

# 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 a major entertainment and retail development at Middlebrook, Bolton adjoining The University of Bolton Stadium, the home of Bolton Wanderers Football Club. It was also the original developer of the landmark Lowry Outlet on The Quays in Manchester. In addition, the Division 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 35 years through a series of new developments including mixed commercial, retail, residential and leisure projects. The most recent 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 beachfront 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 OBE Chairman





IN THE NEW YEAR'S HONOURS LIST JANUARY 2014, MR PE JONES WAS AWARDED AN OBE FOR SERVICES TO BUSINESS IN THE NORTH WEST



**Peter Emerson Jones OBE,**

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 60 years in business.

The Chairman is supported by:

**Mark Emerson Jones**, Group Deputy Chairman, joined the Group in 1983 and became a member of the Main Board in 1999. His primary responsibility is for the Residential Division of the Group whilst offering a supporting role to the Group's activities.

**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 commercial 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.

**Mark Royle** joined the Group in 1986 and became a member of the Main Board in 2009. He is responsible for architecture and development in the Commercial Division.

**Jonathan Claber** joined the Group in 2005, becoming a member of the Main Board in 2012. He is primarily responsible for administration of the Group's international projects but is also involved in its residential activities.

**Jon Haymer** joined the Group in June 2017 as Financial Director and oversees the internal accounts team and external relationships with the Group's various providers of finance.

**Varun Maharaj** joined the Group in January 2018 and is Head of the Legal Team at Emerson House and Company Secretary for The Emerson Group.

## THE GROUP SUCCEEDS THROUGH INNOVATION AND CUSTOMER SATISFACTION



From Left to Right seated: **Jonathan Claber** **Simon Wilson** **Mark Emerson Jones** **Peter Emerson Jones OBE** **Tony Emerson Jones**  
**Varun Maharaj** **Anne Weatherby** (Non-Executive)  
standing: **Jon Haymer** **Mark Royle** **John Allen** (Non-Executive) **The Lord Lee of Trafford** (Non-Executive)

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

**Anne Weatherby** joined the Group in 1984 and became a Main Board Director and Company Secretary in 2004. Anne retired in July 2018 after 33 years' service but continues to provide support to the Group as a Non-Executive Director.

**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, legal 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



Founded in 1959, Jones Homes is the residential division of The Emerson Group. 60 years on, the Company is now firmly established as a leading property developer, creating outstanding new homes throughout its operational areas in the UK and overseas.



Rivington Grange Horwich Bolton

Bollin Park Wilmslow



Kingsfield Park Tytherington Macclesfield



Although one of Britain's leading privately-owned housebuilders, Jones Homes has maintained a strong regional perspective, with its key focus being to deliver excellent new homes throughout the North West, Lancashire, Cumbria, Yorkshire, Nottinghamshire and the South East of England.

Decades of experience have earned Jones Homes their reputation for excellent build quality, high specification and outstanding customer service. By listening to its purchasers, recognising their aspirations and adapting to their needs, the Company builds homes of real quality and character in some of the most sought-after locations.

From luxury apartments and the most pleasant mews developments, to flexible family townhouses and executive detached homes, Jones Homes offers UK home buyers an extensive selection of properties to choose from.

The six principal divisions of Jones Homes



MEMBERS OF THE EMERSON GROUP



*Sanctuary 2*

Westport Orlando Florida



**JONES  
HOMES  
PORTUGAL**

*Boavista*  
Golf & Spa Resort

Lagos Algarve Portugal

Bela Colina Luxury Apartments & Villas

Beyond the UK market, through its overseas Company; Emerson International, Jones Homes also builds exclusive new homes in the Algarve, Portugal and Florida, USA. With luxurious apartments and villas located in some of the most prestigious beachfront and golf course settings, Jones Homes' international properties appeal to a wide range of purchasers, whether buying as an investment, a holiday home or somewhere to reside permanently.

Jones Homes reputation for excellence continues to support its progression into other sectors. The Company works in close partnership with local authorities and housing associations, often turning unused land and brownfield sites into developments of affordable homes – places where people genuinely aspire to live.

Most recently, Jones Homes has diversified into building for age-exclusive living, launching 'Sanctuary' – an Active Adult Living concept developed for over 55's in the UK, and first pioneered by Jones Homes in the USA.



## BACKFORD HALL

CHESTER  
BUILT 1863

Jones Homes has created luxury homes within the building and grounds of Backford Hall, an historic, Grade II landmark within Backford Park, near Chester.

Part of a four-year project to create a new residential community within the hall and its grounds, this included the refurbishment of the main hall, a former stable block, as well as converting a Grade II Listed lodge on the edge of the development.

The individuality of each of the refurbished homes was well received, with homeowners delighted to benefit from the many features that Jones Homes had sympathetically preserved and restored, including windows, beams and many exterior details.

The transformation of Smithills Coaching House is just part of a 400-year story dating back to the 17th Century when it was part of a medieval manor house. With the building having undergone a radical refurbishment, today's residents live literally at the heart of history.



From exposed stonework and beams, to mullioned windows and quartrefoil panelling, each of the nine unique refurbished properties boasts an abundance of old world charm as well as everything needed for modern living.

The stunning Grade 2 listed building itself sits as the centrepiece to an inspired collection of new homes. Surrounded by 2,000 acres of moorland and countryside, Smithills Country Park creates a magnificent setting from which to admire the splendour of these unique residences.

Being such a landmark development, it was hardly surprising that the Smithills Coaching House refurbishment resulted in Jones Homes receiving a much-coveted LABC Award for the project.





Cold Arbor Farm Tytherington Macclesfield



Cold Arbor Farm Lounge and Dining Area



Residential Sales and Marketing



Residential Design and Technical



Residential Customer Services

Following a meticulous restoration project by Jones Homes, an exclusive, gated development of new homes has emerged in the village of Tytherington, Cheshire. Neglected for some years, Cold Arbor Farm has been completely restored and landscaped, with an impressive collection of three new homes that epitomise idyllic English village life.

