BUILDING THE FUTURE ON INNOVATION AND QUALITY INTERNATIONALLY
From a small beginning in private residential property, the Group has expanded steadily over the years and is now recognised as one of the UK’s foremost private family-owned property companies. Established in April 1959, our business has grown through reputation built on a professional approach and by offering a high calibre of service.

The Group has three principal operating divisions: Residential, Commercial and International. Our strengths have been founded on quality, design, flexibility, attention to detail and continual improvement in building standards. A balanced land bank and development programme, enhanced by quality acquisitions in prime locations, will enable the Group to offer a broad and competitive product range in the UK and overseas.

In the last decade our continued growth has been sustained by diversification into other types of development and investment.

The Commercial Division has complemented its extensive office portfolio with a major entertainment and retail development at Middlebrook, Bolton adjoining The Reebok Stadium, the home of Bolton Wanderers Football Club. It was also the original developer of the landmark Lowry Outlet on The Quays in Manchester. In addition, the Division has carried out benchmark remodelling and redevelopment of numerous Manchester City Centre buildings including 55 King Street, a major office and designer shopping project.

The Residential Division, which builds between 250 and 500 houses a year in the UK, has expanded by increasing its geographical spread and by offering a comprehensive range of desirable house types, prices and locations to meet discerning customers’ changing requirements.

Internationally, our investment portfolio in the USA has been increased over the past 30 years through a series of new developments including mixed commercial, retail, residential and leisure projects. The most recent has been the development of Eagle Creek Golf Community in Florida. The community currently comprises over 1,000 dwellings and a championship golf course and upon completion will have 3,000 dwellings, a retail center, a hotel, elementary school and community center. In Portugal, our company Convau-Construções do Vau Limitada was formed in 1970. Our projects include: Jardim Do Vau, a beachfront resort at Praia do Vau near Alvor, Oásis Parque Country Club near Portimão, Boavista Golf & Spa Resort near Lagos and Lakeside Country Club, Quinta Do Lago.

Over the years the dedication and commitment of our Directors and staff have enabled us to achieve a pattern of steady growth and to build up a strong and experienced management team capable of completing a project on time to the highest standards of quality and design.

We are most grateful for the advice and support we have received from our professional consultants, bankers and financial institutions. In the years ahead, our prime objective will be to seek out niche quality projects and develop them with innovation to suit the changing times and the varying requirements of our discerning customers.

PE JONES Chairman
Emerson Plaza
Lakeside Living
Orlando Florida

CONTINUING TO GROW BY BROADENING OUR HORIZONS
AT HOME AND ABROAD
WE FACE THE FUTURE WITH GREAT CONFIDENCE

Peter Emerson Jones,
The Chairman of The Emerson Group, co-ordinates the activities of the three principal operating Divisions – Residential, Commercial and International.

The Chairman founded the Group in 1959, concentrating initially on private residential development. Under his leadership the Group has steadily grown and diversified to embrace development, investment and leisure projects in the UK, USA and Portugal.

Now recognised as one of the UK’s foremost private family-owned property companies, the Group has now celebrated over 55 years in business.

The Chairman is supported by:

Mark Emerson Jones, Group Deputy Chairman, joined the Group in 1983 and became a member of the Main Board in 1999. He is responsible for project management, supervising and liaising between the Commercial Development and Contracting Divisions.

Tony Emerson Jones, Managing Director of Orbit Developments, joined the Group in 1989 and became a member of the Main Board in 1999. He is responsible for the marketing and letting of the Group’s commercial property portfolio.

Simon Wilson has been with the Commercial Division since he joined the Group in 1983. He now heads Emerson Management Services and has been a member of the Main Board since 1999.

Anne Weatherby has been with the Group since 1984 and heads the Legal Department. She became Company Secretary in 2004 and joined the Main Board in the same year.

Paul Burgess has been a Senior Solicitor in the Legal Department since joining the Group in 1988. He is responsible for monitoring and controlling the Group’s joint developments, commercial leases and liaising with local authorities. He was promoted to the Main Board in 2004.

Mark Royle joined the Group in 1986 and became a member of the Main Board in 2009. He is responsible for architecture and development in the Commercial Division.

Jonathan Claber joined the Group in 2005, becoming a member of the Main Board in 2012. He is primarily responsible for administration of the Group’s international projects but is also involved in its residential activities.

