

The Future of Industrial

Place North West

May 2023

 **TRITAX SYMMETRY**
A TRITAX BIG BOX COMPANY

Place NORTH WEST

Who we are

 **TRITAX BIG BOX**
REIT: Real Estate Investment
Trust



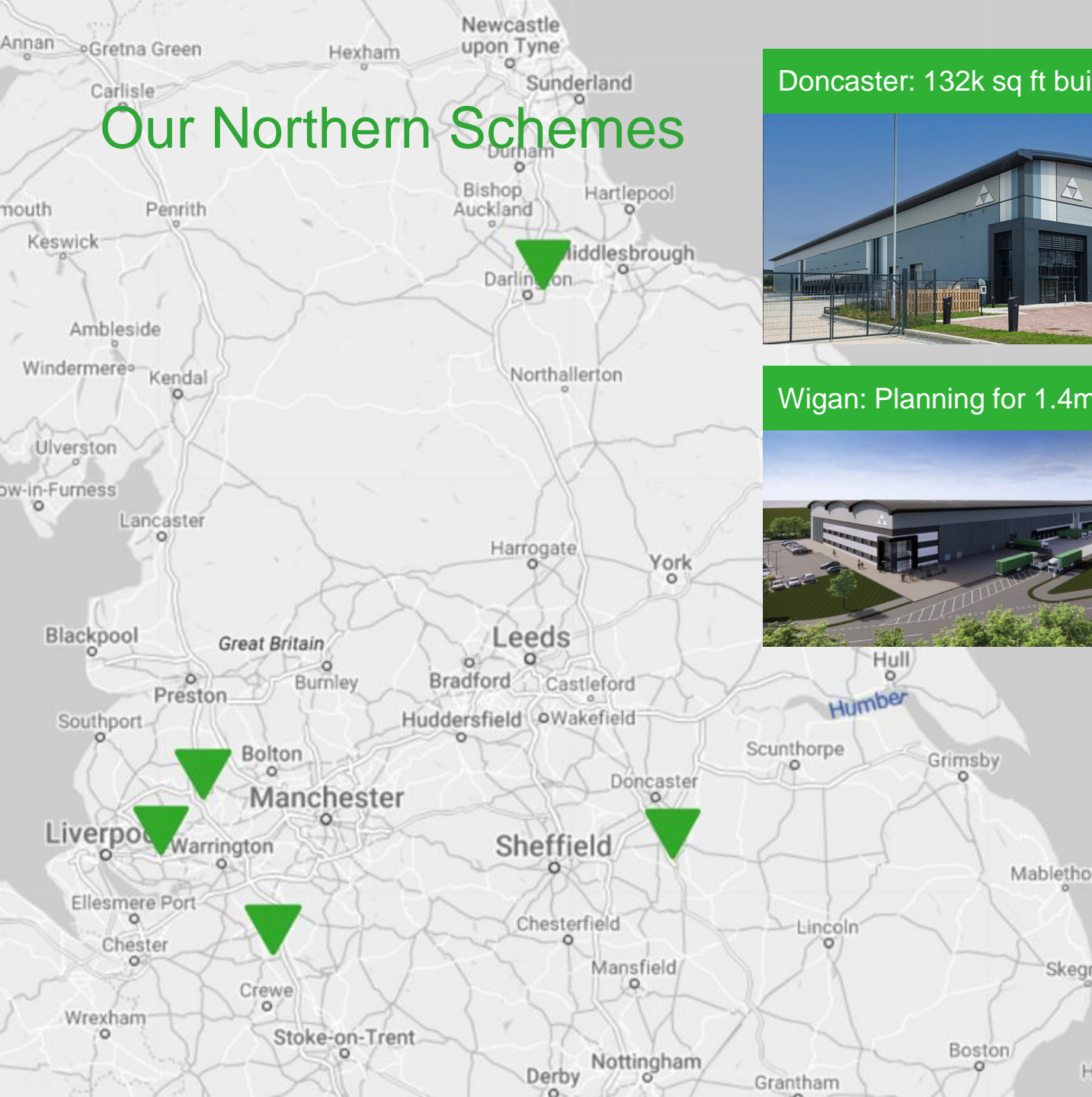
 **TRITAX
SYMMETRY**
Development arm

30m sq ft
Land portfolio

2.4m sq ft
7 buildings

2023
Spec build program

Our Northern Schemes



Doncaster: 132k sq ft build underway



