



# BLACKWELL GARDEN London

Project Catalog

September 7, 2025



September 2025 Secret



## HI-TECH REALTY GROUP

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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





ECOCITY  
REVOL.

1. EXECUTIVE SUMMARY

Project Overview

1. Name: Blackwall Garden (referred as "BG").

2. Location: Thames Path (NE Extension), London E14 2DP, UK.

3. Site Area: 19,000 m<sup>2</sup>.

4. Building Height: 84~135m, 28~45F.

5. Number of buildings: 4.

6. Gross Floor Area (GFA): 96,944m<sup>2</sup>.

7. Usages: Residence, Hotel, Retail, etc.

8. Residential Units: 944 units .
9. 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 US/EU building standards.

13. Developer: HTR-UK (registered in London).

Project Schedule: 12 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							■	■	■				Shipped in 3 batches
8	Module Hoisting & Installation								■	■	■			By local GC (HOLON engineers provide guidance)
9	Interior Fit-out										■	■		By local institutions and authorities
10	Project Completion & Acceptance												■	

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.

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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 CO<sub>2</sub> 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.





# ECOCITY REVOL.

## 2. INVESTMENT HIGHLIGHTS

### 1. Prime Location With Convenient Transportation

The project is in the core area of east London, adjacent to the River Thames and Canary Wharf. With convenient transportation, it takes only 10 minutes by light rail to reach London's financial district, and it boasts excellent views.

### 2. High-Tech Real Estate For A Better Quality Of Life

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

### 3. Controllable Costs And Schedule, Solving Industry Pain Points

IRT adopts modern manufacturing production methodologies, Implementing "4-Standardization": Standardization of Design, Supply chain, Production line prefabrication, and On site installation. This ensures the project development strictly adheres to 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-Standardization", IRT 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.



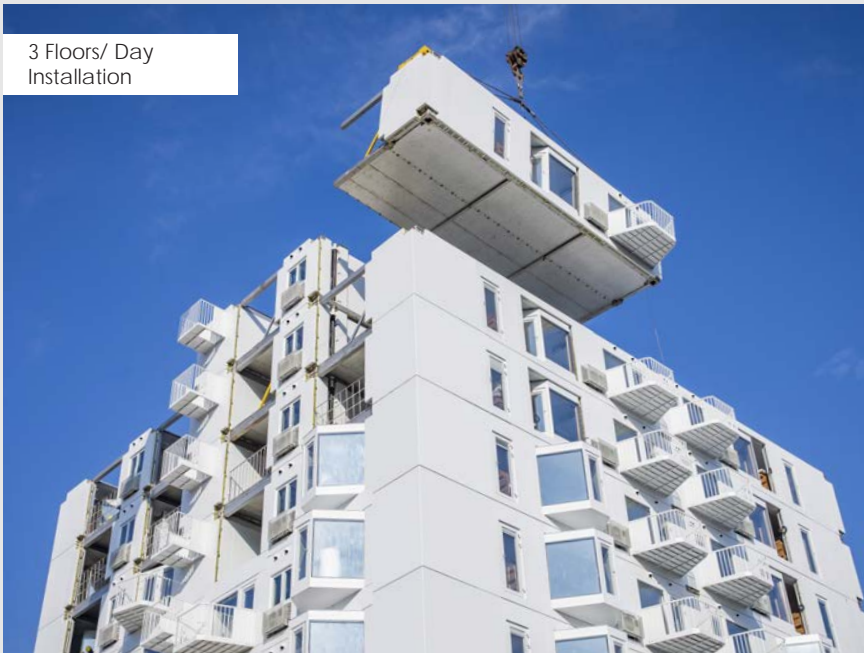
Ultimate Living Experience



HOLON Building Production Line



Container Size Transportation



3 Floors/ Day Installation



# ECOCITY REVOL. 3. LOCATION AND CONNECTIVITY

## Project Location

The project located in the Blackwall Yard of East London, on the bank of the River Thames and holds great riverside landscaping. It connects with multiple subway lines via the DLR, providing convenient access to the Canary Wharf financial district and the city center.

