



A Vision Built on Value

PROPERTY OPERATIONS • CORPORATE ACCOMMODATION • ASSET ENHANCEMENT

Thoughtful property strategy, professional operations and partnerships built for the long term.

A PREMIUM INTRODUCTORY BOOKLET



*Thoughtful property strategy.
Professional operations.
Partnerships built for the long term.*

CONTENTS

03	<u>About Covenant Property Group</u>	10	<u>Corporate and Temporary Accommodation</u>
04	<u>The Covenant Proposition</u>	11	<u>Strategic Asset Enhancement</u>
05	<u>Four Areas of Focus</u>	12	<u>Luxury Staging and Furnishing</u>
06	<u>Investor Partnerships</u>	13	<u>Multi-Layered Strategy</u>
07	<u>Indicative Long-Term Framework</u>	14	<u>Target Markets and Property Profiles</u>
08	<u>Partnership Responsibilities</u>	15	<u>What to Expect from a Private Consultation</u>
09	<u>Co-Hosting and Property Operations</u>	16	<u>Contact Covenant Property Group</u>

Property Strategy, Professionally Delivered

Covenant Property Group works with property owners, landlords, investors and strategic partners to bring a considered, professional approach to residential property strategy, presentation and operations.

Our intended commercial positioning is as a long-term operating partner: combining property-specific asset enhancement, professional co-hosting and accommodation operations, and corporate accommodation coordination under a single, accountable relationship.

Every engagement begins with the individual property and the individual owner's objectives, not a one-size-fits-all model.

Professional Strategy. Professional Presentation. Professional Operations.

We bring together three disciplines that are too often handled separately: strategic positioning of the asset, design-led presentation, and active day-to-day operations.

For corporate, relocation, insurance and alternative-accommodation providers seeking suitable accommodation, this means a single, professionally managed point of contact rather than a fragmented supply chain.



Strategy



Presentation



Operations

Four Areas of Focus

Each division can operate independently or as part of a wider, coordinated strategy for a property or portfolio.



Investor Partnerships

Property-specific partnership discussions, structured around the individual asset and objective.



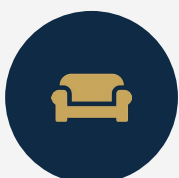
Co-Hosting & Operations

Professional accommodation operations, presentation and guest strategy.



Corporate Accommodation

Coordinated accommodation for corporate, relocation and insurance-related demand.



Asset Enhancement & Staging

Design-led, photography-ready and guest-ready property presentation.

