

# North East Quarter

## 东北区



### 项目概况

项目承办单位：贝尔法斯特市议会  
项目规模：3 亿英镑  
项目类型：多功能，包括零售、休闲、酒店和办公等  
投资类型：投资者 / 开发商

### Quick Facts

Project Sponsor: **Belfast City Council**  
Project Size: **£300 million**  
Type: **Mixed use to include retail, leisure, hotel and offices**  
Investment Type: **Investor / Developer**

## Opportunity

Belfast is a Top 10 UK city – it is important therefore that it delivers a first class retail and leisure offer. The North East Quarter (NEQ) provides an opportunity to invest in a mixed-use regeneration scheme that can deliver on that goal.

## Overview

The NEQ will be the location of development in the city centre. The scheme will accommodate an anchor retail store, residential, leisure, hotel and office uses. The site itself covers approximately 70,000 sq m.

The existing planning permission within NEQ provides for:

- 24,000 sq m of retail including an anchor store;
- 9,000 sq m restaurants, hotel and bars;
- 24,000 sq m of grade A offices; and
- 216 units / 18,000 sq m residential units.

The project is currently being revised to meet market demand, however, the use mix will remain unchanged. The project will integrate the mixed use plans with the wider retail, leisure and cultural offer of Belfast city centre and link the established Victoria Square and CastleCourt shopping centres together.

The NEQ site is surrounded by a range of ongoing regeneration ambitions and activity including:

- A £250 million Ulster University campus currently under construction;
- emerging plans to build accommodation for over 1,000 students;
- the 'Cultural Hub', a development ambition with a major planned new tourism destination; and
- a £40 million redevelopment of Belfast Central Library.

## 机遇

贝尔法斯特是英国十大城市之一，它拥有一流的零售和休闲设施，因此它的地位非常重要。东北区 (NEQ) 为多功能重建计划提供了投资机会，该计划可以实现贝尔法斯特的发展目标。

## 概述

东北区将成为贝尔法斯特市中心的下一个高品质零售主导型发展区。该计划将配套建设一个零售主力店、住宅、休闲设施、酒店及写字楼。该区占地约 70000 平米。

东北区的现有规划许可包括：

- 占地 24000 平米的零售中心，包括一家主力店；
- 占地 9000 平米的餐厅、酒店和酒吧；
- 占地 24000 平米的 A 级办公楼
- 216 家单位 / 18000 平米住宅单位。

为满足市场需求，我们目前正在修订东北区开发项目，但保持功能结构不变。该项目将融合多功能计划和贝尔法斯特市中心的零售、休闲和文化设施，并将使已建成的维多利亚广场和城堡庭院 (Castle Court) 购物中心连接起来。

