

“we deliver **performance...**

Chancerygate 

“ Our single aim

Andrew Johnson, Chairman

Chancerygate has always been about the delivery of performance.

Whether it's been the acquisition of sites, developing buildings or working with investors to realise their aims, we have only ever had one guiding principle: to deliver excellent performance.

Our expertise in development and asset management also assists banks, LPA receivers and administrators with maximising the value of problematic properties that they have taken control of and which otherwise might have been disposed of without realising their true potential.

Chancerygate also co-invests with partners and sponsors in specific development or investment opportunities so that each partner's interest is closely aligned.

We hope this document gives you a feel for our business, the Chancerygate approach, and what we've achieved to date.

But ultimately it's the performance we can deliver in future and how we might work together that we'd like to talk to you about.



What is Chancerygate?

Since 1996, Chancerygate has been one of the most prolific and successful property companies in the UK with expertise in industrial development and an asset management and investment arm with an excellent track record.

We have completed more than 80 developments ranging in size from 12,000 sq ft to 400,000 sq ft, which have encompassed more than 6m sq ft of industrial and commercial space.

We also specialise in investment and asset management: providing investors and partners with expert, honest and reliable advice that drives performance.



Pre-let development, Poyle, Heathrow: completed investment sold to Liverpool Victoria



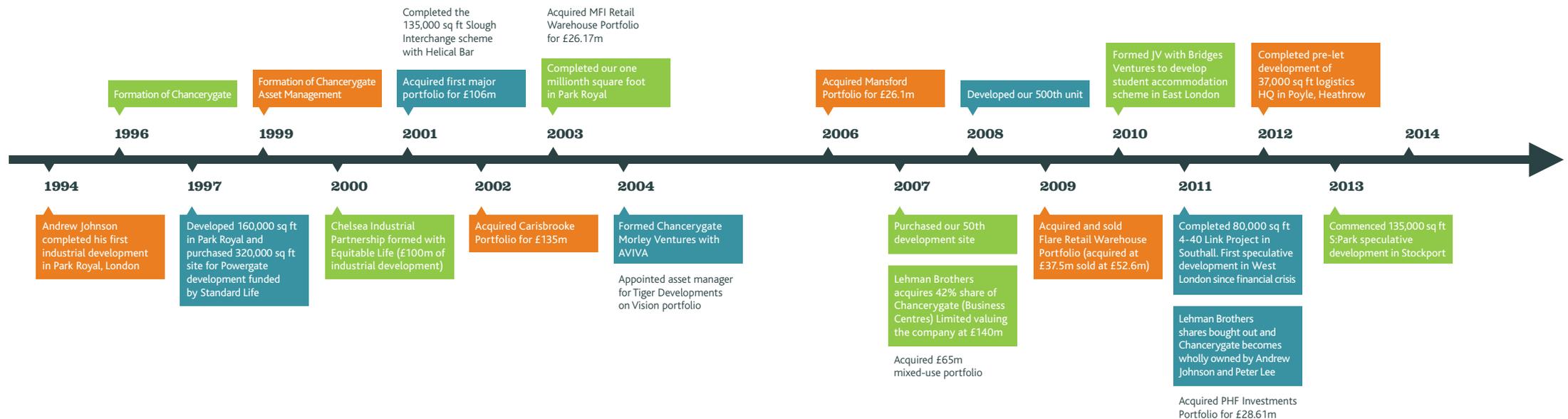
The Curve, London E1: our first student accommodation development



4-40 Link, Southall: 86,000 sq ft speculative industrial development - the first in West London since financial crash



S:Park, Stockport: 135,000 sq ft industrial park



“ The edge that brings **success** ”

Eddie Cook, Managing Director

In the years following the financial crash, the property world learnt a long and painful lesson about the complexities of the investment market.

Like everyone else, Chancerygate felt the effects but we've emerged from the other side with money to spend and asset management expertise that has performed even during the toughest market in living memory.

This has given us a strong and stable platform from which to develop and grow our business.

We have dealt with various types of assets over the years. Our core market remains industrial property and we have a unique perspective on this sector and, in particular, the London and south east market.

Access to capital, our asset management arm and development expertise mean we are an asset manager that performs and delivers for our investors. Today's investment market needs more knowledge and judgment than ever before. It's our grasp of both that is our edge. We thrive on working with assets and are always on the lookout for new opportunities.