John Edwards, Group Financial Director, joined the Group and the Main Board in 2013. He is a qualified accountant with responsibility for the financial development of the Group.
In addition, the Main Board benefits from the advice and knowledge of three non-executive Directors:

**Alan White** continues to provide support to the Main Board following his retirement as Group Deputy Chairman and Chairman of Jones Homes in 2011 after 44 years’ service.

**The Lord Lee of Trafford** joined the Main Board in 1999 after a successful career in politics. He was a Member of Parliament from 1979 to 1992, holding ministerial positions in employment, defence and tourism.

**John Allen** joined the Main Board in 2009 following his retirement as Chairman (North of England Team) at Barclays Commercial Bank.

All contribute extensive experience of the corporate, financial and professional environments.

This management structure ensures that the Group responds rapidly to variations in all market sectors, constantly enabling it to improve its performance, make early accurate decisions and face the future with confidence.
The residential division of The Emerson Group, Jones Homes, was established in 1959 and over the years has forged a formidable reputation both nationally and internationally.

In the UK, Jones Homes is one of the leading private housebuilders, with desirable developments across the North West, Fylde, Yorkshire and South East England. Renowned for its quality craftsmanship and attention to detail, the name of award-winning Jones Homes is synonymous with the creation of homes of character in sought-after locations. From contemporary apartments and charming mews to flexible family townhouses and luxury detached homes, Jones Homes offers buyers a selection of properties to suit their individual needs.

In addition to the highly desirable developments in the UK, Jones Homes offers a host of exclusive resorts in the Algarve and Florida. Emerson International provides the finest properties in both destinations, building truly luxurious homes in the most prestigious beachfront and golf course settings. From attractive apartments to detached villas with private swimming pools, Jones Homes’ international offering is simply superb, ideal as an investment, holiday home or permanent residence.
Whilst maintaining traditional values, the Company continues to adapt to the changing needs of its customers. Listening to its homebuyers and researching new products enable it to offer the latest in appearance, specification and layout.

Jones Homes provides a wide range of house designs to suit a variety of lifestyles and its portfolio comprises luxury apartments, mews-style homes, town houses and detached properties. The wide experience gained in the new homes market has led to diversification into the retirement homes sector and social housing, both directly and through partnerships with local authorities and housing associations.
The birth of a new Millennium coincided with the launch of major Group initiatives at Salford Quays. The Company’s Imperial Point and Sovereign Point apartment buildings now stand as impressive landmarks on the Manchester skyline, providing contemporary accommodation of the highest quality in an exceptional waterfront location.

Imperial Point and Sovereign Point enjoy spectacular views over The Quays towards Manchester City Centre and beyond to the Pennines and the Cheshire Plain, enabling residents to enjoy a unique and rewarding lifestyle. They have been retained within the Group’s portfolio from its original combined residential, commercial, leisure and retail scheme which made a significant contribution to the regeneration of Salford Quays and continues to enhance and benefit the location.

MediaCityUK at The Quays is a vibrant destination in which to work, live and play, and is fast becoming a leading international hub for the creative and digital sectors. As well as being the relocation centre of several major BBC departments from London, MediaCityUK is also host to ITV, the University of Salford and many small and medium-sized creative businesses.

MediaCityUK is just minutes away from The Lowry Arts & Theatre complex, the stunning Imperial War Museum North and The Lowry Outlet.
At Jones Homes, personal recommendation and repeat business are the cornerstones of the Company’s success, with many families moving up over the years from one Jones home to another.

Customers are carefully guided through every step of the buying process, and feedback from new home buyers is relayed back to the Company’s design team to ensure that a new Jones home fully meets customer expectations in line with technical building regulations and standards.

When families have moved in, Jones Homes’ friendly, helpful customer care department is on hand to provide a comprehensive after-sales service.
An excellent demonstration of the Company’s expertise in building family communities is the success of Summerfields in Wilmslow, Cheshire, which has developed into a thriving residential village of some 1,750 homes.

Summerfields is now a contemporary village complete with shops, supermarkets, a public house, nursing home, food outlets, fitness & leisure club, offices, public open spaces and children’s play areas.

Regents Park, a development of exclusive 4 and 5-bedroom detached family homes, is the final piece in the Summerfields residential jigsaw, which has become one of the region’s most sought-after locations.