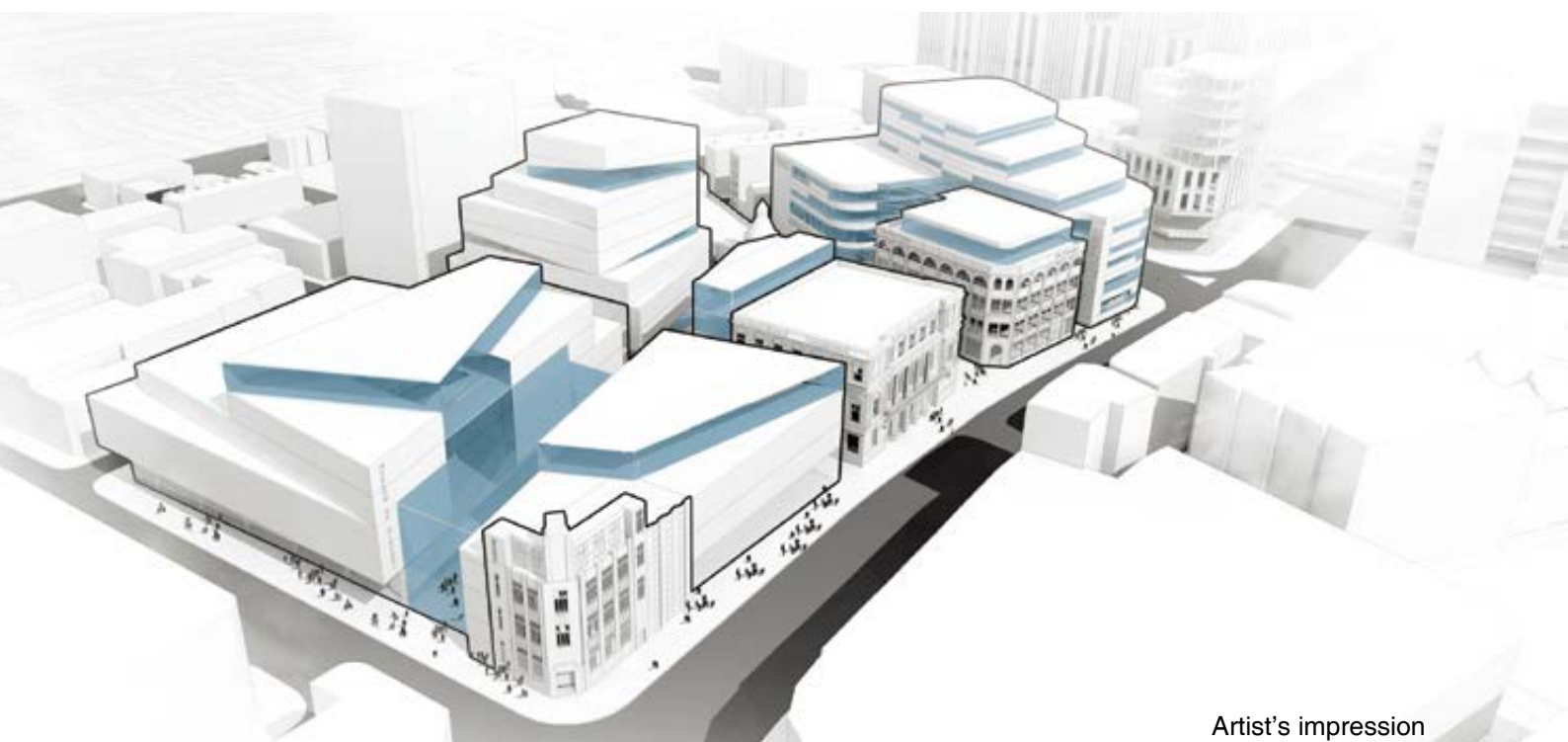
东北区周边正在建设的一系列重建项目包括：

- 目前正在建设之中的阿尔斯特大学校园，投资额 2.5 亿英镑；
- 为 1000 多名学生建造宿舍的新规划；
- “文化中心”发展区和一个新规划的重要旅游目的地；
- 贝尔法斯特中央图书馆改造项目，投资 4000 万英镑。



# Cultural Hub

## 文化中心



Artist's impression

### 项目概况

项目承办单位:	贝尔法斯特市议会
项目规模:	1.5 亿英镑
项目类型:	多功能, 包括旅游、 休闲、酒店和办公等
投资类型:	投资者 / 开发商
项目位置:	贝尔法斯特市中心

### Quick Facts

Project Sponsor:	<b>Belfast City Council</b>
Project Size:	<b>£150 million</b>
Type	<b>Mixed use development to include visitor attraction, leisure and hotel, offices space</b>
Investment Type:	<b>Investor / Developer</b>



## Opportunity

For the 'culturally curious', Belfast is a treasure trove. There are so many dimensions to the 'Belfast Story', many told far and wide across the globe.

In perhaps the city's most ambitious project to date, a 'Cultural Hub' will be created in the heart of the city, to capitalise on the site being adjacent to the new Ulster University campus, the retail core and the existing cultural quarter.

The project aspires to include:

- £100m major visitor attraction comprising film centre, museum and art galleries depicting the 'Belfast Story';
- A revitalised Belfast Central Library and archive;
- Restaurants, hotel and bars; and
- Offices space for the creative and digital sectors.

## Overview

Belfast has the fastest growing Knowledge Economy in the UK. The city specialises in:

- TV
- Film
- Animation
- Gaming
- Music

The new district will:

- Allow businesses to benefit from collaboration and innovation;
- Provide commercial opportunities adjacent to a major tourism destination; and
- Enhance the wider opportunity to the city from much larger visitor economy.

The proposed site is within a regeneration area that includes:

- £250 million Ulster University campus
- Planned £40 million redevelopment of Belfast Central Library
- A potential relocation site for BBC Northern Ireland

## 机遇

对于“文化求知”，贝尔法斯特可以说是一个宝库。我们可以从各个角度去讲述贝尔法斯特的往事，其中许多故事甚至流传于世界各地。

或许在迄今为止该城市最雄心勃勃的项目中，我们将在市中心的黄金地带建立一个“文化中心”，该中心毗邻阿尔斯特大学新校区、零售核心区和现有文化区。该项目将包括：

- 投资 1 亿英镑，打造主要旅游景点，包括电影艺术中心、博物馆和描绘“贝尔法斯特往事”的艺术画廊；
- 重新整修中央图书馆和档案馆；
- 餐厅、酒店和酒吧；
- 创意和数字产业办公空间。

