

PILLO *Rooms*



WELCOME TO PILLO ROOMS
Make yourself at home



The Mission Statement

Founded in 2016, Pillo Rooms is a serviced accommodation operator that specialises in **leasing residential properties** to create a home away from home experience for both leisure and corporate stay guests.

Our serviced accommodations are designed to cater to the needs of all of our guests, with fully equipped kitchens, high-speed internet access, and a range of amenities that make our properties feel like a home away from home. Whether guests are visiting for a short-term business trip or a longer-term relocation, our serviced accommodations offer **flexibility, convenience, and value**.

Our team of dedicated professionals is committed to providing the **highest level of service**, ensuring that our guests have a comfortable and enjoyable stay. From booking to check-out, we are available to assist with any questions or needs that may arise.

Pillo Rooms is working towards becoming a globally recognised hospitality brand.

Problems we are solving

Bridging the gap

CONSUMER SHIFT FROM HOTEL ACCOMMODATION

A survey by Airbnb in 2020 found that more than half of respondents preferred staying in short-term rental accommodations over hotels, citing reasons such as cost-effectiveness, privacy, and convenience.



AFFORDABLE & SPACIOUS ACCOMMODATION

The average Pillo Rooms space is 1500 sq ft with over 50% of our properties sleeping at least 4 guests. Amenities include:

- Fully Fitted Kitchens
- Kitchen Appliances
- Washing Machines
- Unlimited WiFi
- Smart TV
- Hotel Quality Linen and Toiletries

UNRELIABILITY IN THE SHORT TERM RENTAL MARKET

As the short term rental industry is growing at a rapid rate, it is impossible for Online Travel Agency platforms such as Airbnb to verify the legitimacy of each and every listing. This often results in travellers falling victim to scams.



STANDARDISED LEVEL OF QUALITY AND SERVICE

Our team work tirelessly to ensure the Pillo Rooms service is standardised. The management team review guest feedback on a weekly basis to ensure we are offering our highest possible service to our guests.

The Pillo Rooms Guest Profile

'The best stay in Manchester! Spacious, clean and great location! Will definitely stay again and recommend to anyone. The service was 10/10!' - Pillo Rooms Guest



Digital Nomads



Families



Solo Travellers



Corporate Travellers



Friends



Medium Term Renters





Our Operations

With years of experience in the serviced accommodation industry, Pillo Rooms has honed its operations to provide a **seamless and stress-free** experience for both landlords and guests.



Periodic **maintenance** checks ensure our property portfolio is in optimal condition. Property maintenance is performed promptly and efficiently by utilising software to create and allocate tasks to our maintenance team.



Our team of professional **housekeepers** is trained to follow a comprehensive cleaning checklist. We regularly inspect our apartments to ensure that they are being cleaned to the highest standards.



Compliance with all relevant laws and regulations is a top priority. We conduct regular audits to ensure that our properties are compliant with all relevant regulations, including health and safety, fire safety, and building regulations.



Providing an **exceptional service** is crucial for ensuring the satisfaction of our guests, and for building long-term relationships with them. We have a dedicated guest relations team in place to ensure that all guest inquiries and concerns are addressed promptly and professionally.

Expansion:



LEASE

Our goal is to work closely with property owners and developers to secure long term leases on entire blocks of apartments, which will enable us to continue to offer a high quality and standardised service to our guests. We plan to focus on securing properties in prime locations across the U.K. with easy access to transportation, local cultural sites, and business districts.