The Company works closely with housing associations and local authorities to help provide affordable housing for those seeking a foothold on the property ladder.
When complete, The Meadows at Middlebrook will provide a community of some 400 homes, offering a mix of detached homes, apartments and mews. Adjacent to the Group’s flagship leisure, retail and business park, The Meadows is convenient for Bolton FC's Reebok Stadium, Middlebrook rail station and the M61 Motorway.

Stargaze Windows Ltd manufactures PVC-U windows, doors, patio doors and bespoke conservatories, which are supplied to Jones Homes, the Group’s commercial developments and to the trade.
An integrated building programme has created 120 refurbished homes and 78 new build properties, which complement the existing Victorian architecture. A mix of apartments, townhouses, mews and detached houses has been created and today the site of a great 19th Century landmark has been tastefully transformed into one of Cheshire’s most desirable and prestigious places to live.

Virtually all new Jones homes are now constructed on brownfield sites. The expertise gained in this area has led to the formation of a specialist company, Land Reclamation and Development Ltd, to expand these opportunities further. Working closely with expert consultants it is able to satisfy the most stringent requirements and to achieve certification from the environmental bodies and the NHBC. A good example is The Grange development at Sandiway, Cheshire, which is the largest remediation project of its type, using funding from the Landfill Tax Credit Scheme. Such abilities have enabled the Company to create development opportunities in desirable locations.

Jones Homes’ traditional commitment to quality and the skills, craftsmanship and professionalism of its staff are clearly demonstrated by the restoration and renovation of unique luxury apartments at Cleveland, a development of some 51 townhouses and apartments.
During the 1990s the Company extended its operations from its headquarters in Alderley Edge by the addition of 3 other regional divisions.

In 1995 the Company expanded into the South-East of England with the formation of Jones Homes (Southern) which is now firmly established in the region and noted for the provision of quality housing.

Since its formation in 1996, the name of Jones Homes (Northern) has become synonymous with quality of design and construction in Yorkshire.

Jones Homes (Fylde), based in Lytham St Annes, has enjoyed a successful partnership with the Group for over 20 years. Now a wholly-owned subsidiary, it has completed numerous developments along the Fylde coast and throughout Lancashire.
The Commercial Division of The Emerson Group was established in 1971 and is one of the country’s largest private commercial property development and investment companies. Operating in the North-West and South-East of England, it has locally-based, experienced development teams which have been actively involved in the acquisition, planning, construction and letting of a diverse range of commercial developments.

The Commercial Division, operating under the Orbit Developments banner, has built up a portfolio of commercial investments, the vast majority of which are leased and managed in-house and are retained as long-term investments within its portfolio.

The current UK portfolio of over 6 million sq ft (560,000 sq m) comprises:

- 160 individual office buildings
- 37 retail and leisure schemes, ranging from single shops to out-of-town retail parks and shopping centres
- 39 industrial properties including warehouse and distribution units
- 2,000+ tenants
Middlebrook, developed in partnership with Bolton Metropolitan Borough Council and Bolton Wanderers Football Club, includes commercial, retail and leisure accommodation. The assistance of European and English Partnership Grants helped to attract major employers such as Hitachi, The Royal Bank of Scotland, E.on and AXA Insurance.

Middlebrook Horwich Bolton

- Over 6,000 Jobs Created
- 200-Acre Development Site with over 1 Million sq ft of Accommodation
- 27,879-Seater Stadium for Bolton Wanderers Football Club
- Vue, Multiplex 12-Screen Cinema
- 2 Hotels and Conference Centres
- 10 Million Visitors per year
- Awarded best Out-of-Town Retail Development by the British Council for Out-of-Town Retail
- Over 400 Residential Dwellings by Jones Homes
In partnership with Salford City Council, the Division was the original developer of The Lowry Outlet, incorporating some 330,000 sq ft of retail, leisure and restaurants together with high-quality offices at Quay Plaza. Two residential towers were completed as part of the scheme and their management has been retained within the Group’s portfolio.

- High-quality design
- A destination for retail and cultural activities with 5 million visitors a year to the vicinity
- 500 permanent jobs created
- A stimulus for economic investment
- Raising the profile and public perception of the area
- Provision of an aesthetically pleasing working environment which will boost social confidence and civic pride
The Lowry Outlet has already won the Secured by Design Award for its creative use of design to make the Outlet a safe working and leisure environment.