## 概述

贝尔法斯特拥有英国增长速度最快的知识经济。该城市的专业领域包括：

- 电视
- 电影
- 动画
- 游戏
- 音乐

新的文化中心将：

- 使企业从协作和创新中受益；
- 为毗邻的主要旅游目的地提供商业机遇；
- 利用规模更大的旅游经济为城市发展带来更多的机遇。

提议的位置位于重建区域内，包括：

- 投资 2.5 亿英镑的阿尔斯特大学校园
- 计划投资 4000 万英镑的贝尔法斯特中央图书馆改造项目
- BBC 搬迁项目，有可能搬迁到北爱尔兰



# Belfast Transport Hub

## 贝尔法斯特交通枢纽



Artist's impression

### 项目概况

项目承办单位:	Translink 和地区发展署
设计团队:	Arup, John McAslan + Partners
项目规模:	投资额为 1.5 亿英镑的综合枢纽, 超过 1 亿英镑的投资机遇。
项目类型:	写字楼、酒店、零售、住宅、休闲
投资类型:	投资者 / 开发商

### Quick Facts

Project Sponsor:	Translink Department for Regional Development
Project Size:	£150m integrated hub £100m+ investment opportunities.
Type	Offices, Hotels, Retail, Residential, Leisure
Investment Type:	Investor / Developer

## Opportunity

The Belfast Transport Hub is one of the largest regeneration and investment projects in Northern Ireland. Featuring a £150m redevelopment of the existing rail and bus station, the project will also include the redevelopment of a surrounding 8 hectare (20 acres) site delivering a major brownfield transformation project at the heart of Belfast city centre.

The Transport Hub will be the new gateway to Belfast – a 21st century passenger experience designed to provide commuters, visitors and residents with a best in class transport experience. But it will be much more than that. As a new place within the city, The Hub will deliver 100,000 sq m of mixed use development including a range of Grade A offices and associated leisure and retail.

## Overview

The Transport Hub is to provide the primary gateway to Belfast and will create an excellent first impression of a confident and progressive capital city.

It will deliver state-of-the-art links to national and international markets, provide investment opportunities, create new jobs, reduce congestion, and share and support Belfast's successful growing economy. Passenger numbers using the Transport Hub are expected to increase from 6.7m to 10m a year.

The project will incorporate a large area of commercial development. This includes significant investment opportunities for new Grade A offices, hotel, retail, leisure and residential property. The combined value of the investment could create an additional 2,500 jobs, contributing £56m in GVA to the local economy.

The Belfast to Dublin Enterprise service will be relocated at The Hub, and will provide more frequent and convenient services to both regional and international travellers. Northern Ireland attracts over 2 million visitors every year, contributing £531 million in additional spend.

The development will be one of the most important projects in the region. It will help deliver the overall vision of Belfast as a modern European city, attracting tourism and investors, and significantly boosting the regional economy.

## 机遇

贝尔法斯特交通枢纽是北爱尔兰规模最大的重建和投资项目。该项目将投资 1.5 亿英镑对现有铁路和公共汽车站进行改造，此外还将对周边 8 公顷（20 英亩）的地区进行改造，在贝尔法斯特市中心黄金地带完成重要的棕地转型项目。

该交通枢纽将成为贝尔法斯特的新通道——这是 21 世纪的乘客体验，旨在为通勤者、游客和当地居民提供首屈一指的交通体验。但它带给我们的体验将远远超过这些。作为城市中的一个新场所，该枢纽将打造 100 万平方英尺的多功能发展区，包括诸多 A 级写字楼及相关的休闲和零售设施。

## 概述

该交通枢纽将为贝尔法斯特提供一条重要的通道，并将打造首府城市自信、进步和精彩绝伦的第一印象。

该交通枢纽将使最先进的技术与国内和国际市场联系起来，为该地区提供投资机会，创造新的就业岗位，减少拥堵，同时共享和支持贝尔法斯特成功增长的经济。使用交通枢纽的乘客人数预计一年将增加 670 万 - 1000 万人。

该项目将融合一个大型的商业开发区，其中包括新的 A 级写字楼、酒店、零售、休闲和住宅物业等重要投资机会。投资组合价值可额外创造的 2500 个就业机会，将为当地经济总附加值贡献 5600 万英镑。

