



A Presentation to Biggleswade Town Council

11th October 2022



Introduction



UK's largest and only logistics REIT with a portfolio value of c.£6.03bn



70 Investment Assets



Diversified development and investment portfolio support strong income and capital growth



Quality is central to what we do and the assets we own



Owner of the UK's largest logistics focused land platform



Disciplined strategic focus but adaptable to changing market conditions



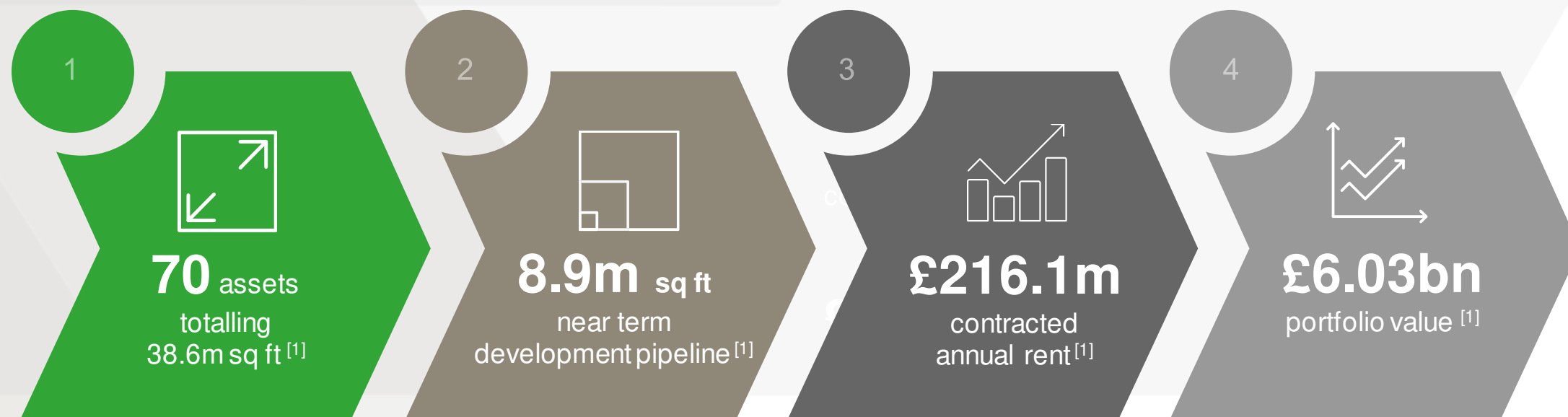
Supporting some of the world's largest companies through an insights driven, customer-focused approach



Focus on well located, modern, sustainable buildings that are typically mission-critical to tenants

TRITAX BIG BOX REIT

Summary in Numbers



^[1] As of 30 June 2022 inclusive of all forward funded development commitments

Our Key Occupiers

Sainsbury's

M&S

L'ORÉAL

next

Morrisons
Since 1859

DHL



The Range
Home, Leisure & Garden

TESCO

amazon

ocado

brakes

B&Q

NEW LOOK

Nice-Pak International

Dunelm

HOWDENS
JOINERY CO.

T.K. maxx

Dixons
Carphone

Gestamp

Kellogg's

EURO
CAR PARTS

co op

Stobart
Group

SCREWFIX

hachette
UK

Unilever

Royal Mail

CEREALTO
Cultivating the future

Argos

Wincanton

TOOL
SERVICES
HIRE, SALES & REPAIR

ao

BOSCH

Eddie Stobart

MATALAN

reXel

HarperCollinsPublishers

IRON
MOUNTAIN®

PANGAEA

THE
MBS
GROUP

noatum logistics


TRITAX BIG BOX

TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

▲ SYMMETRY PARK BIGGLESWADE Phase 1

- 50 Acres / 661,000 sq ft
- Over £100m investment
- Regional Distribution Centre pre-let to the Co-operative Group Ltd for 20 years
- 1200 Jobs created
- Outdoor and Wellbeing areas
- Now fully Operational





▲ SYMMETRY PARK BIGGLESWADE Phase 1

- The Co-op's largest and most sustainable distribution centre, serving 350 stores
- Run entirely on **renewable energy**
- Solar PV panels – installation 2023
- EV Charging Points and futureproof ducting
- BREEAM "Excellent" and EPC "A"

▲ SYMMETRY PARK BIGGLESWADE Phase 2

- 45 Acres - 4 buildings totalling 577,000 sq ft
- Completion from October 2022
- Built to **Net Zero Carbon** in Construction
- Solar PV panels – Planning permission for 100% Useable roof space
- 92 EV charging bays with future proofing for 100% of spaces



▲ SYMMETRY PARK
BIGGLESWADE
Phase 2

October 2022 occupier progress

- Unit 05 – 112,000 sq ft
Committed to Bond
International prior to construction
- Unit 04 – 230,000 sq ft
Let to Noatum Logistics
- Unit 02 – 160,000 sq ft
Let to a Bidfood
- Unit 03 – 75,000 sq ft
Under Offer







Community Benefit Fund

Our developments already provide jobs, training and socio-economic growth opportunities for people in the area, but we want to do even more.