Unlike other “outlet” schemes, the quality of the materials and design had to reflect the quality of the award-winning Lowry Theatre, Art & Entertainment Complex. Internationally renowned architects RTKL were supervised by our own in-house architectural team and the scheme was brought to fruition in conjunction with Salford Council.

This scheme demonstrates the diversity of the Group’s approach and activities together with its capability to undertake landmark developments with confidence.
Located on the A49, Ormskirk Road to the north of Liverpool and adjoining the world-famous Aintree Racecourse, this development provides an excellent example of proactive management on a day-to-day basis. This is an important commercial site combining 165,000 sq ft of retail accommodation and 380,000 sq ft of industrial space.

The retail park boasts many national retailers including Homebase, Currys / PC World, Laura Ashley, Pizza Hut and TK Maxx and is complemented by the adjoining industrial and business units which are let to a wide range of trade counter, industrial manufacturing and warehouse operators. Asset management allowed the extension of the retail park, which both complemented and enhanced the existing development.

The development includes an on-site management office and maintenance team to ensure that the high standards are maintained.
AT THE HEART OF WILMSLOW’S TOWN CENTRE

Throughout its growth, Orbit Developments has been a major contributor to the South Manchester marketplace and this is particularly evident in Wilmslow Town Centre. Offices, retail and leisure facilities including restaurants have been developed in the town to enhance the desirability of the town centre as a place to work and shop.

Over 30 developments have been undertaken within the town centre alone. These include office and/or retail schemes at:-

- Barfield House
- Water Lane
- The Kings Court Development
- Wilmslow Green
- Grove Arcade

Wycliffe House, which includes the offices of the Information Commissioner, has been extended by 14,000 sq ft. The office building enjoys a prime central location just off Water Lane and benefits from excellent on-site parking facilities.

Wilmslow is a well-established business location for corporate occupiers and SMEs alike. The benefits of excellent town centre facilities and its location, offering ease of connections to the regional motorways, to London Euston by train and, more especially, Manchester Airport, are all factors which attract major business occupiers.
Orbit Developments has made its mark on Manchester’s Corporate Corridor with the completion of Parkway Business Centre located on Princess Parkway.

The development has unparalleled links to the M56 and M60 Motorways as well as direct access to Manchester City Centre. Situated in a mature landscaped environment, Parkway Business Centre allows tenants to enjoy the benefits of its suburban location whilst being only two miles from the heart of the city.

To be dynamic and unique in this location, Orbit Developments has incorporated a Café on the Park as well as a regular shuttle bus service to the city centre for the use of incoming tenants.
Park Square offers tenants a modern, welcoming environment with wonderful amenities including a 9-hole putting green, on-site restaurant and a courtesy shuttle bus. The building has one of the North-West’s largest single floor plates (22,500 sq ft) which can accommodate a wide range of different tenant uses.

Pride is taken in leasing the appropriate accommodation to a spectrum of tenants from start-up businesses to headquarters for international PLCs. Once a tenant takes occupation, all aspects of aftercare management of the tenant and the property are provided by Emerson Management Services.
The Group diversified further in 1987 with the formation of Orbit Southern with the explicit purpose of capitalising on commercial opportunities in the South-East. The Company is now well-established along the eastern M4 corridor and satellite towns around the M25.

GRANGEFERN PROPERTIES LTD

The former ground of Bolton Wanderers Football Club is now a landmark retail scheme owned by Grangefern Properties. Occupiers now include ASDA, DW Sports, Co-op Travel, Subway, Johnsons Cleaners, Carphone Warehouse, Abakhan Fabrics, Poundstretcher, Barnardo’s and Home Bargains and the next stage is a development site which benefits from a planning approval for a 10,000 sq ft car showroom.
Jones Contracts has established an expertise in all aspects of commercial contracting. Whilst carrying out construction work for its sister company, Orbit Developments, it also undertakes external projects, many through recommendation.

The scale and scope of these projects vary considerably and include both refurbishment and major new construction work. An impressive range of building types – retail, office, car showroom, leisure facilities, restaurants, nursing homes and hospices - has been constructed.

Jones Contracts takes pride in its reputation for completing projects to the highest standards, on budget and to programme. The Company’s expertise has been widely recognised with repeat business being a key feature of its steady growth.
Emerson Management Services, the Portfolio Management Division of The Emerson Group, provides all aspects of property and estate management for the completed schemes within the UK portfolio.

