

Realis Estates Ltd

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Contacts

Duncan Mathieson (Managing Director)
 Ollie Mitchell (Associate Director)
 Mark Worsfold (Project Manager)

Primary Sector: Shopping Centre

Comment

02/10 - Realis Estates and Stoke-on-Trent council signed a development agreement to bring forward the £275m redevelopment of the East West Centre in Stoke-on-Trent town centre. Under the terms of the agreement, Realis Estates will develop up to 685,000 sq ft of retail space – including a new department store, as well as cafés, restaurants, public spaces, a multi-screen cinema, a hotel and improved parking.

Realis Estates and the North Staffordshire Regeneration Partnership will also establish a joint venture to build a new bus station alongside the shopping centre.

Design, planning and procurement of contractors for the bus station is to take place during 2010 and early 2011. Construction work will follow and is expected to be complete in mid 2012.

Realis Estates anticipates the redeveloped centre will open in late 2014.

Realis Estates has already invested £30m in site assembly and preparation for the new East West Centre.

07/10 - Birmingham City Council granted Realis planning permission for a new Travelodge and Tesco express development in the city centre. Realis Estates is looking to start construction on the development in Carrs Lane in summer 2010.

Realty Estates Ltd

25 Rochdale Road, Manchester M4 4HT
 Tel: 0161 832 9447 Fax: 0161 832 0065
 Email: office@realty-estates.co.uk

Contacts

Yousef Tishbi (Chief Executive)
 Nemet Ghatan (Company Secretary)

Financial

Year Ending	Sep 2009	Sep 2008	Sep 2007
Turnover	£6.59m	£8.19m	£8.78m
Pre-Tax Profit	£2.7m	£2.9m	£2.82m
Net Assets	£28.9m	£27m	£29.3m
Total Assets	£46.9m	£48.1m	£52.6m

Comment

Realty Estates was formed in 1985 and has built up a diverse property portfolio in the north-west and London. Its strategy is not only development and investment but also to operate property-related businesses, such as hotels and self-storage.

08/10 - Hodder & Partners won the competition to design the redevelopment of Gateway House next to Piccadilly Station in Manchester city centre. The mixed-use project on land owned by Realty Estates comprises the refurbishment and conversion of Gateway House, which was designed by Richard Seifert, to provide 50,000 sq ft of retail space, 86,500 sq ft offices and a 200-bed hotel, together with a new 60,000 sq ft office building to London Road and a reworking of the public realm fronting Piccadilly Station.

Regal Property Group

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 Tel: 01564 771010 Fax: 01564 779684
 Email: mh@regalprop.com

Contacts

Roger Holbeche (Director)
 Mark Holbeche (Director)

Primary Sector: Mixed Use

Comment

11/09 - Regal Property Group submitted plans to develop the £125m Regal Tower next to Brindleyplace, Birmingham. Designed by Aedas Architects the scheme comprises office and retail space and leisure space including a 289-bedroom hotel, 256 serviced apartments, penthouses, restaurants, bars, a spa and a banqueting suite. If planning is approved, the construction of the site may start by late 2010, and is expected to take three years to complete.

Resolution Property Plc

31 Bruton Place, London W1J 6NN
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 Email: brian.reynolds@resolutionproperty.com
 Web: www.resolutionproperty.com

Contacts

Robert Laurence (Chief Executive)
 Brian Reynolds (Director)
 Peter Todd (Director)
 Nigel Robson (Director)

Comment

Resolution was founded in 1998 by Robert Laurence and the investment team from Argent Group Plc and is backed by US private equity firm Warburg Pincus.

04/10 - Resolution bought the loan secured against a 220,000 sq ft City site it is developing at a steep discount. The loan was secured against three linked buildings on Upper Thames Street and Little Trinity Lane, EC4. The development had been earmarked for a four-star, 300-bedroom hotel and nine luxury apartments. A planning application will be submitted for a mixed-use development that will still contain hotel and residential properties but could also incorporate offices.

Resonance Capital - NEW DEVELOPER

231/233 St Vincent Street, Glasgow G2 5QY
 Tel: 0141 227 4747 Fax: 0141 248 2875
 Email: ken.barrett@rescap.co.uk
 Web: www.rescap.co.uk

Contacts

Ken Barrett (Director)
 Angela Higgins (Director)

Comment

Resonance Capital is a Scottish investment and development business set up by Ediston founder Ken Barrett and former Savills director Angela Higgins. (06/10)

06/10 - Resonance Capital formed a £150m partnership with Moorfield. The Moorfield Resonance Partnership will target £150m of assets over the next two years, and will focus on opportunities in Scotland.

