating Divisions – Residential, Commercial and International.

The Chairman founded the Group in 1959, concentrating initially on private residential development. Under his leadership the Group has steadily grown and diversified to embrace development, investment and leisure projects in the UK, USA and Portugal.

Now recognised as one of the UK's foremost private family-owned property companies, the Group has now celebrated over 50 years in business.

The Chairman is supported by:

Mark Emerson Jones joined the Group in 1983 and became a member of the Main Board in 1999. He is responsible for project management, supervising and liaising between the Commercial Development and Contracting Divisions.

Tony Emerson Jones, Managing Director of Orbit Developments, joined the Group in 1989 and became a member of the Main Board in 1999. He is responsible for the marketing and letting of the Group's property portfolio.

Simon Wilson has been with the Commercial Division since he joined the Group in 1983. He now heads Emerson Management Services and has been a member of the Main Board since 1999.

Peter Baren, Group Financial Director, joined the Group in 2001 and has been a member of the Main Board since 2003. He is a Chartered Accountant with responsibility for the financial development of the Group.

Anne Weatherby has been with the Group since 1984 and heads the Legal Department. She became Company Secretary in 2004 and joined the Main Board in the same year.

Paul Burgess has been a Senior Solicitor in the Legal Department since joining the Group in 1988. He is responsible for monitoring and controlling the Group's joint developments, commercial leases and liaising with local authorities. He was promoted to the Main Board in 2004.

Mark Royle joined the Group in 1986 and became a member of the Main Board in 2009. He is responsible for the Commercial Architecture and Developments.

“THE GROUP SUCCEEDS THROUGH INNOVATION AND CUSTOMER SATISFACTION”



From Left to Right seated: **Simon Wilson** **Alan White** (Non-Executive) **Mark Emerson Jones** **Peter Emerson Jones** **Tony Emerson Jones**
Paul Burgess **Anne Weatherby**
standing: **Mark Royle** **Peter Baren** **The Lord Lee of Trafford** (Non-Executive) **John Allen** (Non-Executive)

In addition, the Main Board benefits from the advice and knowledge of three non-executive Directors:

Alan White has continued in the role of Non-Executive Deputy Chairman, following his retirement as Group Deputy Chairman and Chairman of Jones Homes in 2011 after 44 years' service.

The Lord Lee of Trafford joined the Main Board in 1999 after a successful career in politics. He was a member of Parliament from 1979 to 1992 holding ministerial positions in employment, defence and tourism.

John Allen joined the Main Board in 2009 following his retirement as Chairman (North of England Team) at Barclays Commercial Bank.

All contribute extensive experience of the corporate financial and professional environments.

This management structure ensures that the Group responds rapidly to variations in all market sectors, constantly enabling it to improve its performance, make early accurate decisions and face the future with confidence.

RESIDENTIAL DIVISION

JONES
HOMES



Mere Oaks Standish

The Residential Division of The Emerson Group was founded in 1959 and is vastly experienced in all types of residential development.

From sourcing land, obtaining planning permission, designing and constructing through to the marketing and selling of new homes, **Jones Homes** has, over many years, established a reputation synonymous with creating homes of character in desirable locations.



Sovereign Point Roof Garden



Regents Park Wilmslow

The six principal divisions of Jones Homes

JONES
HOMES

JONES
NORTHERN

JONES
SOUTHERN

JONES
HOMES FYLDE

JONES
HOMES
PORTUGAL

JONES
HOMES USA

MEMBERS OF THE EMERSON GROUP

CREATING HOMES OF CHARACTER IN DESIRABLE LOCATIONS



Cleavelands Bolton



Cleavelands Bolton

Whilst maintaining traditional values the Company continues to adapt to the changing needs of its customers. Listening to its homebuyers and researching new products enable it to offer the latest in appearance, specification and layout.

Jones Homes provides a wide range of house designs to suit a variety of lifestyles and its portfolio comprises luxury apartments, mews-style homes, town houses and detached properties. The wide experience gained in the new homes market has led to diversification into the retirement homes sector and social housing, both directly and through partnerships with local authorities and housing associations.

LIVE THE HIGH LIFE

The birth of a new Millennium coincided with the launch of major Group initiatives at Salford Quays. Now constructed, the Company's Imperial Point and Sovereign Point apartment buildings stand as impressive landmarks on the Manchester skyline, providing contemporary accommodation of the highest quality in an exceptional waterfront location.

A third apartment tower will enhance the Group's residential portfolio at The Quays.



Imperial Point and Sovereign Point The Quays
Salford Quays Greater Manchester



Sovereign Point

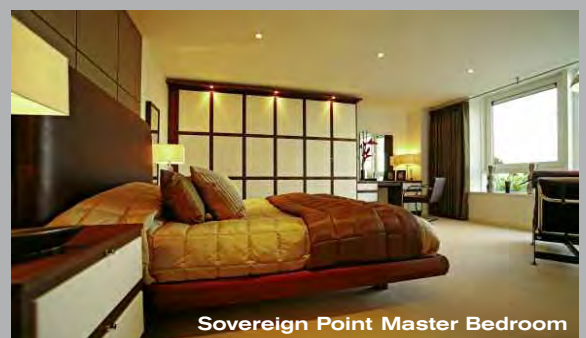
Imperial Point and Sovereign Point are part of the Group's combined residential, commercial, leisure and retail scheme which has made a significant contribution to the regeneration of Salford Quays. With spectacular views over The Quays, towards Manchester City Centre and beyond to the Pennines and Cheshire Plain, these exclusive developments enable residents to enjoy a unique and rewarding lifestyle.

MediaCityUK at The Quays is a vibrant destination in which to work, live and play, and is fast becoming a leading international hub for the creative and digital sectors. As well as being the re-location centre of several major BBC departments from London, MediaCityUK is also host to ITV, the University of Salford and many small and medium-sized creative businesses.

MediaCityUK is just minutes away from The Lowry Arts & Theatre complex, the stunning Imperial War Museum North and The Lowry Outlet Mall.



Sovereign Point Lounge



Sovereign Point Master Bedroom



Sovereign Point Roof Garden

At **Jones Homes** personal recommendation and repeat business are the cornerstones of the Company's success with many families moving up over the years from one Jones home to another.

Customers are carefully guided through every step of the buying process, and feedback from new home buyers is relayed back to the Company's design team to ensure that a new Jones home fully meets customer expectations in line with technical building regulations and standards.

When families have moved in, Jones Homes' friendly, helpful customer care department is on hand to provide a comprehensive after-sales service.



Residential Sales and Marketing



Residential Design and Planning



**Byron Place
Luxury Apartments
Alderley Edge**



Residential Maintenance and Customer Services

Summerfields Wilmslow

A Community of 1,750 Homes and Village Retail Centre



Summerfields Development Wilmslow



An excellent demonstration of the Company's expertise in building family communities is the success of Summerfields in Wilmslow, Cheshire, which has developed into a thriving residential village of some 1,750 homes.