Darlington: Phase 2 planning 633k sq ft



Wigan: Planning for 1.4m sq ft



Merseyside: Phase 2 delivering 271k sq ft



Middlewich: Planning secured 238k sq ft



What is the Future of Industrial ?



6th
ANNUAL
INDUSTRIAL
& LOGISTICS
SPOTLIGHT
EVENT

  TRITAX SYMMETRY
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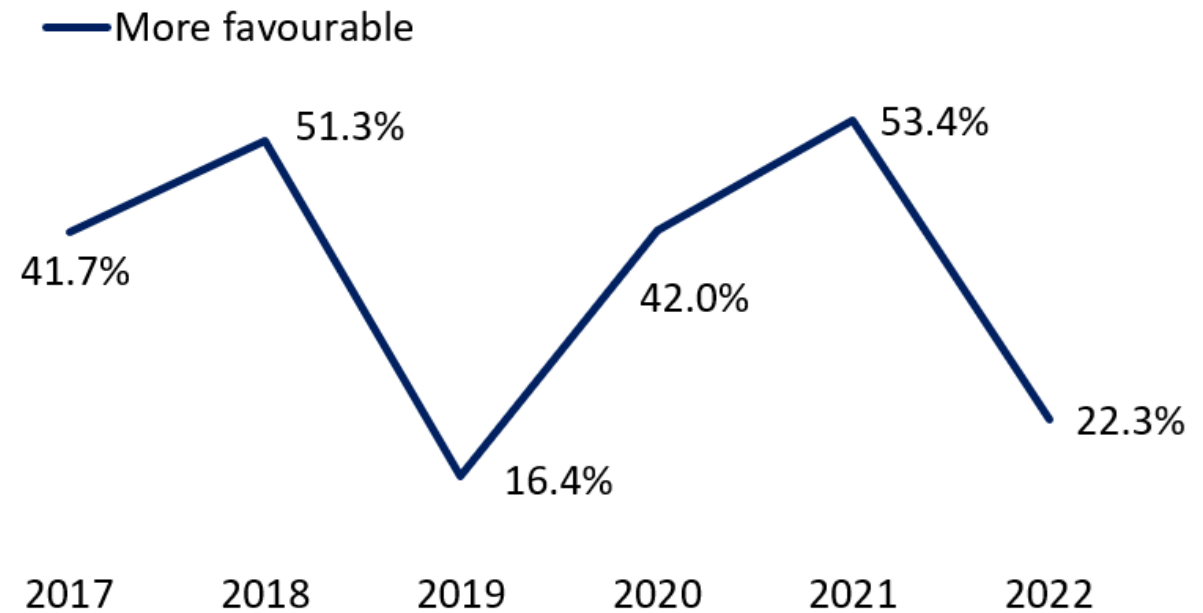
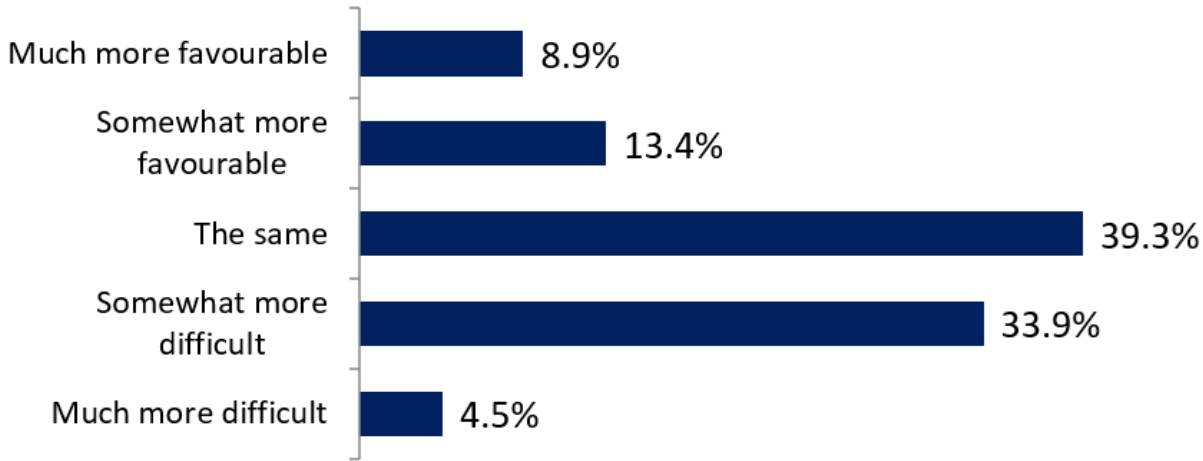