UK Commercial Developers Pipeline 08/2010

SECTOR	TOWN	ADDRESS	SIZE sq ft	STATUS	DATE
Derwent London Plc			2,650,000 sq ft		
Mixed Use		<i>LONDON EC1</i>			
		City Road / Old Street	251,000 sq ft	Planning Consent	11 2008
		<i>LONDON SW1</i>			
		Riverwalk House, 157-166 Millbank	200,000 sq ft	Construction Start	2011
		<i>LONDON W1</i>			
		One Oxford Street	200,000 sq ft		
Office		<i>LONDON EC1</i>			
		The Angel Centre, 403 St John Street	263,000 sq ft	Scheme Completion	8 2010
		<i>LONDON EC1</i>			
		The Turnmill, 63 Clerkenwell Road	76,000 sq ft	Planning Refused	12 2009
		<i>LONDON EC2</i>			
		18-30 Leonard Street	20,500 sq ft	Planning Consent	
		<i>LONDON EC2</i>			
		3-4 South Place	52,500 sq ft	Planning Application	2007
		<i>LONDON NW1</i>			
		132-142 Hampstead Road	280,000 sq ft	Site Acquired	8 2007
		<i>LONDON SE1</i>			
		40 Blackfriars Road	81,000 sq ft	Planning Consent	
		<i>LONDON SW1</i>			
		Grosvenor Place	270,000 sq ft		
		<i>LONDON W1</i>			
		65 Whitfield Street	30,000 sq ft	Scheme Completion	9 2010
		<i>LONDON W1</i>			
		80 Charlotte Street	300,000 sq ft		
		<i>LONDON W1</i>			
		Henrywood House, 3-5 Langham Place	100,000 sq ft	Scheme Completion	2014
		<i>LONDON W2</i>			
		Bridge House, 55-65 North Wharf Road, Paddington	240,000 sq ft	Scheme Completion	2016
		<i>LONDON WC2</i>			
		40-43 Chancery Lane, Holborn	98,000 sq ft	Planning Consent	2 2008
Retail		<i>LONDON SE10</i>			
		Greenwich Reach	71,000 sq ft	Planning Consent	
Development Securities Plc			4,805,000 sq ft		
Leisure		<i>BRENTWOOD</i>			
		Mountnessing	110,000 sq ft	Planning Consent	3 2008
		<i>LONDON W6</i>			
		Hammersmith Grove	35,000 sq ft	Site Acquired	9 2007
		<i>SOUTHAMPTON</i>			
		West Quay - Phase 2		Construction Start	6 2010
Mixed Use		<i>LONDON SW19</i>			
		Hartfield Road, Wimbledon	118,000 sq ft	Construction Start	1 2009
		<i>WALLINGTON</i>			
		Former Cannon UK Offices, Manor Road		Site Acquired	10 2009
		<i>WELLS</i>			
		Priory Road	100,000 sq ft	Construction Start	2009
Office		<i>BIRMINGHAM</i>			