Summerfields is now a contemporary village complete with shops, supermarkets, a public house, nursing home, food outlets, fitness & leisure club, offices, public open spaces and children's play areas.

Regents Park, a development of exclusive 4 and 5-bedroom detached family homes, is the final piece in the Summerfields residential jigsaw, which has become one of the region's most sought-after locations.

The Company works closely with housing associations and local authorities to help provide affordable housing for those seeking a foothold on the property ladder.



Summerfields Village Centre Wilmslow



MIDDLEBROOK BOLTON



Middlebrook Development Bolton



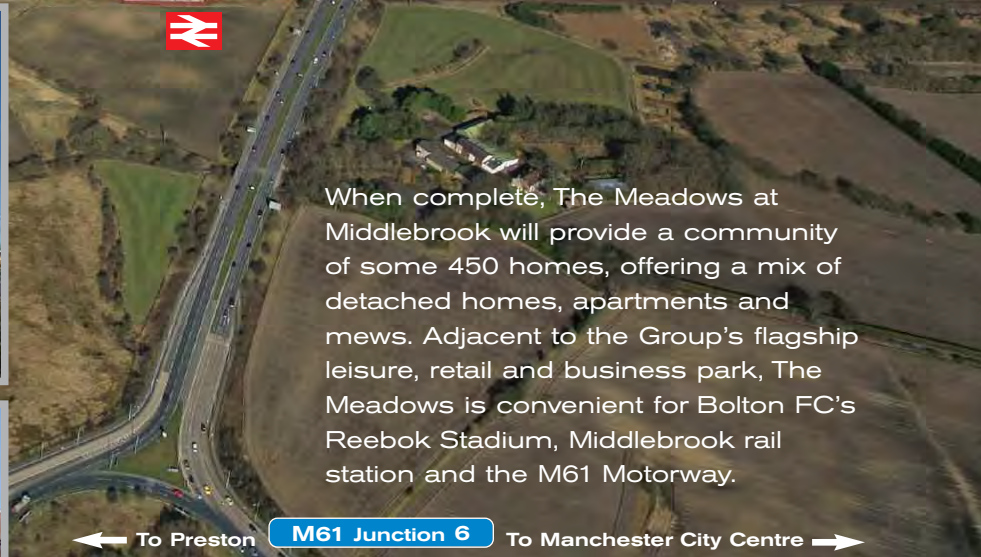
The Meadows Middlebrook Bolton



Construction Management



Stargaze Windows Management



When complete, The Meadows at Middlebrook will provide a community of some 450 homes, offering a mix of detached homes, apartments and mews. Adjacent to the Group's flagship leisure, retail and business park, The Meadows is convenient for Bolton FC's Reebok Stadium, Middlebrook rail station and the M61 Motorway.

← To Preston **M61 Junction 6** To Manchester City Centre →



Regents Park Wilmslow

Stargaze Windows Ltd manufactures PVC-U windows, doors, patio doors and bespoke conservatories, which are supplied to Jones Homes, the Group's commercial developments and to the trade.

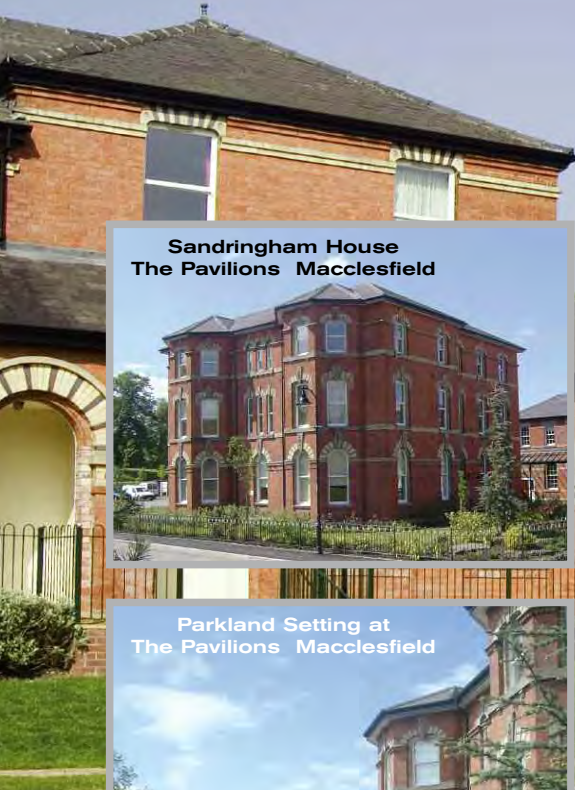
CONSERVATION AND REFURBISHMENT - MODERN LIVING IN A PERIOD SETTING

Conservation is a prime concern and the Company's expertise in the reclamation of redundant land and the refurbishment of older buildings has preserved and improved the environment.

Built in 1871, the magnificent Grade II listed Victorian buildings of the former Parkside Hospital in Macclesfield are good examples of this philosophy and expertise.

The completion of The Pavilions, Macclesfield, in 2011, brings to an end over fifteen years of continuous restoration, refurbishment and redevelopment of some of the town's most iconic buildings.

In this time a careful mixture of design and planning has successfully created a blend of both contemporary and traditional properties in a tranquil, tastefully landscaped, parkland setting.



The Towers at The Pavilions Macclesfield



Sandringham House
The Pavilions Macclesfield



Parkland Setting at
The Pavilions Macclesfield



Apartment Restoration
Cleveland House Bolton

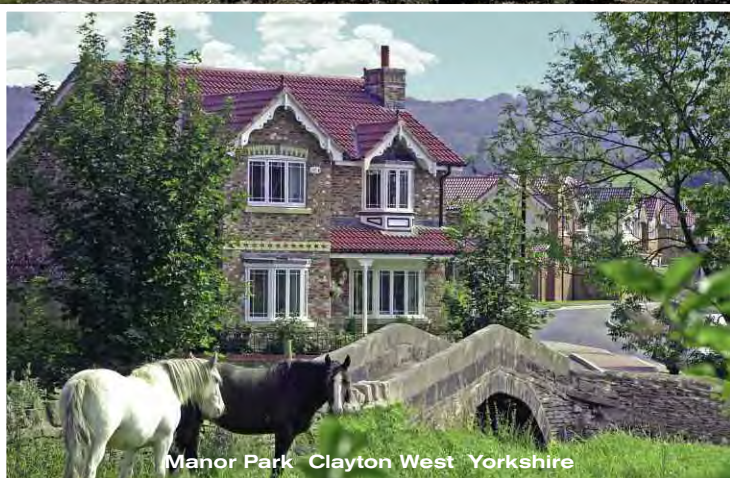
An integrated building programme has created 120 refurbished homes and 78 new build properties, which complement the existing Victorian architecture. A mix of apartments, townhouses, mews and detached houses has been created and today the site of a great 19th Century landmark has been tastefully transformed into one of Cheshire's most desirable and prestigious places to live.

