



# Investor site visit

For investment professionals only



# Team



**Ian Brown**  
Head of Strategy & IR



**Bjorn Hobart**  
Director of Investment



**Tom Stanton**  
Senior Asset Manager



**Charlie Withers**  
Director of Development



**Andrew Dickman**  
Managing Director

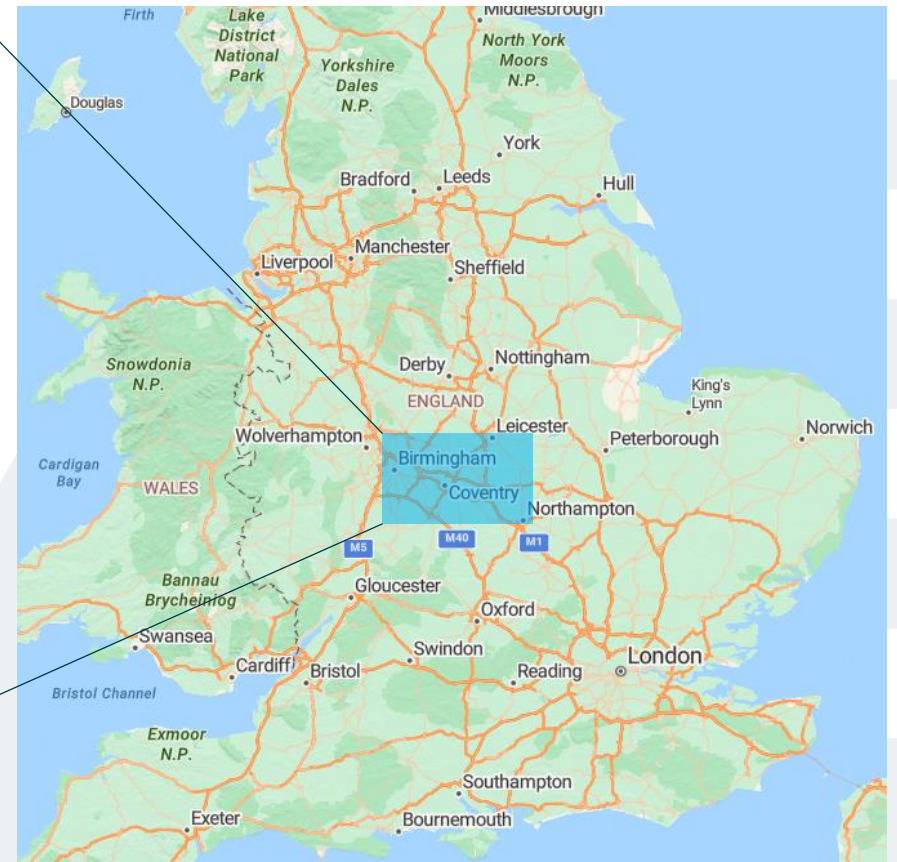
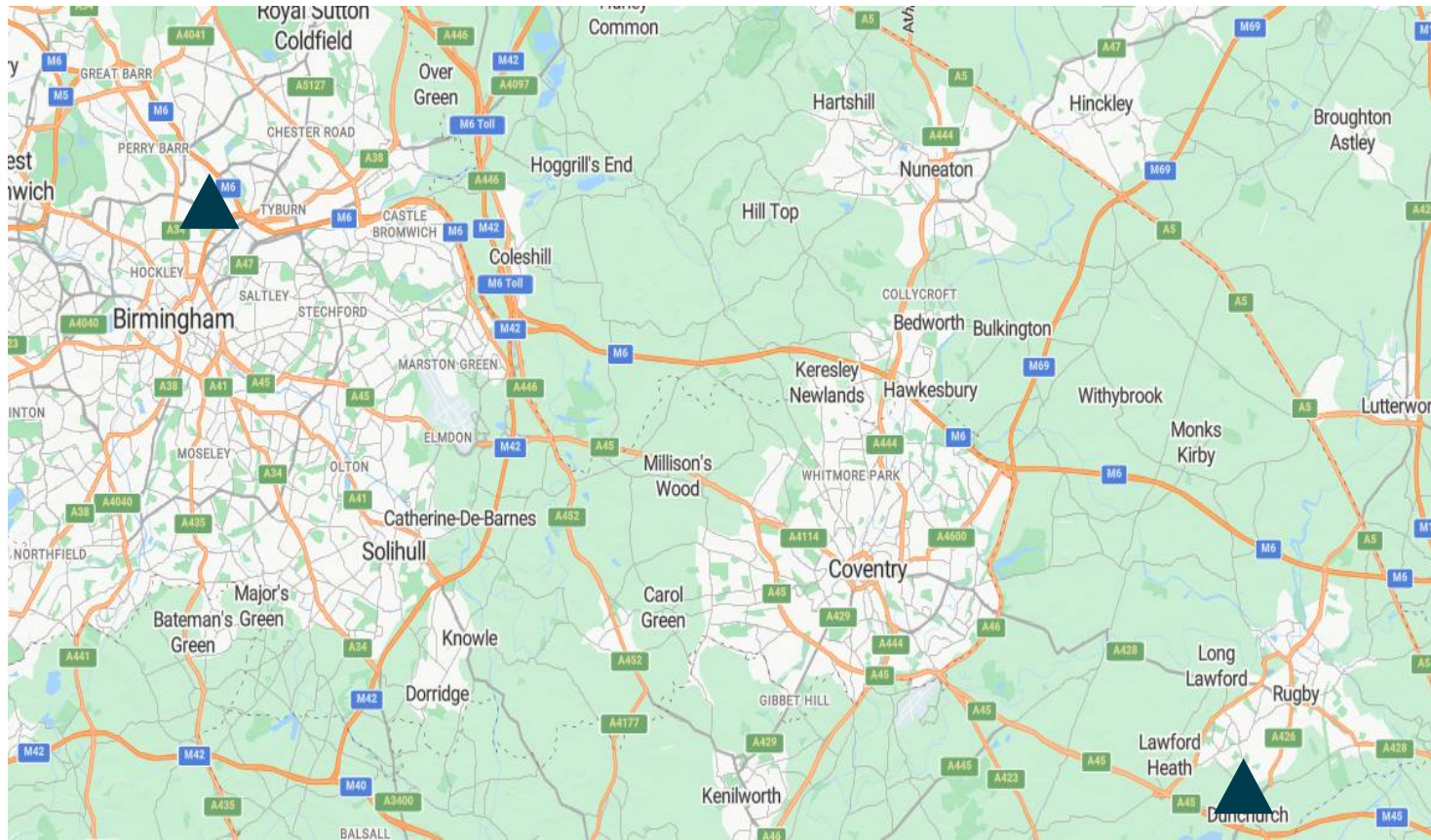