Partnerships Built Around the Individual Property

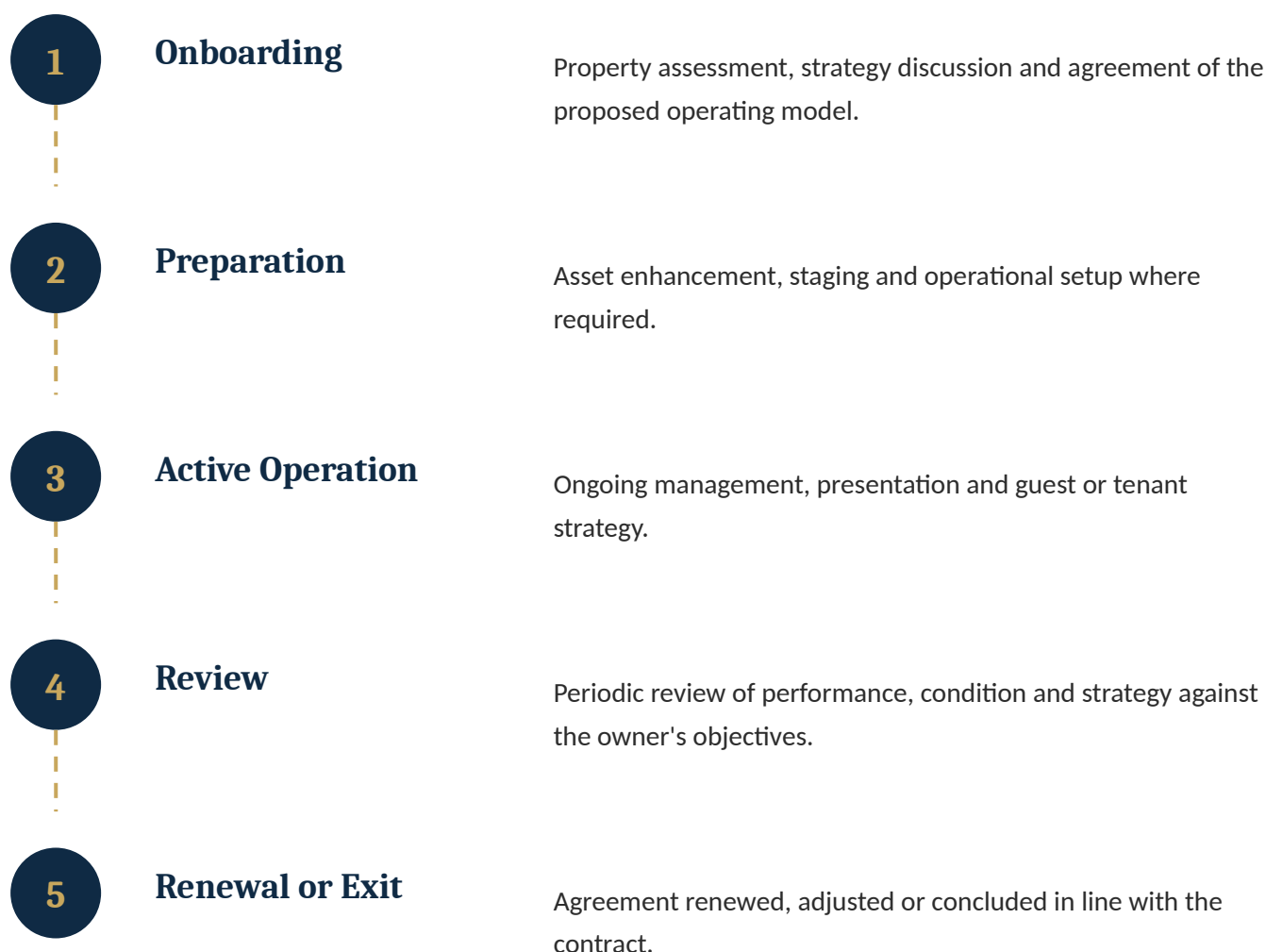
Partnership models are available by private discussion and are subject to property-specific assessment and contract. We do not make a public investment offer, and no structure is proposed without first understanding the property and the owner's objectives.

Discussions typically cover the proposed operating model, indicative responsibilities, and how the property's condition, location and intended use align with Covenant's operational capability.

Partnership opportunities are explored through private, property-specific discussions. Any proposed structure, responsibilities, fees, funding requirements and exit arrangements would be subject to due diligence, professional advice and final written agreements.

An Indicative Long-Term Operating Timeline

The stages below are indicative only and subject to final agreement between Covenant Property Group and the property owner. The owner may consider a longer or shorter arrangement depending on individual circumstances.



A Shared, Considered Approach

The responsibility allocation below is indicative and non-binding, intended to illustrate a typical working relationship rather than a fixed contractual position.

THE OWNER MAY CONSIDER

- Retaining legal ownership and title
- Maintaining buildings insurance
- Statutory compliance as legal owner
- Approving major decisions

COVENANT MAY PROVIDE

- Day-to-day operational management
- Presentation and staging strategy
- Guest or tenant coordination
- Ongoing reporting to the owner

Professional Accommodation Operations

As an accommodation operator, Covenant provides the day-to-day operational support behind serviced and corporate accommodation — from presentation and guest communication to pricing, maintenance coordination and reporting.

This is professional property stewardship rather than a passive listing arrangement: the operating strategy is determined by the property, its location and its target market.

- | | |
|--|--|
|  Professional housekeeping & presentation |  Ongoing visual oversight of the property |
|  Proactive maintenance identification |  Structured guest communication |
|  Pricing and occupancy coordination |  Operational reporting to the owner |

Accommodation for Corporate and Relocation Demand

Covenant coordinates accommodation for corporate, relocation, project-worker, insurance-related and alternative-accommodation placements — providing a professionally managed alternative to traditional short lets.

