

# Enabling renewal and growth.

Unlocking real estate potential through partnership.



We are Dominus Real Estate.

Forged by a track record of honesty, integrity and delivery that spans the real estate sector across the UK – in student accommodation, hospitality, residential development and beyond – we're potent enablers and catalysts for positive change.

# We're fundamentally committed to a better-built environment.

At Dominus Real Estate, we're one of Britain's most ambitious developers.

Our expertise in student accommodation, hospitality, and residential development is truly transformational. Turning real estate potential into tangible value, our experience stretches from private residential developments all the way to large-scale 37-storey, 1000-bed student living projects and beyond.



## Our approach: Financial value. Social value.

Working in collaboration, we make a daily difference to the quality and modernity of the UK's built environment, with landmark developments, innovative partnerships and a progressive, long-term view of the future.



181 Talgarth Road, London, W6 8DN.  
Site acquired from the Secretary of State  
for Communities and Local Government.

## Capital and funding capability.

Dominus Real Estate is among the UK's most dynamic family-owned businesses. We have a strong balance sheet and we take our real estate business personally – by making our own equity investment in each development.

## A deal-making track record.

In 2022, we secured the UK's largest ever forward-funded student living scheme at our own site in Hammersmith, West London, demonstrating not only our appetite for growth but our dedication to delivering exemplar, landmark buildings.

Working across sectors, we have established an enviable track record in deal-making and land purchase partnerships, including bodies as diverse as the Secretary of State, His Majesty's Courts and Tribunals Service, Milton Keynes Development Partnership, and Bath College.

We're hands-on from the outset, engaging directly with you and your team, streamlining the decision-making process and focusing on what matters most: transforming land and realising value.

Our track record in planning is equally strong across student accommodation, hospitality, and residential development markets. Not only have we received the approval for our last 20 planning applications in a row, but our student living scheme in the City of London is the first to have been approved for over 10 years.



61 – 65 Holborn Viaduct, London, EC1A 2DY.



Timely decisions.  
Sustainable returns.

As a family-owned, operated and funded business, we make it our business to act quickly, driven by our in-house capabilities – fast-tracking opportunities, bidding at pace, managing debt and equity, and maximising returns.

We take an open and entrepreneurial approach, undertaking a range of forward-funding, joint venture and direct opportunities, and because we adopt a partnership approach, our ability to enter into joint ventures with vendors is a key differentiator.

Delivery.  
Reliability.  
Confidence.

To date, Dominus Real Estate has delivered 1.1 million sq. ft to the hotel sector and 1.5 million sq. ft of accommodation in commercial projects.

As of early 2023, we had eight developments, either in planning or under construction – with five operational assets to come on stream by 2026. With a strong pipeline of deals ahead, including 4,500 student beds and 1,500 hotel beds, we are perfectly positioned as your partner of choice.

The Dixon Hotel, London, SE1 2JX.  
Site acquired from His Majesty's Courts and Tribunals Service.



# Choosing the perfect sites.

Dominus Real Estate is open for business – and open to partnership – in major cities and university towns all across the UK.

With ambitious growth plans in place, we're on the lookout for development sites for student accommodation, hospitality, and residential projects. In return, we offer competitive valuations, partnership opportunities, and a refreshingly direct personal approach to business.



Friary Court, London, EC3N 2AE.



## Prime locations. Prime potential.

Across the UK in commuter towns, university cities, and tourist hotspots, there are development opportunities waiting to be unlocked and communities ready for a transformation.

By working in partnership with Dominus Real Estate, you can realise the true long-term value of your assets, and help to add value to the community around you.

# Student living.

Driven by ambitious growth plans, we are searching for opportunities in a number of UK towns and cities. We prefer to purchase sites unconditionally in leading university towns – most notably with institutions in the Russell Group with over 30,000 full-time students.

One Medlock Street,  
Manchester, M15 5FJ.