UK Commercial Developers - Top 250 League Table - 09/2010

Ranking by square footage		SECTOR							Grand Total
Developer	Industrial	Leisure	Mixed Use	Office	Retail	Retail Ware'	Shop' Centre		
101	Miller Developments Ltd				847,100			847,100	
102	Tiger Developments Ltd			63,500	782,000			845,500	
103	Grantside Developments Ltd				836,040			836,040	
104	Highcross Strategic Advisers Ltd		70,000		750,000			820,000	
105	Genr8 Developments LLP		60,000		750,000			810,000	
106	Brookfield Europe						800,000	800,000	
107	Zog Group			800,000				800,000	
108	Gilbert Commercial Properties Ltd			800,000				800,000	
109	Corbo Ltd						800,000	800,000	
110	Waterfront Enterprise Board		54,000		620,000	108,000		782,000	
111	Stockley Park Consortium			780,000				780,000	
112	Frontier Estates Ltd	524,617			219,500	11,700		755,817	
113	Graftongate Developments Ltd	750,000						750,000	
114	Kajima Property Holdings Ltd			750,000				750,000	
115	Wilton Developments			690,000	36,000			726,000	
116	ROK Developments	290,000			435,000			725,000	
117	PRUPIM				718,000			718,000	
118	Carlyle Group		150,000	414,000	70,000	75,000		709,000	
119	St Pauls Development Plc	700,000						700,000	
120	Aviva Investors					100,000	600,000	700,000	
121	Beetham Organization Ltd				687,405			687,405	
122	Realis Estates Ltd			685,000				685,000	
123	Invista Real Estate Investment Management				413,000	43,000	219,000	675,000	
124	Elphinstone Properties Ltd				671,000			671,000	
125	Warner Estate Holdings Plc					40,000	630,000	670,000	
126	Crown Estate			325,000	322,000			647,000	
127	Blueprint (General Partner) Ltd			125,010	500,000			625,010	
128	Premier Property Group Ltd	67,000			542,000			609,000	
129	Downing Developments Ltd			600,000				600,000	
130	Explore Investments				600,000			600,000	
131	Bouygues UK Ltd			200,000			400,000	600,000	
132	Wykeland Group Ltd				600,000			600,000	
133	Delancey Asset Management Ltd			250,000	345,000			595,000	
134	Blackfriars Investment (Management) Ltd		290,500		300,000			590,500	
135	Langtree Group				442,000	140,000		582,000	
136	Harcourt Developments (UK) Ltd				578,392			578,392	
137	Fordgate Ltd				450,000		111,000	561,000	
138	Calthorpe Estates Ltd				548,960			548,960	
139	Chancerygate	120,000		110,000	315,000			545,000	
140	Benmore Developments (NI) Ltd		225,000		300,000			525,000	
141	Sovereign Land LP						520,000	520,000	
142	BSC Group			515,000				515,000	
143	RO Developments	109,500			401,370			510,870	
144	Mandale Group				500,000			500,000	
145	Maple Grove Developments Ltd			500,000				500,000	
146	Eagle One Ltd			500,000				500,000	
147	Carisbrooke Investment			500,000				500,000	
148	Priority Sites Ltd			400,000	90,000			490,000	
149	Liberty Properties Plc	100,000		155,000		182,500	50,000	487,500	
150	Frogmore Property Company Ltd		72,000		281,918	130,000		483,918	

UK Commercial Development Schedule 08/2010

TOWN	ADDRESS	SECTOR	SIZE sq ft	STATUS	DATE	DEVELOPER (s)
LONDON SW8		Leisure		Site Acquired	5 2010	Salmon Harvester Properties Ltd
LONDON SW8	Vauxhall	Mixed Use	300,000	Site Acquired	5 2010	CLS Holdings Plc
LONDON W1	1 Grafton Street	Office	26,000	Scheme Completion	9 2010	Hines UK
LONDON W1	10 Piccadilly	Office	100,000	Construction Start	2013	Standard Life Investments
LONDON W1	14-30 Oxford Street	Retail	130,000	Planning Consent	10 2009	Frogmore Property Company Ltd / Land Securities Group Plc
LONDON W1	153-167 Regent Street, 12 & 13-16 New Burlington Street	Mixed Use	175,000	Planning Consent	8 2010	Crown Estate
LONDON W1	169-183 Regent Street, 3-4 New Burlington Street	Office	195,000	Planning Consent	8 2010	Crown Estate
LONDON W1	18-19 Hanover Square / Brook Street	Mixed Use	270,000	Planning Application	2008	Great Portland Estates Plc
LONDON W1	210-214 Piccadilly	Mixed Use	150,000	Planning Consent	8 2009	Crown Estate
LONDON W1	2-14 Baker Street	Office	139,000	Site Acquired	4 2010	British Land Company Plc
LONDON W1	28 South Molton Street	Retail	5,300	Site Acquired	5 2010	Melford Capital Ltd
LONDON W1	28 South Molton Street	Office	4,600	Site Acquired	5 2010	Melford Capital Ltd
LONDON W1	29-37 Davies Street	Office	38,000	Planning Consent	7 2010	Grosvenor Ltd / Stow Securities Plc
LONDON W1	30 Old Burlington Street	Office	120,000	Construction Start	2013	Standard Life Investments
LONDON W1	35 Portman Square	Office	73,000	Site Acquired	6 2010	Great Portland Estates Plc
LONDON W1	36-39 Carnaby Street	Retail	9,000	Planning Consent	6 2010	Shaftesbury Plc
LONDON W1	36-39 Carnaby Street	Office	8,500	Planning Consent	6 2010	Shaftesbury Plc
LONDON W1	4-48 Oxford Street	Office	100,000	Scheme Completion	2020	Frogmore Property Company Ltd
LONDON W1	65 Whitfield Street	Office	30,000	Scheme Completion	9 2010	Derwent London Plc
LONDON W1	69-71 Dean Street	Leisure	27,000	Planning Consent	8 2009	Soho Estates Ltd
LONDON W1	80 Charlotte Street	Office	300,000			Derwent London Plc