Each placement is assessed against the specific requirement, whether that is a short project assignment, a relocation period, or insurance-related interim housing.

Corporate & business travel

Employee relocation

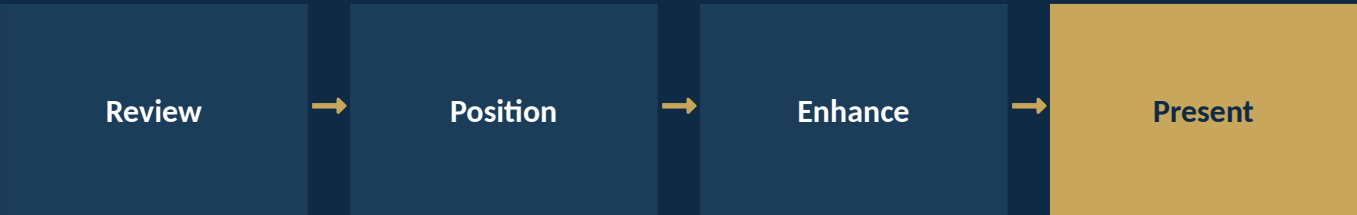
Project-worker accommodation

Insurance-related placements

Extended-stay guests

Reviewing, Positioning and Improving the Asset

Our asset-enhancement process begins with a property review, followed by design positioning and an agreed improvement pathway — intended to strengthen how a property is perceived, presented and used.



Illustrative design concept — AI-assisted visualisation, not a completed Covenant Property Group project.



BEFORE



AFTER — ILLUSTRATIVE DESIGN CONCEPT

Design-Led, Photography-Ready Presentation

Our staging and furnishing service is design-led throughout — from concept and specification to installation and styling — with every property finished to a photography-ready, guest-ready standard.



AI-assisted design visualisations illustrating the proposed staging and furnishing direction. Not completed Covenant Property Group projects.

