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W E L C O M E T O H O R I Z O N ' S F I N A L N E W S L E T T E R

A message from Jersey Development Company and Groupe Legendre



Welcome to our final newsletter! It's been a long journey and now time to reflect on the evolution of this landmark development that has created a vibrant new community next to St Helier's bustling waterfront.

Jersey Development Company's CEO, Lee Henry comments:

"We are delighted Horizon is now completed and we are in the enviable position of having secured legally binding pre-sales on 98% of the residential units with only six remaining available to purchase. The 280 new homes, retail and hospitality space, plus new areas of generous public realm will provide further footfall and vibrancy to the Waterfront area."

"We've received some fantastic testimonials from home owners, in particular first-time buyers who are delighted to have secured their first home and pleased with the exceptional quality of the development, the size of their home and the finishes and fixtures. I would like to take this opportunity to thank our Joint Venture partner Groupe Legendre for their unwavering commitment throughout this challenging journey which entailed navigating a series of unforeseen events leading to various delays that had to be overcome."

Luc Richard, Director of Groupe Legendre's Jersey office added:

"Horizon marks a significant milestone on St Helier's Waterfront, and we are thrilled to see the completion of this ambitious development. The collaboration between Jersey Development Company and Groupe Legendre has resulted in the successful delivery of 280 exceptional homes and vibrant commercial spaces."

"We are proud to have played a role in shaping the dynamic and vibrant community that the Waterfront has become. As the ground-level commercial spaces are now ready for occupation, we eagerly anticipate Horizon evolving into Jersey's newest and most exciting lifestyle hub, solidifying its place as a testament to growth and innovation in the heart of St Helier."

From the Sales Team at Jersey Development Company:

"On behalf of the Sales team at Jersey Development Company we want to wish each one of you the very best in your Horizon home. We want to express our gratitude for all the hard work and dedication from Groupe Legendre that went into making the Horizon development a reality. The journey has been exciting, with its twists and turns, and we understand that it required tremendous patience from you all, and we thank you deeply for that during the last few years."

"Our best wishes to you all for a fantastic year ahead, we truly hope that 2024 brings you happiness and an opportunity to create wonderful memories in your new homes. Here's to the culmination of a remarkable journey and the beginning of a new chapter."

We hope you enjoy reading our final newsletter, and from the teams at Jersey Development Company and Groupe Legendre, we wish you and your families a very Merry Christmas and a Happy New Year.







Building a Better Jersey

Jersey Development Company (JDC) is the Government of Jersey's property regeneration arm. The Company was established to complete the development of the St. Helier Waterfront and to develop Government-owned land and property that is no longer required for the delivery of public services. We have a focus on placemaking and delivering sustainable communities. Our projects have provided quality homes and offices and the profits generated have been invested in public infrastructure and public realm for the community to enjoy.

What makes us distinctive?

Delivering positive change

We are passionate about our Island and our community and we balance environmental, social and financial considerations in every regeneration project we undertake. Our projects are long-term with positive long-lasting impacts, focusing on sustainability, placemaking and the creation of thriving, inclusive communities. We are building new places with appropriate infrastructure and housing to meet the evolving needs of future generations.

Creating value

Since established, the Company has consistently demonstrated a track record of delivering exemplary buildings that enhance the existing built environment. We have also successfully delivered and maintain extensive new areas of high-quality public realm (Les Jardins de la Mer, Weighbridge, Trenton Square and Marina Gardens), all while generating a return on developments, entirely for the benefit of Islanders.

JDC's returns substantially exceed what would be obtained through a straightforward land sale to third-party private developers. Furthermore, we maintain complete control of the design, timing, use and quality of the developments that we undertake.

Our returns are either paid as a dividend to the Government of Jersey (GoJ), invested into public infrastructure or retained and reinvested into future development projects.

Purpose-Driven

Our mission is driven by a deep commitment to enhancing the well-being, happiness, and vitality of local people, recognising that these elements are fundamental to a community's success. Improving quality of life by creating extensive landscaped areas and public amenities is central to our vision for the Waterfront.