The 16th Century Grade II Listed farmhouse stands alongside a converted barn and a new home, The Stable, created to replace a former outbuilding. The footprints and internal layouts have remained faithful to the original building designs, and the local sandstone and Kerridge slate exteriors have been fully revived.

Every detail was attended to throughout the build process, with original features such as exposed beams preserved throughout. Aside from the meticulous building, restoration and interior work, Jones Homes' landscaping team created a setting which also marries new with old, with gardens already mature and established.

# CREATING FAMILY COMMUNITIES

Arundel Park Rotherham



The Belgrave Backford Park Chester



Construction Management

After 60 years of building homes and communities, Jones Homes appreciates that when customers choose a place to live, the decision is partly an emotional one, not purely one based on financial or even practical considerations.

That is why Jones Homes prides itself on creating a living environment that people want to be a part of. More than just geography and physical 'bricks and mortar', a Jones Homes development inspires a feeling of belonging and encourages a sense of community.

Across the UK, all Jones Homes developments have their own unique style and character, designed to suit modern living.

From the private grounds and landscaped apartments of Cleavelands in Bolton, to the impressive detached dwellings of Kingsborough Manor in Kent, the Company's commitment to quality and standards of excellence remains consistent. A Jones Homes development is like no other – unmistakably Jones!



The Kingfishers Middlewich



The Bayswater Garden Room and Kitchen Area Bollin Park Wilmslow



As one of the country's leading builders of quality new homes, Jones Homes is a Company that takes great pride in its exceptional standards of design and construction. Add distinctive exterior elevations, quality interior features and superior fitments, and you are simply taken to another level altogether.

Welcome to The Signature Collection, exclusively from Jones Homes.

Launched initially at our prestigious Bollin Park development in Wilmslow, The Signature Collection delivers an enhanced specification to meet even the most exacting homebuyer aspirations.

The Signature Collection homes feature luxurious extras as standard. Bathrooms are designed with full height Porcelanosa tiling, Villeroy and Boch sanitaryware and Hansgrohe taps. The Aqualisa digital showers and digital bath fillers add an additional level of indulgence.

Typically, a Signature Collection home will feature open-plan kitchens that combine style and functionality, with upgraded appliances, often including those extra creature comforts such as a wine cooler and induction hob.

In addition, Signature Collection homes include technology upgrades like CCTV and a built-in audio system. Where possible, Jones Homes will even add a garden room to the property!



Woodland Grange Harworth Doncaster



Stargaze Windows and FE Jones (Builders) Management

Stargaze Windows Ltd manufactures PVC-U windows, doors, patio doors and bespoke conservatories and FE Jones (Builders) Ltd manufactures bespoke wooden windows, doors, staircases and porches. Both of these companies supply Jones Homes, the Group's commercial developments, the trade and the public.

## 60 YEARS OF BUILDING COMMUNITIES

In the 1990's, following a period of sustained organic growth, the company took the decision to expand from one UK business operation into four.

The offices at Alderley Edge, Cheshire remains the location of the Jones Homes Group Headquarters, and now also incorporates the regional division of Jones Homes (North West).



Kingsfield Park Tytherington Macclesfield

KINGSFIELD  
PARK



Littlemoor Park Clitheroe Lancashire

The Company first expanded into the South East of England in the mid-1990's, with the formation of another business, based in Swanley, Kent – [Jones Homes \(Southern\)](#). This presence is now long established, and the division has an enviable reputation for building quality homes throughout Kent, East Sussex and West Sussex.

Over the past 20 years [Jones Homes \(Yorkshire\)](#) – which has its offices located just outside Bradford – has become synonymous with creating outstanding developments across the counties of South Yorkshire, West Yorkshire and Nottinghamshire.

[Jones Homes \(Lancashire\)](#), based in Lytham St. Annes, is another division renowned for bringing many superb new homes developments to some of the most sought-after areas of Lancashire, the Fylde coast and, most recently, Cumbria.



Appledown Grange Marden Kent

Southfield Grange Holmfirth West Yorkshire





Kingsborough Manor Eastchurch Kent



Land and Planning



Residential Senior Management

An in-depth understanding of the planning process and land purchase is a vital part of Jones Homes' expertise, and crucial to the success of every development it builds. Typically, these will range from city centre apartments and homes for growing families, through to large luxury residences.

The Company has decades of experience and detailed knowledge in acquiring land, and in obtaining planning permissions for the design and build of high-quality developments. Being a valued partner to landowners, housing associations and local authorities plays a key part, as does Jones Homes' unrivalled reputation as a reliable, stable business.

This enables Jones Homes to adhere to its overriding priority when seeking new build opportunities - to purchase the right parcels of land in areas where people will aspire to live.

Jones Homes' land and planning teams are committed to creating sustainable developments, ensuring that the Company delivers its premium-quality homes with due consideration.

A strong local perspective is maintained throughout the land purchase and planning process, and the team is equipped to delivering bespoke solutions tailored to each location. Hence, Jones Homes has a diverse product range, from listed building conversions to apartment blocks and large detached homes.

# 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.



Next Superstore  
103,334 sq ft  
Completed On Time and On Budget  
Middlebrook Horwich Bolton



Orbit Developments Senior Management

The current UK portfolio of over 8 million sq ft (750,000 sq m) comprises:

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

# THE GREATER MANCHESTER BUSINESS AND RETAIL LOCATION

Middlebrook Retail & Leisure Park is the largest Retail & Leisure Park in the country with just over 700,000 sq ft of lettable retail space. The Park draws customers from all over the North West of England who are accommodated in the 3,000 free car parking spaces. Not only is it the largest Retail & Leisure Park it is also the most successful with 5 Million cars and 12.5 Million visitors a year. The Park has a high ABC 1 profile and its customer offer spans 65 retailers including a 12 screen luxury cinema, 10 restaurants, a bowling alley and over 50 well known brands including Marks & Spencer, Boots, Asda, TK Maxx and Homesense.