Virtually all new Jones homes are now constructed on brownfield sites. The expertise gained in this area has led to the formation of a specialist company, Land Reclamation and Development Ltd, to expand these opportunities further. Working closely with expert consultants it is able to satisfy the most stringent requirements and to achieve certification from the environmental bodies and the NHBC. A good example is The Grange development at Sandiway, Cheshire, which is the largest remediation project of its type using funding from the Landfill Tax Credit Scheme. Such abilities have enabled the Company to create development opportunities in desirable locations.

Jones Homes' traditional commitment to quality and the skills, craftsmanship and professionalism of its staff are clearly demonstrated by the restoration and renovation of unique luxury apartments at Cleveland House, a development of some 51 townhouses and apartments.



Kingsborough Manor Eastchurch Isle of Sheppey



Manor Park Clayton West Yorkshire



Residential Senior Management

During the 1990s the Company extended its operations from its headquarters in Alderley Edge by the addition of 3 other regional divisions.

In 1995 the Company expanded into the South-East of England with the formation of **Jones Homes (Southern)** which is now firmly established in the region and noted for the provision of quality housing.

Since its formation in 1996, the name of **Jones Homes (Northern)** has become synonymous with quality of design and construction in Yorkshire.

Jones Homes (Fylde), based in Lytham St Annes, has enjoyed a successful partnership with the Group for over 20 years. Now a wholly-owned subsidiary it has completed numerous developments along the Fylde coast and throughout Lancashire.



Lower Royd Honley Yorkshire

COMMERCIAL DIVISION

Orbit Developments

The Commercial Division of The Emerson Group was established in 1971 and is one of the country's largest private commercial property development and investment companies. Operating in the North-West and South-East of England, it has locally-based experienced development teams which have been actively involved in the acquisition, planning, construction and letting of a diverse range of commercial developments.

The Commercial Division, operating under the Orbit Developments banner, has built up a portfolio of commercial investments, the vast majority of which are leased and managed in-house and are retained as long-term investments within its portfolio.



Parklands and The Spirit of Sport Stature Middlebrook Horwich Bolton



Orbit Developments Senior Management

The current UK portfolio of over 6 million sq ft (560,000 sq m) comprises:

- 160 individual office buildings
- 37 retail and leisure schemes, ranging from single shops to out-of-town retail parks and shopping centres
- 39 industrial properties including warehouse and distribution units
- 2,000+ tenants

THE GREATER MANCHESTER BUSINESS AND RETAIL LOCATION

Middlebrook, developed in partnership with Bolton Metropolitan Borough Council and Bolton Wanderers Football Club, includes commercial, retail and leisure accommodation. The assistance of European and English Partnership Grants helped to attract major employers such as Hitachi, The Royal Bank of Scotland, E.on and AXA Insurance.



Middlebrook Horwich Bolton

- Over 6,000 Jobs Created
- 200-Acre Development Site with over 1 Million sq ft of Accommodation
- 27,879-Seater Stadium for Bolton Wanderers Football Club
- Vue, Multiplex 12-Screen Cinema
- 2 Hotels and Conference Centres
- 10 Million Visitors per year
- Awarded best Out-of-Town Retail Development by the British Council for Out-of-Town Retail
- Over 450 Residential Dwellings by Jones Homes



Orbit Developments

In partnership with Salford City Council, the Division has developed The Lowry Outlet Mall incorporating some 330,000 sq ft of retail, leisure and restaurants. With two new residential towers completed and a third one to follow, these apartment buildings will complement the high quality offices also developed at Quay Plaza.



Restaurants



Vue Cinemas



Coffee Shops



The Retail Shops



The Food Court



The Plaza Entrance to The Lowry Outlet Mall

- High-quality design
- A destination for retail and cultural activities with 5 million visitors a year to the vicinity
- 500 permanent jobs created
- A stimulus for economic investment
- Raising the profile and public perception of the area
- Provision of an aesthetically pleasing working environment which will boost social confidence and civic pride

A NEW CONCEPT IN URBAN LIVING

**LOWRY
OUTLET MALL**
FAMOUS BRANDS
DISCOUNT SHOPPING

Tenants
include:

**MARKS &
SPENCER**
OUTLET

GAP
OUTLET

KM
KURT MULLER

Cadbury

Cotton
TRADERS

COSTA
CUORE D'ITALIA

and many more...

THE LOWRY
ART &
ENTERTAINMENT

**LOWRY
OUTLET MALL**

IMPERIAL POINT
SALFORD QUAYS

vue
CINEMAS

**sovereign
point**
SALFORD QUAYS

Imperial Point, The Lowry Outlet Mall and Sovereign Point
The Quays Salford Quays Greater Manchester

The Lowry Outlet Mall has already won the Secured by Design Award for its creative use of design to make the Outlet a safe working and leisure environment.

Unlike other "outlet" schemes the quality of the materials and design had to reflect the quality of the award-winning Lowry Theatre, Art & Entertainment Complex. Internationally renowned architects RTKL were supervised by our own in-house architectural team and the scheme was brought to fruition in conjunction with Salford Council.

This scheme demonstrates the diversity of the Group's approach and activities together with its capability to undertake landmark developments with confidence.



