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CALICO WHARF LONDON PROJECT CATALOG

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HTR Group owns the
priority operating
rights for the HOLON
real estate projects
in major cities with
1M+ population in
developed countries



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1. EXECUTIVE SUMMARY

Project Overview

1. Name: Calico Wharf (referred as "CW").
2. Location: Ailsa Wharf, Ailsa Street, Poplar, London.
3. Site Area: 2.39 hectares.
4. Building Height: 10.5~93m, 3~30F.
5. Number of Buildings: 6 (excl. parking lot).
6. Gross Floor Area (GFA): 125,900m² (excl. parking lot).
7. Usages: Residence, Retail, etc.
8. Residential Units: 1,184 units (incl. 414 affordable housing units).
9. Parking: 2-story parking 3,880m².
10. Building Structure Materials: Stainless steel (No concrete).
11. Construction Method: Factory prefabricated, with minimal on-site installation.
12. Technical Standards: Design, prefabrication, installation, and inspection in compliance with UK building standards.

Intended Readers

- Government planning authorities.
- Construction technology regulatory authorities, insurance companies, financial institutions.
- Potential design firms and contractors.
- Potential building property management partners, hotel operation partners.
- Potential sales agents.
- Potential investors.
- Note: While reading this document, it is also essential to review the attached document *HOLON HI-TECH HOME FEATURES* to understand the complete differences in the technology, quality, schedule, and cost advantages of the CW project compared with traditional real estate development. This project rewrites the history of the real estate industry through high-tech means.

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Project Schedule: 11 months

No.	Task	Duration (Months)												Note
		1	2	3	4	5	6	7	8	9	10	11	12	
1	Planning & Schematic Design	■												New design and application follow the approved plan in general
2	Planning Approval		■											
3	Construction Design			■	■									By local design firm
4	Construction Design Approval				■	■	■							First acquire foundation design approval
5	Foundation Construction					■	■	■	■					By local GC
6	Module Prefabrication						■	■	■	■				By HOLON factory in China
7	Module Transportation							■	■	■	■			One Shipment
8	Module Hoisting & Installation								■	■	■	■		By local GC (HOLON engineers provide guidance)
9	Interior Fit-out										■	■	■	
10	Project Completion & Acceptance												■	By local institutions and authorities

Note: This schedule is based on ideal scenarios as many uncertainties lie in the official approval phase. Building modules are prefabricated on an automated production line, with on-site work mainly limited to bolting and connecting pipelines. The scope of work is minimal, which makes the construction period incredibly short, often sounded hard to believe, yet has been proved by dozens of completed projects.

Developer Introduction

HI-TECH REALTY GROUP (HTR) owns the "Priority Operating Right" to develop high-rise and ultra-high-rise residential projects by using "HOLON" technology in major cities with 1M+ population in developed countries.

HTR's mission is to massively develop high-rise and ultra-high-rise residential communities in the city centers to ease commuting congestion and significantly reduce CO₂ emissions.

HTR's core competitiveness lies in standardized prefabricated buildings which can significantly enhance building quality. What's more, construction cost can be reduced drastically, enabling a higher number of the affordable housing supply than what is required by the government, which can help HTR gain the public support and access to the "Fast-track Route" of the government approval.



2. INVESTMENT HIGHLIGHTS

1. Prime Location with Convenient Transportation

The project is located 1 mile from Canary Wharf and 2.8 miles from the City of London. Together with Canary Wharf, it falls within the London Borough of Tower Hamlets. The area is a government-designated regeneration priority and Opportunity Area, surrounded by two major commercial centers: Stratford (Westfield) and Canary Wharf.

2. High-Tech Real Estate for A Better Quality of Life

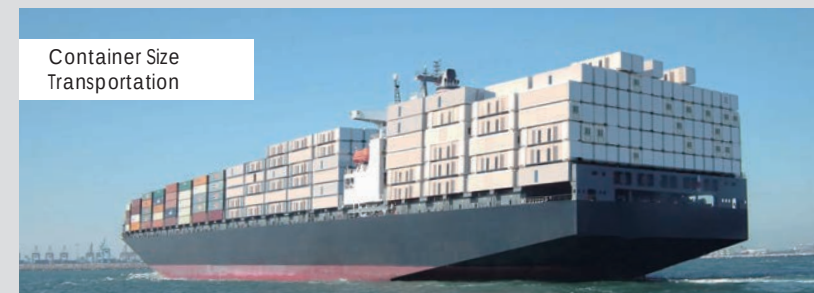
Project uses the cutting-edge "HOLON Building" prefabricated technology, which has won the "Innovation Award" from the CTBUH and the "First Place" Award of multi-family category from MBI, offering residents ultimate comfort, enhanced safety, and nearly-zero energy consumption (see attached *HOLON HI-TECH HOME FEATURES*).