## Public Transport

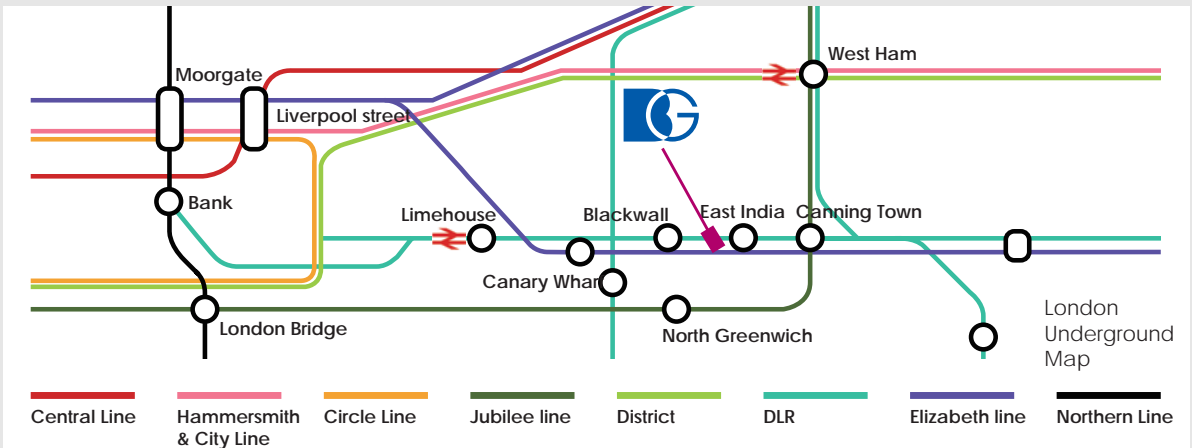
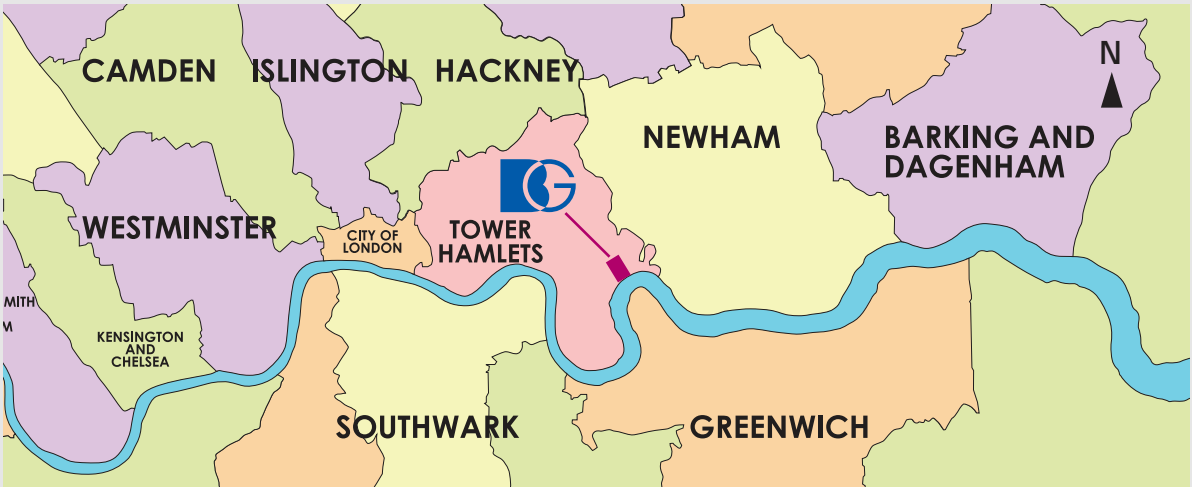
- 2-min walk to East India DLR station.
- 3-min walk to Baffin Way Bus station.
- 5-min drive to A102, A1261 and many other city express roads.
- 10 mins to London City Airport via DLR

## Surrounding Amenities

**Eco-friendly Living:** Located in the prime riverside area of Tower Hamlets, adjacent to the eastern section of the Thames Path, it boasts excellent ecological landscapes and activity spaces.