A WELL-ESTABLISHED MIXED-USE DEVELOPMENT



**AINTREE RACECOURSE
RETAIL AND BUSINESS PARK**



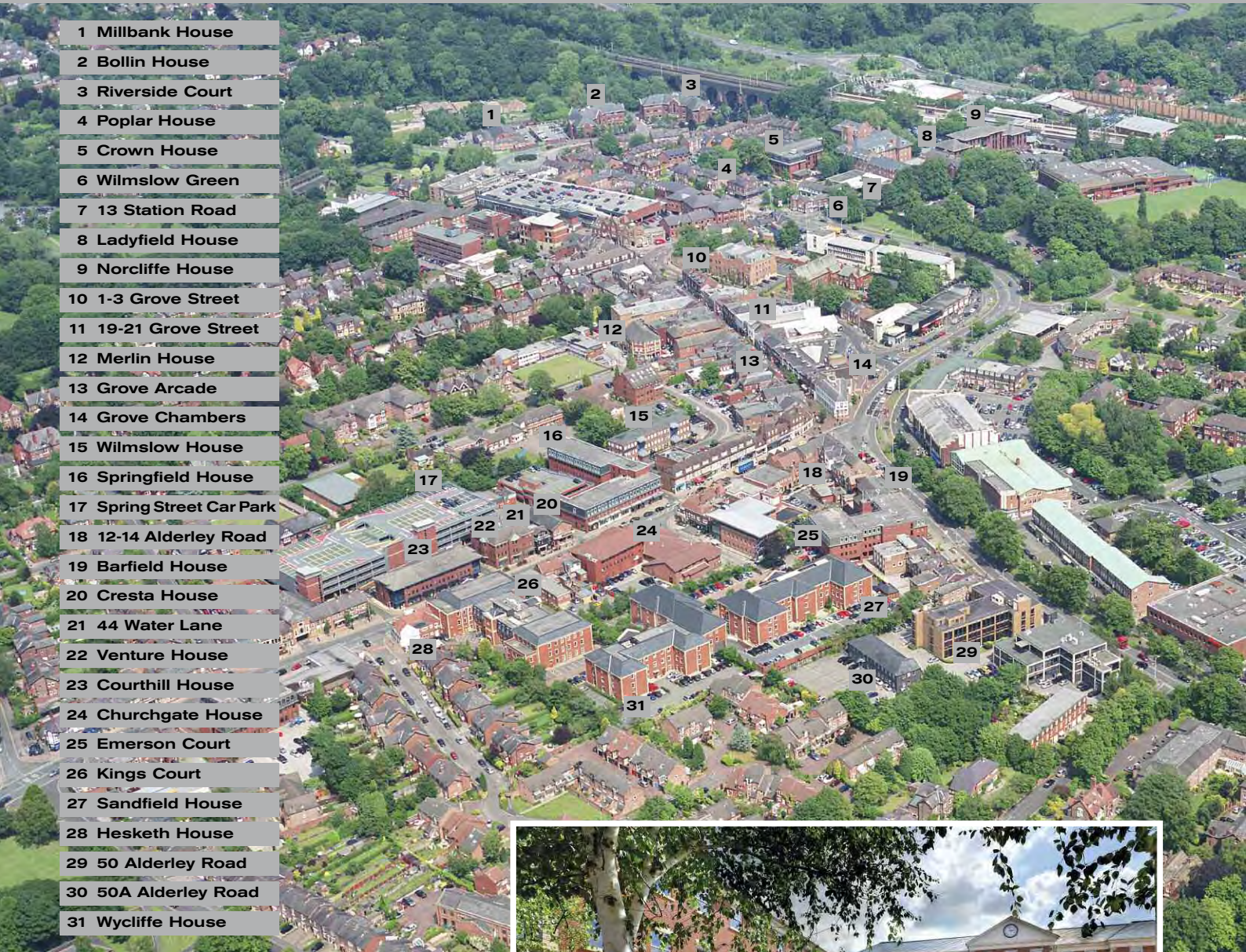
Located on the A49, Ormskirk Road to the north of Liverpool and adjoining the world-famous Aintree Racecourse, this development provides an excellent example of proactive management on a day-to-day basis. This is an important commercial site combining 165,000 sq ft of retail accommodation and 380,000 sq ft of industrial space.

The retail park boasts many national retailers including Homebase, Currys / PC World, Laura Ashley, Pizza Hut and Carpet Right and is complemented by the adjoining industrial and business units which are let to a wide range of trade counter, industrial manufacturing and warehouse operators. Asset management allowed the extension of the retail park, which both complemented and enhanced the existing development.

The development includes an on-site management office and maintenance team to ensure that the high standards are maintained.



AT THE HEART OF WILMSLOW'S TOWN CENTRE



- 1 Millbank House
- 2 Bollin House
- 3 Riverside Court
- 4 Poplar House
- 5 Crown House
- 6 Wilmslow Green
- 7 13 Station Road
- 8 Ladyfield House
- 9 Norcliffe House
- 10 1-3 Grove Street
- 11 19-21 Grove Street
- 12 Merlin House
- 13 Grove Arcade
- 14 Grove Chambers
- 15 Wilmslow House
- 16 Springfield House
- 17 Spring Street Car Park
- 18 12-14 Alderley Road
- 19 Barfield House
- 20 Cresta House
- 21 44 Water Lane
- 22 Venture House
- 23 Courthill House
- 24 Churchgate House
- 25 Emerson Court
- 26 Kings Court
- 27 Sandfield House
- 28 Hesketh House
- 29 50 Alderley Road
- 30 50A Alderley Road
- 31 Wycliffe House



Wycliffe House Wilmslow

Throughout its growth, [Orbit Developments](#) has been a major contributor to the South Manchester marketplace and this is particularly evident in Wilmslow Town Centre. Offices, retailing and leisure facilities including restaurants have been developed in the town to enhance the desirability of the town centre as a place to work and shop.

Over 30 developments have been undertaken within the town centre alone. These include office and / or retailing schemes at:-

- [Barfield House](#)
- [Water Lane](#)
- [The Kings Court Development](#)
- [Wilmslow Green](#)
- [Grove Arcade](#)

Wycliffe House, which includes the offices of the Information Commissioner, has been extended by 14,000 sq ft. The office building enjoys a prime central location just off Water Lane and benefits from excellent on-site parking facilities.

Wilmslow is a well-established business location for corporate occupiers and SMEs alike. The benefits of excellent town centre facilities and its location, offering ease of connections to the regional motorways, to London Euston by train and, more especially, Manchester Airport, are all factors which attract major business occupiers.



Parkway Three
Princess Parkway
One of Five Buildings
Totalling 114,880 sq ft



Parkway Five



Parkway Four

Orbit Developments has made its mark on Manchester's Corporate Corridor with the completion of Parkway Business Centre located on Princess Parkway.

The development has unparalleled links to the M56 and M60 Motorways as well as direct access to Manchester City Centre. Situated in a mature landscaped environment, Parkway Business Centre allows tenants to enjoy the benefits of its suburban location whilst being only two miles from the heart of the city.

To be dynamic and unique in this location, Orbit Developments has incorporated a Café on the Park as well as a regular shuttle bus service to the city centre for the use of incoming tenants.



Aerial View of
Parkway Business
Centre

To M56 / M60 & Manchester Airport

To Manchester City Centre

Orbit Developments

Park Square offers tenants a modern, welcoming environment with wonderful amenities including a 9-hole putting green, on-site restaurant and a courtesy shuttle bus. The building has one of the North-West's largest single floor plates (22,500 sq ft) which can accommodate a wide range of different tenant uses.



Park Square
Cheadle



Park Square Reception



Colwyn Chambers
Manchester



Queens Court Alderley Edge



55 King Street Manchester



Crossgate House Sale

Pride is taken in leasing the appropriate accommodation to a spectrum of tenants from start-up businesses to headquarters for international PLCs. Once a tenant takes occupation, all aspects of aftercare management of the tenant and the property are provided by Emerson Management Services.



Orbit Developments Architects

Orbit Southern

The Group diversified further in 1987 with the formation of Orbit Southern with the explicit purpose of capitalising on commercial opportunities in the South-East. The Company is now well-established along the eastern M4 corridor and satellite towns around the M25.