贝尔法斯特 - 都柏林企业服务机构将搬迁至该交通枢纽，并将为地区和国际游客提供更加频繁和便捷的服务。北爱尔兰每年吸引超过 200 万游客到此旅游，可为该地区带来 5.31 亿英镑的额外收入。

该开发项目将成为该地区最重要的项目之一，它将有助于实现贝尔法斯特作为现代化欧洲城市的整体愿景，有助于吸引游客和投资者，从而显著提振该地区的经济。





# Linen Quarter

## 亚麻区



Artist's impression Blackstaff Square

### 项目概况

项目承办单位:	贝尔法斯特市议会
当前开发商:	McAleer & Rushe, Killultagh Estates, Hastings Hotels, Hill Group, Armagh House Ltd 和 Kilmona Properties
项目规模:	1000 万 - 1.5 亿英镑之 间, 各种投资机遇
项目类型:	A 级写字楼、酒店和 休闲设施
投资类型:	投资者 / 开发商

### Quick Facts

Project Sponsor:	Belfast City Council
Existing Developers include:	McAleer & Rushe; Killultagh Estates, Hastings Hotels; Hill Group, Armagh House Ltd and Kilmona Properties
Project Size:	Various opportunities between £10m - £150m
Type	Grade A offices, Hotels, and leisure
Investment Type:	Investor / Developer

## Opportunity

The Linen Quarter will again become Belfast's number one business address. Through a major investment in public realm and new connections, there is now a fantastic opportunity to invest in Grade A office space, hotel and leisure space in the heart of Belfast's central business district.

The development area is in the heart of the city centre, adjacent to City Hall and the proposed £150m new multi modal transport interchange. Already home to many renowned restaurants, including one boasting a Michelin star, the plans include the development of new civic space along with further cafés, restaurants and bars.

## Overview

The Linen Quarter occupies 16 hectares (40 acres) in a unique city centre location, and currently offers a vibrant mix of offices, hotels and hospitality. The main fabric of the area consists of historic linen warehouses. These provide a high quality building shell and offer flexible opportunities for re-development.

The first phase of an extensive public realm investment programme will include a new square and beautiful new streetscape. This will complement private sector investment and further stimulate the leisure and hospitality offer.

Investment opportunities within the area include a number of new build and refurbishment opportunities on identified sites throughout the quarter.

Current projects underway and planned include:

- Three Grade A office projects with a gross development value of £87m;
- Three new 4\* and 5\* hotels with an additional 476 rooms plus leisure and conference facilities;
- £150m investment into a new transport hub. This will become the primary gateway into Belfast with 10m passenger movements a year, and
- A new £2.4m civic square and streetscape programme.

## 机遇

亚麻区是贝尔法斯特首屈一指的办公区。通过对公共领域和新建交通线的重大投资，我们现在面临着千载难逢的投资机遇，其中包括位于贝尔法斯特中央商务区的 A 级写字楼、酒店和休闲空间。

发展区位于市中心的黄金地带，毗邻市政厅和拟投资 1.5 亿英镑新建的多式联运交通枢纽。除了该地区已驻有的多家屡获殊荣的米其林星级餐厅外，该计划还包括市民空间的发展和更多的咖啡厅、餐馆和酒吧。

## 概述

亚麻区占地 16 公顷（40 英亩），占据市中心得天独厚的地理位置，目前拥有各种充满活力的写字楼、酒店和接待处。该地区的主要建筑物包括历史悠久的亚麻仓库。这些仓库拥有高品质的建筑外观，可为再次开发带来灵活的投资机会。

一个广泛的公共领域投资项目一期工程将包括一个新的广场和美丽的新街景。这是对私营部门投资的致意，并将带动休闲和餐饮业的发展。

该区域内的投资项目包括对整个地区已确定地址进行的多个新建和翻修工程。

目前正在施工的项目包括：

- 三个 A 级写字楼项目，总开发价值达 8700 万英镑；
- 三个新建的 4 星级和 5 星级酒店，可提供 476 间客房以及休闲和会议设施；
- 投资 1.5 亿英镑的新建交通枢纽项目。这将成为进入贝尔法斯特的首要通道，每年的乘客流动量将达到 1000 万人次；
- 投资额达 240 万英镑的市民广场和街景项目。





# Connectivity

## 连通性



贝尔法斯特以拥有丰富的网络连接而自豪。这不仅是我们往返城市的方式，而且也是城市本身可达性的体现。

连通性与我们的工作性质息息相关。在 21 世纪，数字连接的速度和可靠性成为一个更重要的推动因素，它让我们更加关注如何工作，而不是在何处工作。

Belfast boasts a rich network of connections. This is not just how we travel to and from the city, but the accessibility of the city itself.