**High Quality Education:** The project provides kindergarten, and there are two high-quality public schools and several secondary and higher education institutions nearby, offering rich educational resources for all stages.

**Commercial & Cultural:** It is a 5-min drive or 10-min public transit ride to Canary Wharf financial district, which boasts high-end office, commercial and entertainment resources. Combined with the retail functions of the project itself, it can provide comprehensive commercial supporting facilities and high-quality shopping experience.





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4. PROJECT PLANNING

Project Planning

Usage	Purpose	Max. BLDG Area (GFA) m <sup>2</sup>	Proposed Units
Residence	C3	91,632	944
Retail	E	3,984	N/A
Kindergarten	F1	1,328	N/A
Total GFA		96,944	

Original Planning Requirements

- Total Floor Area: 100,465m<sup>2</sup>.
- Building Height: ≤136m.
- A mixed-use, mixed-tenure community.
- Develop 850~900 residential units, including 35% of affordable housing units.
- Historic building to be preserved: A listed Graving Dock

Current Status of the Site

- Site area: 1.9 hectares.
- adjacent to the bank of the River Thames, facing the O2 Arena across the river; and lies on the east of the Canary Wharf financial district.
- One existing Graving Dock to be preserved.
- Connected to the riverside walkway on both sides.

Suggestions for  
Planning Modifications

Change the 3,477 m<sup>2</sup> primary school to kindergarten



Master Plan





## ECOCITY REVOL.

### 5. USE DISTRIBUTION & BUILDING SPECS

## Shared Spaces For Residents:

1. Approximately 10,000 m<sup>2</sup> of riverside park and walkway allow people to enjoy sunshine and landscapes while living and shopping here, and children can play and grow happily in the park and near the historic sites.
2. Ground floor provides high-quality retail facilities, such as supermarkets, cafés and riverfront bars.
3. A nursery and kindergarten that can accommodate 240 children, with the option to expand if needed.

## Building Use Distribution

Building	Retail	Kindergarten	Affordable Housing	Market Rate
T1	GF~1F		2~25F	26~44F
T2	GF~1F		2~20F	21~38F
T3		GF~1F		2~33F
T4	GF~1F			2~27F

## Building Specs

Note: Please refer to *Features of HOLON Building* for details.

NO.	Item	Specs
1	Building Type	Prefabricated Building: HOLON Building, Model: B11
2	Number of HOLON Buildings	4
3	Number of Floors	45F, 39F, 34F, 28F
4	Height	135m, 117m, 102m, 84m
5	Building Area (each)	19,264~30,960m <sup>2</sup>
6	Total GFA	100,448m <sup>2</sup>
7	Floor Height	3m
8	Room Clear Height	2.6m
9	Bathroom Clear Height	2.3m
10	Column-Free Clear Span	12mx4.8m
11	Live Load	Average: 0.2t/m <sup>2</sup>
12	Structural Material	Stainless Steel
13	Usage	Residential, Kindergarten, Retail, etc. (Fully Furnished)
14	Construction Method	100% Factory Prefabrication, Minimal On-Site Installation





## ECOCITY REVOL.

# 6. RESIDENCE

There has never been a kind of residence 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 neighbors' 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 outdoor air, 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 four seasons.
5. Reliable quality: 100% factory-prefabricated HOLON building modules, with minimal on-site installation only requires tightening bolts and connecting pipes, ensuring consistent quality for each housing unit.