Ashurst Manor Ascot



Profile West Brentford London



BURNDEN PARK
BOLTON

GRANGEFERN PROPERTIES LTD

The former ground of Bolton Wanderers Football Club is now a landmark retail scheme owned by Grangefern Properties, a joint venture between Orbit Developments and The Co-operative Group.

Occupiers now include ASDA, DW Sports, Co-op Travel, Subway, Johnsons Cleaners, Carphone Warehouse, Abakhan Fabrics, Barnardo's and Home Bargains and the next stage is a development site which benefits from a planning approval for a 10,000 sq ft car showroom.



ASDA Superstore



Mercedes-Benz
Dealership Macclesfield



Ferrari
Dealership Wilmslow

Jones Contracts has established an expertise in all aspects of commercial contracting. Whilst carrying out construction work for its sister company, Orbit Developments, it also undertakes external projects, many through recommendation.

The scale and scope of these projects vary considerably and include both refurbishment and major new construction work. An impressive range of building types – retail, office, car showroom, leisure facilities, restaurants, nursing homes and hospices - has been constructed.

Jones Contracts takes pride in its reputation for completing projects to the highest standards, on budget and to programme. The Company's expertise has been widely recognised with repeat business being a key feature of its steady growth.



50 Alderley Road Wilmslow

THE EMERSON GROUP'S PORTFOLIO MANAGEMENT DIVISION



EMERSON
Management Services
Senior Management



IT and Accounts Staff

Emerson Management Services, the Portfolio Management Division of The Emerson Group, provides all aspects of property and estate management for the completed schemes within the UK portfolio.

Operating from the Group's Head Office and a regional office in West London, it manages in excess of 6 million sq ft of property throughout the UK.

Experienced support staff, backed by the latest technology, enable the Company to maintain the highest bespoke standards of service to tenants, including the cost-effective monitoring and budgetary control of rent and service charge expenditure. A full complement of qualified surveyors, building managers, client liaison and security staff, supported by in-house maintenance and landscaping teams, work to develop and maintain close relationships with the Company's extensive client base, often resulting in repeat business.



Emerson Maintenance Staff



A Selection of Emerson Building Managers

“PROVIDING BESPOKE SECURITY SOLUTIONS TO THE GROUP’S PORTFOLIO”



One of Three Emerson Security Offices

Emerson Business Centres operates serviced offices within four major regional business centres in the UK and one in the USA. All offer a comprehensive range of services, including fully-fitted offices, conference and training rooms, secretarial services, telephone answering, fax, copying and Internet facilities.

Short-term rentals are available to satisfy the requirements of the small business and to give start-up companies flexibility for future growth.

Many clients have expanded with the business centres and have taken further long-term accommodation within the extensive portfolio.

Staff training and the benefits of the latest computer and communications technology are considered essential factors in enabling the Group's in-house support department to provide a complete service.

Kirkham's Contractors, the Group's small works department, is geared up to respond quickly to clients' needs. It provides valuable in-house services, undertaking the partitioning layouts, alteration and refurbishment works necessary for the ongoing growth and needs of clients, maintenance and improvement of the Group's portfolio.



Emerson Security Staff



Emerson Business Centres

THE EMERSON GROUP

The Group's in-house Legal Department provides a valuable source of advice and information for the various companies within the Group and where appropriate liaises with leading firms of solicitors with whom the Group has long-standing relationships.



Legal Department

The Legal Department deals with all aspects of property law as it affects the Group: the majority of its advice involves concluding leases for the commercial letting team, licences to assign or sublet, variations, rent review and lease renewals for the management team and acquiring sites for both the Residential and Commercial Divisions.

In addition, it advises the Group on funding arrangements, planning issues, health and safety, construction, employment, contractual and international matters.

The level of expertise and flexibility within the team means it is able to respond rapidly when required and contribute to the smooth and efficient running of the Group.



Planning Department

The Group's in-house Planning Department provides valuable advice to all divisions of the Group on planning, transportation and environmental issues, as they continually change and evolve in all regions of the Group's activities.



Health and Safety

A full-time Safety Manager is employed by the Group and is responsible for advising senior management and staff on all aspects of Health and Safety at Work. The in-house Health and Safety Team inspects, monitors and reports on all relevant issues. Communication with and the training of staff is a key element of its work.



Graphic Design

The Emerson Group's extensive in-house facilities also include the Graphic Design Department, responsible for the day-to-day production of a wide range of varied literature required by the Group from corporate signage to advertising displays and from stationery through to full-colour publicity material including magazine and newspaper adverts, leaflets and marketing brochures for all the Group's divisions.



Jardim Do Vau's Main Swimming Pool



Jardim Do Vau's Apartment Balcony View



Jardim Do Vau's Indoor Health and Leisure Club



Jardim Do Vau Typical Apartment Lounge and Dining Area

The first land purchased in Portugal was in the early 1970s - a beachfront plot between Rocha and Alvor, today known as the luxury **Jardim Do Vau Resort** situated overlooking the ocean at Praia do Vau. This established holiday resort offers families and golfers the perfect holiday location.

An extensive range of facilities is available, including direct beach access, restaurant with poolside café bar, outdoor and indoor heated swimming pools, children's pool, play area, and leisure centre featuring gym, sauna, steam room and Jacuzzi.



Algarve Select, the Division's independent tour operator, has been arranging tailor-made holidays since 1986. As part of The Emerson Group customers can relax in the knowledge that the business has substantial backing, creating the perfect holiday, be it an individual flight, flexible itineraries or executive tailor-made holidays to the Algarve including properties built and managed by The Emerson Group at Jardim Do Vau, Oásis Parque Country Club, Boavista Golf & Spa Resort, and Lakeside Country Club.

The Group's business in the Algarve reflects the success of over 40 years' experience in Portugal.



The prestigious 260-acre [Boavista Golf & Spa Resort](#) is located to the west of the historic town of Lagos and just minutes away from white sandy beaches, the opulent Yacht Marina and the town's picturesque cobbled streets and pretty squares. Its 18-hole course, designed by Howard Swan, opened in January 2002 and quickly became established as one of the Western Algarve's premier championship courses, offering quality golf and outstanding playing conditions in a spectacular cliff-top setting.

Boavista Golf & Spa Resort offers an exceptional array of contemporary facilities, including a first-class clubhouse restaurant, bar and dining terraces. A fully-equipped Essential Fitness & Spa with beauty salon adjoins the golf clubhouse, and other leisure facilities include a near Olympic-size indoor heated swimming pool, sauna and Jacuzzi, gym, floodlit tennis courts, children's play area and football pitches. Spa and leisure amenities are complemented by a Golf Teaching Academy with driving range, indoor teaching and video analysis bay, substantial practice area with bunkers, chipping greens and one of the leading golf shops on The Algarve.