It relates to nature of our work. In the 21st century the speed and reliability of digital connections is a more important enabler of how we work than where we work.



## Competitive economy

Belfast means business. With direct access to EU markets and a business day which overlaps with both Asia and North America. We are also one of the most competitive locations in the UK and Ireland.

Over 800 global investors already benefit from our competitive employee and property costs, and our high employee retention. From 2018 the story gets even better: corporation tax, which is already the lowest in the G20, is scheduled to fall to 12.5%.

## Lifestyle

Belfast has a unique history. We are proud of our past as a city of industry and innovation, and we retain a strong sense of place. But we are also a city in transition.

Described by Lonely Planet as one of the top ten cities "on the rise" we are now pioneering one of the most ambitious journeys in our history.

Now is the time to experience Belfast:  
a city of change;  
a city of energy and excitement;  
a city of opportunity.

## City of Talent

Belfast is one of the youngest and most academically gifted cities in Europe, with leading educational institutions that consistently outperform their British counterparts. Our publicly funded assured skills programme is tailored to the needs of business, and our research centres are of UK and international excellence.

- We are a youthful city
- We have exceptional education
- We focus on skills
- We pioneer research excellence

## We are a youthful city

42% of the city's population is under the age of 30, with over 650,000 people living within the wider Metropolitan area.

## 具有竞争力的经济

贝尔法斯特意味着商机，它拥有直通欧洲市场的便捷通道，而且与亚洲和北美的营业日有着交叠。贝尔法斯特还是英国和爱尔兰最具有竞争力的地区之一。

全球有 800 多家投资机构或单位已从我们具有竞争力的员工成本和物业成本以及我们极高的员工留存率中获得收益。从 2018 年开始，这种情况将变得更加有利：我们的公司所得税预计将下降至 12.5%，而我们的公司所得税早已是 20 国集团中最低的。

## 生活方式

贝尔法斯特有着独一无二的历史。我们过去曾是一个工业和创新城市，我们为此感到自豪；我们保留了浓厚的地域意识，但是，我们也是一个转型中的城市。贝尔法斯特被世界最大的私人旅行指南《孤独星球》(Lonely Planet) 评为“正在崛起”的十大城市之一，我们目前正在开拓我们历史上最雄心勃勃的旅程。现在是体验贝尔法斯特的时候了：这是一座变化的城市，一座充满活力和激情的城市，一座充满着机遇的城市。

## 人才城市

贝尔法斯特是欧洲最年轻和学术成绩最卓越的城市之一，拥有世界领先的教育机构，始终超越着他们的英国同行。我们拥有得到政府资助保证的技能项目，这些项目是针对企业需求而研发的；我们卓越的研究中心在英国和国际都享有极高的声誉。