Parklands 5A / 5B & Multi-Storey Car Park Middlebrook



## Middlebrook Horwich Bolton

- Over 7,000 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
- 12.5 Million Visitors per year
- Awarded best Out-of-Town Retail Development by the British Council for Out-of-Town Retail
- Over 400 Residential Dwellings by Jones Homes



# Orbit Developments



Cobden House Mosley Street Manchester



Cobden House Reception



Black Box Wilmslow



Stratstone Ferrari Dealership  
Deanway Business Park Wilmslow



Riverside Court Riverside Business Park Wilmslow



Venture House Water Lane Wilmslow



Jones Homes & Orbit  
Developments Mixed  
Use Development:  
Cold Arbor Farm,  
Kingsfield Park &  
Tytherington  
Business Park,  
Macclesfield

Orbit specialise in delivering office space solutions for companies of all sizes – from a start-up enterprise all the way up to large corporates. We pride ourselves on helping companies expand and have office space across the North West region from Crewe into Manchester City Centre and onto Bolton.





Academy Distribution Centre  
110,000 sq ft  
Lees Road Knowsley



Inside the Academy Distribution Centre Knowsley

Orbit provides multiple options of warehousing space ranging from Business park locations providing space for trade counter requirements up to larger distribution facilities for the Logistics sector.

Orbit can provide Bespoke solutions for a wide range of occupiers. They will endeavour to satisfy end user requirements in this growing property sector within their extensive portfolio in the North West.

55 King Street Manchester



## A WELL-ESTABLISHED MIXED-USE DEVELOPMENT

**AINTREE RACECOURSE  
RETAIL AND BUSINESS PARK**

Logos shown: B&Q, Topps Tiles, pets at home, Harveys, ADI, ERIKS, CTD, Quay Plastics, salonservices, Benchmark Kitchens and Joinery, James Hargreaves Plumbing Depot, M&S, National Lighting, SCREWFIX, Sefton MBC, Hobbycraft, E, halfords, Boots, CITY PLUMBING, GSF CAR PARTS, Furniture Village, Mothercare, bensons for beds, CLIFTON, M&S, GREGGS, Nando's, SCS, Wickes, dfs, Carphone Warehouse, Pizza Hut, O2, SUBWAY, THE CARPET, EMERSON, JD, The Range, Parfells, wren, Blacks, currys PC World, americangolf, TRADESUPPLIES, FILLOUT, Laura Ashley, TK Maxx.

**Aintree Business Units**

Food and drink outlets on-site: Pizza Hut, Harvester, Costa Coffee, Subway, McDonald's, Frankie & Benny's, Nando's, Greggs & M&S Café.

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 TK Maxx 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 TOWN CENTRE

- 1 Millbank House
- 2 Bollin House
- 3 Riverside Court
- 4 Poplar House
- 5 Crown House
- 6 2 Manchester Road
- 7 Wilmslow Green
- 8 11 Station Road
- 9 13 Station Road
- 10 Ladyfield House
- 11 Norcliffe House
- 12 1-3 Grove Street
- 13 17 Grove Street
- 14 19-21 Grove Street
- 15 Merlin House
- 16 Grove Arcade
- 17 Grove Chambers
- 18 Wilmslow House
- 19 Springfield House
- 20 Spring Street Car Park
- 21 40 Water Lane
- 22 12-14 Alderley Road
- 23 Barfield House
- 24 Cresta House
- 25 44 Water Lane
- 26 Venture House
- 27 Courthill House
- 28 Churchgate House
- 29 Emerson Court
- 30 Kings Court
- 31 Sandfield House
- 32 Hesketh House
- 33 48 Alderley Road
- 34 50 Alderley Road
- 35 50A Alderley Road
- 36 Wycliffe House
- 37 Blackbox



48, 50 & 50A Alderley Road 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, retail 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 retail schemes at:-

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

50 Alderley Road provides Grade A self-contained office accommodation in the centre of Wilmslow town centre. With modern, flexible space, this first-class property has been refurbished to ensure the building's long-term future as sophisticated and contemporary work space for today's occupiers.

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.

THE  
PARK  
WAY

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

Classed as one of Manchester's most iconic business developments, it has unparalleled links to the M56 and M60 Motorways as well as direct access to Manchester City Centre which is just two miles away. Situated in a mature landscaped environment with an on-site café, Parkway Business Centre allows tenants to enjoy the benefits of its suburban location as well as a sense of business community.



Parkway 3



Café On The Park



Parkway 3 Reception



Parkway 2



Aerial View of Parkway Business Centre

To M56 / M60 & Manchester Airport

To Manchester City Centre



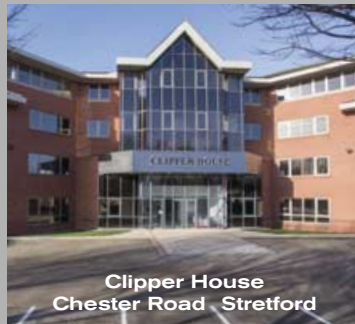
Park Square offers businesses a modern, welcoming environment with wonderful amenities including a 9-hole putting green, on-site restaurant and courtesy shuttle bus.

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 business users.



Park Square Reception

Park Square Cheadle



Clipper House  
Chester Road Stretford



Queens Court Alderley Edge



Cavendish House Cross Street Sale

Pride is taken in leasing the appropriate accommodation to a broad spectrum of tenants, from start-up businesses to headquarters for international PLCs.

Once a company takes occupation, all aspects of aftercare management of the business and the property are provided by Emerson Management Services.



Citygate Cross Street Sale



Orbit Developments Architects and Planners

## IN THE SOUTH OUR SUCCESS IS BUILDING



Our Orbit Southern team market and lease offices in the South East of England, including headquarters office buildings in Redhill, Brentford and Egham - directly opposite Heathrow Airport. The Orbit Southern portfolio has grown to 450,000 sq ft and consists of 32 commercial buildings across 12 sites all within easy access of the M25.



Brentside Park Brentford London



Ashurst Manor Ascot



Heathrow Boulevard 4 Heathrow

## IN THE NORTH OUR LANDMARK BUILDINGS OVERLOOK SALFORD QUAYS

The birth of a new Millennium coincided with the launch of major Group initiatives at Salford Quays. In partnership with Salford City Council the Division was the original developer of The Lowry Outlet Mall incorporating some 330,000 sq ft of retail, leisure and restaurants together with high-quality offices at Quay Plaza. The Company's Imperial Point and Sovereign Point apartment buildings were completed as part of the scheme and now stand as impressive landmarks on the Manchester skyline providing contemporary accommodation of the highest quality in an exceptional waterfront location and their management has been retained within the Group's portfolio.





