

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

Six Reasons to Buy Now

Boasting a vibrant economy, Reading is forecast to be the UK's No.1 fastest-growing local economy and is just 21 minutes from London on the Elizabeth Line. At the heart of the UK's 'Silicon Valley', it is a location of choice for residents, businesses, and investors.

This report outlines six reasons to buy now at the St Edward Bankside Gardens development in Reading.

St Edward
Designed for life

NO.1

READING PROPERTY, A CHOICE INVESTMENT

Property has long been regarded as a secure investment, and Reading has consistently outperformed, with price growth exceeding that of the FTSE 100 and significantly outpacing the capital over the past decade. Looking ahead, UK property values are forecast to rise by an average of 4.1% per year, delivering cumulative growth of 22.4% by 2029².

PriceHubble, Investing.com, Land Registry, ONS, 10 years: Q2 2015 v Q2 2025, 1 year: Q2 2024 v Q2 2025, London refers to Zones 1-4 ¹Based on £psf ² Consensus across agents, forecasts were latest published at time of report

Reading residential outperformance



Past 10 years 2015-2025

| | |
|-------------------------------|------|
| Reading Property ¹ | +32% |
| London Property ¹ | +13% |
| FTSE | +27% |

Past year 2024-2025

| | |
|-------------------------------|-----|
| Reading Property ¹ | +4% |
| London Property ¹ | -3% |

NO.2

ATTRACTIVE RENTAL GROWTH AND YIELDS

Rental growth in the Bankside Gardens postcode of RG2 has climbed 49% over the past five years, outperforming both the wider Reading (41%) and London markets (29%)¹.

Interest rates have fallen over the past year and are forecast to ease further, reaching 3.5% by the end of 2026². Meanwhile, rents are projected to rise steadily by between 3.2% and 3.7% per year, delivering cumulative growth of 17.8% by 2029³.

¹Dataloft Rental Market Analytics by PriceHubble £sqft rental growth, ²HM Treasury Average of Independent Forecasts August 2025, ³Consensus across agents, forecasts were latest published at time of report

Current investment yields

| | |
|-------|-----------------------------------|
| 4.87% | Bankside Gardens |
| 4.25% | Prime Central London |
| 4.13% | 5-year Fixed Rate Government Bond |
| 4% | Interest base rate |

Berkeley, Dataloft Rental Market Analytics by PriceHubble average gross yield, all property types, Bank of England as of August 2025

NO.3

A THRIVING LOCAL ECONOMY

Reading is a leading UK tech and financial services hub. Ranked 10th outside London in the UK Competitiveness Index¹, it is forecast to be the UK's 1st fastest-growing local economy and the 2nd fastest for job creation², driven by tech and professional services. Dubbed the UK's Silicon Valley, the M4 corridor hub combines a skilled workforce and strong connectivity with 170+ AI firms and global players like Microsoft, Oracle, and Cisco. Reading has also been recognised in the Sunday Times Best Places to Live guide in both 2023 and 2025⁴.

¹UK Competitiveness Index 2023 ²EY Regional Economic Forecast 2025-2028, ³ BDO, 2023, ⁴Sunday Times Best Places to Live.

NO.1

forecasted fastest-growing local economy in the UK

TOP 10

most competitive economy in the UK outside of London

TOP 10

best town in the UK for job opportunities

EY Regional Economic Forecast 2025-2028, UK Competitiveness Index 2023, Ciphir 2024

Well-known tech employers in Reading:



Well-known financial services employers in Reading:



NO.4

MORE FOR YOUR MONEY

With prices starting from £290,000 for a high quality St Edward new build apartment, Bankside Gardens offer the opportunity to purchase a premium property at up to 8% less than the average London new-build apartment, while offering up to 19% more space.

Berkeley, average across Bankside Garden apartments available August 2025, PriceHubble, Land Registry, based on 1 and 2-bed new-build apartments sold in London (Zones 1-4) last 12 months

| | Average Price | Average £psqft | Average Size (psqft) |
|---------------------|---------------|----------------|----------------------|
| Bankside Gardens | £463,585 | £637 | 730 |
| London ¹ | £504,740 | £833 | 615 |

¹ new-build zone 1-4

NO.5

CONNECTIVITY

Bankside Gardens enjoys outstanding connectivity by road and rail. The M4 is just 7 minutes away, and the on-site Reading Green Park Station provides fast connections — just 7 minutes to Reading mainline, 19 minutes to Basingstoke, and with the Elizabeth Line, London can be reached in as little as 21 minutes¹. This enhanced connectivity puts over 4.1 million jobs within a 60-minute public transport commute².

In the year following the opening of Reading Green Park station in 2023, nearby homes saw a 12% uplift in value, outperforming the wider region which fell 3%³.

¹ PriceHubble, Google, travel time to London from Reading station

² PriceHubble, BRES, 2023, from Reading station ³PriceHubble, Land Registry, 1km from Reading Green Park station vs the South East, change between May 2023 and May 2024.

by Rail from Reading Mainline Station



| | |
|--------|----------------------|
| 23MINS | Oxford |
| 21MINS | London Paddington |
| 35MINS | Tottenham Court Road |
| 42MINS | Heathrow |
| 47MINS | Canary Wharf |

By Car from Bankside Gardens



| | |
|--------|----------------|
| 7MINS | M4 Junction 11 |
| 28MINS | M40 |
| 35MINS | M25/M3 |
| 35MINS | Heathrow |

PriceHubble, thetrainline.com, car journeys from RG2 6BN, Google Maps, travel times are approximate only, transfer times not included

NO.6

RENTER APPEAL

Reading's rental market is thriving, with 32% of households renting privately — well above the South East average of 19%. Thanks to lower rental values, which sit 27% below London (Zones 1-4), residents enjoy greater affordability and more lifestyle choice, reinforcing Reading's reputation as one of the most appealing places to live and invest.

Census 2021, Dataloft Rental Market Analytics by PriceHubble, last 12 months

28.6%

% of income spent on rent¹

30.7% London



£1,585

Average Monthly Rent (2-bed apartment)

£2,174 London²



38%

Renters Aged 22-29

34%

Renters Aged 30-39



33%

of renters are employed in tech, professional, scientific, or financial sectors



¹Excluding incomes of less than £10k and more than £500k

²London Zones 1-4 2-bed apartments, last 12 months

OUR VISION
2030
TRANSFORMING TOMORROW

The Institute of
Customer Service
MEMBER

St Edward
Designed for life

A joint venture company owned by

M&G
INVESTMENTS

Berkeley
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