## Residential Unit Mix

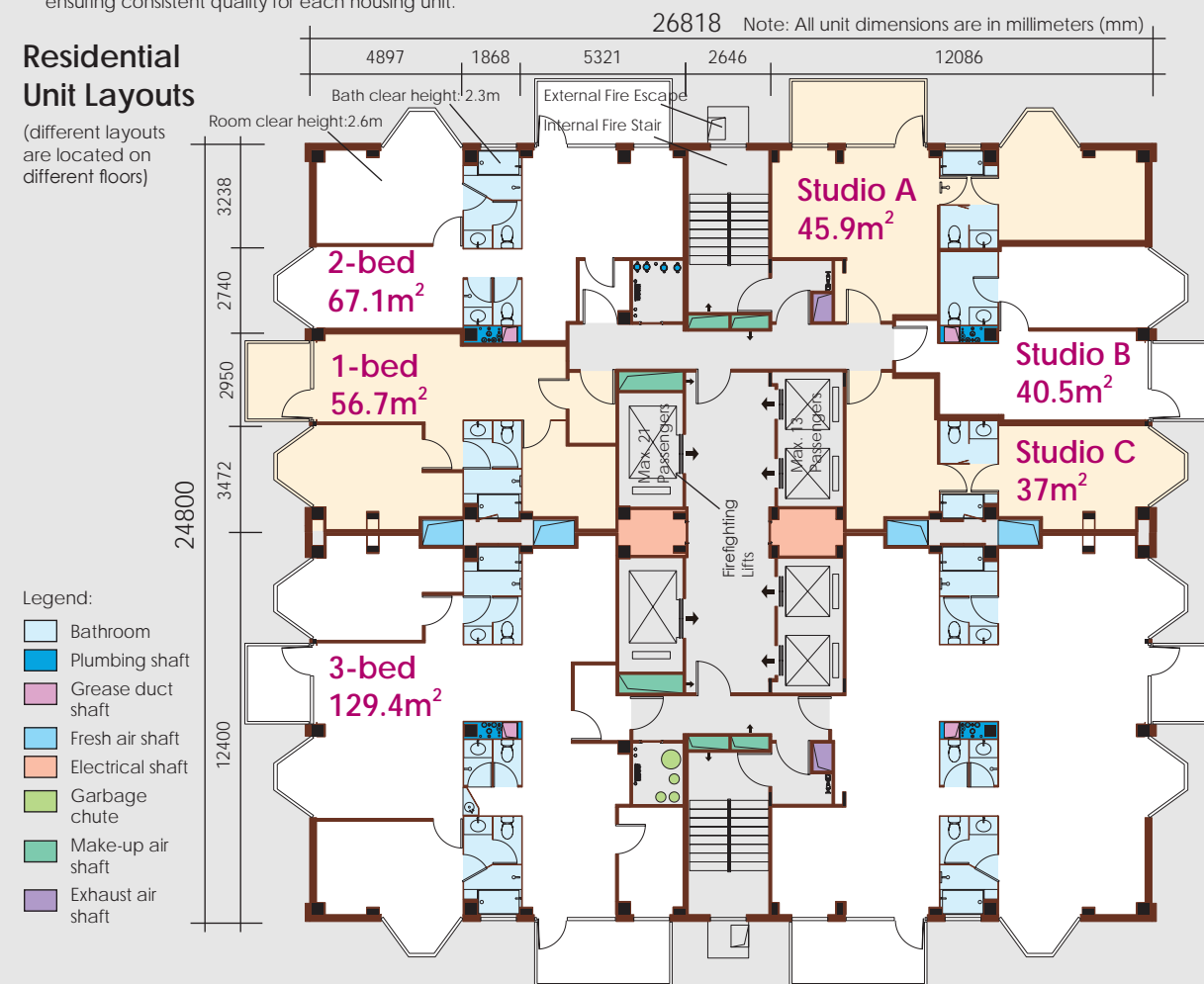
Note: Exterior walls, balconies and building core are excluded from NSA.

Type	Ratio % (units)	Units	NSA m <sup>2</sup> /unit	GSA m <sup>2</sup>
Studio	10.2	96	37-45.9	3,949
1-bedroom	36	340	56.7	19,278
2-bedroom	36	340	67.1	22,814
3-bedroom	17.8	168	129.4	21,739
Total	100	944		67,780

Note: Please refer to *Features of HOLON Building* for details of residence.