3. Controllable Costs and Schedule, Solving Industry Pain Points

Adopting modern manufacturing production methodologies, Implementing the "4-Standardizations": Standardized design, Supply chain, Streamlined prefabrication, and On-site installation. This ensures the project development strictly adheres to the project budget and schedule, completely solving the pain points of serious budget overruns and schedule delays in the traditional real estate industry.

4. Prefabricated Buildings: Superior Advantages & Exceptional ROI

By implementing the "4-Standardizations", CW project delivers 40%~60% of cost reduction compared with traditional property projects, with 1~2x higher investment returns. Moreover, the investment return cycle is 3~4x shorter.



3. LOCATION & CONNECTIVITY

Project Location

located on the River Lea in Zone 2, East London, within walking distance of Bromley-by-Bow Underground Station and Langdon Park DLR Station, offering excellent connectivity, with a commuting catchment covering the City of London and other core districts. Positioned on the prime waterfront to the north of Canary Wharf, it adjoins the River Lea towpath and a number of urban parks, providing rare waterside views and access to green space.

Public Transport

- Adjacent to the A12 dual carriageway and bus routes to the west.
- 500 m to Langdon Park DLR (5-minute walk)
- 700 m to Bromley-by-Bow Underground (10-minute walk)
- 2.3 miles to London City Airport.

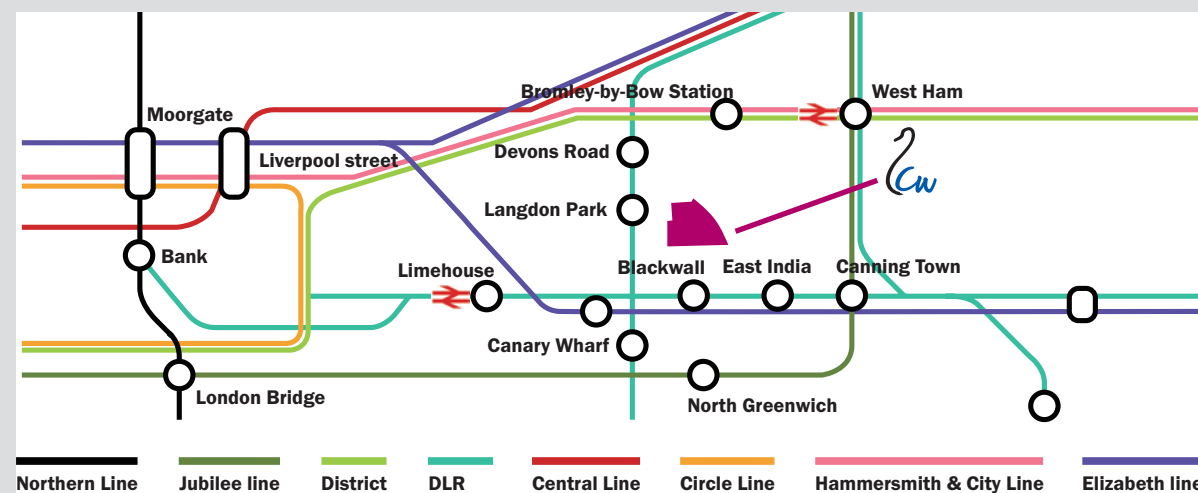
Surrounding Amenities

Eco-friendly Living: Adjacent to the River Lea, with Langdon Park and Bartlett Park within a short walk or quick journey.

High Quality Education: Within 1.5 miles — UAL within 1 minutes' walk; QMUL two stops by Underground; UCL approx. 28 minutes. 14 Ofsted "Outstanding" schools within 1 mile.

Convenient Healthcare: Close to several GP practices and St Andrews Health Centre, with rapid access to the Royal London Hospital for specialist care.

Commercial & Cultural: Direct access to Canary Wharf and Stratford, alongside Crisp Street Market and a range of supermarkets including Tian and Waitrose.



4. PROJECT PLANNING

Project Planning

Usage	Class	Max. BLDG Area (GIA) m ²	Proposed Units
Residence	C3	123,120	1,184
Parking	Sui Generis	3,880 (Excluded)	130
Clubhouse	E	1,700	N/A
Ancillary Facilities	C3	1,080	N/A
Total Floor Area (GIA)		125,900 (Excluded parking)	

Original Planning Parameters

(Ref. PA/22/00210)

- Outline planning permission granted, subject to conditions (PA/22/00210)
- Maximum height: 79.78 m, not exceeding the adjacent Istay Wharf scheme; up to 23 storeys.
- GIA: 99,580 m², including 92,130 m² residential.
- 952 residential units, with 35% affordable housing provision.
- Uses include residential, ancillary facilities and parking; 95 car parking spaces and 1,597 cycle spaces.