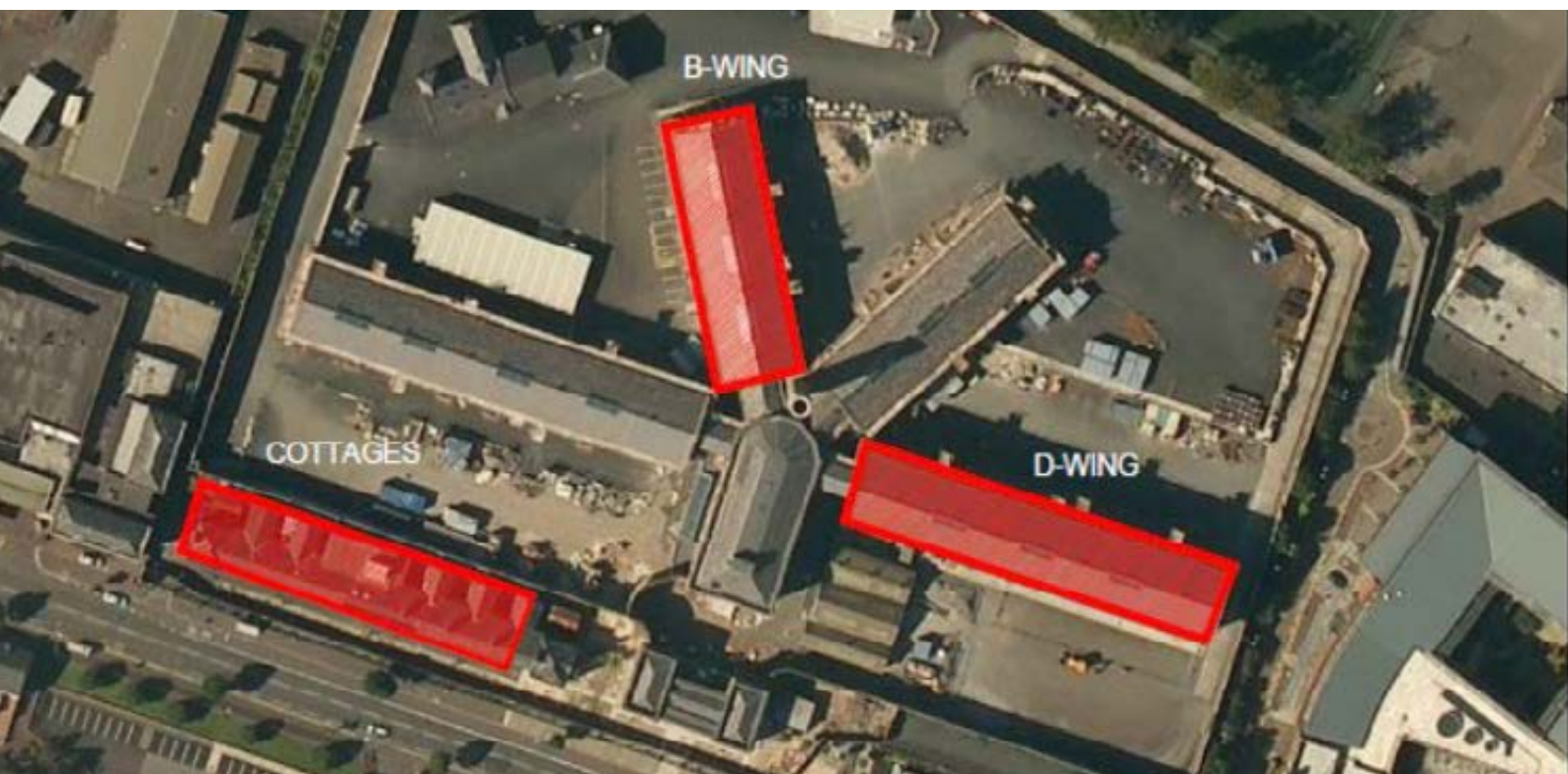
我们是一个年轻的城市  
我们拥有特殊教育  
我们专注于技能  
我们是卓越研究的开拓者

## 我们是一座年轻的城市

全市 42% 的人口年龄在 30 岁以下，有超过 65 万人口生活在更广阔的大都会地区。

# The Old Crumlin Road Jail regeneration scheme

## 克拉姆林路旧监狱改造工程



### 项目概况

行业：基础设施投资 / 商业、  
休闲、旅游

地址：北爱尔兰，贝尔法斯特

### Quick Facts

Sector: Infrastructure  
investment/  
commercial,  
leisure, tourism

Location: Belfast,  
Northern Ireland



## Project Introduction

The Historic Crumlin Road Jail, built in 1842 has been regenerated as a major tourism offering in Belfast providing history tours, concerts, conference venues and film locations. A new boutique whiskey distillery and visitor centre will also be built there. This is an opportunity for potential investors to express an interest in the remaining parts of the jail and also the old Courthouse. This includes three wings, old hospital and Warders cottages and linking with the old courthouse .

The site would be suitable for creative, IT and media projects as well as tourism, leisure and light commercial use.

## Key Facts

The site is less than 2 miles from Belfast City centre and has access to the fastest broadband connections in the UK.

Voted one of the most popular tourist destinations in UK

Hosted over 200 conferences in 2014.

Adjacent to the new main Ulster University Campus

5 miles from Belfast's George Best Airport and 5 miles from Belfast Port.

## Project Provider

Organisation Name: Northern Ireland Executive

Website: Averil Gaw. [Averil.gaw@ofmdfmni.gov.uk](mailto:Averil.gaw@ofmdfmni.gov.uk)

## 项目介绍

历史建筑克拉姆林路旧监狱在 1842 年建造，现已改造成一个贝尔法斯特的主要旅游景点，向游客提供历史旅游、音乐会、会议场馆和电影拍摄场所。新的威士忌酿酒厂精品店和游客中心也会在此建成。对潜在投资者来说，他们有机会表达自己对旧监狱其余部分的兴趣，以及旧的法院。它共包括三个侧翼场所、旧医院、典狱官舍以及连接旧法院的场所。该地点适用于创意产业、IT 和媒体项目以及旅游业、休闲业和少量商业用途。