## Residential Unit Layouts

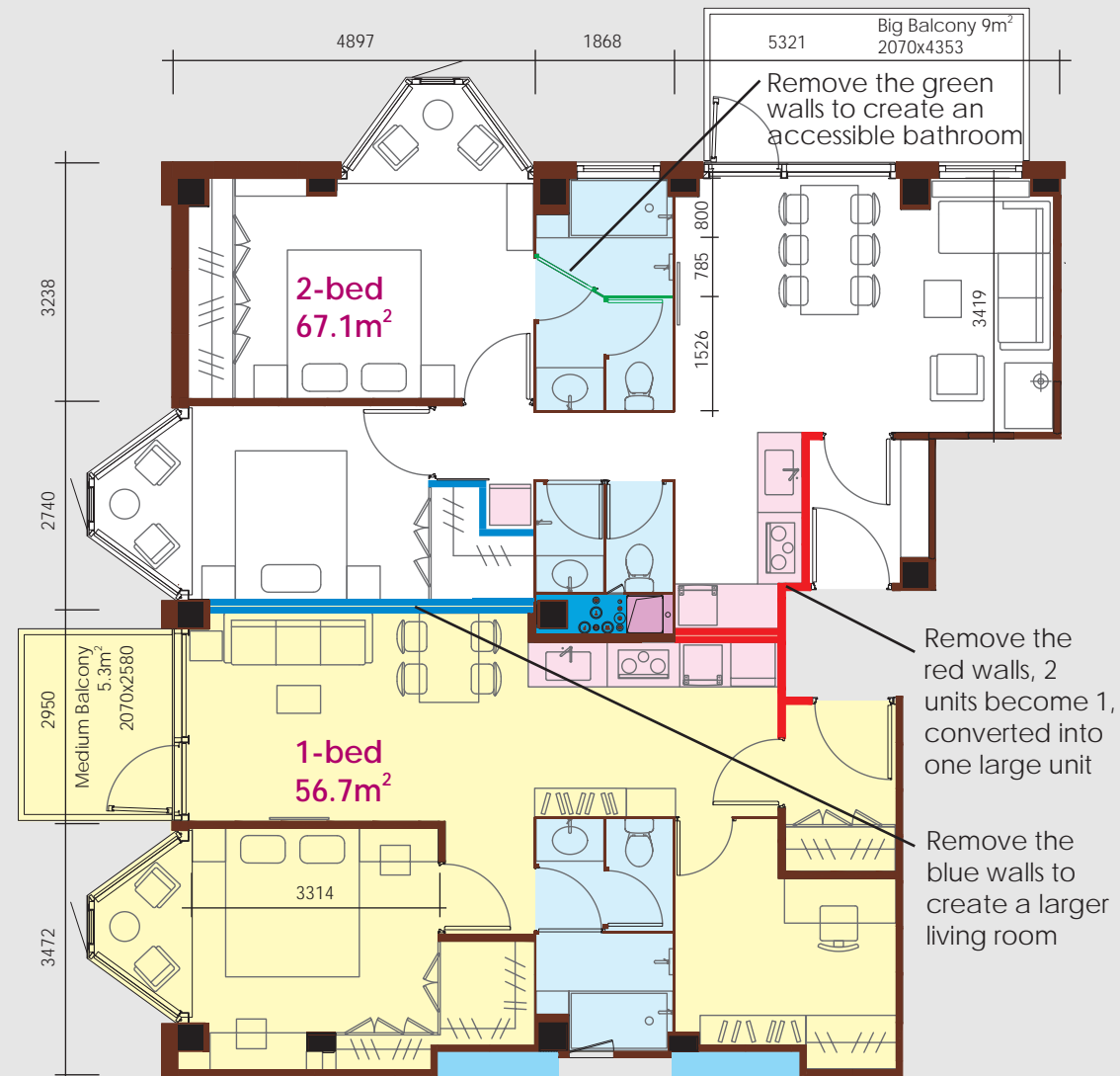
(different layouts  
are located on  
different floors)