“Development?... it's about **answering a lot of questions**”

Don Bailey, Development Director

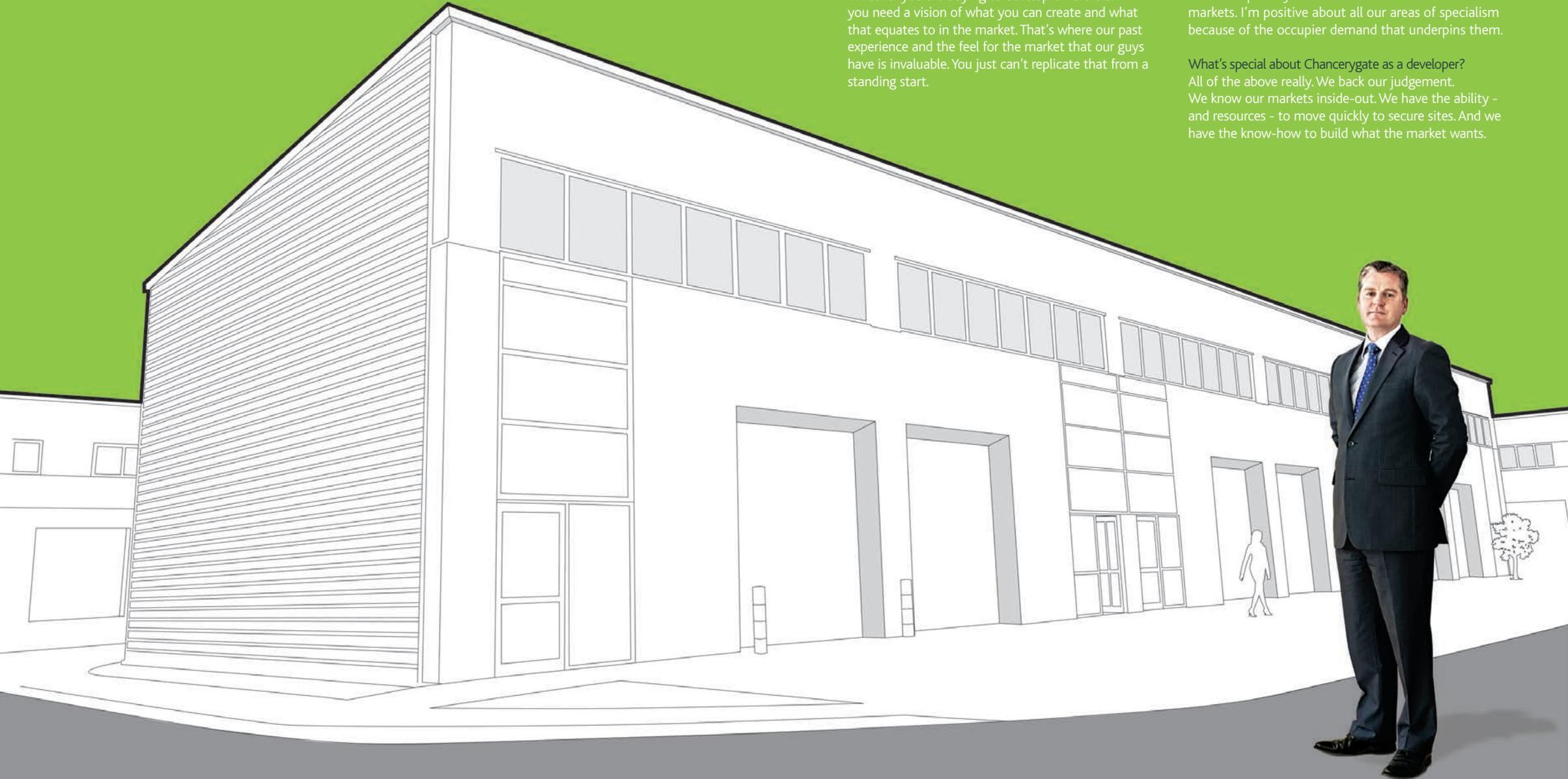
How would you describe the development process?
It's about technical know-how, applying the lessons we've learnt from more than 80 schemes, and driving the project forward. Day-to-day it's about answering a lot of questions, finding solutions and maintaining quality.

How important is site selection?
Everyone knows it's about buying in the right place at the right price, but that's easier to say than do! Whether you are buying to develop or refurbish you need a vision of what you can create and what that equates to in the market. That's where our past experience and the feel for the market that our guys have is invaluable. You just can't replicate that from a standing start.

What's your view of the future for the industrial property sector?
The businesses that occupy what is loosely called 'industrial' space today are so diverse that there is a very broad base of demand. It's everything from people making sandwiches, to complex engineering or artists storing their precious works.

There will always be potential for the right product - this is especially true of the London and south east markets. I'm positive about all our areas of specialism because of the occupier demand that underpins them.

What's special about Chancerygate as a developer?
All of the above really. We back our judgement. We know our markets inside-out. We have the ability - and resources - to move quickly to secure sites. And we have the know-how to build what the market wants.





From left to right

Adam Courtenay
Development
Surveyor

Ian Anderson
Project
Manager

Eddie Cook
Managing
Director

Rory Finnan
Asset
Manager

Simon Barrs
Asset
Manager

Don Bailey
Development
Director

Alastair King
Development
Director

Andrew Johnson
Chairman

James Deane
Group Finance
Director

Peter Lee
Director,
General Counsel

Anthony Hynes
Project
Manager

George Dickens
Asset
Manager

Amit Babbar
Development
Surveyor

Jonathan Lee
Development
Surveyor

chancerygate.com

Chancerygate 