Economic Backdrop

2022 Logistics Census

Trading conditions

“How do you view current business conditions versus the last six months?”

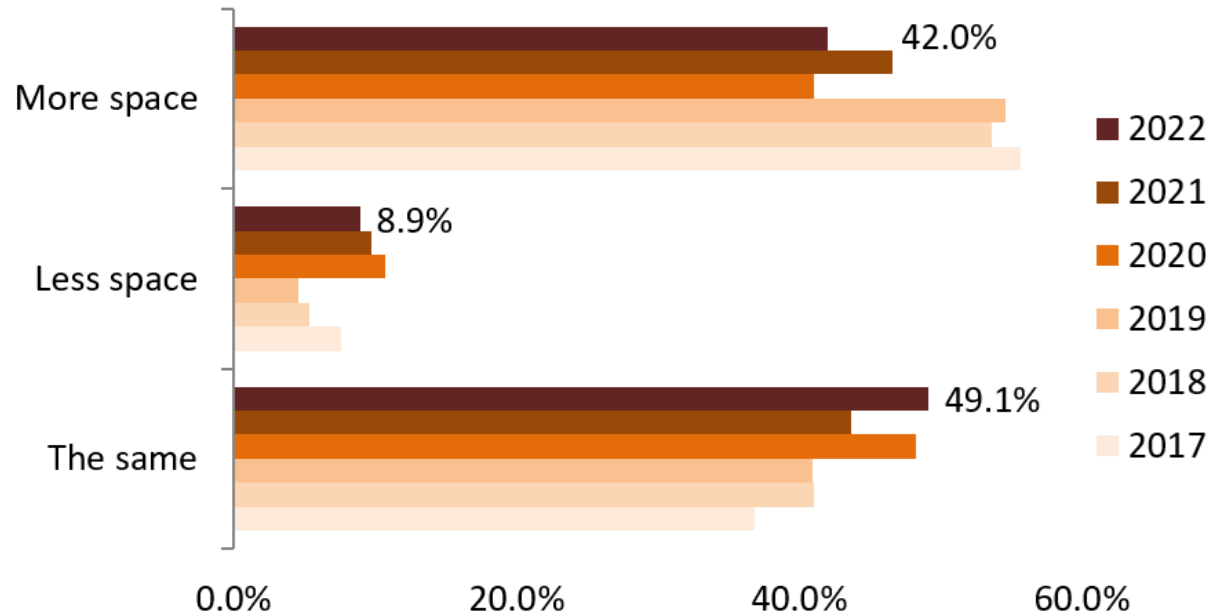


Across the six years of the Census, Q4, 2022 had the second-lowest share of respondents who currently perceive more favourable trading conditions

