# Gamuda and QIP unveil £41.5m expansion of student homes in Woolwich



Malaysia’s prominent engineering and property developer Gamuda Berhad has teamed up again with Singapore-based real estate private equity firm Q Investment Partners (QIP) to expand their purpose-built student accommodation (PBSA) project in Woolwich, London. This announcement, marking Phase 2 of the development, follows the recent topping out of Phase 1, underscoring the partners’ confidence in the long-term prospects of the UK’s PBSA sector.

Phase 2, valued at approximately £41.5 million, will add 120 student beds to the existing 299, bringing the total across both phases to 419 beds, with a combined gross development value (GDV) of about £144.5 million. The new site for this phase was acquired from Hurlington Capital and completion is expected in the fourth quarter of 2026. Phase 1, launched in mid-2024, consists of 150 studios and 149 cluster rooms located at 81-88 Beresford Street, forming part of the extensive multi-billion-pound regeneration of the former Royal Arsenal estate in Woolwich. It aims to serve the 2026/2027 academic year and is notable for including 35% affordable student accommodation, targeting high sustainability ratings such as BREEAM Excellent and EPC A.

Gamuda’s CEO of Gamuda Land, Chu Wai Lune, highlighted the strategic importance of this project in establishing a strong UK presence, stating that the expansion reflects their commitment to delivering high-quality, sustainable student living spaces tailored to global student needs. This aligns with Gamuda’s broader aim to develop around 3,000 PBSA beds in the UK by 2029, focusing particularly on cities with leading Russell Group universities where demand notably exceeds supply.

QIP’s CEO and Co-Founder, Peter Young, emphasised the partnership’s ambition to deliver institutional-grade student accommodation that meets the evolving needs of students and creates long-term value for investors and local communities alike. He remarked that the Woolwich development not only represents QIP’s flagship PBSA project in London but also demonstrates their confidence in the UK’s thriving PBSA sector, which continues to attract robust investment—£7.9 billion was transacted in 2023 alone, driven by a persistent shortage of student beds and steadily growing international student enrolments, which topped 679,000 in the 2022/23 academic year.

Situated within the Royal Arsenal masterplan, the site benefits from excellent transport links via the Elizabeth Line, offering students quick access to key London universities such as the University of Greenwich, King’s College London, and the London School of Economics with commuting times under 35 minutes. The development is designed with student well-being as a priority, providing amenities including private study areas, fitness and yoga rooms, games rooms, bicycle storage, and a vibrant community hub inclusive of commercial spaces.

Financing for the initial phase of the project was secured through a £47.3 million loan facility with Alpha Property Lending, underscoring strong financial backing for the venture. The development is executed with expertise from QIP’s UK-based Development Group, led by James Coppack, and supported by construction partners including CField Construction and Alpha Real Estate Finance.

The Woolwich PBSA project marks a significant milestone for both Gamuda and QIP: Gamuda’s first student housing development in the UK and QIP’s initial scheme in London. The partners’ work in this regeneration area highlights the growing appeal of student accommodation investments in well-located urban areas that combine both strong academic demand and sustainable urban renewal.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 2 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[5]](https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/)
* Paragraph 3 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[5]](https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 4 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 5 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[4]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/), [[5]](https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 6 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[2]](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/), [[3]](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/), [[5]](https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/)
* Paragraph 7 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[4]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)
* Paragraph 8 – [[1]](https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/), [[4]](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/), [[6]](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article)

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## Bibliography

1. <https://bdcmagazine.com/2025/07/gamuda-and-q-investment-partners-deepen-uk-pbsa-partnership/> - Please view link - unable to able to access data
2. <https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/> - In July 2024, Singapore-based private equity firm Q Investment Partners (QIP) formed a £100 million joint venture with Malaysia's Gamuda Berhad to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The project, located at 81-88 Beresford Street, marks QIP's largest single-asset transaction and its first strategic partnership with Gamuda. The development is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and is scheduled for completion in the 2026/2027 academic year. The accommodation will consist of 150 studios and 149 cluster rooms, with demolition completed and construction set to commence in the third quarter of 2024. The project is expected to be available for the 2026/2027 academic year. ([gamuda.com](https://gamuda.com/2024/07/singapore-based-qip-forms-gbp100-mil-uk-student-housing-jv-with-bursa-listed-gamuda/news/?utm_source=openai))
3. <https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/> - In July 2024, Singapore-based Q Investment Partners (QIP) and Malaysia's Gamuda Land launched a £100 million ($128 million) joint venture to develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The project, located at 81-88 Beresford Street, is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and is scheduled for completion in the 2026/2027 academic year. The accommodation will consist of 150 studios and 149 cluster rooms, with demolition completed and construction set to commence in the third quarter of 2024. The project is expected to be available for the 2026/2027 academic year. ([mingtiandi.com](https://www.mingtiandi.com/real-estate/outbound-investment/qip-gamuda-land-launch-128m-uk-student-housing-jv/?utm_source=openai))
4. <https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/> - In July 2024, a joint venture between Q Investment Partners (QIP) and Gamuda secured a £47.3 million loan facility with Alpha Property Lending to develop a 299-bed purpose-built student accommodation (PBSA) scheme in Woolwich, London. The project, located at 81-88 Beresford Street, is part of the multi-billion-pound regeneration of the former Royal Arsenal in London and is scheduled for completion in the 2026/2027 academic year. The accommodation will consist of 150 studios and 149 cluster rooms, with demolition completed and construction set to commence in the third quarter of 2024. The project is expected to be available for the 2026/2027 academic year. ([estatesgazette.co.uk](https://www.estatesgazette.co.uk/news/qip-and-gamuda-secure-47m-for-woolwich-pbsa/?utm_source=openai))
5. <https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/> - In August 2024, Ogier's Jersey legal and real estate fund administration teams acted for Singapore-headquartered private equity firm Q Investment Partners (QIP) on its recent purpose-built student accommodation (PBSA) joint venture launch with Gamuda, the parent company of Gamuda Land, a leading Malaysian real estate developer. The 299-bed student housing scheme in Woolwich is situated in a prime location as part of the multibillion-pound regeneration of the former Royal Arsenal in London. The development will be the first PBSA scheme in the regeneration area. The project is expected to provide 30% affordable student accommodation to the eight major higher education institutions in the area and aims to achieve BREEAM Excellent and EPC A ratings across its sustainability metrics. Construction is set to commence in the third quarter of 2024, with practical completion expected for the 2026/27 academic year. ([ogier.com](https://www.ogier.com/news-and-insights/deals/ogier-acts-for-q-investment-partners-on-student-housing-fund-launch/?utm_source=openai))
6. <https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article> - In July 2024, Q Investment Partners (QIP) and Malaysia-based Gamuda partnered to invest £100 million (€118.3 million) in UK student housing. As part of the partnership, QIP, alongside UK-based co-developer Hurlington Capital, will develop a 299-bed purpose-built student accommodation (PBSA) in Woolwich, London. The site at 81-88 Beresford was acquired by Hurlington Capital in 2020. QIP’s subsidiary, QIP Development Group (QIPDG), will lead as development manager, supported by Hurlington Capital. Peter Young, CEO and co-founder of Q Investment Partners, said the joint venture with Gamuda marks QIP’s entrance into the London student housing market, with Woolwich “becoming our eleventh UK asset to date”. ([realassets.ipe.com](https://realassets.ipe.com/news/qip-and-gamuda-to-invest-100m-in-uk-student-housing-venture/10074503.article?utm_source=openai))