

TUNGSTEN

PROPERTIES

SPACE: BUILT TO WORK

FOUNDED IN 2005, TUNGSTEN PROPERTIES IS A PRIVATELY-OWNED PROPERTY DEVELOPMENT COMPANY, BASED IN LEICESTERSHIRE

Since incorporation, Tungsten Properties has grown from a developer of small industrial units in the east Midlands, to a national developer with an industrial development pipeline of more than 6 million sq ft, spanning from West Yorkshire to Mid Sussex.

Tungsten Properties has developed 164 completed units, totalling 2.1 million sq ft, with a gross development value of over £274 million.



Tungsten Park Witney

WE PRIDE OURSELVES ON OUR THREE VALUES

WE LISTEN

Above all, we work to understand our investors, our communities, our local councils, our architects, our planners, our contractors, our agents and our occupiers.

It's about collaborating from the start, and that starts with listening and understanding.

We build buildings and we create spaces that work.

We listen to the market. And because we aren't corporate, we can respond quickly. We have a little black book of trusted suppliers with whom we have worked for years, meaning that we get the job done.

WE GO BEYOND

Ultimately, we deliver. But to get there, we tightly project manage the whole process by communicating, working collaboratively and managing expectations.

Exceeding expectations is what gives us the edge. We are nimble and efficient, and clients tell us that they enjoy working with us.



WE'VE CREATED SPACES FOR MORE THAN 100 OCCUPIERS

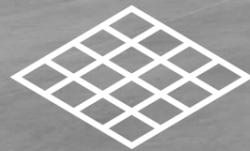
IN THE PIPELINE



4,894,100 SQ FT
IN THE SECURED
PIPELINE



23 SITES
OWNED



ACROSS
270 acres



741 MILLION GROSS
DEVELOPMENT VALUE

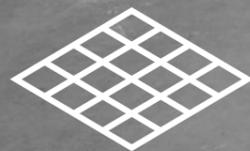
OUR TRACK RECORD



2.1 MILLION SQ FT
CONSTRUCTED/
DELIVERED



164 UNITS BUILT



122 ACRES
DEVELOPED



£274 MILLION GROSS
DEVELOPMENT VALUE

FUNDING PARTNERS

Aberdeen Standard
Investments

BARWOOD
CAPITAL



Mattioli
Woods plc

M&G
INVESTMENTS

FORTWELL
CAPITAL

BRITISH AIRWAYS
PENSIONS

OCCUPIERS

BITO
STORAGE
SYSTEMS

Certikin

TOOLSTATION

Topps Tiles

PetsCorner

PUMA

SCREWFIX

Meech



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TUNGSTEN TEAM



SUPER G, GLASSHOUGHTON

Super G is a speculatively built, high-specification warehouse facility in Glasshoughton, West Yorkshire, extending to 261,000 sq ft, situated on a site area of 13.1 acres.

We identified this prime distribution site close to J32 of the M62 having witnessed an under-supply dynamic in this unit size range between Leeds and Manchester.

Working with funding partner Barwood Capital, through its Barwood Property 2017 Fund, and British Airways Pension Trustees, the site was acquired in July 2018 and speculatively developed.

The building was successfully let to the global sportswear brand PUMA in August 2019, three months after practical completion, and thereafter the building was immediately sold to South African industrial REIT, Equites Property Fund, for £30.7 million, representing a net initial yield of 4.6%.





TUNGSTEN PARK BARDON, LEICESTERSHIRE

Tungsten Park Bardon is a speculatively built industrial scheme located under 2 miles of J22, M1.

The 12 acre Greenfield site was purchased from Aggregate Industries in 2019. Due to challenging topography which created a 20 metre level difference across the site, the land had previously been considered un-developable.

Working with funding partner Barwood Capital, Tungsten Properties invested over £2.5million to level the site and install significant retaining walls to allow for industrial development. Planning permission was secured for 4 units totalling 205,000 Sq Ft and the project was delivered by Winvic Construction. Practical completion was achieved in February 2021 and Units 2 and 4 already under offer.



SKETCHLEY BROOK, HINCKLEY

We completed a £4.5 million seven unit retail and trade development in Hinckley, Leicestershire in January 2020.