## 项目重点

该址距离贝尔法斯特市中心不到 2 英里（约 3.2 千米），并享有全英国最快的宽带连接。

被选为英国最受欢迎的旅游目的地之一

2014 年举办了超过 200 场会议

毗邻阿尔斯特大学新的主校区

距贝尔法斯特的乔治贝斯特机场 5 英里（约 8 千米），距贝尔法斯特港 5 英里（约 8 千米）。

## 项目提供方

机构名称：北爱尔兰政府

网址：

[Averil Gaw. Averil.gaw@ofmdfmni.gov.uk](mailto:Averil.Gaw@ofmdfmni.gov.uk)

# Ebrington, former British Army base

艾布林顿，前英国陆军基地



## 项目概况

行业：基础设施投资  
地址：北爱尔兰，伦敦德里

## Quick Facts

Sector: Infrastructure investment  
Location: Londonderry, Northern Ireland

## Project Introduction

Ebrington is the regeneration of a former, historic army site and listed buildings. The site has become an integral part of the regeneration of the city as a major cultural centre hosting the 2013 Turner Exhibition as part of the UK City of Culture. The site also hosted a number of events attracting an audience from around the world. This opportunity includes the development of historic buildings as well as the potential to build new structures. The site has the potential for a range of uses including the creative industries, leisure, hotels, museums, residential and commercial sectors.

## Key Facts

Ebrington is a historic site near the Cities 'Old Walls' tourist attraction and includes the award winning 'Peace Bridge'.

Current historic buildings range in size from 700 to 1200 sq feet with potential for bidders to have options on a range of buildings and adjoining space.

The site currently hosts a number of international events and concerts on the former parade ground including MTV and BBC RADIO 1 concerts

A master plan has been developed for the site and includes options for hotels, commercial offices, museums,

The site is 7 miles from the City of Derry Airport and 5 miles from the Londonderry Port.

## Project Provider

Organisation Name: Northern Ireland Executive

Website: BTW Shiells. Stuart Draffin sdraffin@btwshiells.com

## 项目介绍

艾布林顿是由前陆军基地所改造。该地已成为整个城市改造不可或缺的一部分，作为主要文化中心，主办了英国文化城市节一部分的 2013 年特纳展览。该地还主办过一些吸引全世界关注的活动。本次机会包括了进一步发展历史性建筑物以及有可能修建新的建筑。这个地点可以用于创意产业、休闲、酒店、博物馆、住宅以及商业用途。

## 项目重点

艾布林顿是一个历史性地点，位于著名旅游景点“旧城墙”附近，并包括一座屡获殊荣的“和平之桥”。

目前该历史性建筑的面积从 700 到 1200 平方英尺（约 65.03 到 111.48 平方米）不等，竞标者也可选择一系列的楼以及相邻的空间。

该地点目前在原阅兵场举办一些国际性活动和音乐会，包括 MTV 和 BBC 广播 1 频道音乐会。

对该地点的总规划已经形成，其中可选择方案包括宾馆、商业办公室和博物馆。

该地点距德里市机场有 7 英里（约 11.3 千米），距伦敦德里港口 5 英里（约 8 千米）。

## 项目提供方

机构名称：北爱尔兰政府

网址：

BTW Shiells. Stuart Draffin sdraffin@btwshiells.com



# Titanic Quarter 2015

## 泰坦尼克中心 2015



### 泰坦尼克中心 2015—2020

一个多世纪前世界闻名的建造了泰坦尼克号的哈兰德和沃夫造船厂如今在泰坦尼克中心（TQ）— 欧洲最大的临水改建工程之一 — 重新复兴了

现在大约一万五千人在泰坦尼克中心居住、工作和学习，它每年从爱尔兰岛和世界上超过 100 个多家吸引约一百万游客。主要的电视和电影工作室、先进的研发中心、世界最大的泰坦尼克号游客中心以及贝尔法斯特最有吸引力的居住地之一都在这里。

超过 100 个国内及国际组织，包括花旗集团、微软、IBM、思爱普、HBO、贝尔法斯特城市学院、阿尔斯特大学和贝尔法斯特女王大学，都在泰坦尼克中心办公。

### Titanic Quarter 2015 – 2020

The energy and ethos which built the Titanic over a century ago in Harland & Wolff's world renowned shipyard is once again thriving in Titanic Quarter (TQ) - one of Europe's largest waterfront regeneration schemes.

Today some 15,000 people live, work and study in Titanic Quarter and it attracts some 1m visitors every year from across the island of Ireland and more than 100 countries across the world. It is home to major TV and film productions, leading-edge R&D, the world's largest Titanic visitor attraction and one of Belfast's most desirable residential developments.