2022 Logistics Census

Demand for Industrial & Logistics Buildings

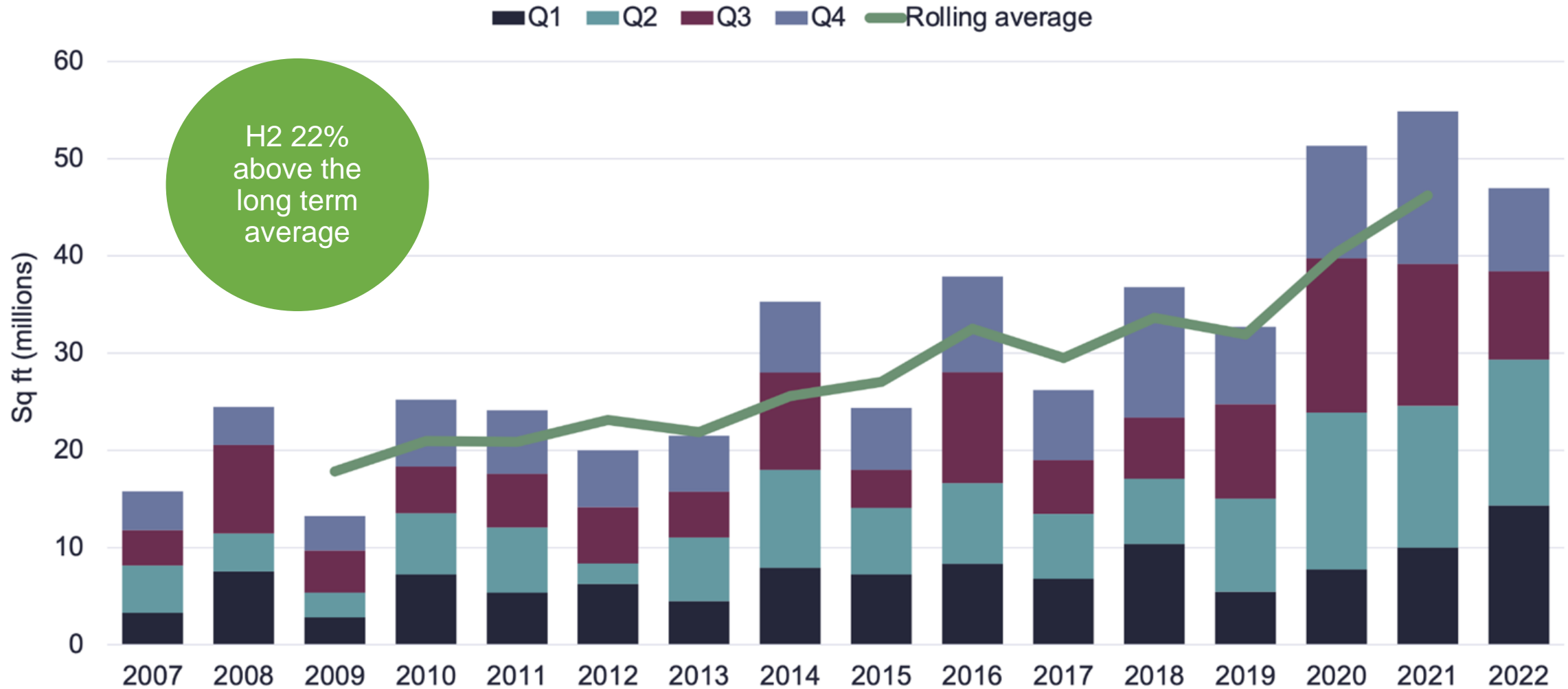
“In respect to warehouse space, what do you envisage over the next two years?”



