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Scotch Corner Designer Village Ltd
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Scotch Corner Designer Village Limited

Potential Aquis Real Asset Market Opportunity

Scotch Corner Designer Village Limited ("**Scotch Corner**" or the "**Company**"), a newly formed company to be re-registered as a public limited company which is developing a retail outlet and

prime motorway side location in the North of England (the "**Development**"), announces it may offering (the "**IPO**") on the newly launched Aquis Real Asset Market ("**Aram**") of the Aquis Stock Ex

Simon Waterfield, the sponsor behind Scotch Corner, has a 30 year track record in delivering th redevelopment of key sites around the UK, including Worcester Trade Park, Cotswold Business P Park in Nottingham.

Aram is the new real asset segment of AQSE. The segment creates a new liquid market dedicat infrastructure sector. Former managing director of Dow Jones Commercial EMEA and former Michael Lynagh, is responsible for the sourcing of assets to be listed on the Aram market and is al and decision-making aspects of Aram.

Scotch Corner highlights:

- The first phase of the Development involves the creation of a designer outlet village comprisi stores, cafés and restaurants.
- The Development enabling and infrastructure works are largely complete and retail and leisu to the following strong fashion brands Calvin Klein, M&S, Tommy Hilfiger, Skechers and Five Gu
- Situated on a prime site adjacent to junction 53 of the A1(M) motorway, the site has c. minutes' drive (5% more than the UK outlet average) and 9.6m within 90 minutes, a blend to r as one of the UK's best located designer outlet locations.
- Highly experienced team led by property developer Simon Waterfield (who has owned ar properties and sites across the UK comprising over 2 million sq ft of retail, offices, industrial Hodkinson, Leasing Director, a Chartered Surveyor who spent c. 8 years at McArthur Glen, consultancy, before joining Multi-Realm Limited ("**Multi-Realm**"), and Patrick Hanson-Lowe, previously ran the marketing for the Bicester Village Collection's nine outlets across Europe an China; and Land of Fashion's premium outlets.
- The planned opening of Scotch Corner Designer Village is in Spring 2027, at which time it is ir one of the U.K.'s leading Outlet operators, will be appointed operator and asset manager t rental income as this destination outlet matures.
- Aram Advisors Ltd is acting as listing advisor in connection with the Aram listing. Cairn Financi AQSE Corporate Adviser to the Company.

Simon Waterfield, Developer & Owner of Scotch Corner Management, said: *"We believe that this exceptional opportunity to develop a first class, largely pre-let, and therefore derisked, developm retail subsector. Scotch Corner is perfectly located on the 'crossroads of the North' where it is pa vehicles each year and enjoys a catchment of some 4.5 million consumers living within an hou success we've had to date proves the desirability of the location. We are considering being the firs on the newly launched Aquis Real Asset Market, which we believe can play an important role for access capital, while allowing all investors the possibility of achieving private equity style retu professional investors and developers."*

Michael Lynagh, Director at Aram Advisors, added: *"London has achieved its position as a glo innovation, but in recent years it has struggled to maintain its competitive edge. Aram is exactly wh a platform that democratises access to the real estate market, a market valued at £1.3 trillion in tl people to invest in opportunities typically reserved for professional investors. With a strong m internationally recognised host platform, the launch of Aram represents a major step forward in UK enhancing investment transparency, limiting transaction costs and leveraging Aquis' future-pro revolutionise the public real estate sector."*

Enquiries

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Further information on Scotch Corner Designer Village is available <https://www.scotchcornerdesignervillage.com/>.

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such persons.

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