Operating from the Group’s Head Office and a regional office in West London, it manages in excess of 6 million sq ft of property throughout the UK.

Experienced support staff, backed by the latest technology, enable the Company to maintain the highest bespoke standards of service to tenants, including the cost-effective monitoring and budgetary control of rent and service charge expenditure. A full complement of qualified surveyors, building managers, client liaison and security staff, supported by in-house maintenance and landscaping teams, work to develop and maintain close relationships with the Company’s extensive client base, often resulting in repeat business.
Emerson Business Centres operates serviced offices within four major regional business centres in the UK and one in the USA. All offer a comprehensive range of services, including fully-fitted offices, conference and training rooms, secretarial services, telephone answering, fax, copying and Internet facilities.

Short-term rentals are available to satisfy the requirements of the small business and to give start-up companies flexibility for future growth. Many clients have expanded with the business centres and have taken further long-term accommodation within the extensive portfolio.

Staff training and the benefits of the latest computer and communications technology are considered essential factors in enabling the Group’s in-house support department to provide a complete service.

Kirkham’s Contractors, the Group’s small works department, is geared up to respond quickly to clients’ needs. It provides valuable in-house services, undertaking the partitioning layouts, alteration and refurbishment works necessary for the ongoing growth and needs of clients, maintenance and improvement of the Group’s portfolio.
The Group’s in-house Legal Department provides a valuable source of advice and information for the various companies within the Group and, where appropriate, liaises with leading firms of solicitors with whom the Group has longstanding relationships.

The Legal Department deals with all aspects of property law as it affects the Group: the majority of its advice involves concluding leases for the commercial letting team, licences to assign or sublet, variations, rent review and lease renewals for the management team and acquiring sites for both the Residential and Commercial Divisions.

In addition, it advises the Group on funding arrangements, planning issues, health and safety, construction, employment, contractual and international matters.

The level of expertise and flexibility within the team means it is able to respond rapidly when required and contribute to the smooth and efficient running of the Group.

The Group’s in-house Planning and Land Departments provide valuable advice to all divisions of the Group on planning, land acquisition, transport and environmental issues, as they continually change and evolve in all areas of the Group’s activities.

A full-time Safety Manager is employed by the Group and is responsible for advising senior management and staff on all aspects of Health and Safety at Work. The in-house Health and Safety Team inspects, monitors and reports on all relevant issues. Communication with and the training of staff is a key element of its work.

The Emerson Group’s extensive in-house facilities also include the Graphic Design Department, responsible for the day-to-day production of a wide range of varied literature required by the Group from corporate signage to advertising displays and from stationery through to full-colour publicity material including magazine and newspaper adverts, leaflets and marketing brochures for all the Group’s divisions.
The first land purchased in Portugal was in the early 1970s - a beachfront plot between Rocha and Alvor, today known as the luxury Jardim Do Vau Resort situated overlooking the ocean at Praia do Vau. This established resort offers families and golfers the perfect holiday location.

Jardim Do Vau offers a complete holiday resort with something for everyone. The luxurious 1, 2 and 3-bedroom apartments cater for every need, combining the convenience of self-catering with the facilities of a top class hotel.

An extensive range of facilities is also available, including direct beach access, outdoor swimming pool, children’s pool, restaurant, poolside café and bar, and a children’s play area.

The “Atlantico” Leisure Club provides health and leisure facilities that include an indoor heated swimming pool, Jacuzzi, steam room, sauna, fitness room and a snooker room.
The prestigious 260-acre Boavista Golf & Spa Resort is located to the west of the historic town of Lagos and just minutes away from white sandy beaches, the opulent Yacht Marina and the town’s picturesque cobbled streets and pretty squares. Its 18-hole course, designed by Howard Swan, opened in January 2002 and quickly became established as one of the Western Algarve’s premier championship courses, offering quality golf and outstanding playing conditions in a spectacular clifftop setting.

Boavista Golf & Spa Resort offers an exceptional array of contemporary facilities, including a first-class clubhouse restaurant, bar and dining terraces. A fully-equipped Essential Fitness & Spa with beauty salon offering beauty and make-up treatments adjoins the golf clubhouse, and other leisure facilities include a sizeable indoor heated swimming pool, sauna and Jacuzzi, gym, floodlit tennis courts, children’s play area and football pitches. Spa and leisure amenities are complemented by a Golf Teaching Academy with driving range, indoor teaching and video analysis bay, substantial practice area with bunkers, chipping greens and one of the leading golf shops on The Algarve.