**Rolls-Royce & McLaren**  
Dealership Wilmslow



Jones Contracts, the commercial contracting arm of The Emerson Group, established nearly 40 years, have extensive in-depth expertise on a wide variety of projects including: offices, car showrooms, medical centres and retail leisure schemes in constructing for both their sister company, Orbit Developments & external Clients, many of whom return with repeat business.

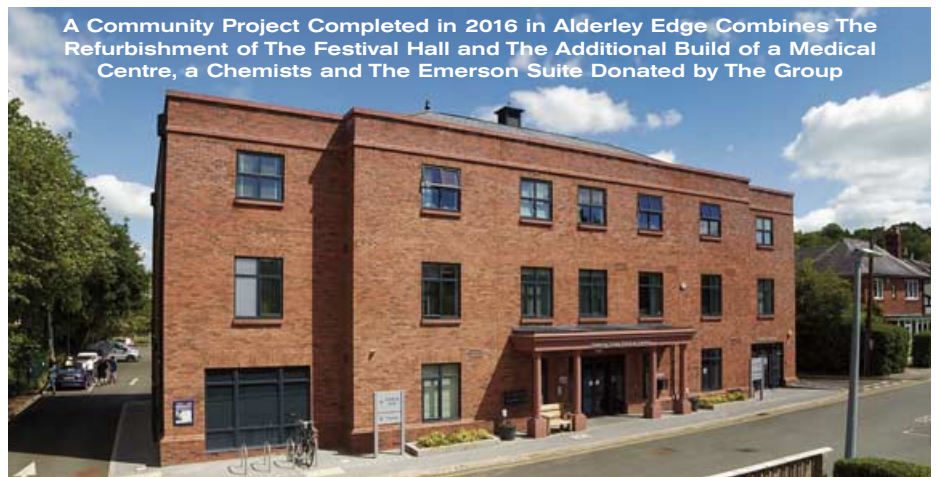
The Division also undertakes major refurbishment of Group properties taken back from Tenants at the end of leases. Many of the properties were originally built by the Division in the 80's & 90's!

The size of projects undertaken range from circa £150,000 to £7 million procured through both design & build and traditional form of contract. In all cases emphasis is placed on completing projects safely, on time, on budget and to the highest standards.



Construction Management

A Community Project Completed in 2016 in Alderley Edge Combines The Refurbishment of The Festival Hall and The Additional Build of a Medical Centre, a Chemists and The Emerson Suite Donated by The Group





Building 2 Daten Park Warrington



730 Birchwood Boulevard Warrington



1100 Daresbury Park Warrington

The North West Portfolio started trading in 2012 with the sole strategy of acquiring commercial property across the North West which, by using our knowledge and expertise in this sector, had the capacity for adding value.

Since inception the company has invested £95m purchasing 32 investments, consisting of over 50 properties and totalling 1,000,000 sq ft.

Customer retention has been strong and by staying true to our core principals and working closely with our clients the portfolio now provides a return to its shareholders of over 12% and has a capital value in excess of £105m.



No. 1 St. Anns Street Manchester



Superbowl UK Linkway West St. Helens



ALDI Linkway West St. Helens



# MORE THAN JUST A HOTEL

The Group purchased its second hotel in December 2016 – The Last Drop Village Hotel & Spa which is a unique and friendly four-star destination with a host of prestigious awards under its belt.



**LAST DROP VILLAGE**  
Hotel & Spa  
Bolton



- 1 The Pennine Suite
- 2 The Drop Inn
- 3 The Village Tea Shop
- 4 The Penny Farthing Suite
- 5 The Village Spa
- 6 Main Entrance and Reception
- 7 The Courtyard Bar / Restaurant
- 8 The Harmony Suite



Reception and The Courtyard Bar



Main Entrance



The Pennine Suite



Typical Bedroom

The Hotel offers an extensive range of facilities including 135 Bedrooms, The Courtyard Restaurant, The Courtyard Bar, The Village Tea Shop, The Drop Inn, Village Shops, Village Spa Health & Fitness Club. It can also cater for large or small Conferences, Meetings, Exhibitions, Family Celebrations, Weddings, Christmas Parties, School Proms, Private Dining and much much more. Visit [www.lastdropvillage.co.uk](http://www.lastdropvillage.co.uk) for information.



The Village Spa's 18m Swimming Pool



The Penny Farthing Suite



Hotel Senior Management

# THE EMERSON GROUP'S PORTFOLIO MANAGEMENT DIVISION



  
**EMERSON**  
*Management Services*  
Senior Management



Accounts and HR Staff



Emerson Maintenance Staff



A Selection of Emerson Building Managers

**Emerson Management Services**, the Portfolio Management Division of The Emerson Group, provides all aspects of property and estate management for the completed commercial and residential developments within the UK.

Operating from the Group's Head Office and a regional office near Heathrow Airport it manages in excess of 7.5 million sq ft of commercial property throughout the UK and manages over 1,200 apartments through its block management department.

Experienced support staff, backed by the latest technology, enable the Company to maintain the highest bespoke standards of service for our clients, including the cost-effective monitoring and budgetary control of service charge expenditure. An experienced team of portfolio and building 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, which often results in repeat business.

## PROVIDING BESPOKE SECURITY SOLUTIONS TO THE GROUP'S PORTFOLIO



Emerson Security Control Room

**Emerson Business Centres** operates serviced offices within two major regional business centres in the UK. 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 and managed office centres and have taken further long-term accommodation on more traditional leases within the Group's 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 Response Team



Emerson Business Centre Reception

# THE EMERSON GROUP

The Group's in-house Legal Department comprises a team of very experienced solicitors who provide a valuable source of advice and information for the various companies within the Group. Their role is not simply to document things and act as an assurance function, but to add value and play a strategic role in the business. In short, their function is to protect and do what is best for the Group.