Over 100 national and international organisations including Citi, Microsoft, IBM, SAP, HBO, Belfast Metropolitan College, University of Ulster and Queen's University Belfast are already established in Titanic Quarter.

TQ has planning permission for some 900,000 sq ft of office space, nearly 50% of all Grade A office space in Belfast, as well as for 4 more hotels, 800 apartments and 92,000 sq ft of Film Studios and ancillary office/workshop space in a new media campus. Further outline permission exists for 1,200 apartments. These permissions cover an area of 40 acres with another 100 acres to be developed.

The shareholders in TQ have invested more than £80m in the first phase of the development. Belfast is now well placed to respond to the positive economic climate that prevails in Britain and Ireland, with TQ representing one of the best locations for future investment.

There are a number of compelling market trends that should give rise to some significant upside in the next phase of TQ's developments:

- Office rents in Belfast are significantly lower than other regional cities in Britain and Ireland. Given inward investment and the significant shortage of new Grade A office accommodation in Belfast, rents should grow in the next 2 years to £17 sq. ft. and in the next 3-5 years to £20 sq ft or more given the consent to lower corporation tax.

- Hotel occupancy levels continue to increase strongly. Belfast currently has some 3,600 hotel rooms compared to Dublin's 18,000 indicating a shortfall of c. 2,000 beds.

- Titanic Studios has achieved 100% occupancy for 5 years with HBO (Game of Thrones). NI is now a recognised player in major TV and Film Production; significant growth in the creative media sector is anticipated in the coming decade with the stated objective of being second to London in the UK.

By 2020 we anticipate that TQ will be home to some:

- 5,000 residents
- 10,000 people employed in value added industries
- 20,000+ students
- 2.5m visitors per annum.

Our mission is to recapture the world's imagination for innovation, creativity, culture and keen business acumen. In the past decade much has been achieved and we remain driven to maintain this momentum in the coming years.

### Regeneration Investment Organisation (RIO)

Titanic Quarter was recently endorsed by the RIO, part of UK Government's Trade and Investment, in its new initiative to support foreign investors wanting to participate in major scale urban regeneration schemes. TQ is the only Northern Ireland based project to be promoted by RIO. This choice highlights the significance of the major transformation taking place across Belfast, with Titanic Quarter recognised as a tangible statement of the revitalising City.

TQ 有约 90 万平方英尺办公面积的规划许可，拥有贝尔法斯特近 50% 的 A 级办公空间，同时有 4 家酒店，800 间公寓，在新媒体区有 9 万 2 千平方英尺的电影工作室及辅助办公空间。未来计划许可建设 1200 间公寓。这些许可包括 40 英亩现有面积以及 100 英亩待开发土地。

TQ 的股东们在第一期发展期间投资了超过 8 千万英镑。贝尔法斯特现在已充分准备好迎接英国和爱尔兰良好的经济态势，TQ 代表了未来投资的最好位置之一。

现在有一系列引人注目的市场趋势将在下一阶段 TQ 的发展中得到重要体现：

- 办公室租金在贝尔法斯特比在英国和爱尔兰的其他地区要显著的低。考虑到对内投资和贝尔法斯特严重短缺的新 A 级办公地点，租金应在未来 2 年涨至 17 英镑 / 平方英尺，在未来 3-5 年涨至 20 英镑 / 平方英尺甚至更高，如果考虑到更低的公司税获批。

- 酒店入住率持续显著上升，贝尔法斯特目前有约 3600 间客房，比起都柏林的 18000 间，可能面临大约 2000 张客床的短缺。

- 泰坦尼克工作室连续五年由 HBO（权力的游戏）保持 100% 的占有率。北爱尔兰现在是一个公认的电视电影主要制作产地，创意媒体行业显著增长，有望在未来十年成为英国仅次于伦敦的创意产业城市。

到 2020 年我们期待 TQ 可以拥有：

- 5000 居民
- 10000 名增值产业雇员
- 20000+ 学生
- 250 万游客 / 年

我们的目标是重新获得世界认同我们的创新、创意、文化以及敏锐的商业触觉。过去十年里我们已经取得不少成就，我们还要在未来几年保持这一动力。

### 重建投资机构 (RIO)

最近 RIO，英国政府贸易投资总署的一部分，将泰坦尼克中心列为支持外国投资者参与大规模城市重建计划的一员。TQ 是 RIO 推进的唯一位于北爱尔兰的项目。这一选择体现了贝尔法斯特一系列重要的转变，而泰坦尼克中心被认为是体现这座城市复兴的具体体现。