Current Status of the Site

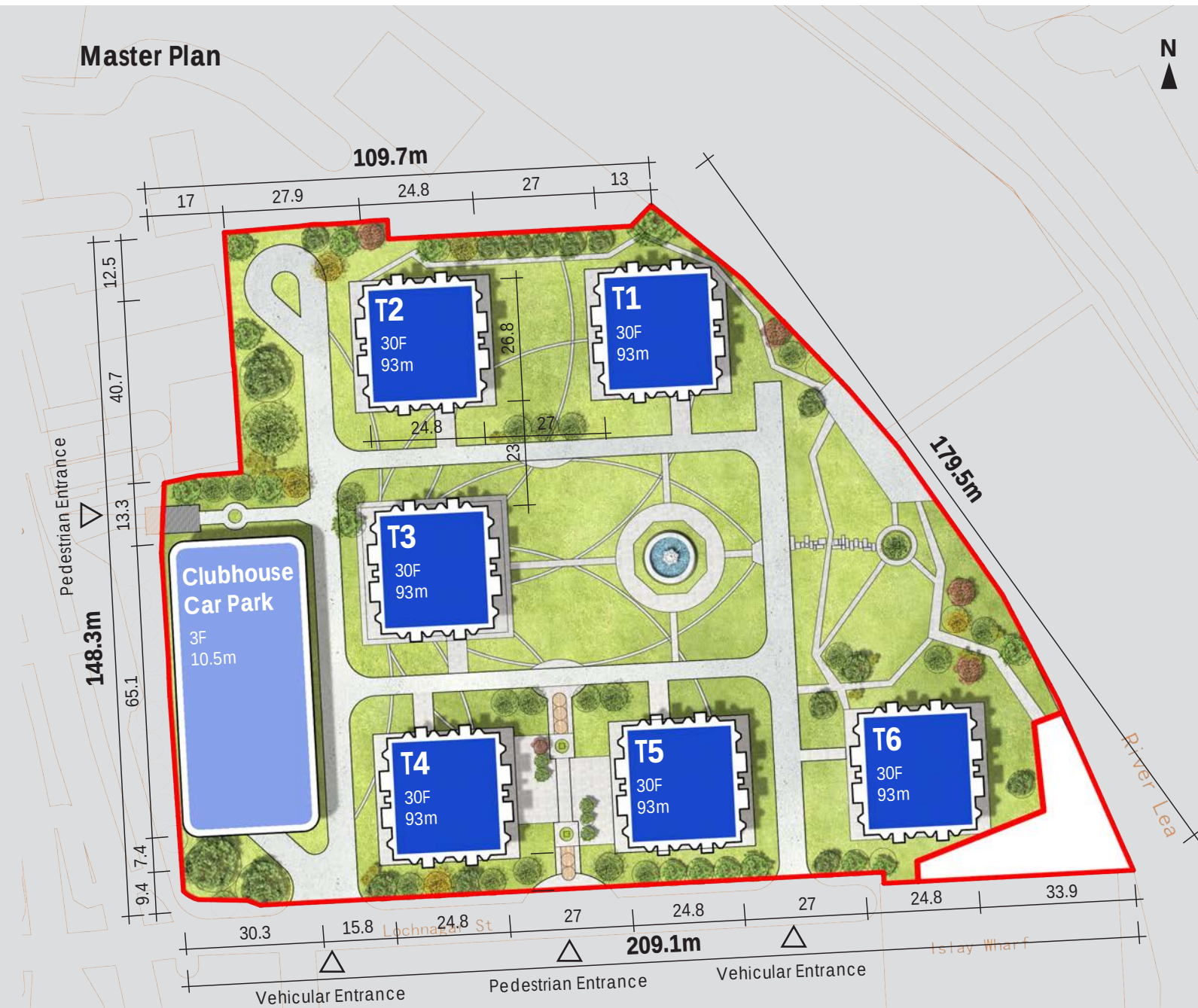
- Site area: 2.39 hectares.
- Surrounded by mid-rise mixed-use buildings.
- Level site with utilities connected; ready for construction.
- An east-west cable trench crosses the site, with a north-south foul sewer running through the western portion.

Suggestions for Planning Modifications

1. Increase maximum building height to 93 m (eaves), up to 30 storeys, to deliver additional units
2. Revise GIA to 125,900 m², including 123,120 m² residential
3. Increase total unit count to 1,184
4. Increase car parking provision to 130 spaces
5. Maintain the affordable units ratio at 35%.



Master Plan



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5. USE DISTRIBUTION & BUILDING SPECS

Shared Spaces For Residents:

- 1. Featuring a premier fitness centre, swimming pool, and various amenities, offering a sophisticated living experience with great comfort and convenience.
- 2. The residents' clubhouse provides high-quality yet affordable dining and bar facilities.
- 3. Retail stores catering to daily life needs.
- 4. Two levels of above-ground parking provide generous space, with direct access from public streets and not interfering with the residential area.