The Legal Department deals with all aspects of property law as it affects the business of the Group and advise on a wide range of transactions including site acquisitions, development agreements, options, promotion agreements, funding arrangements, leases (grant & renewal) and estate management matters generally. In addition, the in-house team advise the Group on planning issues, health and safety, construction and general commercial matters.

The level of expertise and flexibility within the team means it is able to manage and mitigate legal risks whilst helping the Group achieve its goals contributing to the smooth and efficient running of the business.

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 their work.



Legal Department

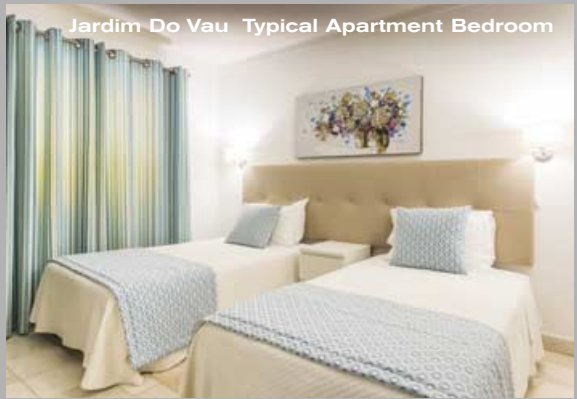


Health and Safety



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.



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 resort offers families and golfers the perfect holiday location.

Jardim Do Vau offers a complete holiday resort with something for everyone. The luxurious 1, 2 and 3-bedroom apartments cater for every need, combining the convenience of self-catering with the facilities of a top class hotel.

An extensive range of facilities is also available, including direct beach access, outdoor swimming pool, children's pool, restaurant, poolside café and bar, and a children's play area.

The "Atlantico" Leisure Club provides health and leisure facilities that include an indoor heated swimming pool, Jacuzzi, steam room, sauna, fitness room and a snooker room.



The Group's business in the Algarve reflects the success of over 48 years' experience in Portugal.



Bela Colina Main Swimming Pool



Bela Colina Balcony View



Bela Colina Typical Villa Lounge and Dining Area



Boavista Golf & Spa Resort Senior Management

**Boavista Golf & Spa Resort** is located to the west of the historic town of Lagos. This is The Emerson Group's flagship development and has the ingredients to cater for both residents and visitors alike.

Boavista properties have been designed and built to accommodate the changing needs of its clients and will total almost 750 units including lavish detached villas with private pools, elegant golf apartments and link villas, some of which are situated in villages with leisure and pool facilities.

The resort's newly completed 4 star holiday village, Bela Colina, has more than 200 bedrooms with multiple pools, relaxation and children's play areas set in private gardens with a restaurant and concierge facilities.



Essential Fitness & Spa Indoor Jacuzzi



Essential Fitness & Spa, Indoor Swimming Pool

# Boavista Golf & Spa Resort

Lagos Algarve Portugal



Luxury Detached Villas at Boavista Golf & Spa Resort



Luxury  
Detached Villa



Typical Villa Lounge

At the heart of Boavista is its clubhouse and an 18 hole championship golf course, driving range, golf academy and golf shop. One of the facilities at the clubhouse is Essential Fitness & Spa with its large indoor heated swimming pool, outdoor children's pool, sunbathing terrace, sauna, jacuzzi, steam room, gym and beauty salon. This is complemented by the adjacent games centre with archery, tennis courts and a football pitch. Views over the Lagos bay can be enjoyed from the clubhouse restaurant and events facilities.

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



Typical Master Bedroom



The Boavista Golf Resort Clubhouse



18 Hole Championship Golf Course

# 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, poolside café and licensed restaurant where satellite TV and Wi-Fi are also available.

Set amidst beautiful surroundings with mature landscaped gardens Oásis Parque will provide some 500 properties when the resort is complete including 2 and 3-bedroom apartments and bungalows as well as 3, 4 and 5-bedroom villas. These stylish properties include luxury detached villas with private swimming pools, link villas and poolside apartments. Careways provides a daily maid service, rental reception and maintenance & management services.



Leisure Club Indoor Pool



2-Bedroom Bungalows



Typical Master Bedroom



Typical Villa Lounge

**JONES**  
HOMES  
PORTUGAL



# Lakeside Country Club

Quinta Do Lago Algarve Portugal



Lakeside Country Club Luxury 2-Bedroom Apartments



Lakeside Country Club Apartments and Leisure Club



Lakeside Country Club, Quinta Do Lago, is just 20 minutes from The Algarve's International Airport at Faro. Now completed the development provides 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. 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, sun terrace, Jacuzzi, sauna, steam room, private gym, tennis courts, poolside restaurant with coffee shop, maid services, Wi-Fi and Careways Management reception.

Typical Lounge and Dining Area



Typical Bedroom



Leisure Club Swimming Pool with Retractable Roof



# Emerson INTERNATIONAL

# Sanctuary 1

Orlando Florida



Sanctuary at Eagle Creek



Sanctuary at Eagle Creek

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.

The Sanctuary brand of Apartments has become synonymous with luxury resort style living in tranquil locations.

The Sanctuary located at Eagle Creek is a 550 unit apartment complex. The development offers residents an exceptional range of facilities including a clubhouse, a sports bar, boardroom, gym, bbq areas and a pool.

# Sanctuary 2

Westport

Sanctuary Westport is a 360 unit complex in Port Orange, Florida.



Aerial View of the Sanctuary at Westport



**Sanctuary at Altamonte** is a 300 unit complex at the Groups CenterPointe development in Altamonte which when complete will have over 1,000 residential units, hotels and over 400,000 sq ft of commercial office and retail space.

**Emerson Plaza** is a 118 luxury condominium complex at the heart of the CenterPointe development.



# ONE OF CENTRAL FLORIDA'S PREMIER HOUSE BUILDERS



Jones Homes USA has established itself as one of Central Florida's premier house builders. Constructing carefully thought out floor plans, tailored for modern living.