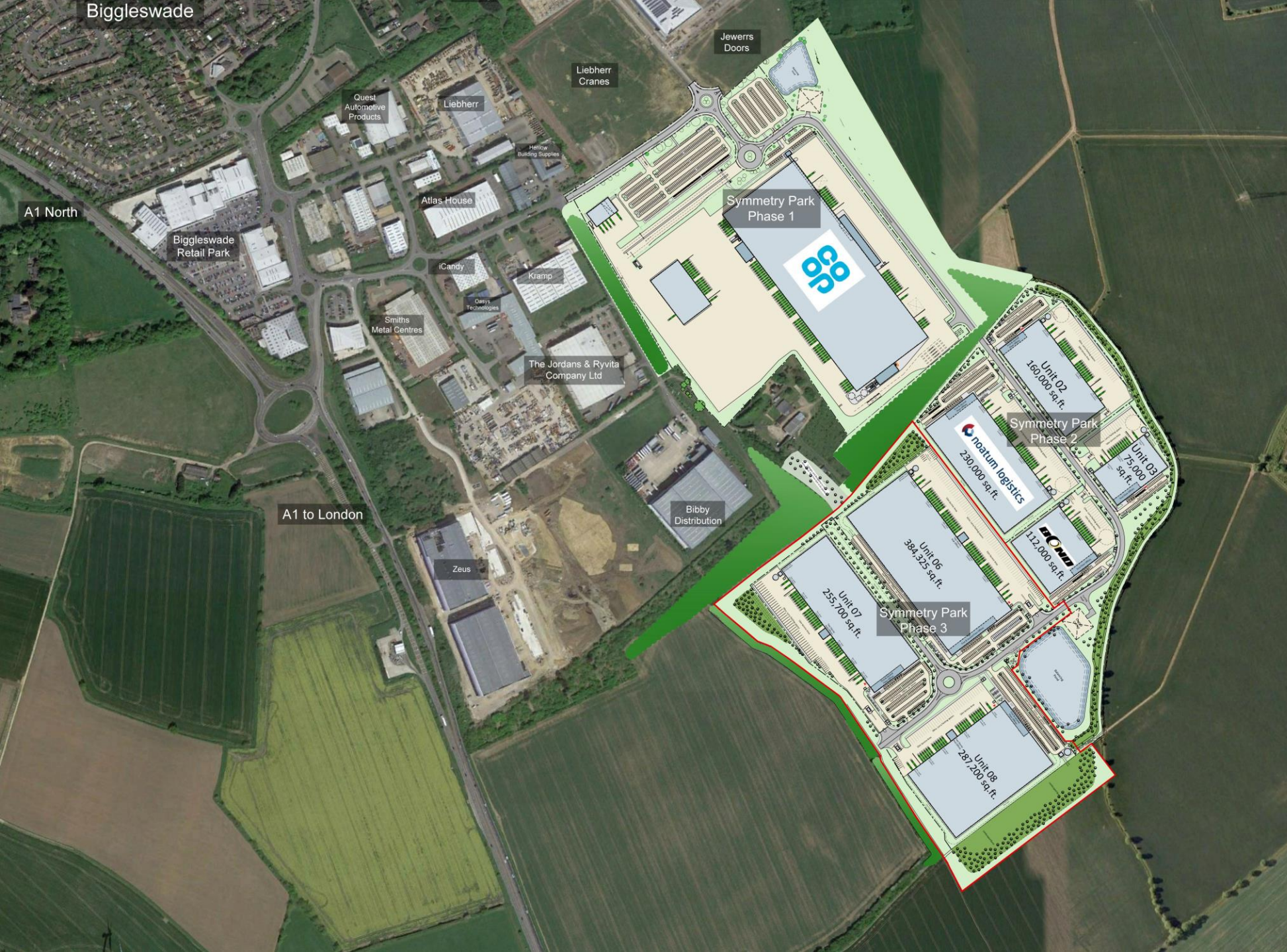
We want to make a positive difference to the rest of the community.



As part of our Corporate and Social Responsibility (CSR) Policy, we have committed that each newly consented Symmetry Park will have its own Community Benefit Fund (CBF) which can be used to benefit the community for local initiatives.