Boavista Golf & Spa Resort

Lagos Algarve Portugal



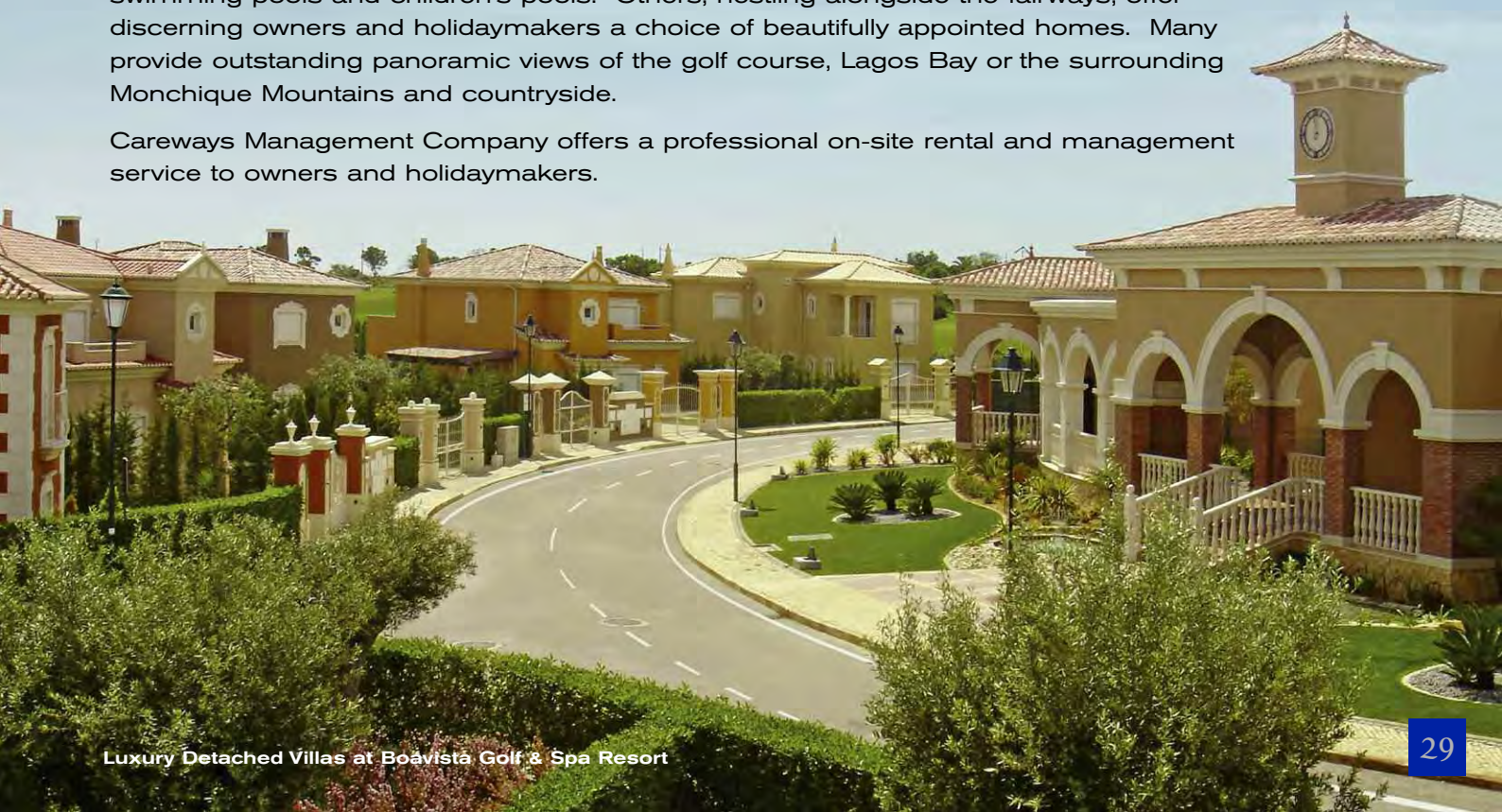
Luxury
Detached
Villa



Typical Master Bedroom

A residential portfolio will ultimately provide 750 properties, including lavish detached villas with private pools, elegant golf apartments and link villas, some of which cluster in villages around outdoor swimming pools and children's pools. Others, nestling alongside the fairways, offer discerning owners and holidaymakers a choice of beautifully appointed homes. Many provide outstanding panoramic views of the golf course, Lagos Bay or the surrounding Monchique Mountains and countryside.

Careways Management Company offers a professional on-site rental and management service to owners and holidaymakers.



Oasis Parque Country Club

Algarve Portugal



The Leisure Club's Outdoor Swimming Pools and Tennis area



Restaurant / Coffee Shop

Oásis Parque Country Club is located near Alvor, a traditional quaint Portuguese fishing village and holiday beach resort. Vibrant Praia da Rocha and bustling Portimão, one of the Algarve's main towns and a preferential cruise ship destination, are just a few minutes away.

The resort boasts an exceptional Leisure Club at its heart, with a sizeable outdoor swimming pool, children's pool, an additional large indoor pool (heated in winter), Jacuzzi, tennis courts, children's play area and a poolside café and licensed restaurant where satellite TV is also available.

Set amidst beautiful surroundings with mature landscaped gardens, Oásis Parque will provide some 500 properties when the resort is complete. A choice of modern, stylish properties includes luxury detached villas with private swimming pools, link villas and poolside apartments. The resort has its own Careways Management owner, rental reception desk and maid service.



Leisure Club Indoor Pool



2-Bedroom Apartments



Typical Master Bedroom



Typical Apartment Lounge

**JONES
HOMES
PORTUGAL**

Lakeside Country Club

Quinta Do Lago Algarve Portugal



Lakeside Country Club Luxury 2-Bedroom Apartments



Quinta Do Lago



Quinta Do Lago Shopping

Lakeside Country Club, Quinta Do Lago, is just 20 minutes from The Algarve's International Airport at Faro. When complete the development will provide 51 luxury apartments and villas within a gated setting. With a first-class specification throughout and meticulous attention paid to every detail this development is befitting of one of the Algarve's most prestigious residential destinations.

Situated at the heart of this outstanding location on Avenida do Ayrton Senna in The Golden Triangle, the area boasts designer shopping, an array of restaurants and 7 magnificent golf courses spread across this vast estate where residents are entitled to discounted green fee privileges on a number of courses. Quinta Do Lago's white sandy beach is sheltered by sandstone cliffs and this idyllic area is surrounded by crystal clear lakes, lush pine forests and the picturesque Ria Formosa nature reserve.

A heated swimming pool with retractable roof complements the leisure complex, which includes a children's pool and sun terrace, Jacuzzi, sauna, steam room, private gym, tennis courts, maid and Wi-Fi services and Careways Management reception.