## 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.

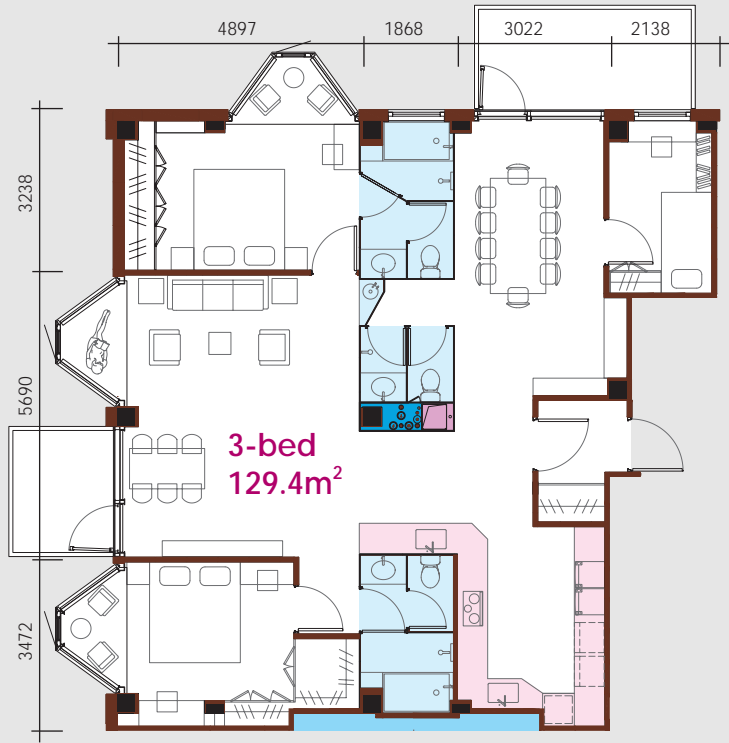




# ECO CITY REVOL.

## 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 129.4 m<sup>2</sup> in UK standard, and 134.1 m<sup>2</sup> in US standard (internal and external walls included).





# ECO CITY REVOL.

## 7. KINDERGARTEN

- A highly convenient kindergarten for residents, covering 1,376m<sup>2</sup>, with 8 classes and can enroll 240 children.
- 4 of these classes are weekly boarding classes, providing 95 dormitory beds.
- If the demand for daycare is higher than weekly boarding in IRT, it can enroll up to 480 daycare children. In short, every family in need will be satisfied.



Kindergarten  
 Floor Plan  
 (2 floors)

Note: The kindergarten is located in T3.

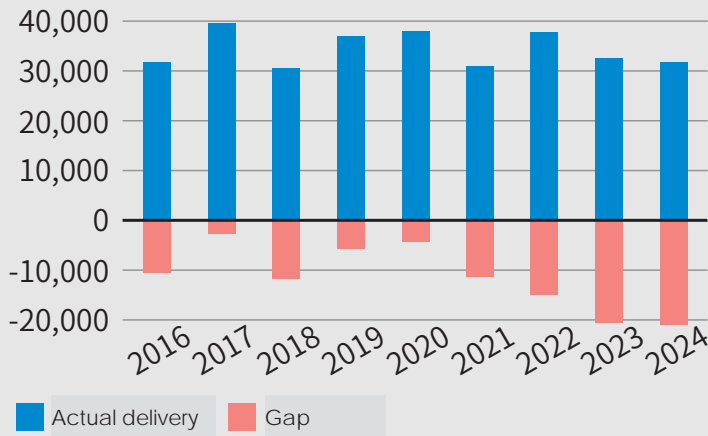




ECOCITY  
REVOL.

8. LONDON RESIDENTIAL MARKET OPPORTUNITY

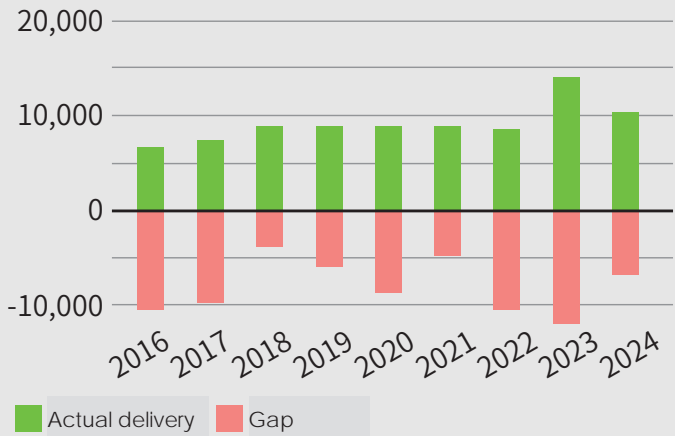
London Housing Gap  
(Accumulated shortfall of about 140,000 units in the past decade)