International Builders Show Homes Built at Eagle Creek



Emerson International Senior Management



International Builders Show Home Pool Area



Aerial View of Eagle Creek

# Eagle Creek

Golf Community  
Orlando Florida



The Ponte Vedre Show Home



Jones Homes USA Senior Management

**Eagle Creek** is a unique 1,300 acre, master-planned golf course community, 20 minutes drive from Orlando International Airport, 35 minutes drive from Walt Disney World and Universal Studios. It is also 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.



18th Green and Clubhouse

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



The Fitness Center Twin Lakes

Twin Lakes is one of Central Florida's finest Active Lifestyle communities. Focused around the tranquil shores of Live Oak Lake residents can enjoy boating, kayaking or just relaxing by the shore at its world class amenities. When complete the project will comprise of over 2,000 homes which are all designed to fulfil the needs of 55+ living.



Lap Swimming Pool Twin Lakes



BBQ Pavilion Twin Lakes



Twin Lakes Street Scene



Chateau De Rhone  
Luxury Detached Home  
Florida



Lake Butler

Isleworth Golf and Country Club

Lake Chase



Bay Hill Golf Club and Lodge

**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.

**Falls at Weddington** is a 181 luxury home development in South Charlotte. Homes are nestled in mature woodlands and share a clubhouse, fitness center and pool overlooking a pristine lake.



The Falls at Weddington Show Home



Westport Swimming Pool

# INVESTING IN CENTRAL FLORIDA



In Partnership with Hanover Capital Partners the Group has invested in over 25 projects in Central Florida.



Hanover Capital Senior Management



Aerial View of Hanover Lakes



Palmer Show Home Bedroom



Palmer Show Home Lounge



Palmer Show Home Ardmore Reserve



Poinciana Commerce Center

The land development arm has developed over 20 projects comprising over 7,000 lots for both national and local builders.

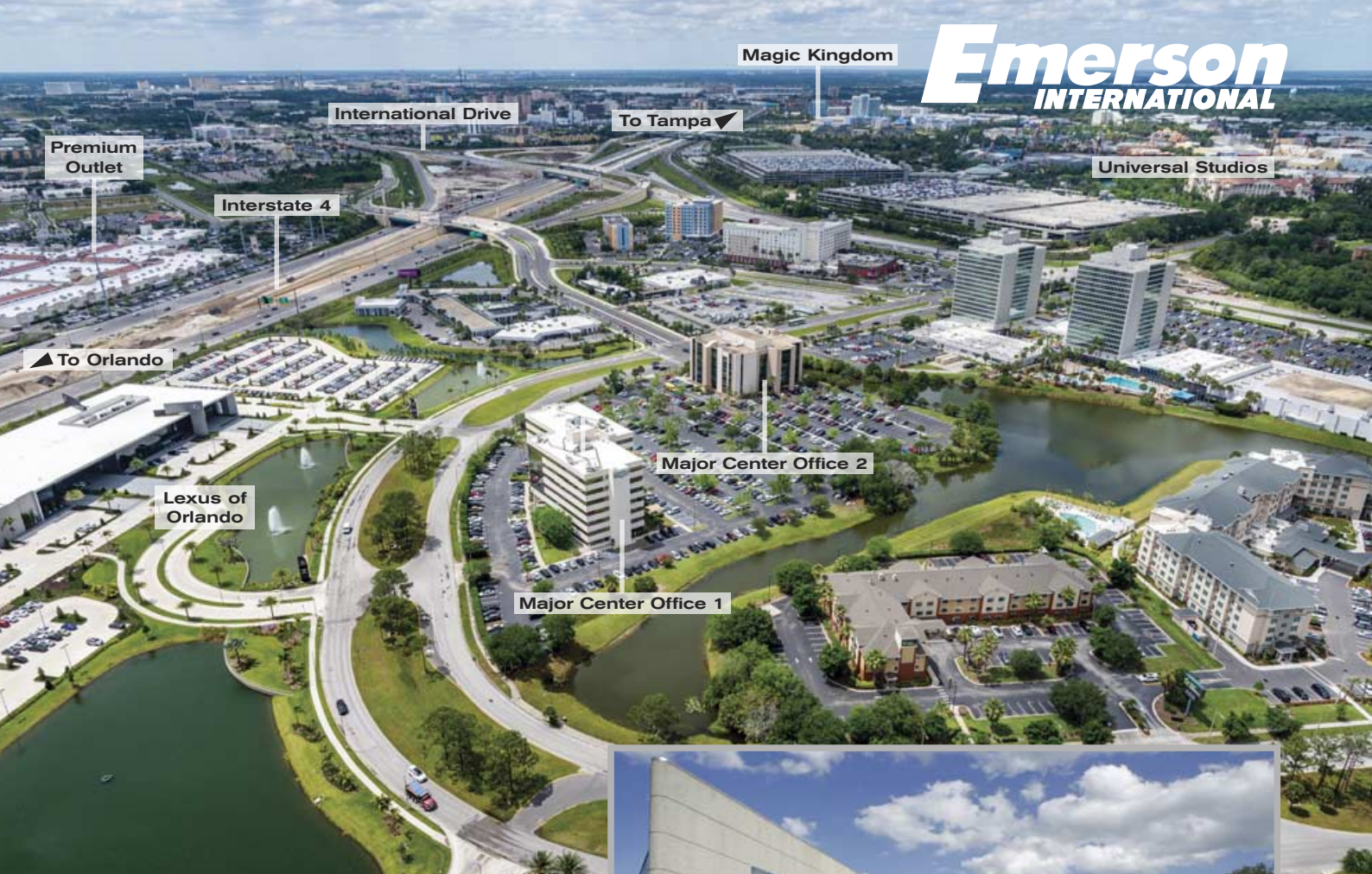
The housing division, Hanover Family Builders are establishing themselves as one of the region's largest private housebuilders focused on entry level and move-up buyers.

Hanover Lakes is a luxury boating community in St. Cloud Florida. Homes have boat access through a private canal system onto a large chain of lakes.

The partnership has also invested in over 400,000 sq ft of industrial space in and around Central Florida to service the ever growing logistics needs of Florida.



A WELL-BALANCED COMMERCIAL PORTFOLIO



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.