Building Use Distribution

Building	Clubhouse	Parking	Market Rate
T1~T6			GF~29F
Podium (EB)	1F	2~3F	

Tower Specs

Note: Please refer to *HOLON HI-TECH HOME FEATURES* for details.

NO.	Item	Specs
1	Building Type	HOLON Building, Model: B11F30 Edinson Building, Model: K15F3
2	Number of HOLON Buildings	6
3	Number of Floors	30F
4	Height	93m (eaves)
5	Building Area	HOLON Building: 123,120 m ² Edinson Building: 5,820 m ²
6	Podium Floor Height	1F: 4.5m, 2~3F: 3m
7	Tower Floor Height	3.1m
8	Room Clear Height	2.7m
9	Bathroom Clear Height	2.3m
10	Column-Free Clear Span	12mx4.8m
11	Live Load	Tower: 0.2t/m ² Clubhouse, Parking: 0.7t/m ²
12	Structural Material	Tower: Stainless Steel Podium: Carbon Steel
13	Usage	Residence, Clubhouse and Parking
14	Construction Method	100% factory-prefabricated, minimal on-site installation
15	Deliverables	Architectural, MEP, Interior finishes, Turnkey Project



6. RESIDENCE

There are few residences in the world as comfortable as a "HOLON Building". Residents don't want to go out once they get home

1. Quiet living: The 4-paned windows completely isolate the city noise, and the 2-paned wall, 2-paned household door and 3-paned ceiling completely eliminate neighboring noises.
2. Transparent space: 180° bay windows enjoy an expansive view & plenty of sunlight.
3. Healthy air: 100% central fresh air system eradicates cross contamination with 99.9% PM2.5 filtration, indoor air is 100 times cleaner than outdoors, rooms remain dust-free even after a month without cleaning. All decorative materials are non-toxic certified.
4. Cosy environment: Passive House insulation, constant-temperature central air conditioning and central hot water at all-year round.
5. Reliable quality: 100% factory-prefabricated HOLON building modules, minimal on-site installation only requires tightening bolts and connecting pipes, ensuring consistent quality for each housing unit.