Placemaking

We are here to deliver visionary and creative regeneration that is: sustainable, meets the needs of the Island, helps growth of the economy and delivers positive social outcomes for our community. This involves providing opportunities for businesses to grow, developing experiences and creating spaces for people to stay active, have fun and socialise.

Sustainable communities

JDC is committed to leading the way on sustainable developments in Jersey. We're the first developer locally to design BREEAM 'Excellent' and 'Outstanding' office buildings and the first to design a large-scale residential development to Passivhaus principles, to help support the island's low carbon in-use target and helping residents to reduce their energy costs. We are also committed to delivering biodiversity net gain in our future projects, aiming to ensure that our future schemes make a meaningful contribution to urban green infrastructure and increasing biodiversity.

JDC's operations are completely self-funded. The Financial, Social and Environmental returns JDC has made since 2012 is **£53.7m** from a Shareholder capital base of £42.5m

126%
return on equity

Our Values



Community

Engaging with others to create inclusive places



Integrity

Accountable, respectful and professional



Sustainability

Creating a better environment for the benefit of future generations



Quality

Building for the future and setting the standard



Transformative

Delivering visionary and creative regeneration



Passionate

Motivated and ambitious to achieve excellence

Transformative achievements



College Gardens

The former Jersey College for Girls was derelict for more than a decade. In 2019, the property was transformed by JDC into a modern and highly desirable residential community.

This involved careful refurbishment and conversion of the listed building, whilst preserving its architectural character and heritage and restoring the landscaped grounds for the new community. College Gardens comprises 187 apartments:

- > 40 homes for Jersey Homes Trust for the over 55s
- > 40 homes for Assisted Purchase First-Time Buyers
- > 107 Open Market homes (49 of which were purchased by First-Time Buyers using JDC's deposit payment scheme).

IFC Jersey

The International Finance Centre (IFC) comprises Super Prime Grade A, environmentally rated office buildings, catering for Jersey's primary industry. The IFC development has successfully elevated office standards in Jersey, offering column-free floorplates and abundant natural light on all elevations to create highly flexible and efficient workspaces. The three IFC buildings completed to-date offer over 200,000 sq.ft of the highest quality office space, capable of accommodating more than 2,000 office workers. In addition to these office buildings, JDC has delivered Trenton Square, a high-quality public realm featuring lawned areas, soft landscaping, and mature trees, accessible to the entire community.



Horizon

Horizon is located on the last remaining marina plot alongside the Radisson Hotel and Castle Quay. The development achieved final completion in October 2023.

Horizon comprises 280, one, two and three bedroom apartments.

- > 274 apartments were purchased off-plan and transactions completed.

- > 76 homes were purchased by First-Time Buyers (including 72 purchasers using JDC's deposit payment scheme).
- > 12 ground floor commercial units for food, beverage & retail establishments.
- > Two new pedestrian streets, enhancing connectivity to the promenades and Elizabeth Marina.

Public Realm

We support Jersey's infrastructure and community by delivering extensive high-quality public realm as part of our developments.

These new outdoor spaces enhance islanders' well-being and health, both mental and physical. We fund the maintenance and upkeep of all the public open spaces on St. Helier's Waterfront and we encourage the use of these areas for various community events. Since 2012, **we have hosted more than 200 community events**, these events add vibrancy and sense of community to both the Waterfront and St. Helier.





C O M P L E T I O N O F H O R I Z O N W E S T

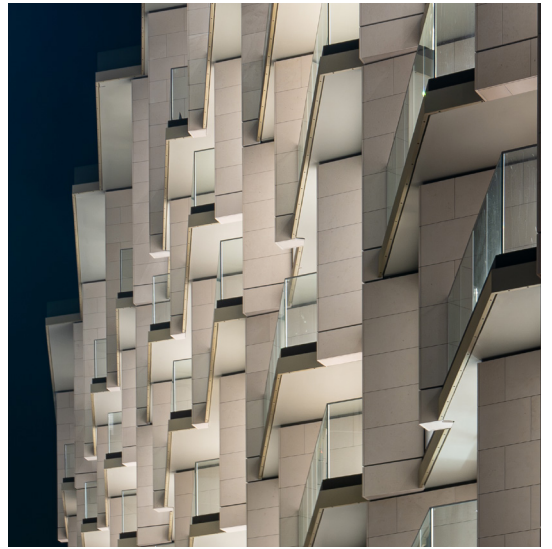
We have been delighted to hand over the keys to the new occupants of Horizon West. Our drone photographer, Marc Le Cornu of Bam Perspectives captured the iconic 'lights-on' moment for us.