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

## UNITED KINGDOM

A Share & Sons Ltd  
 ABB Holdings Ltd  
 Accenture (UK) Ltd  
 Access UK Ltd  
 Accrol Papers Ltd  
 Acer UK Ltd  
 ADI-Gardiner Ltd  
 AG Barr PLC  
 AG Retail Cards Ltd  
 Air Mauritius Ltd  
 Aldermore Bank PLC  
 Aldi Stores Ltd  
 Alpha LSG Ltd  
 American Golf (Trading) Ltd  
 Amplifon Ltd  
 AO Retail Ltd  
 API Laminates Ltd  
 Argos Ltd  
 Armadillo Self Storage 2 Ltd  
 Ascribe Ltd  
 Asda Stores Ltd  
 Ashfield Healthcare Communications Ltd  
 Automatic Data Processing Ltd  
 Aviserv Ltd  
 AXA Insurance UK PLC  
 Axon-IT.com Ltd  
 Azzurri Restaurants Ltd  
 Ball & Young Ltd  
 Beacon Medical Services Group Ltd  
 Bella Italia Restaurants Ltd  
 Benchmark Kitchens & Joinery Ltd  
 Beumer Group UK Ltd  
 Bilfinger UK Ltd  
 Black Arrow Group Ltd  
 Blacks Outdoor Retail Ltd  
 Blaze Networks Ltd  
 BMI Healthcare Ltd  
 Bodycote PLC  
 Bollington Wilson Group Ltd  
 Bolton at Home Ltd  
 Bond Turner Ltd  
 Boots UK Ltd  
 Brabners LLP  
 British Airline Pilots' Association  
 British Telecommunications PLC  
 Bromborough Paint & Building Supplies Ltd  
 BurgerKing Ltd  
 C & J Clark International Ltd  
 CACI Ltd  
 Capita Business Services Ltd  
 Capital One Loans (UK) Ltd  
 Carpetright PLC  
 CDS (Superstores International) Ltd  
 Chameleon Communications International Ltd  
 Cheshire Smokehouse Ltd  
 Chess Ltd  
 Chiquito Ltd  
 Citation Ltd  
 Clubhouse Golf Ltd  
 Co-operative Bank PLC  
 Co-operative Group Food Ltd  
 Communications Plus Ltd  
 Compulease Ltd  
 Costa Ltd  
 Costain Group PLC  
 Covestro UK Ltd  
 Crystal Legal Services Ltd  
 CSC Computer Sciences Ltd  
 Dave Whelan Sports Ltd  
 DFS Furniture Company Ltd  
 Dnata Ltd  
 DNV GL Ltd  
 Done Brothers (Cash Betting) Ltd  
 Dreams Ltd  
 DSG Retail Ltd  
 E.ON UK PLC  
 Eat Ltd  
 Ecotrade Europe Ltd  
 EE Ltd  
 ENI ULX Ltd  
 Enserve Group Ltd  
 Enterprise Rent-A-Car UK Ltd  
 Eriks Industrial Services Ltd  
 European Scanning Centre (Harley Street) Ltd  
 F Wilson (Insurance Brokers) Ltd  
 Farmfoods Ltd  
 Fircroft Engineering Services Ltd  
 First Choice Holiday Hypermarkets Ltd  
 Fit for Sport Ltd  
 Flight Centre (UK) Ltd  
 Footasylum Ltd  
 Four Seasons Healthcare Ltd  
 Fourth Ltd  
 Fujitsu Services Ltd  
 Furniture Village Ltd  
 Galliford Try Partnership Ltd  
 GE Aircraft Engine Services Ltd  
 Glaxosmithkline Consumer Healthcare (UK) Trading Ltd  
 GNB Industrial Power (UK) Ltd  
 Gradus Ltd  
 Greggs PLC  
 Grundfos Ltd  
 Halfords Ltd  
 Handelsbanken PLC  
 Heron Foods Ltd  
 Hertel (UK) Ltd  
 Hilary Meredith Solicitors Ltd  
 Hogg Robinson (Travel) Ltd  
 Homeserve Membership Ltd  
 Homestyle Group Operations Ltd  
 Howden Joinery Properties Ltd  
 HSS Hire Service Group Ltd  
 Hydes' Brewery Ltd  
 IBM United Kingdom Ltd  
 IESA Ltd  
 Igate Computer Systems (UK) Ltd  
 Ingersoll-Rand European Sales Ltd  
 Integral Medical Holdings Ltd  
 Integral UK Ltd  
 ISS Facility Services Ltd  
 J B Global Ltd  
 J D Sports Fashion PLC  
 James Walker & Co Ltd  
 John Lewis PLC  
 Johnson Cleaners UK Ltd  
 Kammac Ltd  
 Kason Europe Ltd  
 Kentucky Fried Chicken (GB) Ltd  
 Keoghs LLP  
 Key Retirement Solutions Ltd  
 Kia Motors (UK) Ltd  
 Knights Professional Services Ltd  
 Knowledgepoint 360 Group (Holdings) Ltd  
 Kumon Europe & Africa Ltd  
 Kuwait Airways Company  
 Ladbrokes Betting & Gaming Ltd  
 Lagardere Sports UK Ltd  
 Laing O'Rourke Construction Ltd  
 Laura Ashley Ltd  
 Lidl Great Britain Ltd  
 Lighthouse Group PLC  
 LSH Auto UK Ltd  
 Made to Order Ltd  
 Magnet Ltd  
 Marks & Spencer PLC  
 Matalan Retail Ltd  
 McCarthy & Stone Retirement Lifestyles Ltd  
 McDonalds Restaurants Ltd  
 MDS Global Ltd  
 Mitchells and Butlers Retail (No 2) Ltd  
 Mobica Ltd  
 Momentum Instore Ltd  
 Multi-Tile Ltd  
 MYCSP Ltd  
 Nando's Chickenland Ltd  
 National Tyre Service Ltd  
 National Westminster Bank Ltd  
 Next Holdings Ltd  
 NHS Property Services Ltd  
 Norcross Group (Holdings) Ltd  
 Northgate Public Services (UK) Ltd  
 O2 UK Ltd  
 OCADO Retail Ltd  
 OKI Europe Ltd  
 On The Beach Ltd  
 Pagazzi Lighting Ltd  
 Pakistan International Airlines Corporation  
 Papa John's (GB) Ltd  
 Payzone UK Ltd  
 Pendragon Property Holdings Ltd  
 Pets at Home Ltd  
 Pizza Express (Restaurants) Ltd  
 Pizza Hut (UK) Ltd  
 Plastic Card Services Ltd  
 Premex Group Ltd  
 Realm Ltd  
 River Island Clothing Company Ltd  
 Rockport International Ltd  
 Ron Stratton & Co Ltd  
 Royal Greenland Ltd  
 Royal Mail Group Ltd  
 Sainsburys Supermarkets Ltd  
 Saint-Gobain Building Distribution Ltd  
 Samsung C & T UK Ltd  
 Santander UK PLC  
 Scan Computers International Ltd  
 Screwfix Direct Ltd