Market Rate Housing Comps

No.	Project Name	Sale Price (£/m²)
1	Charrington Tower	12,400
2	Goodluck Hope	10,500
3	Blackwall Reach	9,350
4	Heron Wharf	9,300
5		8,000

London Affordable Housing Gap  
(Accumulated shortfall of about 80,000 units in the past decade)

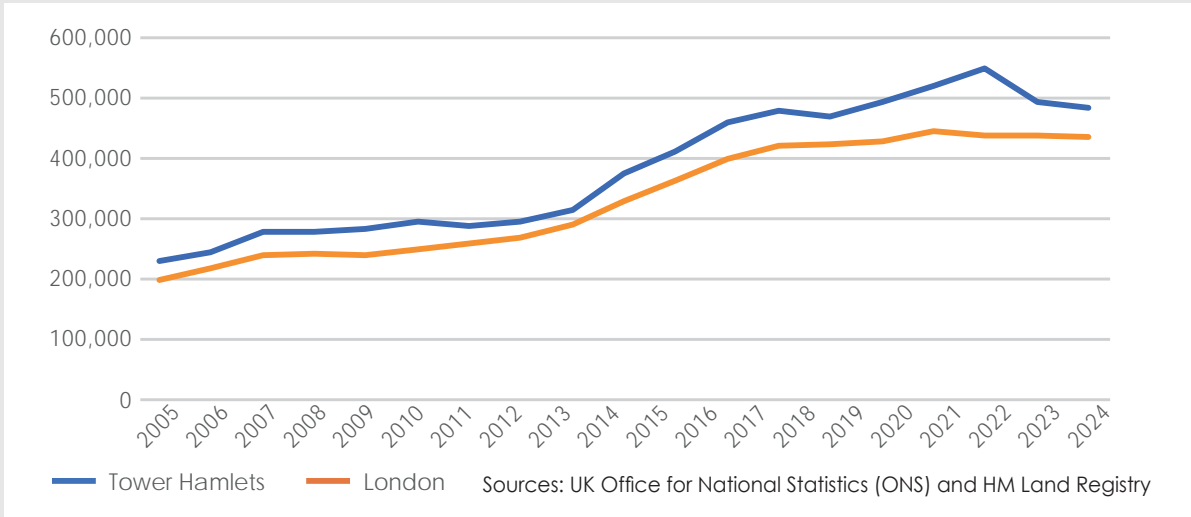


Data sources: London City Hall, the UK Parliament, and the Annual Monitoring Report (AMR) on London Planning. The report also notes that 116,000 affordable housing units were initiated between 2016 and 2023, with 56% actually completed.

Affordable Housing Comps

No.	Project Name	Sale Price (£/m²)
1	Poplar Riverside	8,600
2	East Thames House	8,155
3	Pomfret Place	8,250
4	Queensbury House	7,850
5		7,000

Tower Hamlets Housing Price Increase In Ealing Borough



Housing prices in Tower Hamlets have long been higher than the London average. Tower Hamlets is the 4th largest economy in London by administrative district. Due to factors such as the expansion of Canary Wharf, the opening of the Elizabeth Line (in 2022), and the East London regeneration plan, housing prices in the district have long been higher than the London average. Over the past decade, the price increase here has reached 53.4%, which is higher than London's overall increase of 49.5%.

MG 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 332 affordable housing units in this project, which exceeds the government- required

affordable housing ratio and is now over 35%, which will grant the project access to a special approval channel from the government to shorten the approval time.