Welcome to Horizon West

On behalf of Jersey Development and Groupe Legendre, may we take this opportunity to wish you every happiness in your new home.

With the new residents settling into Horizon West alongside their South and East neighbours, our neighbourhood is starting to take shape. Over the next few weeks, the finishing touches will be being made to the landscaping around the development, and we are looking forward to seeing the brand new Horizon community take shape.





W A T E R S I D E A P A R T M E N T S A N D A N E W D I N I N G A N D R E T A I L Q U A R T E R

Horizon is now complete, with residents having moved into their new homes and businesses securing the commercial units within the scheme. Jersey Development Company CEO, Lee Henry, explains how the Waterfront development will bring new vibrancy to the area.

The Horizon residential development located on the last remaining marina plot alongside the Radisson Hotel and Castle Quay has achieved final completion, comprising 280 one, two and three-bedroom apartments.

The scheme has been successfully delivered by Jersey Development Company, the Government of Jersey's regeneration arm, and joint venture partner Groupe Legendre, the tenth-largest contractor in France. The concept and design was created by one of the world's leading international architecture firms, Skidmore, Owings and Menill LLP (SOM).

The development includes 12 commercial spaces on the ground floor and 194 underground residential parking spaces. Horizon has also created new areas of public realm, including two new pedestrian streets that help enhance vibrancy and connectivity to

the promenades, Elizabeth Marina and new alfresco dining areas which form part of new landscaped areas around the Waterfront.

In 2018, JDC actively looked for a partner who could not only provide construction expertise, and Groupe Legendre (GL) was the successful bidder, with the necessary skills and track record. As the tenth-largest construction firm in France, GL's establishment in Jersey expanded the local construction market's capabilities and capacity at a critical juncture when the industry was operating at maximum capacity.

First-time buyers

In 2015, keen to assist first-time buyers, JDC developed a deposit payment scheme that offered first-time buyers the opportunity to secure an apartment with an initial £2,000 reservation fee. The balance of the 10% deposit is then paid in monthly instalments



over the build programme, enabling locally qualified purchasers the ability to secure their first home while renting or still living with parents.

To date, this scheme has helped 117 buyers to purchase their first home at College Gardens and Horizon. Of these non-subsidised Horizon apartments, 76 have been purchased by first-time buyers. Of those, 72 were able to secure their first home using JDC's first-time-buyer interest-free monthly deposit payment plan.

The handover of 274 apartments to their new owners has been successfully concluded with the final block 'West' being completed at the end of last month. Residents of East and South have now comfortably settled into their new homes, and we are delighted to have received some fantastic testimonials from a selection of happy homeowners.

"As well as generous areas of open space, which will be activated

through alfresco dining from the ground-floor commercial units, you will see new pedestrian streets, enabling people to connect easily to the marina," said Lee Henry.

"We have also extended the public realm through the creation of a new piazza on the marina's edge, where people can see the impressive seven-metre-high Sail, a steel sculpture by Chinese artist Zheng Lu, which forms the development's Percentage for Art contribution.

All of these factors, says Lee Henry, contribute to a sense of "placemaking". "This is an essential component of our developments," he explained. "We must ensure that we activate those new areas of public realm and provide facilities for the community living within the area and those visiting Horizon."



W E L C O M E T O S 8 1 1

*A beautifully designed home should be a sanctuary, a space to reflect on life.
Discover the new destination address that takes luxury waterside living to
the next level.*



This contemporary duplex apartment presents a world of opportunity; downsize with ease or secure a great family home in the centre of town. With the office just a short stroll away and the waterfront on your doorstep you could not be in a better location! Designed with the highest of interior finishes and furnished by The Loving Chair Company, explore this exquisite waterfront penthouse for yourself.