Shop Direct Finance Company Ltd  
 Smyths Toys UK Ltd  
 Sofology Ltd  
 Specialist Computer Centres PLC  
 Speciality Steel UK Ltd  
 Specsavers Optical Superstores Ltd  
 Spire Healthcare Ltd  
 Sportsdirect.com Retail Ltd  
 Starplan Furniture Ltd  
 Stephenson Solicitors LLP  
 Stonegate Pub Company Ltd  
 Styles & Wood Ltd  
 Subway Realty Ltd  
 Superdrug Stores PLC  
 TCCT Retail Ltd  
 T J Morris Ltd  
 Tesco Stores Ltd  
 The Carphone Warehouse Ltd  
 The Information Commissioner  
 The Original Bowling Company Ltd  
 The Restaurant Group (UK) Ltd  
 Thorn Security Ltd  
 TK Maxx, TJX UK  
 Toni & Guy North Ltd  
 Toolstation Ltd  
 Topcashback Ltd  
 Travelodge Hotels Ltd  
 Travis Perkins Trading Company Ltd  
 TSB Bank PLC  
 TT Games Studios Ltd  
 Umbrella Company Ltd  
 Verisure Services (UK) Ltd  
 Virgin Media Ltd  
 Vodafone Ltd  
 Vue Entertainment Ltd  
 Wagamama Group Ltd  
 Wainhomes (North West) Ltd  
 Welspun UK Ltd  
 Wickes Building Supplies Ltd  
 Wilko Retail Ltd  
 WM Morrisons Supermarkets PLC  
 Worley Europe Ltd  
 Zuto Ltd

## UNITED STATES OF AMERICA

Adcomm, Inc.  
 Advanced Recovery Systems, LLC (PBSRE)  
 ATEC Systems, Ltd  
 Braishfield Associates  
 Branch Banking and Trust (BB&T)  
 Canon Solutions America  
 City of Altamonte Springs, Florida  
 Crystal Clear Digital Marketing  
 Eclat Law, LLP  
 Ecospears Inc.  
 Family Endeavors, Inc.  
 Fan Duel  
 Flip To  
 Florida Cancer Specialists  
 Florida Technical College  
 Glickstein Laval Carris, P.A.  
 Global 5, Inc.  
 Hair Club for Men  
 Humana  
 Incharge Institute  
 Industrial Container Services, LLC  
 KBHS Home Loans, LLC  
 KeKe's Breakfast Cafe  
 Laboratory Corporation of America  
 Language & Enrichment Center  
 List Management  
 Macias Group, LLC (Don Julio's)  
 Miller's Ale House  
 MJES Office Suites  
 Morgan & Morgan, P.A.  
 Nirvana Health Services, Inc.  
 North American Risk Services  
 Opinion Access Corp.  
 Philadelphia Insurance Company  
 Plymouth Rock Management Company of NJ  
 Preferred Plastic Surgery of Orlando  
 Qualcomm  
 Sentry Management, Inc.  
 Smart Financial Operations, LLC  
 State Farm  
 Synovus Bank  
 Title365 Company  
 Travel Holdings, Inc.  
 Trade Secrets, LLC  
 Troy University  
 United Self Insured Services, Inc.  
 Universal City Dev. Partners, Ltd  
 Verizon Wireless  
 Waldrop Engineering, P.A.

GROUP STRUCTURE  
PRINCIPAL TRADING COMPANIES

# THE EMERSON GROUP

## RESIDENTIAL

## COMMERCIAL

## INTERNATIONAL

### SUBSIDIARY COMPANIES

FE Jones (Builders) Ltd

JBG (Property) Ltd

Jones Homes (Lancashire) Ltd

Jones Homes (North West) Ltd

Jones Homes (Southern) Ltd

Jones Homes (Yorkshire) Ltd

Jones Residential (Leasing) Ltd

Stargaze Windows Ltd

Victor New Homes Ltd

Aintree Retail Park Ltd

Emerson Management Services Ltd

Grangefern Properties Ltd

Investment Properties (North West) Ltd

Kirkham's (Contractors) Ltd

Last Drop Hotel Ltd

North West Portfolio Ltd

North West Portfolio (No.2) Ltd

North West Portfolio (No.3) Ltd

Orbit Investments Ltd

Orbit Developments (Manchester) Ltd

Orbit Investments (Northern) Ltd

Orbit Investments (Properties) Ltd

Orbit Developments (Southern) Ltd

PE Jones Contracts (Manchester) Ltd

Security Select Ltd

Bay Hill Developments (North Bay) Inc

Convau-Construções do Vau Lda

Eagle Creek Development Corporation

Emerson International Inc

Emerson International Ltd

Emerson Plaza Development Inc

Jones Homes USA Inc

Rosewood Interests Inc

Tec Developments LLC

Westport Apartments LLC

### ASSOCIATED COMPANIES

Emerson Investments International Inc

Jones Homes (Portugal) Ltd

Lakeside Village Empreendimentos  
Turísticos Lda

Quinta da Boavista Empreendimentos  
Turísticos SA

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BUILDING THE FUTURE ON QUALITY



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## JONES HOMES (YORKSHIRE) LIMITED

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