✓ **Concept & Positioning**

✓ **Specification**

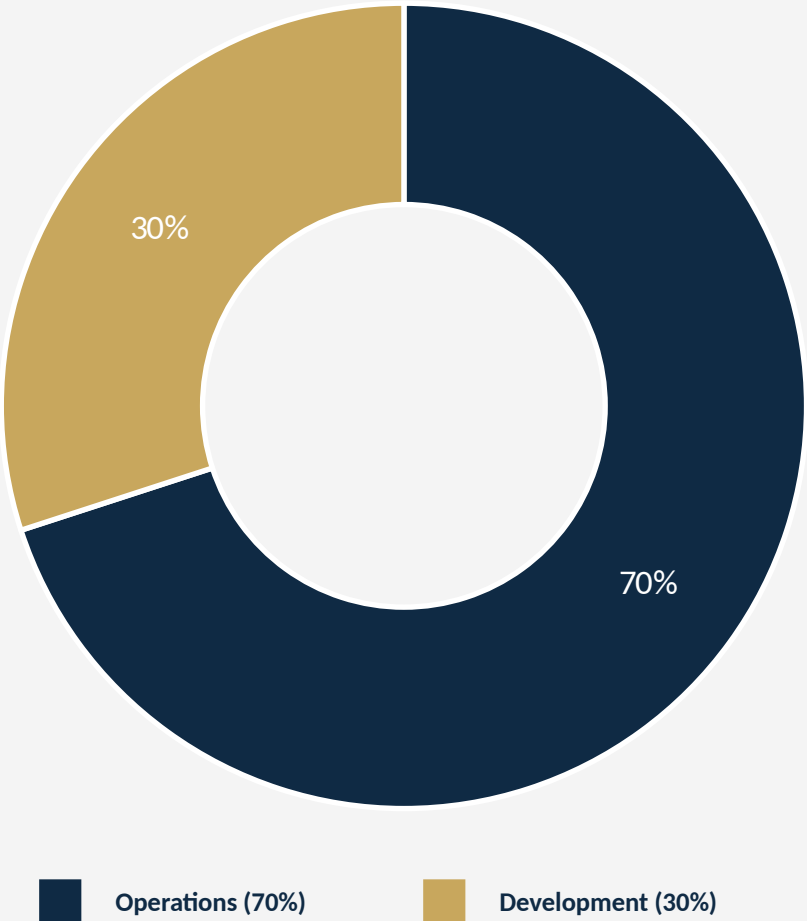
✓ **Installation**

✓ **Styling**

✓ **Photography-Ready
Presentation**

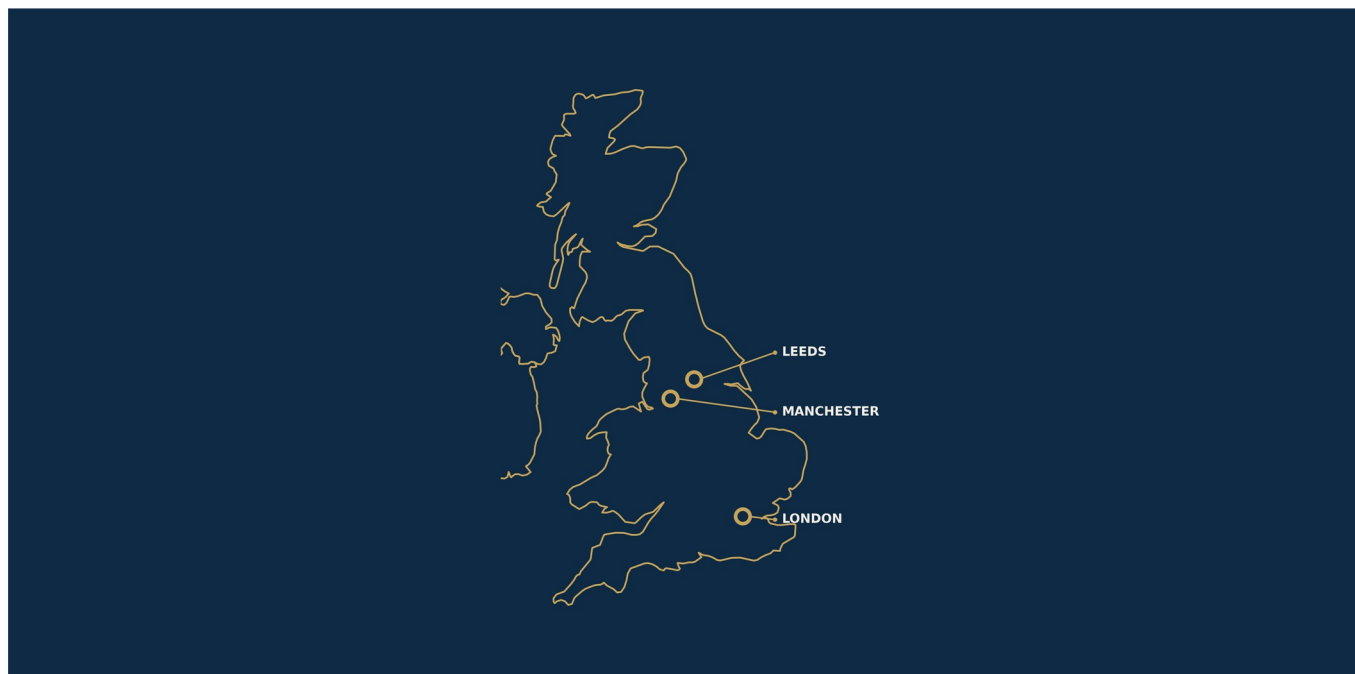
Covenant's Intended Business Positioning

The chart below illustrates Covenant's intended business positioning across operations and development activity. It is a positioning statement, not a historic revenue breakdown.



London, Manchester and Leeds

Our acquisition and operational focus is centred on selected opportunities across London, Manchester and Leeds. Every location and property is assessed individually against local demand, accessibility, condition, compliance requirements and the proposed operating strategy.



London

Selected well-connected and established locations where the property, price point and intended use support the proposed strategy.

Manchester

Selected city and Greater Manchester locations with appropriate transport, employment and accommodation-demand characteristics.

Leeds

Selected city and surrounding locations assessed against employment, infrastructure and corporate or medium-term accommodation requirements.