Typical Lounge



Leisure Club Swimming Pool with Retractable Roof



Portuguese Senior Management



Emerson International was founded in 1982 to diversify the Group's investments globally. Either independently or through joint ventures the Company has developed major residential, commercial and leisure projects throughout Florida.



International Builders Show Homes



Eagle Creek

Golf Community

Orlando Florida



Eagle Creek is a unique 1,300-acre master-planned golf course community near Orlando International Airport and adjacent to "Medical City", a medical research and health care cluster that is home to the Sanford Burnham Institute, a new VA hospital, Nemours Children's Hospital, the UCF College of Medicine as well as new schools and community colleges.

The community currently comprises over 1,000 dwellings and a championship golf course and upon completion will have 3,000 dwellings, a 200,000-sq ft retail center, 150-bedroom hotel, elementary school and community center.



Curzon Place Golf Villas



Eagle Creek Clubhouse



18th Green and Clubhouse



Emerson International Inc.



Chateau De Rhone
Luxury Detached Home
Florida

Emerson Pointe is located in the exclusive North Bay area adjacent to Bay Hill. The 70-acre parcel has been developed to provide 72 exclusive residential lots with gated entry.



Bay Hill
Golf Course

Butler Chain of Lakes
Near Bay Hill



Keene's Pointe Bedroom



Keene's Pointe Kitchen



Keene's Pointe Pool Area

Keene's Pointe is an established luxury golf course community located in Windermere, Florida. The final phase of 34 custom homes is being developed by a joint venture between Centerline Homes and Emerson International.

Turtle Creek is a 368-lot residential development in St. Cloud, Florida located in close proximity to Orlando International Airport and Eagle Creek.



Keene's Pointe Living Room



Keene's Pointe

Emerson
INTERNATIONAL

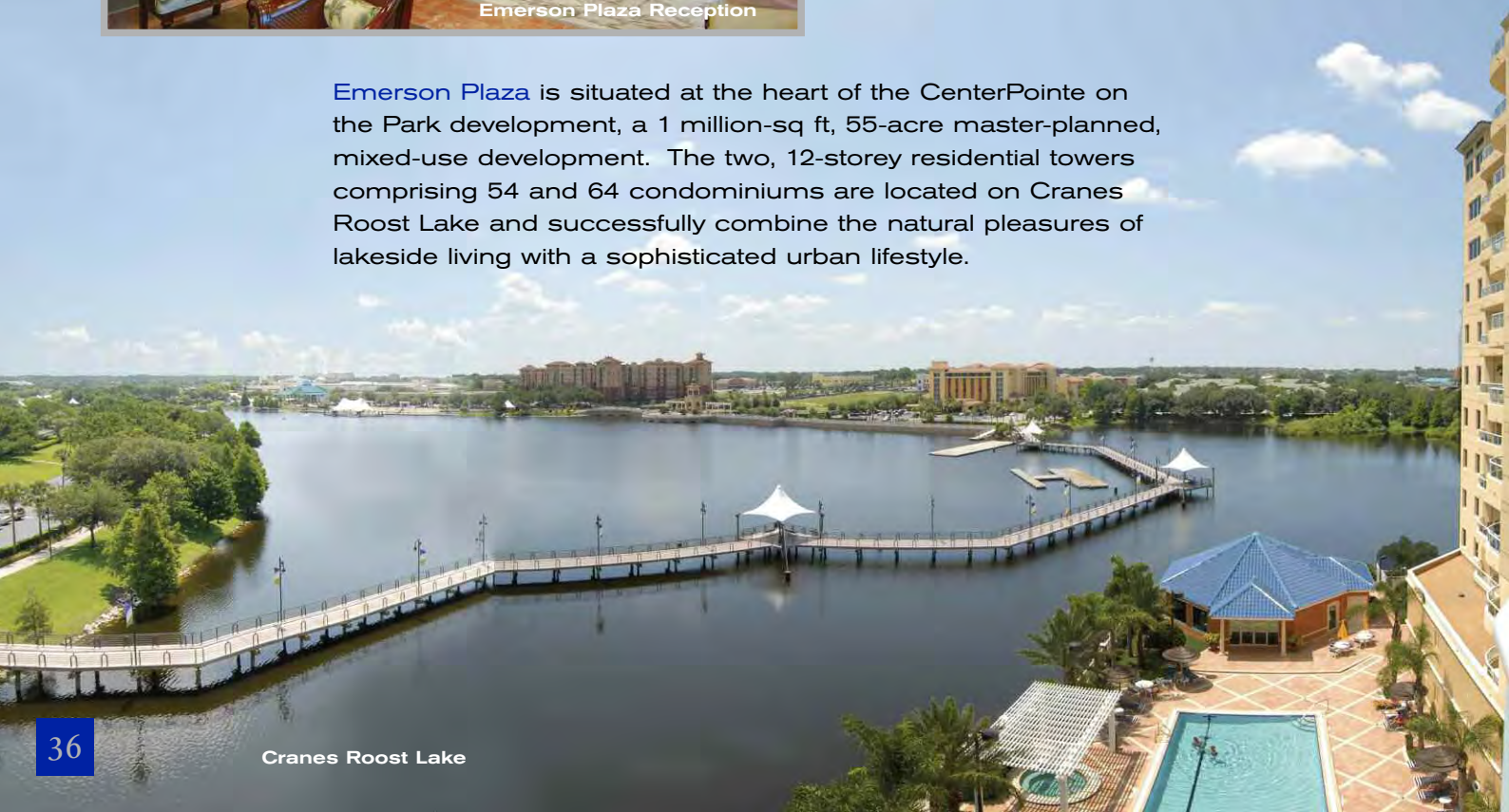


Emerson Plaza
Lakeside Living

Altamonte Springs
Orlando Florida



Emerson Plaza is situated at the heart of the CenterPointe on the Park development, a 1 million-sq ft, 55-acre master-planned, mixed-use development. The two, 12-storey residential towers comprising 54 and 64 condominiums are located on Cranes Roost Lake and successfully combine the natural pleasures of lakeside living with a sophisticated urban lifestyle.



A WELL-BALANCED COMMERCIAL PORTFOLIO



Emerson
INTERNATIONAL



Maitland Center Atrium
Orlando Florida



Maitland Center
Orlando Florida

Emerson International has successfully established a well-balanced commercial portfolio through both acquisition and development. Now with over 1 million sq ft of commercial office space under management, Emerson International has become one of the fastest-growing private property companies in Orlando.