**Target beds/Massing**  
200+ beds  
65,000+ SF GIA



**Market requirements**  
1,000 unmet student demand  
10,000 international student population  
+30,000 full-time student population



**Target location**  
1 mile to a main university campus  
0.3 miles to a main transport hub

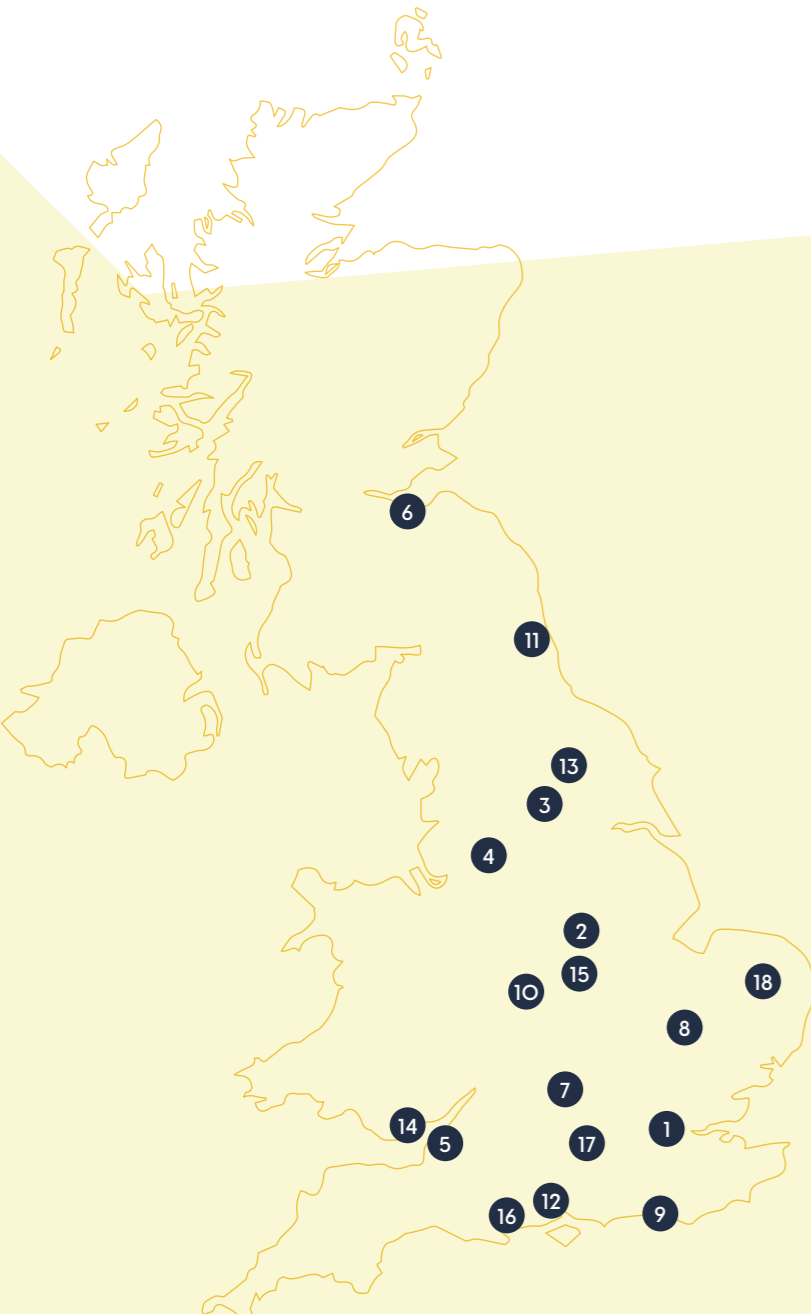


**Transaction structure**  
Single asset or SPV purchases  
Purchase flexibility (unconditional, conditional or subject to planning)  
Option agreement or delayed completion

### Key locations:

- 1 Zone 1 –6 London
- 2 Nottingham
- 3 Leeds
- 4 Manchester
- 5 Bristol
- 6 Edinburgh
- 7 Oxford
- 8 Cambridge
- 9 Brighton & Hove
- 10 Birmingham
- 11 Newcastle
- 12 Southampton
- 13 York
- 14 Cardiff
- 15 Leicester
- 16 Bournemouth
- 17 Reading
- 18 Norwich

302 – 312 Stratford High Sreet  
London, E15 1AJ.