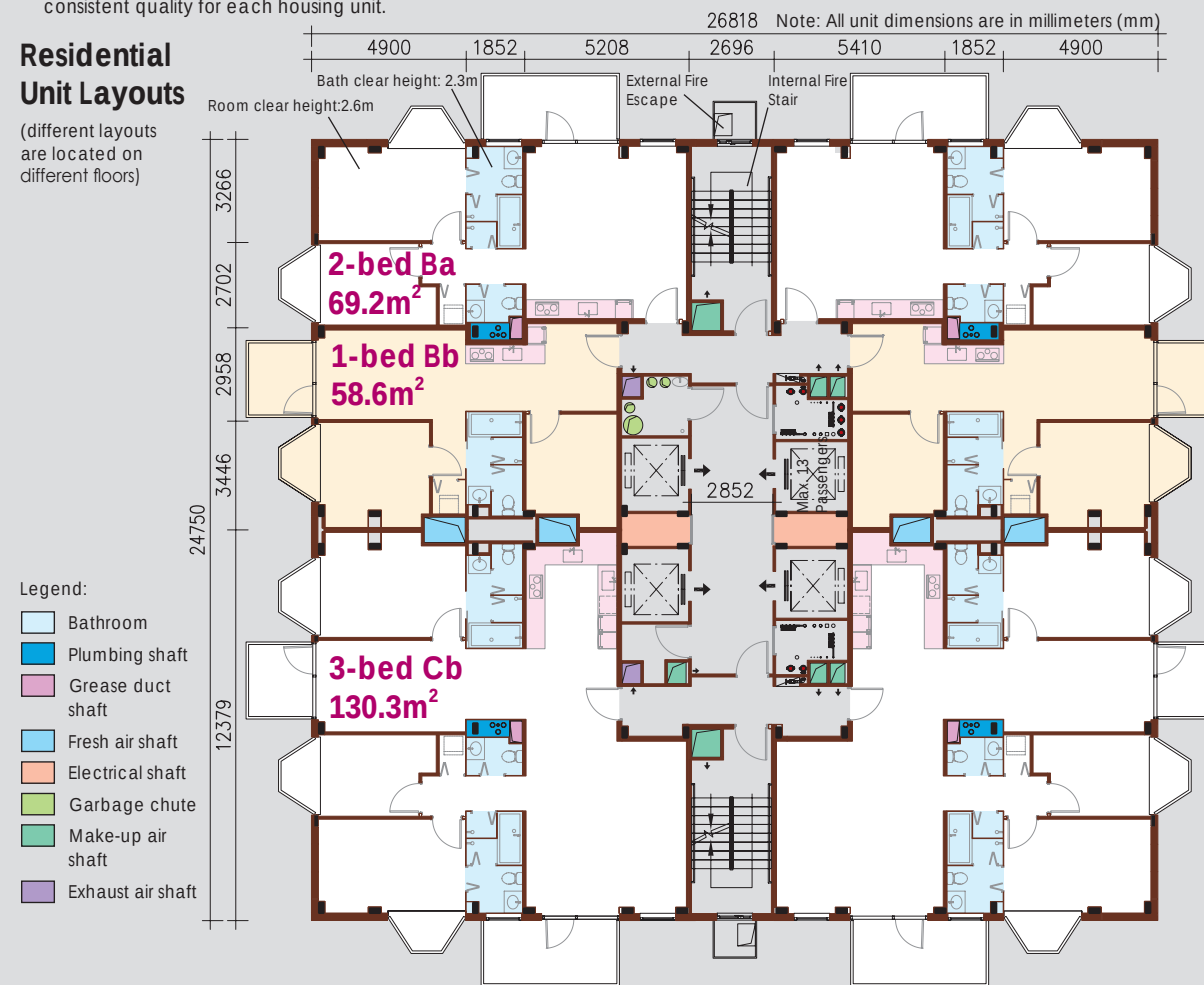
Residential Unit Mix

Type	Ratio % (Households)	Units	NSA ft ² /unit	GSA ft ²
1-bedroom	39.2	464	58.6	27,190
2-bedroom	39.2	464	69.2	32,109
3-bedroom	21.6	256	130.3	33,357
Total	100	1,184		92,656

Note: Please refer to *HOLON HI-TECH HOME FEATURES* for details of residence.