Extensive floor to ceiling glazing surrounds the exterior, providing daylight in abundance. The vaulted ceiling within the lounge draws the eye upward to create a sense of volume and spaciousness.

This duplex offers the feel of a house with the convenience of apartment living with a captivating outlook across St Helier and partial marina views.

The bathrooms complete the overall look and feel of this stylish apartment, with en-suite shower rooms to two bedrooms and a sumptuous house bathroom, all with Villeroy & Boch fittings.

A dynamic destination for those who appreciate the beauty of the water's edge and the excitement of city life. With breathtaking views and a contemporary design, Horizon is a place to call home.

About S811

Level 8 / 9 Penthouse

Superior three-bedroom duplex

Three bathrooms (two en-suite)

Italian fully-fitted kitchen

Tandem Parking (two spaces)

Comfort Cooling System

1181.99 sq ft / 109.85 sq m

£1,100,000

**To arrange a viewing of this stunning contemporary home,
please email info@horizon.je.**





TLC HOME

GET THE LOOK
- HOME DRESSING FOR THE
MODERN PROPERTY MARKET

Creating memorable character in properties is the best way for prospective purchasers to visualise themselves or others enjoying the space. Promoting not just the space but also a lifestyle. Read on as TLC Home explains how they created the interior look for Horizon's show apartment.



Through the interiors of this luxury penthouse apartment we wanted to honour the architectural choices of the striking new build whilst creating a space that felt welcoming and exciting. Maximising the usability of space and enjoying the town views were also a priority.

One big feature of the interiors is the textured wallpaper, which works wonders in new builds to turn blank walls into interesting spaces with depth of character.

The fabulous double height ceilings are the perfect setting for our wave header voiles. The way they hang and flow and the gorgeous glowing light they give softens both the building lines and views, creating a gentle cocooning feel.

The furniture in the living room is low level to allow the drama of the double height space to shine. A sofa and love seat offer comfortable, flexible seating which allows the living room to be used in both a formal and relaxed way. A rug zones the area and adds comfort.

We've layered natural materials such as marble, bronze metal, wools and cottons to give interest and texture without the need to reach for bold colours or prints.

The coffee table nest with an upholstered ottoman is a great multipurpose piece as the footstool can be used for seating, as a table or to put your feet up whilst tucking away when not in use. Small mirrored and marble accents, such as the pin head cocktail table, adds some luxury detail.

The simple desk area makes use of under the stairs space and an opportunity to take in the breath-taking views. It also designates a space for working from home without this overtaking any other living space in the property – something we know many open plan style homes struggle with.

An apartment like this deserves opulent bedrooms. Extra, structural details - like the double layered, upholstered plinth on the master bed and oversized lamps up the luxe look and feel. Using warm colours with plenty of different textures that work together give a warmth to the space that is playful yet relaxed.

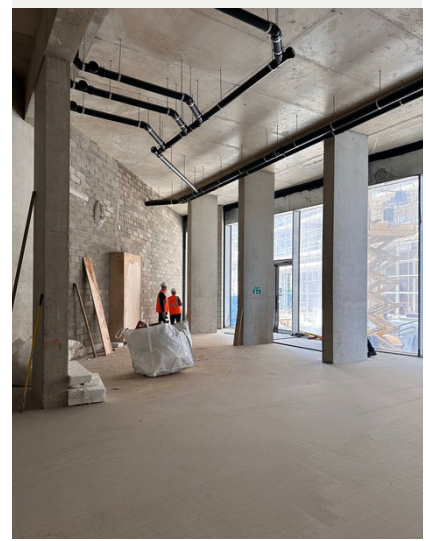
In smaller bedrooms a statement headboard is enough to give wow factor to a room where you don't have the space to add many pieces or details. Up here on the 8th floor with beds dressed using plenty of plump cushions and padded eiderdowns, you really could be sleeping in the clouds.

Working with those involved in the property market to dress empty properties and bring them to life through interiors is a service TLC Home thoroughly enjoys and excels in.