CenterPointe One
Orlando Florida



Florida Technical College Orlando



Major Center Office
Plaza Phases I and II

SELECTION OF TENANTS AND CLIENTS FROM OUR EXTENSIVE PROPERTY PORTFOLIO AND GROUP ACTIVITIES

UNITED KINGDOM

ACER UK Limited
 Adactus Housing Association Limited
 Age (UK)
 AG Barr PLC
 American Golf Discount Centre Limited
 Accenture (UK)
 Amplifon Limited
 Argos Limited
 Asda Stores Limited
 AstraZeneca (UK) Limited
 Austin Reed Limited
 Autoglass Limited
 AXA Insurance (UK) Limited
 Balfour Beatty Group Limited
 Bank Fashion Limited
 Barclays Bank PLC
 Bella Italia Restaurants Limited
 Birthdays Retail Limited
 Black & Decker
 Bodycote PLC
 Bolton at Home Limited
 Boots (UK) Limited
 Brabners Chaffe Street LLP
 British Airline Pilots Association
 British Telecommunications PLC
 Brooks McDonald PLC
 Burger King Limited
 Cable & Wireless (UK)
 Café Rouge Restaurants Limited
 Carpetright PLC
 Channel Four Television Corporation
 Cheltenham & Gloucester
 Chess PLC
 Chiquito
 C & J Clark International Limited
 Council of the City of Manchester
 Comet Group PLC
 Confederation of British Industry
 Contour Homes Limited
 Co-operative Bank PLC
 Corus Engineering Steels Limited
 Costa Limited
 Cotton Traders Limited
 CS Lounge Suites Limited
 Deutsche Lufthansa AG
 DFS Furniture Company PLC
 Dreams PLC
 DSG Retail Limited
 DTZ Debenham Tie Leung Limited
 Eddie Stobart Limited
 Emirates
 E.on (UK) Limited
 Ferrovial Agroman (UK) Limited
 Findel PLC
 Frankie & Benny's
 Furniture Village Limited
 GAP Outlet
 Georgia Pacific GB Limited

Grant Thornton (UK) LLP
 Greggs PLC
 Grohe Limited
 Halfords Limited
 Harry Ramsdens Limited
 Herman Miller Limited
 HMV (UK) Limited
 Hogg Robinson (Travel) Limited
 Holland & Barrett Retail Limited
 Homebase Limited
 HSBC Actuaries and Consultants Limited
 Information Commissioner's Office
 JJB Sports PLC
 JD Sports Fashion PLC
 John Lewis PLC
 Kentucky Fried Chicken (Great Britain) Limited
 Keoghs LLP
 Knight Frank LLP
 LA Fitness PLC
 Lidl UK Properties GmbH
 Lloyds TSB Bank PLC
 Lombard North Central PLC
 Lufthansa AG
 McDonalds Property Company Limited
 Manchester Primary Care Trust
 Maplin Electronics Limited
 Marks & Spencer PLC
 Matalan Limited
 Mercedes-Benz Retail Group (UK) Limited
 Mileta Sports Limited
 Mitchells & Butlers Retail Limited
 Molton Brown Limited
 Morse Group Limited
 Nando's Chickenland Limited
 National Tyre Service Limited
 National Westminster Bank PLC
 News International PLC
 Next PLC
 NHS Direct Special Health Authority
 Nike Retail BV
 OKI Europe Limited
 Oracle Corporation (UK) Limited
 Oxfam
 Patni Computer Systems (UK) Limited
 Pendragon Motor Group Limited
 Pennine Care NHS Trust
 Pet City Limited
 Pets at Home Limited
 Pilkington (UK) Limited
 Pizza Express (Restaurants) Limited
 Pizza Hut (UK) Limited
 Poundstretcher Limited
 Regenda Limited
 Royal Mail Group Limited
 Salford Primary Care Trust
 Santander (UK) PLC
 Somerfield Property Company Limited
 Sportsdirect.com Retail Limited

Steria Limited
 Stockport Primary Care Trust
 Subway Realty Limited
 Sun Microsystems Limited
 Sybase (UK) Limited
 Tesco Stores Limited
 The Audit Commission
 The Carphone Warehouse Limited
 The Council of the City of Salford
 The Fairhurst Design Group Limited
 The Flannels Group Limited
 The One Account Limited
 The Royal Bank of Scotland PLC
 Thus PLC
 Transform Medical Group (CS) Limited
 TJX (UK) t/a HomeSense
 Urban Vision Partnership
 Virgin Retail Limited
 Vue Entertainment Limited
 Whistles Limited
 Whitbread PLC
 Wickes Building Supplies Limited
 Xansa UK Limited

UNITED STATES OF AMERICA

Automatic Data Processing, Inc
 Beazer Homes Corporation
 Cardinal Health 200, Inc
 City of Altamonte Springs, Florida
 Coldwell Banker Residential Real Estate Services LLC
 Countrywide Home Loans, Inc
 Crump Insurance
 East Central Florida Regional Planning
 Embry-Riddle University
 EMA, Inc
 First National Bank of Central Florida
 Florida Technical College
 Freedom Mortgage Corporation
 Hancock Information Group, Inc
 Incharge Institute
 JMHC, Inc
 Laboratory Corporation of America
 Lucent Technologies, Inc
 Marketing Systems Group
 Philadelphia Insurance Company
 Sears Home Improvement Products, Inc
 Sentry Management, Inc
 Sodexo Operations LLC
 State Farm Mutual Automobile Insurance
 Technologies Management, Inc
 Travel Holdings, Inc
 Trade Secrets, LLC
 United Self Insured Services, Inc
 Verizon Wireless
 Webster University
 World Travel Holdings
 York Claim Services

GROUP STRUCTURE
PRINCIPAL TRADING COMPANIES

THE EMERSON GROUP

RESIDENTIAL

COMMERCIAL

INTERNATIONAL

SUBSIDIARY COMPANIES

PE Jones
(Contractors) Limited

Jones Homes
(Northern) Limited

Jones Homes
(Southern) Limited

JBG (Property) Limited

Newfield Construction Limited

Victor New Homes Limited

Jones Residential
(Leasing) Limited

Land Reclamation
and Development Limited

FE Jones (Builders) Limited

Stargaze Windows Limited

Orbit Investments
(Properties) Limited

Orbit Developments
(Manchester) Limited

Orbit Investments
(Northern) Limited

Orbit Developments
(Southern) Limited

Orbit Investments
(Salford) Limited

PE Jones Contracts
(Manchester) Limited

Emerson Management
Services Limited

Kirkham's (Contractors) Limited

Aintree Retail Park Limited

Emerson International, Inc

Convau-Construções
do Vau Limitada

Holidays Select Limited

Eagle Creek Development
Corporation

Bay Hill Developments
(North Bay), Inc

Emerson Plaza Development, Inc

Jones Homes USA, Inc

Tecbuild, Inc

Rosewood Development
Corporation

ASSOCIATED COMPANIES

JJT Residential Services Limited

Grangefern Properties Limited

Emerson Investments
International, Inc

Dean Investments International, Inc

Court Properties (Portugal) Limited

Jones Homes (Portugal) Limited

Quinta da Boavista

Empreendimentos Turísticos, SA

Lakeside Village Empreendimentos
Turísticos Limitada

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