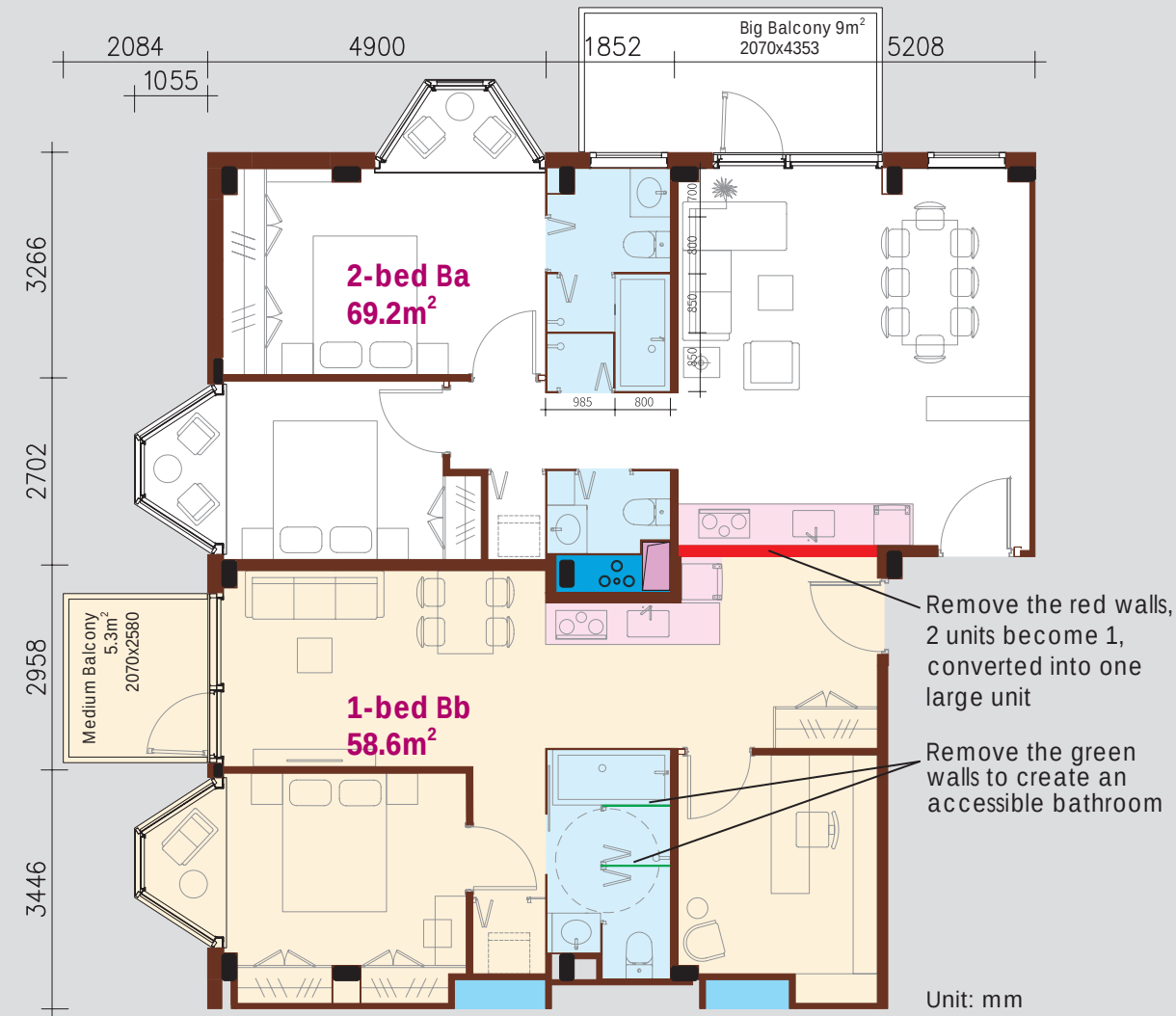
Residential Unit Layouts

(different layouts are located on different floors)



6. RESIDENCE: 1-bed / 2-bed

- The 1-bed & 2-bed unit in HOLON building goes in pairs, suitable for typical families in big cities. By adding a wall in the living room of a 2-bed unit, it can be converted into a 3-bed unit.
- When families need to accommodate more members in the future, they can acquire the neighboring units and remove several walls to create a spacious 3-bed or 4-bed unit. Removing or adding walls is not complicated and can be done by the residents.
- HOLON Building offers great flexibility. Except for the structural columns and plumbing pipes in the bathroom shown in the diagram cannot be moved, everything else can be changed freely. If there are only 1-2 people in the family, they can remove all walls to create a very large room.
- Another option is available in HOLON Building: installing electric lifting glass on the balcony, which can keep the balcony free from wind and rain in winter for greater comfort.

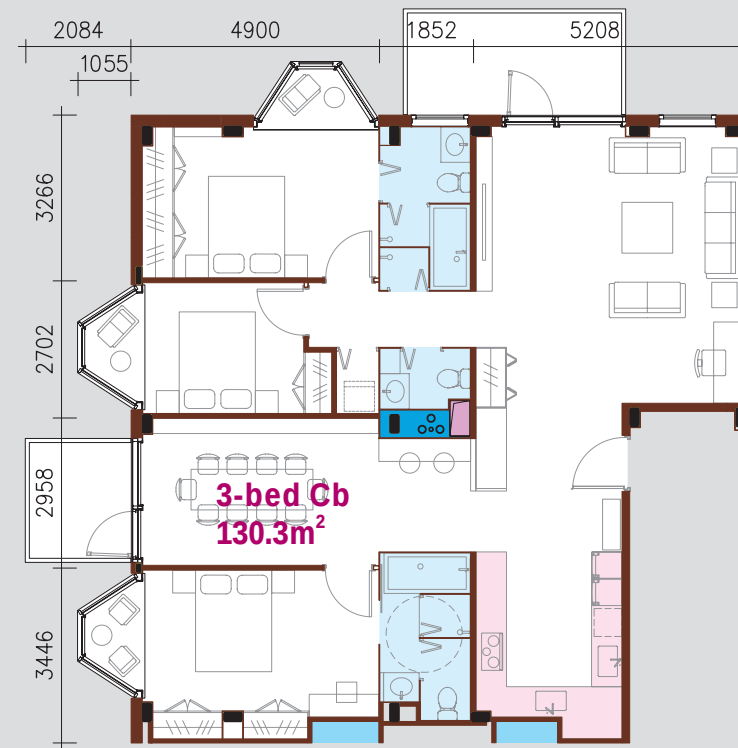


6. RESIDENCE: 3-bed

This is a large unit for a big family which can also accommodate a lot of friends and families when hosting parties.

When the kids grow up and have their own families, this unit can be converted into two smaller units by just adding few walls in the living room. The parents can stay in one and rent the other one for income, which will be sufficient to support themselves for retirement.

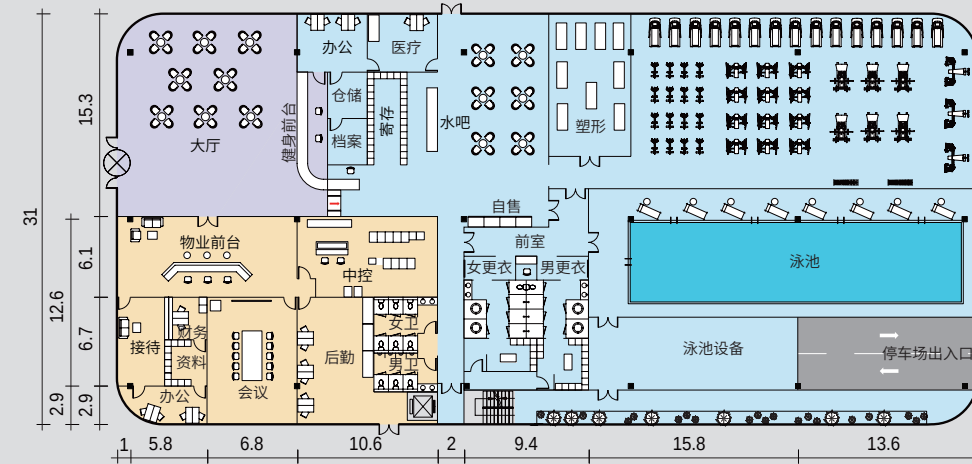
The salable area of the 3-bed unit is 130.3 m² in UK standard (Internal wall area included; balcony and external wall areas excluded).



