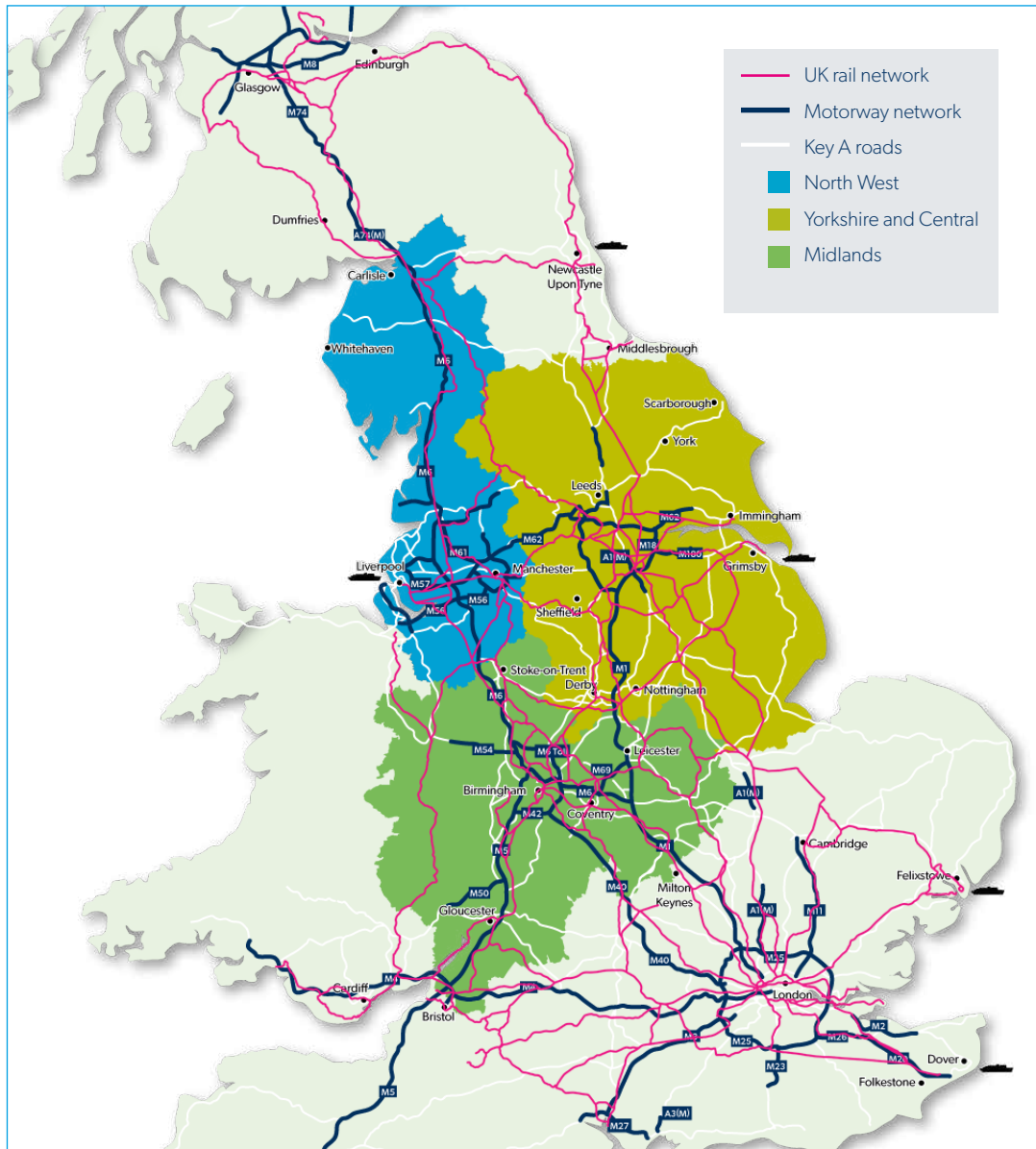


HARWORTH: UNIQUELY WELL-POSITIONED



- Core residential and industrial markets in structural under-supply with strong short-to-medium term fundamentals
- Through-the-cycle business model with pipeline of short and longer-term sites and new acquisitions to drive growth
- Alignment with the Government’s housing, regional levelling-up and green agendas
- ESG embedded throughout the business and fundamental to our strategy and our Purpose
- Highly engaged, established expert team with a strong culture and commitment to community
- Proven asset management skills: strong rent collection rates and value creation driving yields
- Continued year-on-year EPRA NDV growth
- Low LTV with capacity to invest
- Delivering long-term market-leading returns
- During 2021 to date we are seeing strong demand for our serviced land and continue to make progress on our sites and explore potential acquisitions to grow the portfolio