# Hotels.

With over a decade of experience and a track record of success in delivering new hotels across the UK, we are now looking for fresh development opportunities. We're looking to acquire sites in prime locations that are well-connected to transport links and points of interest.



Lost Property, St Paul's, London, EC4M 7AA. Site acquired from Aviva Life and Pensions.



### Target beds/Massing

200 – 700w keys  
4+ storeys



### Market requirements

6,000+ bedrooms  
Meetings, Incentives, Conference & Events (MICE) market



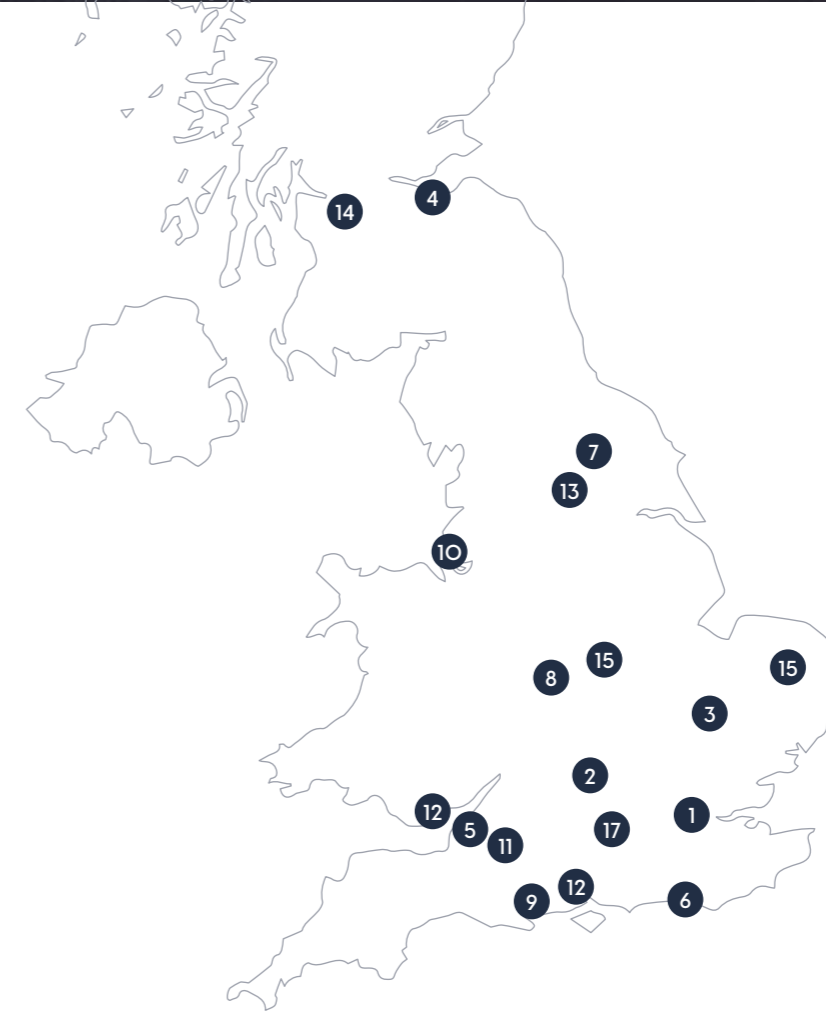
### Target location

Close to major transport hub links  
Less than 10 minutes from local amenities



### Transaction structure

Single asset or SPV purchases  
Purchase flexibility (unconditional, conditional or subject to planning)  
Option agreement or delayed completion



### Key locations:

- 1 London and commuter belt suburbs/towns
- 2 Oxford
- 3 Cambridge
- 4 Edinburgh
- 5 Bristol
- 6 Brighton
- 7 York
- 8 Birmingham
- 9 Bournemouth
- 10 Liverpool
- 11 Bath
- 12 Cardiff
- 13 Leeds
- 14 Glasgow
- 15 Norwich

# Build to Rent.

To supply our growing Build to Rent (BTR) pipeline across the UK, we're seeking locations for residential development, preferring unconditional sites in commuter belt towns, or in the suburbs of major UK cities, close to transport nodes.