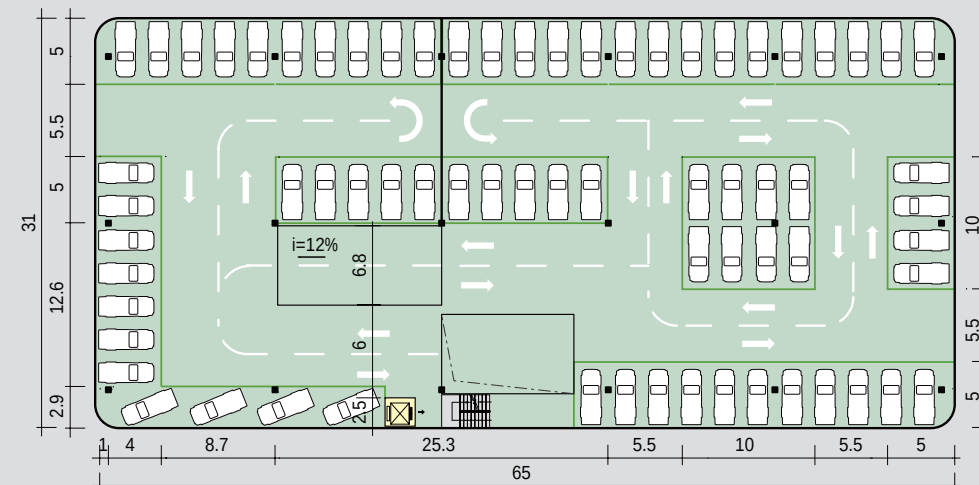
7. RETAIL & PARKING

1. Residents' clubhouse: 1,700 m², within a 1-minute walk for residents; fully equipped with swimming pool, gym and café.
2. Car park: 3,880m², two storeys above ground; 130 spaces at 30 m² per space.
3. Direct vehicular access from the public highway to the car park, avoiding impact on residential areas and children's play spaces; EV charging points distributed throughout the car park.

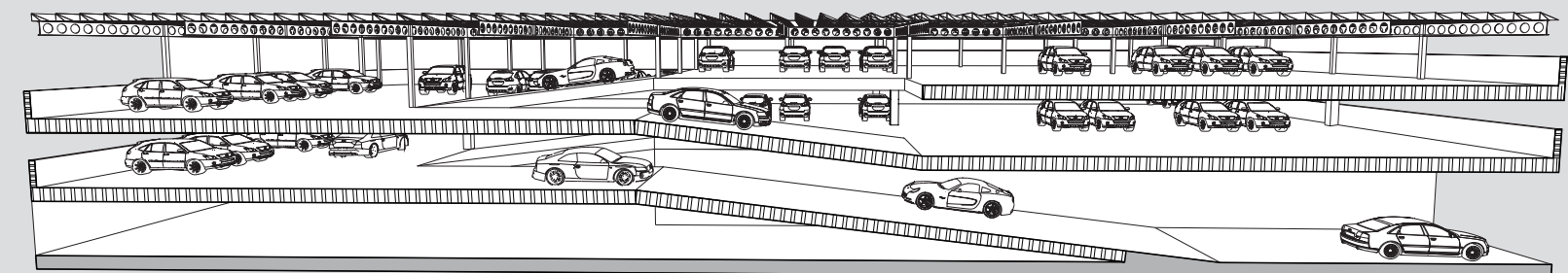
Clubhouse (1F)



Parking (2F~3F)