Our ability to produce our own, made to measure pieces means we can easily get the best out of spaces giving good foundations to build an interior scheme that brings together the architectural and feel good factors of any property.

To find out more about TLC Home, visit their website, www.tlchome.co or come and visit them at their new Horizon premises from Spring 2024.

TLC HOME



T L C H O M E M O V E S I N T O H O R I Z O N

After almost 10 years on Bath Street, TLC Home will be moving to The Waterfront in Spring 2024 to bring their unique colour, style, and bespoke interior solutions to the Horizon community.



The new store will showcase the furniture, finishes and fixtures that TLC Home offer with more space to fully display window treatments, stone and metal work pieces, bespoke tile design, outdoor furniture and much, much more. Plans are well underway and with interior fit out to beginning shortly, the TLC Team are excited to share what they are creating.

The space will offer dedicated areas for client appointments where you can discuss your project with an interior stylist – whether that be a single furniture piece or full room scheme. With samples of everything to hand, you will be able to touch, feel compare fabrics and finishes alongside the digital representation of your design.

You'll also find some exciting new brands to complement TLC Home products, available exclusively to TLC Home in the Channel Islands. From fabrics and wallpapers to lighting and accessories, these partners have been chosen based not only on their beautiful collections but due to the shared company ethos and practices that TLC Home hold close to their hearts.

TLC Home is a family business with a team of skilled, traditional hand-makers in their factory in Porto. Everyone involved has a passion for beautifully made, quality products, which means each project is awarded the same level of dedication and detail.

Knowing how important our homes are and how the feel of a space can impact the quality of the time spent in that space gives TLC Home the drive to work with their clients to make the most

of their interiors and to produce pieces that they'll love for a long time to come.

It's not just about being interiors obsessed. It's about creating a space that allows everyday life's special moments to be enjoyed and remembered. From impromptu kitchen discos or cosy movie nights to tranquil mornings spent enjoying your views, all moments that can be enhanced through great interior design.

Alongside the home styling projects, TLC Home also offers an interior dressing service for investment or property sale purposes, which can be seen in the recently released, stunning duplex show apartment here at Horizon.