This all-year-round resort offers something for the whole family.
Our residential portfolio will ultimately provide 750 properties, including lavish detached villas with private pools, elegant golf apartments and link villas, some of which cluster in villages around outdoor swimming pools and children’s pools. Others, nestling alongside the fairways, offer discerning owners and holidaymakers a choice of beautifully appointed homes. Many provide outstanding panoramic views of the golf course, Lagos Bay or the surrounding Monchique Mountains and countryside.

Careways Management Company offers a professional on-site rental and management service to owners and holidaymakers.
Oásis Parque Country Club is located near Alvor, a traditional quaint Portuguese fishing village and holiday beach resort. Vibrant Praia da Rocha and bustling Portimão, one of the Algarve’s main towns and a preferential cruise ship destination, are just a few minutes away.

The resort boasts an exceptional Leisure Club at its heart, with a sizeable outdoor swimming pool, children’s pool, an additional large indoor pool (heated in winter), Jacuzzi, tennis courts, children’s play area and a poolside café and licensed restaurant where satellite TV and Wi-Fi are also available.

Set amidst beautiful surroundings with mature landscaped gardens, Oásis Parque will provide some 500 properties when the resort is complete including 2 and 3-bedroom apartments and bungalows and 3, 4 and 5-bedroom villas. A choice of modern, stylish properties includes luxury detached villas with private swimming pools, link villas and poolside apartments. Careways provides a daily maid service, rental reception and maintenance & management services.
Lakeside Country Club, Quinta Do Lago, is just 20 minutes from The Algarve’s International Airport at Faro. When complete the development will provide 51 luxury apartments and villas within a gated setting. With a first-class specification throughout and meticulous attention paid to every detail, this development is befitting of one of the Algarve’s most prestigious residential destinations.

Situated at the heart of this outstanding location on Avenida do Ayrton Senna in The Golden Triangle, the area boasts designer shopping, an array of restaurants and 7 magnificent golf courses spread across this vast estate where residents are entitled to discounted green fee privileges on a number of courses. Quinta Do Lago’s white sandy beach is sheltered by sandstone cliffs and this idyllic area is surrounded by crystal clear lakes, lush pine forests and the picturesque Ria Formosa nature reserve.

A heated swimming pool with retractable roof complements the leisure complex, which includes a children’s pool and sun terrace, Jacuzzi, sauna, steam room, private gym, tennis courts, poolside restaurant and coffee shop, maid and Wi-Fi services and Careways Management reception.
Emerson International was founded in 1982 to diversify the Group’s investments globally. Either independently or through joint ventures the Company has developed major residential, commercial and leisure projects throughout Florida.
Eagle Creek is a unique 1,300-acre, master-planned golf course community, 20 minutes drive from Orlando International Airport, 35 minutes drive from Walt Disney World and Universal Studios and adjacent to “Medical City”, a medical research and health care cluster that is home to the Sanford Burnham Institute, a new VA hospital, Nemours Children’s Hospital, the UCF College of Medicine as well as new schools and community colleges.

The community currently comprises over 1,000 dwellings and a championship golf course and upon completion will have 3,000 dwellings, a 200,000-sq ft retail center, 150-bedroom hotel, elementary school and community center.
Throughout central Florida over 2,000 lots have been assembled, acquired and are being developed in a joint venture with Hanover Capital Partners and TDON. The joint venture focuses on the purchase and development of residential land for sale and housing development.

**Sanctuary at Eagle Creek**

The Sanctuary is a 550-unit apartment complex located on Eagle Creek. The community offers residents an exceptional range of facilities, including a clubhouse, a sports bar, boardroom, gym, bbq areas and a pool.

**Turtle Creek**

Turtle Creek is a 368-lot residential development in St. Cloud, Florida located in close proximity to Orlando International Airport and Eagle Creek.
Emerson Pointe is located in the exclusive North Bay area adjacent to Bay Hill. The 70-acre parcel has been developed to provide 72 exclusive residential lots with gated entry.