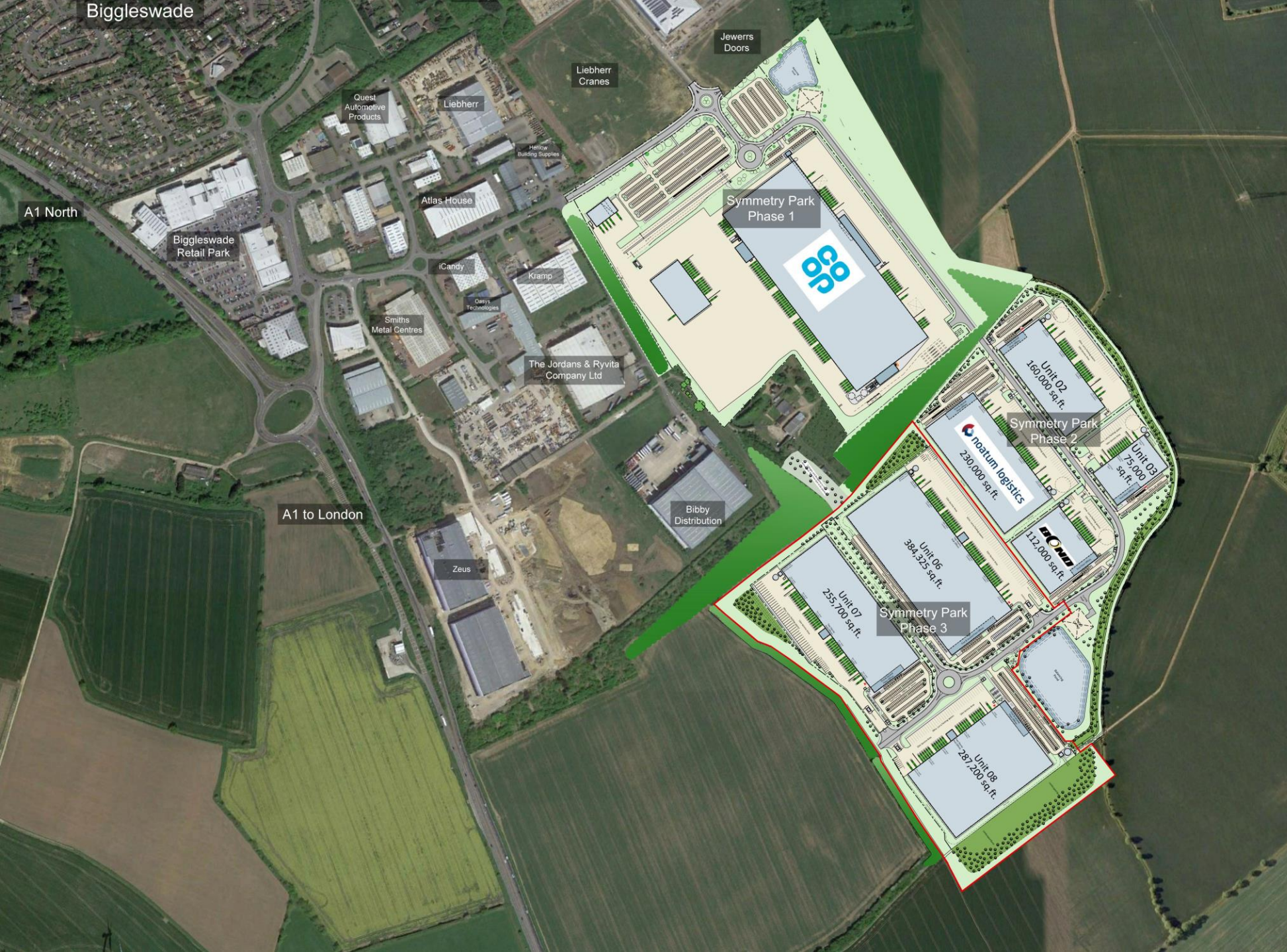
The CBF has been created to help achieve the objectives and purposes of registered local charities, not-for-profit organisations and other community and voluntary groups. Applicants can apply for a one-off donation from the Fund to be spent within 12 months of receipt of the grant to support a specific project.

The Community Benefit Fund has been solely created to give something back to the communities in which we work, and is not a planning requirement.



▲ SYMMETRY PARK BIGGLESWADE Phase 3

- Circa 50 Acres development area
- 3 proposed high-quality logistics buildings built to **Net Zero Carbon** in construction
- 927,000 Sq ft total area
- Natural expansion of Stratton Business Park
- Building sizes accommodate current market demand/shortfall



▲ SYMMETRY PARK BIGGLESWADE Phase 3

- Solar PV panels –
Planning application for
100% Useable roof space
- 144 EV charging bays
with future proofing for
100% of spaces
- Improved Cycle links on
Pegasus Drive and Public
Transport connectivity
- Enhanced PROW
network around the site
- Over 50,000 sq ft Grade
A Office Space

▲ SYMMETRY PARK BIGGLESWADE

The future is bright and Green

- Biggleswade is attractive to a wide range of companies through its location and growth dynamics
- Huge economic potential for Biggleswade and the wider region
- Jobs growth & quality of jobs is exciting for the town – reduce out commuting
- Green, sustainable industry – ‘Net Zero Carbon in construction’
- Community Benefit Fund



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