**Joe Skinner**  
Development Director

# Itinerary

Start	Duration	End	Comment
<b>08:10</b>	<b>01:05</b>	<b>09:15</b>	<b>Train from London Euston to Birmingham International</b>
09:15	00:30	09:45	Meet. Load coach and travel to J6
09:45	01:00	10:45	Site visit of Junction 6 Industrial park
10:45	01:00	11:45	Travel to Tritax Rugby
11:45	02:00	13:45	Site visit with sandwich lunch presentation
13:45	00:30	14:15	Travel to Rugby Station
<b>14:27</b>	<b>00:57</b>	<b>15:24</b>	<b>Train to London</b>

# J6 Industrial Park and Tritax Rugby



# J6 Industrial Park



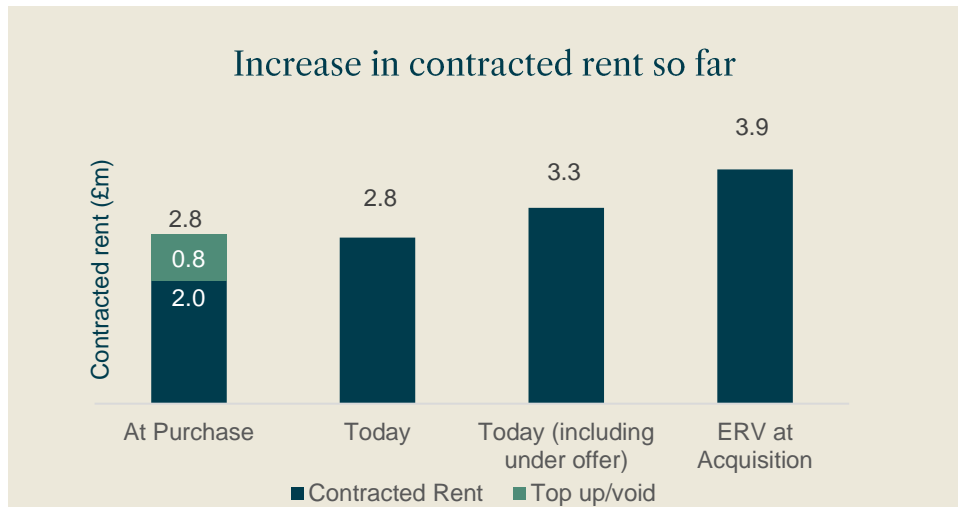
## Acquisition details

- July 2023 completion
- £58 million consideration
- 4.6% Net Initial yield
- 6.7% Reversionary yield
- 384,000 sq ft across 12 units (12k to 83k sq ft)
- 1.6 years WAULT
- c.£7.30 psf average passing rent at time of acquisition
- c.£10.90 psf ERV at time of acquisition