Keene’s Pointe is an established luxury golf course community located in Windermere, Florida. The final phase of 34 custom homes is being developed by a joint venture between Centerline Homes and Emerson International.
Emerson Plaza is situated at the heart of the CenterPointe on the Park development, a 1 million-sq ft, 55-acre master-planned, mixed-use development. The two 12-storey residential towers comprising 54 and 64 condominiums are located on Cranes Roost Lake and successfully combine the natural pleasures of lakeside living with a sophisticated urban lifestyle.
Emerson International has successfully established a well-balanced commercial portfolio through both acquisition and development. Now with over 1 million sq ft of commercial office space under management, Emerson International has become one of the fastest-growing private property companies in Orlando.
SELECTION OF TENANTS AND CLIENTS FROM OUR EXTENSIVE PROPERTY PORTFOLIO AND GROUP ACTIVITIES

UNITED KINGDOM

AA Limited
A Share & Sons Limited
Accenture (UK) Limited
Acer UK Limited
Adactus Housing Association Limited
ADI-Gardiner Limited
AG Barr PLC
Aldermore Bank PLC
AMEC Global Renewables UK Limited
AMP Bowling Holdings Limited
Amplication Limited
Antler Homes Cheshire Limited
API Laminates Limited
Argos Limited
Asda Stores Limited
Ashfields Healthcare Communication Limited
Ask Restaurants Limited
Automatic Data Processing Limited
AXA Insurance (UK) PLC
Bank Fashion Limited
Barclays Bank PLC
Baule UK Limited
Bella Italia Restaurants Limited
BHP Billiton Petroleum GB Limited
Big Storage Limited
Black & Veatch Limited
Bluefin Insurance Services Limited
Bodycote PLC
Bolton at Home Limited
Boots UK Limited
Brabners LLP
British Telecommunications PLC
Burger King Limited
Chess PLC
Chiquito Limited
C & J Clark International Limited
Compulease Limited
Contour Homes Limited
Co-operative Bank PLC
Corus Engineering Steels Limited
Costa Limited
Costain Group PLC
Dave Whelan Sports Limited
Deutsche Lufthansa AG
DFS Furniture Company Limited
Done Brothers (Cash Betting) Limited
DRL Limited
DSG Retail Limited
Eat Limited
Eddisons Commercial Limited
Electronic Arts Limited
Emirates
Enserve Group Limited
E.ON UK PLC
Everything Everywhere Limited
Farmfoods Limited
Fircroft Engineering Services Limited
Footasylum Limited
Foss UK Limited
Four Seasons Healthcare Limited
Furniture Village Limited
Gaxoxsmithkline Services Unlimited
GNB Industrial Power (UK) Limited
Gradus Carpets Limited
Greggs PLC
Grohe Limited
Halfords Limited
Hertel (UK) Limited
Hilary Meredith Solicitors Limited
Hogg Robinson (Travel) Limited
Homebase Limited
Honeywell UK Limited
Howden Joinery Properties Limited
Ingersoll-Rand European Sales Limited
Jacobs UK Limited
James Hall & Co. (Southport) Limited
J B Global Limited
J D Sports Fashion PLC
John Lewis PLC
Johnson Cleaners UK Limited
Kentucky Fried Chicken (GB) Limited
Keogh's LLP
 Kia Motors (UK) Limited
LA Fitness PLC
Ladbrokes Betting & Gaming Limited
Laura Ashley Limited
Lidl UK Properties GmbH
Lighthouse Group PLC
Lloyds TSB Bank PLC
McDonalds Restaurants Limited
Magnet Limited
Maplin Electronics Limited
Marks & Spencer PLC
Matalan Limited
McCarthy & Stone Retirement Lifestyle Limited
Mercedes-Benz Retail Group UK Limited
Mitchells and Butlers Retail Limited
Nando's Chickenland Limited
National Tyre Service Limited
National Westminster Bank PLC
NDS Limited
Next Group PLC
NHS Property Services Limited
Norcross Group (Holdings) Limited
Northgate Information Solutions UK Limited
O2 (UK) Limited
OCADO Limited
OKI Europe Limited
On The Beach Limited
Oracle Corporation UK Limited
Pendragon Property Holdings Limited
Pennine Care NHS Trust
Pets at Home Limited
PGDS (UK One) Limited
Pilkington, United Kingdom Limited
Pizza Express (Restaurants) Limited
Pizza Hut (UK) Limited
Poundstretcher Limited
Poundworld Retail Limited
Premix Group Limited
Provident Financial Management Services Limited
Realm Limited
Regenda Limited
River Island Clothing Company Limited
Roberts Jackson Limited
Romec Limited
Royal Mail Group Limited
Santander UK PLC
SAP (UK) Limited
Screwfix Direct Limited
Securitas Security Personnel Limited
Smyths Toys UK Limited
Sofaworks Limited
Specsavers Optical Superstores Limited
Sportsdirect.com Retail Limited
Stephenson Solicitors LLP
Steria Limited
Stockport Homes Limited
Subway Realty Limited
Svenska Handelsbanken AB
Tesco Stores Limited
The BSS Group Limited
The Carphone Warehouse Limited
The Council of the City of Salford
The Information Commissioner
The Original Bowling Company Limited
The Restaurant Group (UK) Limited
The Royal Bank of Scotland PLC
The West Retail Group Limited
Thorn Security Limited
Toni & Guy North Limited
Toolstation Limited
Transform Medical Group (CS) Limited
TK Maxx
Travellers Tales (UK) Limited
Urban Vision Partnership
Vail Williams LLP
Vianet Group PLC
Vodafone Limited
Welspun UK Limited
White Stuff Limited
Vue Entertainment Limited
Wickes Building Supplies Limited
William Hill Organisation Limited