100 Church Street, Enfield, EN2 6BQ.



**Target beds/Massing**

200+ units  
75,000+ SF GIA



**Market requirements**

+150,000 population  
+35% population in 20 – 44 age bracket  
+8x median annual gross earnings to median house price



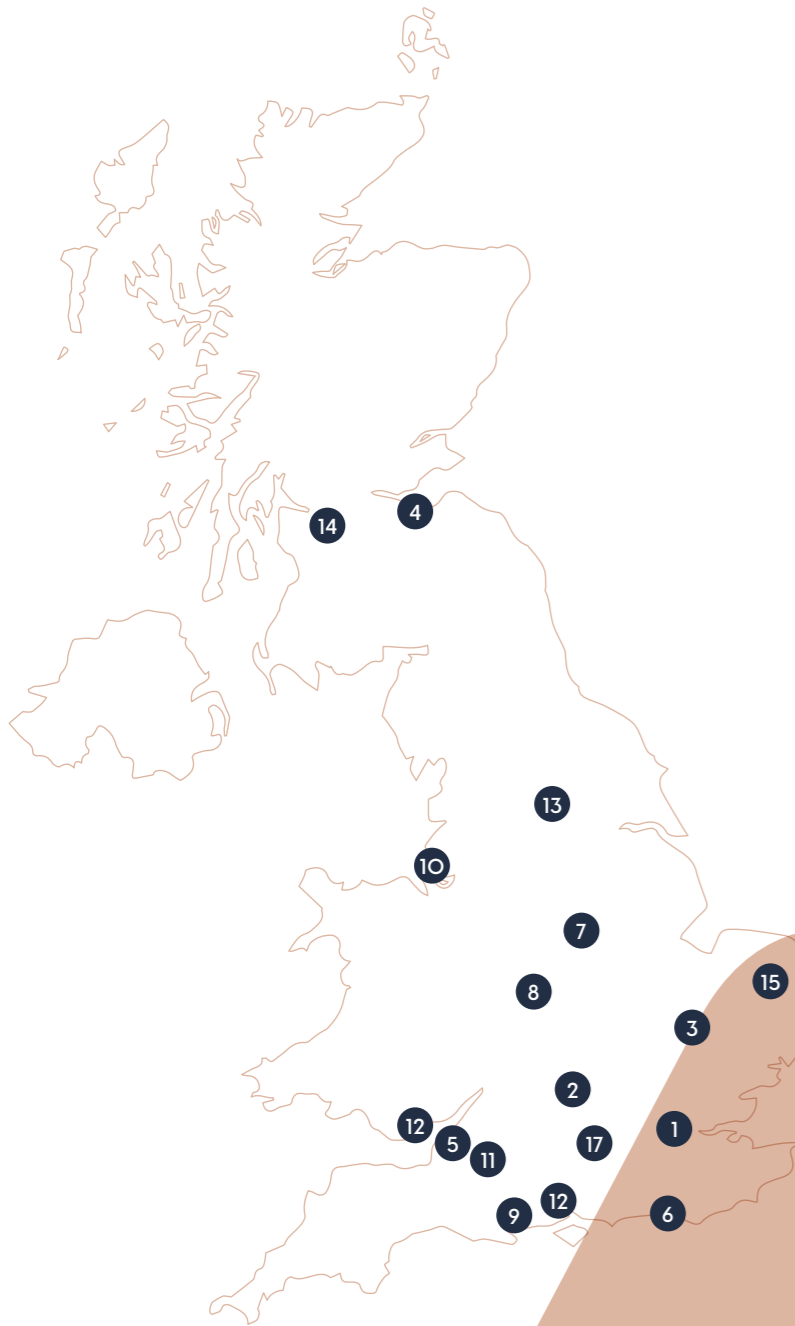
**Target location**

1 mile to a tube/train station  
Less than 10 minutes from local amenities



**Transaction structure**

Single asset or SPV purchases  
Purchase flexibility (unconditional, conditional or subject to planning)  
Option agreement or delayed completion