Totalling 18,900 sq ft of retail and trade counter space, the units range from 1,200 sq ft to 5,500 sq ft.

The scheme was 100% pre-let to tenants: Co-op, Johnson Cleaners, Toolstation, Greggs, Salvation Army and Consol Tanning Salon and has created circa 50 jobs.

The project was forward funded by Heart of England Co-operative Society. Following practical completion, Heart of England Co-op, which operates the 4,200 sq ft convenience store within the scheme, has retained the entire development within their investment portfolio.



BRACKMILLS TRADE PARK, NORTHAMPTON

We identified an opportunity to provide much-needed amenities to the 15,000 employees working on the wider Brackmills Industrial Estate in Northamptonshire.

We achieved planning consent and pre-lettings to Costa Coffee, Pizza Hut, Greggs, and Subway. The balance of the scheme was let to trade counter operators including Screwfix, Howdens, Topps Tiles and Digraph, achieving record rents for the time.

The entire 65,000 sq ft was forward funded by M&G Real Estate at a purchase price of £10 million.

The scheme won the 2017 IAS Award – “Best Multi-Let Industrial Estate”.



GREEN INITIATIVE

We recognise that with the development of real estate comes a responsibility to deliver environmental and social benefits to our occupiers, their workforce and local communities in which we operate.



CARBON NEUTRAL BUILDINGS

We are committed to implementing and improving our base specification, processes and procurement practices to consciously lower the negative environmental impacts of development while improving economic and social outcomes. Our 'big box' units target and contain the following features as standard:



CARBON NEUTRAL

Units which result in no net release of carbon dioxide into the atmosphere.



EV CHARGING

Future-proofing our facilities for both workforce and fleet alike.



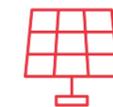
10% ROOF LIGHTS

Creating brighter work environments for staff wellbeing and reducing reliance on lighting.



AMENITY AREAS

External landscaped areas to provide outside space and improve worker wellbeing.



PHOTOVOLTAIC PANELS

A renewable energy source, that is utilised to power your office functions.



CA CHRONOS CLADDING

Unrivalled U-values and air permeability with superior acoustic performance.



EPC A

A certificate of energy performance and efficiency, with EPC A being the most efficient.



BREEAM EXCELLENT

The world's leading sustainability assessment method for infrastructure and buildings. Only achieved by 10% of new builds.



CYCLE PARKING

Promoting sustainable forms of travel for our occupiers' workforces and improving connectivity to the local community.



OUR STRATEGIC TARGETS

TARGETS

- + Reduce the carbon emissions in our buildings by 50% by 2030 relative to a 2012 baseline
- + Ensure all new construction meets an EPC rating of A
- + All timber used on construction projects is documented as 'legally sourced and sustainable' as per the UK Government Central Point of Expertise on Timber (CPET)
- + Primary construction materials will only be sourced from manufacturers that operate within a recognised Responsible Sourcing Certification Scheme (RSCS)
- + Reduce water consumption in our buildings by greater than 25% of the current regulatory guidance
- + All appointed main contractors will operate within a recognised Environmental Management System (EMS)

PROCUREMENT POLICY

Procurement has a significant impact on our performance as a business and it is vital that we effectively manage the social, environmental and economic impacts equitably. That is why Tungsten Properties is committed to delivering sustainability through its procurement activities relating to materials, works and services being provided.

Visit www.tungsten.uk.com/sustainability to read our Sustainable Procurement Policy in full.

NET ZERO CARBON

Across 2021 and 2022, Tungsten Properties will deliver over 1.3million Sq Ft of net zero carbon industrial development. In achieving this, a wide array of off-site contributions have been made from the Gunung Sala Geothermal Energy Project to the Heqing Solar Cooker Project and tree planting in both UK and Kenya.

TUNGSTEN

PROPERTIES

“After 15 years of progression and continued reinvestment of profits we have successfully carved out our reputation as a leading and respected developer in the mid-box industrial and warehouse market. We deliver innovative space on time and on budget, that makes business work, supports economic growth by creating jobs, and provides investor return.”

Jeff Penman
Managing Director

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