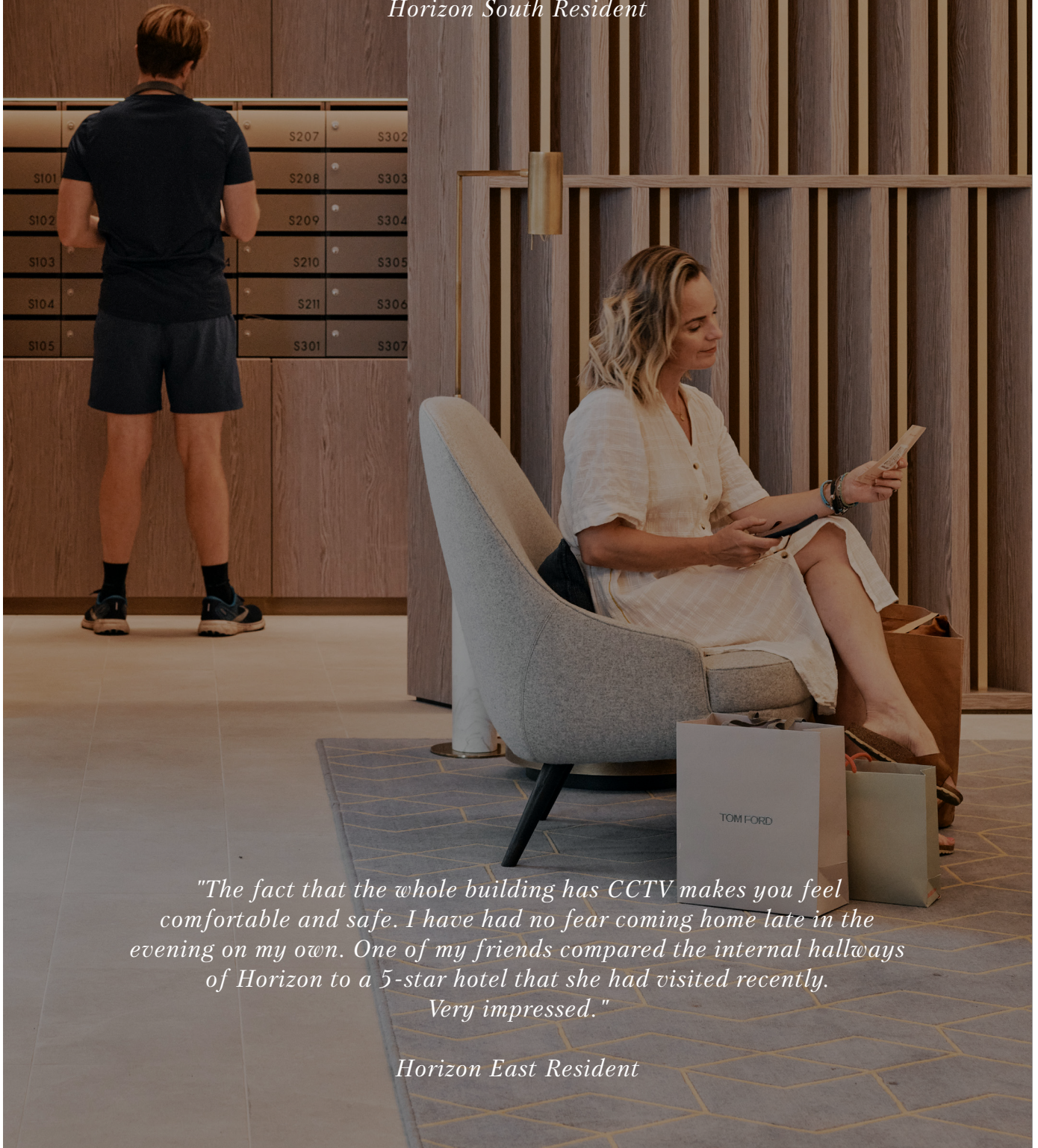
With this unique store and service on your doorstep, the Horizon community will have easy access to experienced interiors advice, as well as plenty of ideas and inspiration that can help make the most of this development's unique architecture and features.

Opening in Spring 2024, TLC Home is very excited to welcome clients to a new, immersive, interiors experience. See TLC Home's social channels to follow the journey of this exciting store come to life.

Keen to find out more? Look out for the TLC Home opening party with exclusive offers for Horizon community in early 2024. Visit www.tlchome.co or follow us on Instagram, [@tlchome.co](https://www.instagram.com/tlchome.co) to stay up to date.

"I love living at Horizon, it is a joy to come home and feel safe and my neighbours feel the same. The great glazing gives me amazing views over the waterfront gardens and loads of natural light, making me feel like I am on holiday every day. It is really lovely to be able to walk to work and be close to town, but having the space of the waterfront basically at my front door."

Horizon South Resident



"The fact that the whole building has CCTV makes you feel comfortable and safe. I have had no fear coming home late in the evening on my own. One of my friends compared the internal hallways of Horizon to a 5-star hotel that she had visited recently. Very impressed."

Horizon East Resident



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Expert guidance, precisely tailored.

Finding the right home has to work for you, your family, your lifestyle and your future.

Whether you're buying, selling or investing in property in Jersey, you'll be getting market-leading legal advice when you instruct us.

Our clients value our personal, commercial and comprehensive approach.

Our promise to you

- We make it happen
- We will give you quality service
- We will give you value for money



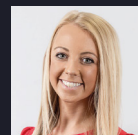
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Information on Ogier and details of its regulators can be accessed via our website ogier.com

Ogier
Property Law



SEASON'S

from Jersey Development Co





GREETINGS

Company and Groupe Legendre





HORIZON
EAST

*Horizon Sales Office Opening Times:
Monday & Friday - 10:00 - 16:00
Tuesday, Wednesday & Thursday - 10:00 - 17:00*

*The Sales Office will close for Christmas on December 22nd at 12pm.
We reopen on January 2nd at 10am.*

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