**Key locations:**

- 1 London and commuter belt suburbs/towns
- 2 Oxford
- 3 Cambridge
- 4 Edinburgh
- 5 Bristol
- 6 Brighton
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- 11 Bath
- 12 Cardiff
- 13 Leeds
- 14 Glasgow
- 15 Norwich

Euro House, Wembley Park, HA9 0TF.



## Landmark projects.

## Industry-leading projects, delivered with a difference.

At Dominus Real Estate, our difference is in our approach. From the outset, we see each and every project individually, with real confidence in our ability to deliver value.

Over the last 10 years, we've become one of the fastest-growing real estate businesses in the UK, rapidly expanding our portfolio with diverse investments across all real estate classes.





## Next generation learning.

Your site opportunity could enable the next generation of teaching, learning, and living.

At Dominus Real Estate, we approach each student living project individually, identifying the right strategy to maximise social and economic value. Our highly knowledgeable in-house team and leading consultants work in close partnership with the UK's foremost universities to deliver exceptionally-designed student accommodation.



Dominus Real Estate have an excellent understanding of the student market and are successfully delivering institutional grade assets in partnerships with leading Higher Education Institutions across prime locations in London and the UK\*

**MERELINA SYKES, PARTNER AND JOINT HEAD OF STUDENT PROPERTY AT KNIGHT FRANK**

## 181 Talgarth Road, London.

This landmark student accommodation project in the heart of West London will provide over 700 rooms, as well as an adjoining 400 key hotel project – the gateway to the new Hammersmith.

“

Engagement with the local community in the early stages of the project has been a wonderful and creative experience. This important relationship, generated through our client, offered RSHP a great opportunity to design a scheme supported by the community on a truly remarkable site.”

**ANDREW PARTRIDGE, ASSOCIATE PARTNER  
AT ROGERS STIRK HARBOUR + PARTNERS**



## 302 – 312 Stratford High Street, London.

In East London, our unconditional land acquisition and planning submission for a 465-bed student living scheme will bring much needed contemporary student accommodation to this rapidly changing community.



## 61 – 65 Holborn Viaduct, London.

As part of this innovative development in the city, we secured an unconditional land acquisition and full planning for a 644-bed student living scheme.



As a socially-engaged design practice focused on transforming spaces and delivering long-term initiatives that empower local communities, we're proud to work with Dominus Real Estate who shares our commitment to embedding social value at the heart of development.

We believe it is vital for more developers to follow Dominus Real Estate's lead and collaborate with grassroots community projects from the very beginning when designing schemes."

**KIRAN CHAHAL,  
FOUNDER OF MADE UP COLLECTIVE**

# Redefining hospitality.

Working in partnership with landowners and global brands, our hotel developments help create places and spaces that make a positive contribution to cities and communities across the UK.

## Lost Property, St Paul's, London.

Tucked away in a treasured part of London, this 145-key hotel scheme is set just 100 metres from St Paul's Cathedral and spans six floors behind an original, historic façade. We undertook land acquisition and planning as well as development on behalf of Hilton's iconic Curio Collection.



Dominus Real Estate has added another landmark tourism project to Central London, and the leadership team at The Lost Property Hotel work very closely with the ownership, both at the pre and post-opening stage of the project. They provide effective systems, resources and guidance which is crucial for the team to have a successful hotel opening.\*

**HASHAM SOLIMAN, GENERAL MANAGER**



## The Dixon, Tower Bridge, London.

After acquiring and securing planning for the conversion of Grade II listed Magistrate's Court and the police station behind it near Tower Bridge, we worked to make it relevant for a new generation by creating a stylish 193-key hotel.