UNITED STATES OF AMERICA

Automatic Data Processing, Inc
ATEC Systems Limited
Beazer Homes Corporation
Braishfield Associates
CareFusion
Canon Solutions America
City of Altamonte Springs, Florida
Coldwell Banker Residential Real Estate Services LLC
CRCI/Crump Insurance
East Central Florida Regional Planning
Embry-Riddle University
EMA, Inc
EPCOS / TDK
First National Bank of Central Florida
Florida Technical College
Glickstein Laval Carris, PA
GM Financial
Hancock Information Group, Inc
Incharge Institute
Jacobs Facilities, Inc
JMH, Inc
Laboratory Corporation of America
North America Risk Services
Philadelphia Insurance Company
Quinstreet, Inc
Sentry Management, Inc
Sodexho Operations LLC
Technologies Management, Inc
Travel Holdings, Inc
Trade Secrets, LLC
United Self Insured Services, Inc
Verizon Wireless
Winter Park Police Department
World Travel Holdings
THE EMERSON GROUP

RESIDENTIAL

PE Jones (Contractors) Limited
Jones Homes (Northern) Limited
Jones Homes (Southern) Limited
JBG (Property) Limited
Newfield Construction Limited
Victor New Homes Limited
Jones Residential (Leasing) Limited
Land Reclamation and Development Limited
FE Jones (Builders) Limited
Stargaze Windows Limited

COMMERCIAL

Orbit Investments (Properties) Limited
Orbit Developments (Manchester) Limited
Orbit Investments (Northern) Limited
Orbit Developments (Southern) Limited
Orbit Investments Limited
North West Portfolio Limited
PE Jones Contracts (Manchester) Limited
Emerson Management Services Limited
Kirkham’s (Contractors) Limited
Aintree (Contractors) Limited
Aintree Retail Park Limited
Grangefern Properties Limited

INTERNATIONAL

Emerson International, Inc
Convau-Cosntrucções do Vau Limitada
Eagle Creek Development Corporation
Bay Hill Developments (North Bay), Inc
Emerson Plaza Development, Inc
Jones Homes USA, Inc
Tecbuild, Inc
Rosewood Development Corporation
Holidays Select Limited

SUBSIDIARY COMPANIES

ASSOCIATED COMPANIES

JJT Residential Services Limited

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Int Fax: 00 351 282 401915

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Int Fax: 00 351 282 769686
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Int Tel: 00 44 1625 588400 Int Fax: 00 44 1625 585791
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JONES HOMES (NORTHERN) LIMITED
Green Bank House Green Bank Cleckheaton West Yorkshire BD19 5LQ
Tel: 01274 852700 www.jones-homes.co.uk

JONES HOMES (SOUTHERN) LIMITED
3 White Oak Square Swanley Kent BR8 7AG
Tel: 01322 665000 www.jones-homes.co.uk

JONES HOMES (FYLDE) LIMITED
Newfield House 5 Fleet Street Lytham St. Annes Lancashire FY8 2DQ
Tel: 01253 728760 www.jones-homes.co.uk

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Heathrow Three Heathrow Boulevard 282 Bath Road Sipson West Drayton Middlesex UB7 0DQ
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