DEVELOP

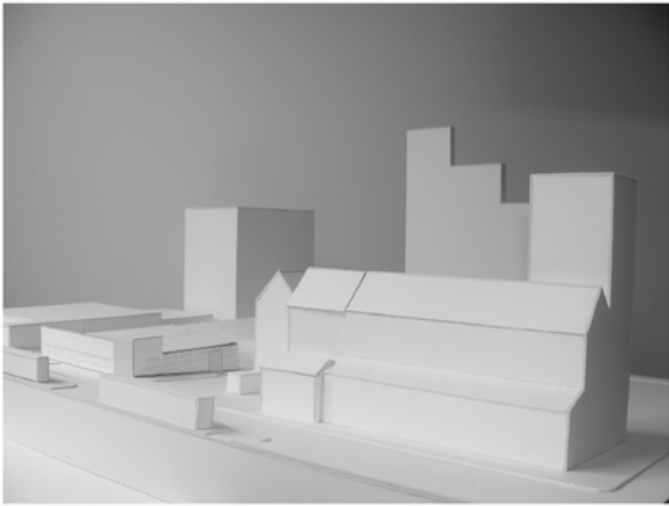
Our group are seeking opportunities to collaborate on developments in highly desirable city locations, which will allow us to build apart-hotel style blocks with key aspects at the forefront, such as, sustainability, energy efficiency and technology. By focusing on these goals, we can continue to differentiate in an increasingly growing market as well as continue to provide an exceptional living experience for our guests.

MANAGE

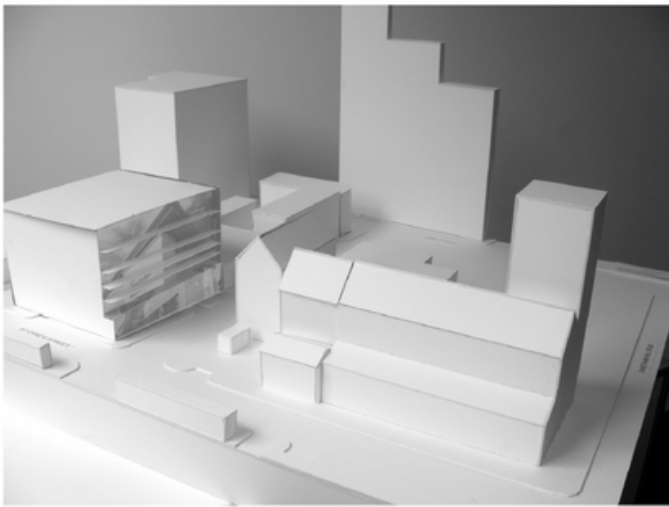
Another key priority is to build strong relationships with block owners and demonstrate Pillo Rooms as a reliable and trustworthy partner. In exchange for a management fee, we will manage the guest relations, housekeeping and marketing elements of the short term rental business. We will work closely with our clients to ensure all properties are standardised to meet the minimum requirements of a Pillo Rooms property.



Coming Soon

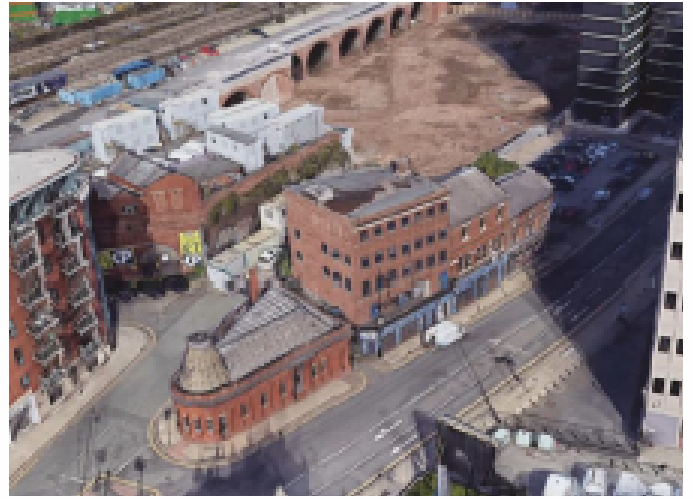


EXISTING



PROPOSED MASSING

St Chad's, Manchester



EXISTING



PROPOSED MASSING

Chapel St, Manchester



We look forward
to working with
you.