## Hampton by Hilton, Bath.

Having negotiated an unconditional land acquisition in a prime location in this World Heritage city, we then secured planning for a 202-key hotel scheme on behalf of one of the world's leading hospitality brands.



Hampton by Hilton Bath City is set to impress with its modern design, prime location, and excellent amenities. We are so proud to open such a wonderful space in the heart of this historic city, ready for visitors from all over the world to experience."

**ANGELA HUMBLE, GENERAL MANAGER**





Building social value.

In every project and every location, our approach is unambiguous: to create benefits for the community which align with its needs and ambitions. That's why we apply a step-by-step approach to adding social value at every stage – from acquisition and planning to construction and operation.

We are proud to be a business that creates, enhances, and supports facilities and platforms for our communities, with a track record of creating exemplary projects, including the award-winning Gaia's Garden.

# Our Senior Team.



**Husnell Ahluwalia**  
Principal Director

Husnell is at the heart of all our residential activity; acquiring sites, overseeing construction, and managing the sale or rental strategies for the completed developments.



**Preet Ahluwalia**  
Principal Director

Preet is in charge of everything Real Estate, from seeking out new opportunities to negotiating and managing sales strategies for existing sites.



**Jay Ahluwalia**  
Principal Director

Jay takes the lead on corporate partnerships, stakeholder engagement, and brand strategy, including building and maintaining relationships with communities, councils, suppliers, and partners.



**Lee Saywack**  
Executive Director

Drawing on years of commercial, legal, and development experience, he manages relationships with key stakeholders, executes transactions, co-ordinates teams, and keeps our developments on time, on track and on budget.



**Ian Fergusson**  
Planning Director

Ian works closely with local authorities, creating bespoke strategies to ensure our schemes always run in-line with the approved plans and timeframes.



**Amber Hawkes**  
Marketing Director

Established marketing professional with 20+ years' experience from some of the top UK developers. Amber brings a unique, entrepreneurial and dynamic work ethic to her role. She is responsible for the marketing communications and social value and growing the Dominus brand.



**Ajay Laxman**  
Finance Director

Ajay looks after our day-to-day financials, from tax and treasury functions to our family office business. His experience stretches back 20 years, during which he has held directorial roles at the likes of Berkeley and Ballymore.



**Ian Trinder**  
Chief Financial Officer

An expert in the real estate and residential sector, he has led numerous M&A deals and managed a series of large-scale refinancing projects for major players across the industry.



## Our Non-Executive Team.



**Sukhpal Singh Ahluwalia**  
 Founder & Non-Executive Chairman

Sukhpal formed the company after almost 3 decades of success as the founder of Euro Car Parts and then member of the LKQ Corp board.



**Jonathan Lewis**  
 Non-Executive Director

Over 40 years experience as a real estate solicitor and most recently a partner of an international law firm, CMS. Jonathan advises several property companies.



**Sean Ellis**  
 Non-Executive Director

Sean was an Executive Director of The Berkeley Group and Chairman of St James, St William and Berkeley Homes Eastern Counties. He is an industry expert, bringing years of experience in residential development, land, and planning.




**Martin Samworth**  
 Non-Executive Director

Martin was the former Chairman and CEO of CBRE's Advisory business in APAC and EMEA. He brings a wealth of experience in the global investment and development market.



**Martin Meech**  
 Non-Executive Director

Martin is the former CEO of Travis Perkins Properties, and has over four decades of property experience. He helped grow Travis Perkin Properties' freehold portfolio, growing it over £1bn.



Realising potential.  
Building tomorrow.  
Transforming communities.

Start a conversation with  
Dominus Real Estate.

To realise the potential of your site, get in touch with our Executive Director Lee Saywack for a confidential market appraisal

Dominus will reward successful introductions to sites with highly competitive fees..

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All information is correct at time of going to print. CGI's are indicative only. Maps are not to scale. February 2023.