# Significant progress in 12 months of ownership

## 1) Growing rental income through asset management

- 6 lease renewals / lettings completed or under offer = 51% of floor space
- Increase in site WAULT from 1.6 years to 6.9 years on completed deals
- Recent open market letting set record >£12.00 psf rent for the site



## 2) Investing to create further value

- c.£1m of capex to improve site focused on amenity, security and the environment:

### Security

- New ANPR entrance system
- New CCTV system
- Improved fencing

### Amenity

- Gatehouse
- Staff seating areas
- Communal lockable bike store

### Environment

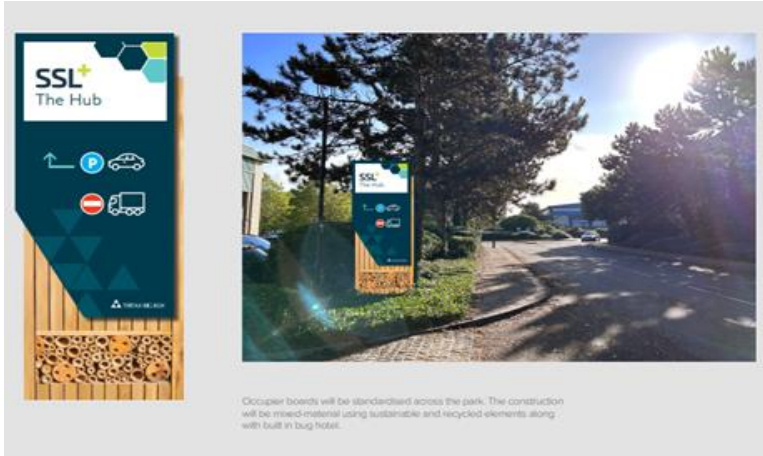
- Overhaul of landscaping
- Painting units, lamp posts and white lines
- New estate wide signage
- Biodiversity initiatives

## 3) Improving ESG performance

	At purchase	Today / Target	Comment
Unit 5	C	B	Completed
Unit 15	C	B	Completed
Unit 2	C	B	In progress
Unit 3	C	B	In progress
Unit 8	C	B	In discussions

Active management of smaller assets to create client and shareholder value

# Investing to create further value



# ▲ TRITAX SYMMETRY

A TRITAX BIG BOX COMPANY

## Tritax Symmetry



Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company. The business is dedicated to providing best-in-class greener logistics buildings, a collaborative and entrepreneurial approach, and providing an unrivalled choice of building locations and scale to its customers.



42 staff across offices in Northampton and Manchester



The portfolio comprises both consented and strategic land, offering the Company phased access to a portfolio:

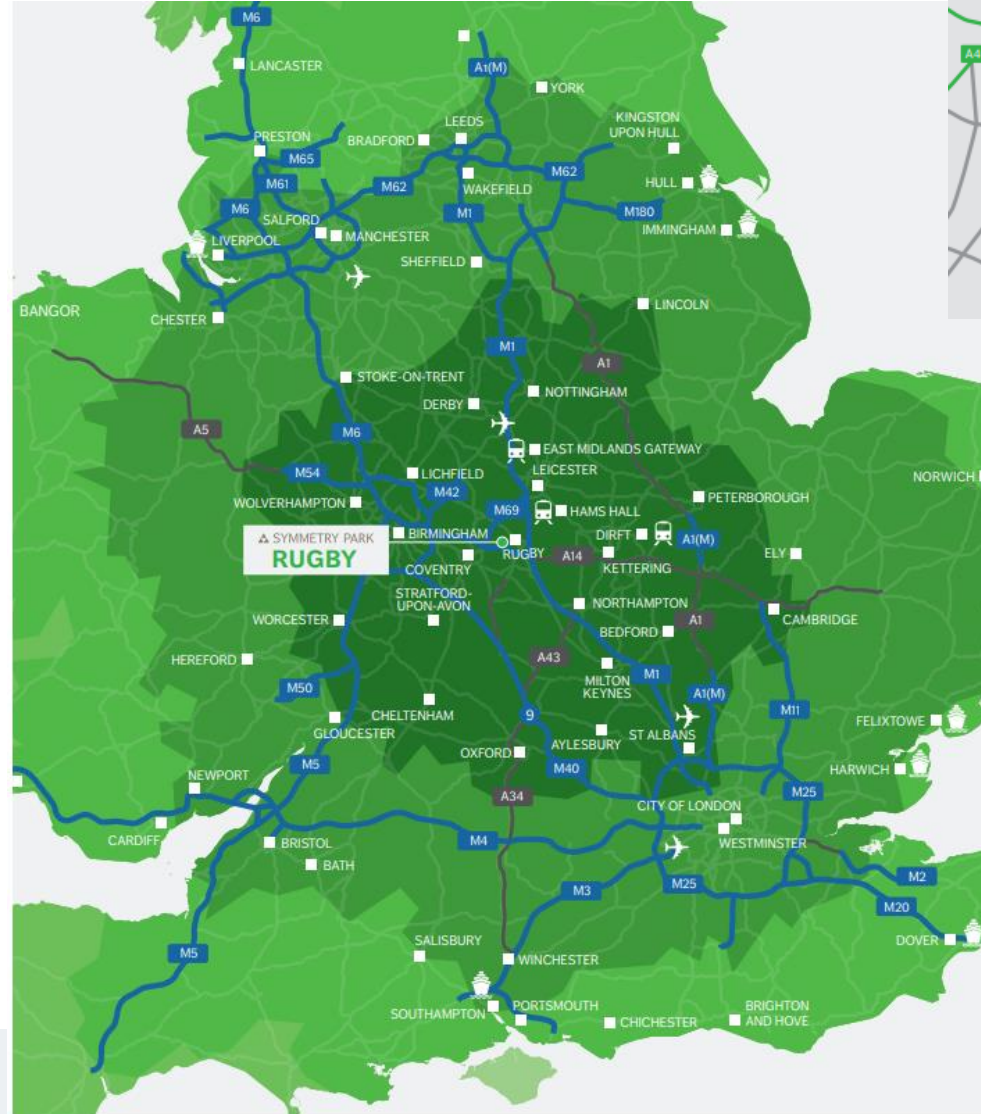
- with the potential to deliver **40 million sq ft** of Big Box and related logistics assets
- provides a unique opportunity to offer new bespoke buildings across the country to existing customers



# ▲ SYMMETRY PARK RUGBY

## Location:

- Rugby Town Centre: 3 miles
- M1 (J17): 8 miles
- M6 (J2): 12 miles
- Situated on the important M45/A45 strategic highway link.
- The site is located at the heart of the logistics 'Golden Triangle' network and is an established key distribution and manufacturing location.
- The site forms part of the wider South West Rugby Urban Extension which is due to provide up to 5,000 new homes.



Travel Time Zones  
from J1 M45

1.5 HOUR

2.5 HOURS

3.5 HOURS

4.5 HOURS

## LOCATION

# ▲ SYMMETRY PARK RUGBY

- **May 2014** - Identified site
- **June 2014** - Presented opportunity to Rugby Borough Council
- **Oct 2014** - Cox Family Option Signed (138 acres employment / 40 acres residential)
- **Feb 2016** - Draft Allocation in Local Plan Preferred Options Consultation
- **July 2016** - WCC Option Signed (22 acres)
- **July 2017** - Local Plan submitted for Examination
- **Nov 2017** - Outline Planning Application Submission
- **June 2019** - Local Plan Adoption
- **Nov 2020** - Outline Planning permission granted for 2 million sq ft logistics space
- **May 2022** - Land Purchased (86 acres)