PROPERTY PROFILES

- One- to two-bedroom apartments and houses where the operating case is supported.
- Three-bedroom houses suitable for families, professionals, relocation or corporate stays.
- Four- to five-bedroom houses where configuration, licensing, local planning and demand are suitable.
- Properties requiring presentation, furnishing or strategic asset enhancement.

The locations and property types shown represent areas of interest only. They are not investment recommendations, acquisition commitments or guarantees of income, occupancy or capital growth. Every opportunity remains subject to property-specific assessment, due diligence, contract and applicable permissions.

WHAT TO EXPECT FROM A PRIVATE CONSULTATION

A Property-Specific Conversation, Built Around Your Objectives

A private consultation provides an opportunity to explore the individual property, the partner's objectives and the strategy that may be most appropriate for further consideration. The conversation may include property-specific assessment, selected official market information, confirmed regeneration activity, operational considerations and the proposed responsibilities of each party. The precise scope will depend on whether the discussion concerns acquisition, development, refurbishment, asset enhancement, co-hosting, staging or corporate-accommodation supply.



Acquisition & Investor Partnerships

Explore selected property opportunities and potential partnership structures aligned with the individual asset, available capital, intended strategy and the parties' respective objectives.



Development & Refurbishment

Consider whether refurbishment, reconfiguration or development could improve the property's condition, usability, presentation or intended positioning, subject to surveys, permissions, funding and professional assessment.



Strategic Asset Enhancement

Review how targeted improvements, design positioning and presentation may strengthen the way an existing property is perceived, presented and used.



Co-Hosting & Property Operations

Discuss professional day-to-day accommodation operations, including presentation, guest communication, pricing coordination, maintenance reporting and ongoing operational oversight within an agreed scope.



Staging & Furnishing

Explore a design-led plan for creating a photography-ready, guest-ready or market-ready property through considered furniture, furnishings, equipment, styling and presentation.



Corporate & Temporary Accommodation

Assess whether a suitable property could support corporate, relocation, project-worker, insurance-related or extended-stay accommodation requirements, subject to location, demand, compliance and property suitability.

WHAT MAY SUPPORT THE DISCUSSION

Where relevant, the private consultation and supporting discussion material may include:

- Verified public market information from identifiable, authoritative sources
- Confirmed regeneration, infrastructure and development activity
- Selected information concerning London, Manchester and Leeds
- Property-specific acquisition or operating considerations
- Clearly labelled illustrative financial modelling
- Proposed responsibilities, funding considerations and contractual next steps

Market information is time-sensitive and must be sourced, dated and refreshed before each substantive investor or partnership discussion.

Every private consultation is shaped around the individual partner, property and intended strategy. Any potential structure remains subject to property-specific assessment, due diligence, affordability, applicable permissions, professional advice and final written agreement.

Covenant Property Group does not provide financial, legal, tax, mortgage or valuation advice. Information and illustrative scenarios are provided to support an informed private discussion and do not constitute a public investment offer, recommendation or guarantee of income, occupancy, capital growth or investment performance.

CHOOSE THE CONVERSATION THAT REFLECTS YOUR OBJECTIVES

Request a private consultation with Covenant Property Group to explore whether a property opportunity or operational requirement aligns with your objectives and CPG's capabilities.

Contact details and website overleaf.



Covenant Property Group Ltd

Thoughtful property strategy. Professional operations.

Partnerships built for the long term.

TELEPHONE

020 3540 5040

EMAIL

info@covenantpropertygroup.co.uk

WEBSITE

www.covenantpropertygroup.co.uk

COMPANY NUMBER

17052410

REGISTERED OFFICE

71-75 Shelton Street, Covent Garden, London WC2H 9JQ



SCAN TO VISIT OUR WEBSITE

www.covenantpropertygroup.co.uk

The locations, services and property types described in this booklet represent areas of interest only. They are not investment recommendations, acquisition commitments or guarantees of income, occupancy or capital growth. Every opportunity remains subject to property-specific assessment, due diligence, contract and applicable permissions. Covenant Property Group does not provide financial, legal, tax, mortgage or valuation advice.

© 2026 Covenant Property Group Ltd. All rights reserved.

Registered in England and Wales. Company No. 17052410.

Registered Office: 71-75 Shelton Street, Covent Garden, London, WC2H 9JQ.