91% of occupiers will require more, or the same, amount of warehouse space over the next two years

2022 Logistics Census

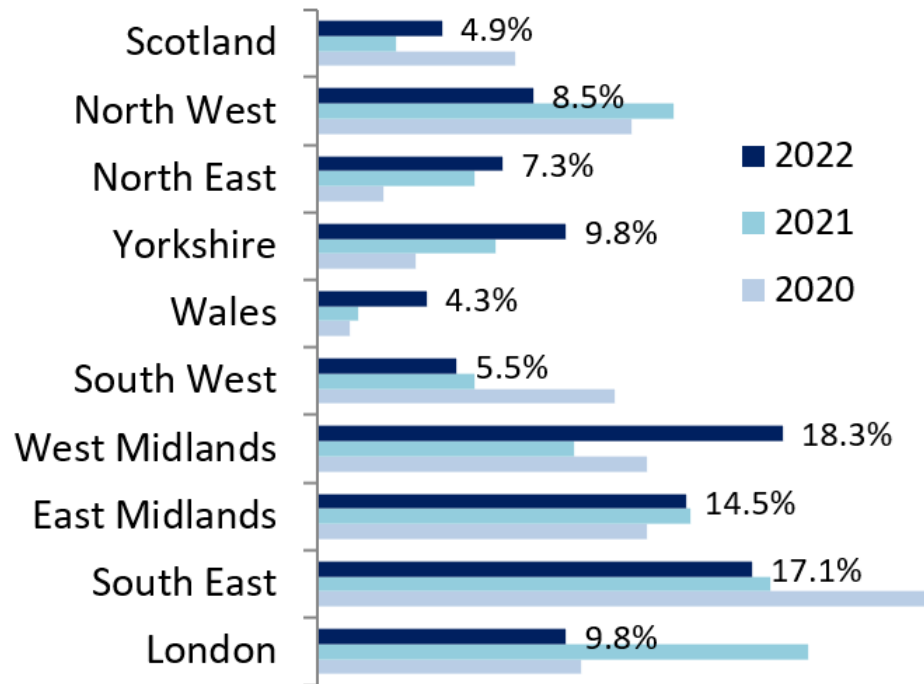
Third best year ever for take-up, but slowing into H2



2022 Logistics Census

Regional Demand

“If you will require new UK warehouse space over the next two years, where regionally, do you expect to locate?”



Region	2020	2021	2022
West Midlands	2	5	1
South East	1	2	2
East Midlands	2	3	3
London	6	1	4
Yorkshire	8	6	4
North West	4	4	6
North East	9	7	7
South West	5	7	8
Scotland	7	9	9
Wales	10	10	10



With demand remaining strong, the North West must remain attractive to occupiers

Sustainability

2022 Logistics Census

Sustainable Supply Chains

“Which of the following sustainable measures would most appeal to your operations?”

Rank in order 1 – 8 with 1 = most appealing

1	Green energy
2	Onsite renewable energy generation and storage
3	Low carbon operations
4	Indoor environmental quality monitoring
5	Electric van / truck charging points
6	Grey water / rainwater harvesting
7	Electric car charging points
8	Biodiversity

Sustainable energy ranked as the most appealing sustainable measures for occupiers

Committed to sustainable development

- All new buildings are built to net zero carbon in construction
- Committed to a year-on-year reduction in carbon in new buildings with the ultimate target of “zero carbon” buildings in operational use
- All new buildings constructed to a minimum of BREEAM ‘Very Good’
- GRESB – best performing logistics developer globally
- Gold Leaf members of the UK Green Building Council



Symmetry Park Biggleswade: Phase 1

- Co-op's largest distribution centre: serving 350 stores
- Net Zero Carbon in construction & BREEAM Excellent & EPC - A
- Renewable energy from the Energy Centre and Solar panels
- Over 20 EV charging points



Meeting Demand

The Future of Industrial

Summary

- Expect continued growth in the sector despite challenging business environment
- Occupiers demanding sustainable, environmentally considerate development with a focus on employee wellbeing
- There is room to expand the regions market share

How should we respond?

- Level up the North West's ability to meet demand through:
 - Land allocation and streamlining planning
 - Responding to infrastructure pressures
 - Funding - Supporting occupiers & facilitating development
 - Transport
- Raise the profile (and understanding) of the Industrial and Logistics sector and its importance to communities and economies



Thank you!