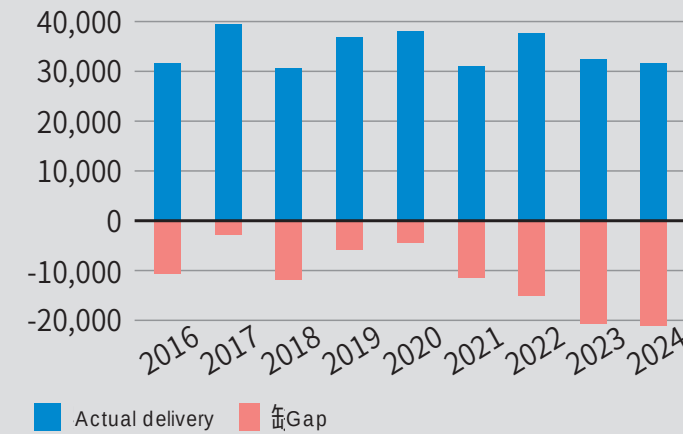


Car Park Section Schematic



8. RESIDENTIAL MARKET OPPORTUNITY

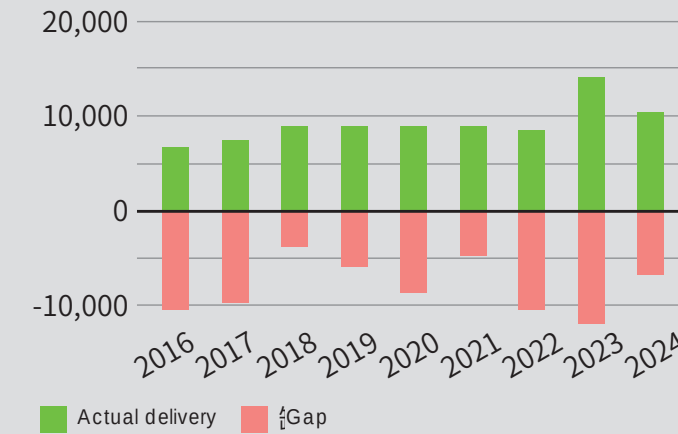
London Housing Gap (units)



Market Rate Housing Comps

No.	Project Name	Sale Price (£/m ²)
1	Poplar Riverside	9,700
2	Riverscape	9,500
3	Good Luck Hope	11,000
4		7,535

London Affordable Housing Gap (units)

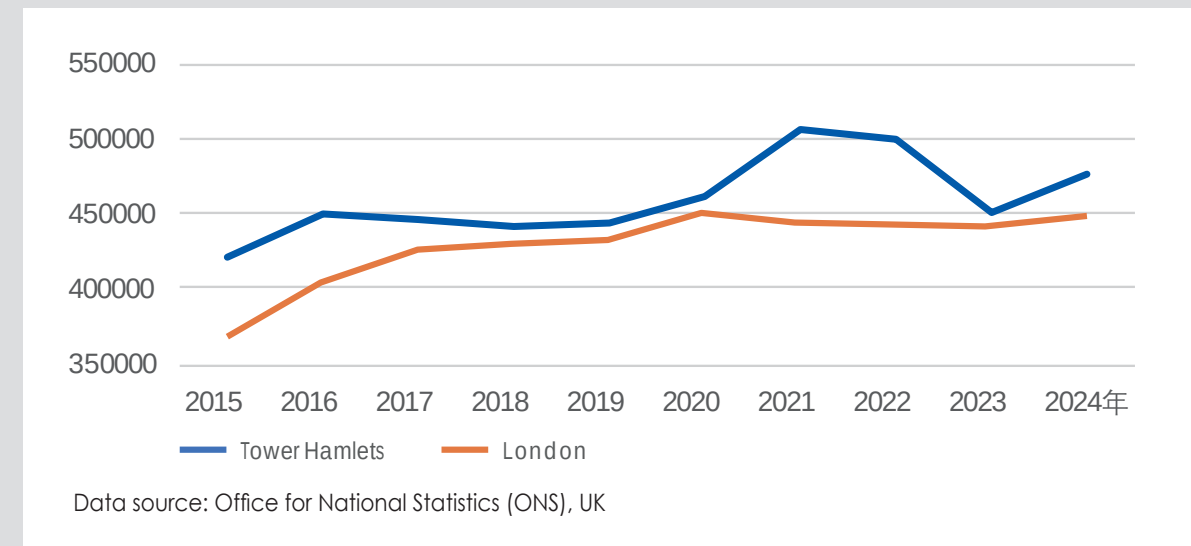


Affordable Housing Comps

No.	Project Name	Rent (£/m ²)
1	Langdon Park / Chrisp Street	5,942
2	All Saints / City Island	5,909
3		5,705

Data sources: Greater London Authority, UK Parliament and the London Plan Annual Monitoring Report (AMR). The report also notes that a total of 116,000 affordable housing units were commenced between 2016 and 2023, with an actual completion rate of 56%.

House Price Growth in Tower Hamlets Over the Years



House prices in Tower Hamlets have outpaced the overall London market in growth over the past 5 years. Apartment prices in Tower Hamlets saw a cumulative growth of 10.9% over the past 5 years, which is 2% higher than London's average; the 10-year cumulative growth stands at 21.4%, broadly in line with London's level.

CW Project Will Provide 35% Affordable Housing For The Government

To increase the government supply of affordable housing for public servants and low income groups, HTR-UK plans to provide 414 affordable housing units in this project (mandatory 35% affordable housing requirement), CW project can also offer

a higher ratio of affordable housing. This strategic alignment leverages government incentives, effectively mitigating policy risks and accelerating the approval process.