## THE STORY SO FAR



# SYMMETRY PARK RUGBY



**Total Sq Ft**  
967,403 sq ft



**Annual Rent**  
£8.76m



**PV Output**  
1.59 MW

Iron Mountain Pre Lets



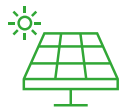
**SYMMETRY PARK**  
RUGBY



**Total Sq Ft**  
899,231 sq ft



**Annual Rent**  
£8.80m



**PV Output**  
1.41 MW

Speculative Development



# ▲ SYMMETRY PARK

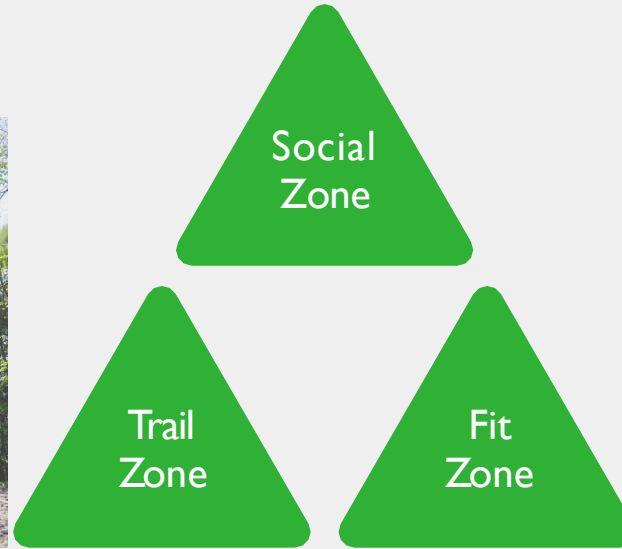
## RUGBY

- All buildings built to net zero carbon in construction in accordance with the UK Green Building Council guidelines'
- Targeting BREEAM "Excellent"
- EPC "A+"
- Commitment to over £185k to local Community Benefit Fund
- 2,500 permanent jobs as well as 1,500 jobs during construction
- c.£8m business rates per annum
- £30m of local highways and infrastructure improvements

## ECONOMIC & SOCIAL BENEFITS



## The wellbeing trinity



## Community Benefit Fund



# ▲ SYMMETRY PARK RUGBY

## Phase 2

- The Phase 2 land is identified as 'Safeguarded Land', recognising that it will continue to meet the growth needs of the Borough.
- Hybrid application to be submitted this year for a further 1.4m sq ft of industrial space available.

Unit	Distribution	Main Office	Hub Office	Gatehouse	Total GFA	Car Parking	Trailer Spaces	Cycle Spaces	RWE Site Area
Unit 01	138,870sq.ft	8,880sq.ft			138,870sq.ft	115	38		8.33 Acres
Unit 02	113,880sq.ft	7,020sq.ft			113,880sq.ft	100	35		8.24 Hectares
Unit 03	118,260sq.ft	10,710sq.ft			118,260sq.ft	138	48		8.33 Acres
Unit 04	18,200sq.ft	880sq.ft			18,200sq.ft	15	5		2.87 Hectares
Unit 05	108,270sq.ft	20,880sq.ft			108,270sq.ft	100	35	110	7.50 Acres
Unit 06	28,000sq.ft	1,880sq.ft	760sq.ft		28,000sq.ft	28	10		8.28 Hectares
Unit 07	228,880sq.ft	22,480sq.ft	4,000sq.ft		275,360sq.ft	180	64	80	18.00 Acres
Unit 08	100,200sq.ft	1,200sq.ft			100,200sq.ft	80	30		7.50 Acres
Unit 09	160,710sq.ft	17,700sq.ft	4,000sq.ft		182,410sq.ft	200	71	110	16.31 Acres
Unit 10	14,200sq.ft	1,840sq.ft	375sq.ft		16,415sq.ft	14	5		8.79 Hectares
Unit 11	110,210sq.ft	10,710sq.ft	4,000sq.ft		125,620sq.ft	200	68	80	15.30 Acres
Unit 12	28,000sq.ft	1,880sq.ft	375sq.ft		28,000sq.ft	28	10		8.28 Hectares
Unit 13	140,840sq.ft	8,880sq.ft			140,840sq.ft	130	42	40	7.18 Acres
Unit 14	14,000sq.ft	900sq.ft			14,000sq.ft	12	4		2.87 Hectares
Unit 15	204,070sq.ft	14,200sq.ft	4,000sq.ft		222,270sq.ft	280	80	90	15.82 Acres
Unit 16	28,000sq.ft	1,880sq.ft	375sq.ft		28,000sq.ft	28	10		8.27 Hectares
Unit 17	810,000sq.ft	38,400sq.ft	4,000sq.ft		852,400sq.ft	580	190	100	26.00 Acres
Unit 18	81,000sq.ft	1,320sq.ft	887sq.ft		83,207sq.ft	58	19		8.37 Hectares
Unit 19	191,820sq.ft	18,000sq.ft	5,000sq.ft		214,820sq.ft	184	62	80	9.84 Acres
Unit 20	117,200sq.ft	800sq.ft	270sq.ft		118,270sq.ft	100	35		8.31 Hectares
Unit 21	204,840sq.ft	14,200sq.ft	5,000sq.ft		224,040sq.ft	212	64	80	13.00 Acres
Unit 22	27,070sq.ft	1,347sq.ft	270sq.ft		28,687sq.ft	24	8		8.28 Hectares
<b>Total Development</b>					<b>3,877,870sq.ft</b>	<b>2,000</b>	<b>700</b>	<b>600</b>	<b>102.21 Acres</b>
					<b>Total Gross Development Area</b>				<b>188.87 Acres</b>
									<b>76.14 Hectares</b>



Future Development

