

RENGEN

Development Portfolio



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INTRODUCTION

I am immensely proud of our fifteen years of trading with the development business across the South West and London. We have enjoyed year-on-year growth and during this time we have developed an exceptional skill base which has been deployed on a multi sector basis. Despite the recent economic knock backs of Covid, interest rate rises and global inflation, for us, the last three years has seen exponential growth in terms of both our development and trading operation. Our portfolio has grown and currently we have £400 million of assets under management and our aim is to double in size over a three-year period whilst continuing to build our reputation and deployable skills.

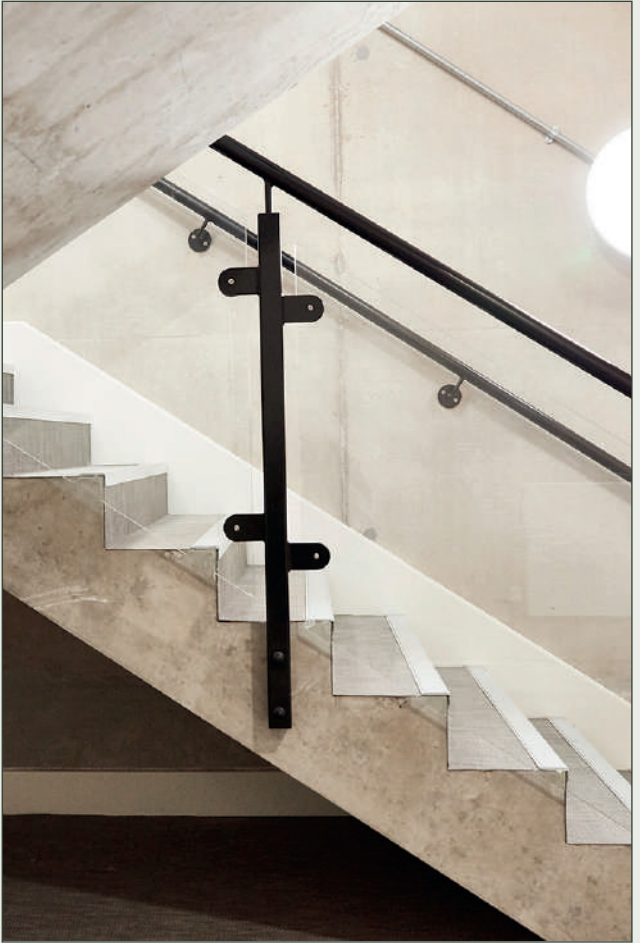
We already have excellent lines of credit with many of the UK's debt based funders/leading lenders and to support our forward position, we have strengthened our own internal team both from an operational perspective and from senior level strategic guidance viewpoint. We have also invested in office management, operational facilities and supporting infrastructure to both guide and deliver our program for growth.

Over our trading history our primary focus has been investment and trading assets. We have acquired inner city freehold sites in key strategic locations with excellent trading centres presenting excellent investment opportunities. Our forward strategy builds on this successful formula where we are looking to expand our trading portfolio whilst maintaining quality of delivery of similar lot sizes and multiple completions.



Our focus for trading covers student lets, co-living, build to rent, co-working, office and commercial use classes. We see these trading use class areas as key to our growth throughout the South West and London. Given the centres where we operate we will continue to acquire and deliver a mix of uses relevant to the local planning environment, which will allow us enhanced times to site delivery.

As part of our wider trading operation our delivery business continues to flourish. Our ability to integrate development and delivery under one trading operation provides distinct advantages with regards speed to market and scalability over our competitors in our key target destinations.



To achieve our projected growth in asset base it is important for us to attract and secure further strategic partner arrangements and subsequent investment into our plans. This builds on our experience with other joint venture relationships, which have enjoyed excellent returns on investments.

Finally, and importantly our expansion goes hand in hand with our commitment to sustainable development, reuse of brownfield sites, quality of life generated through our integral understanding of the planning process and the economic and social impact our developments deliver within our strategic target cities.

Our success, whilst primarily driven from an economic perspective, is also benchmarked against these overarching requirements and remains a fundamental principle of our board's operating policy.

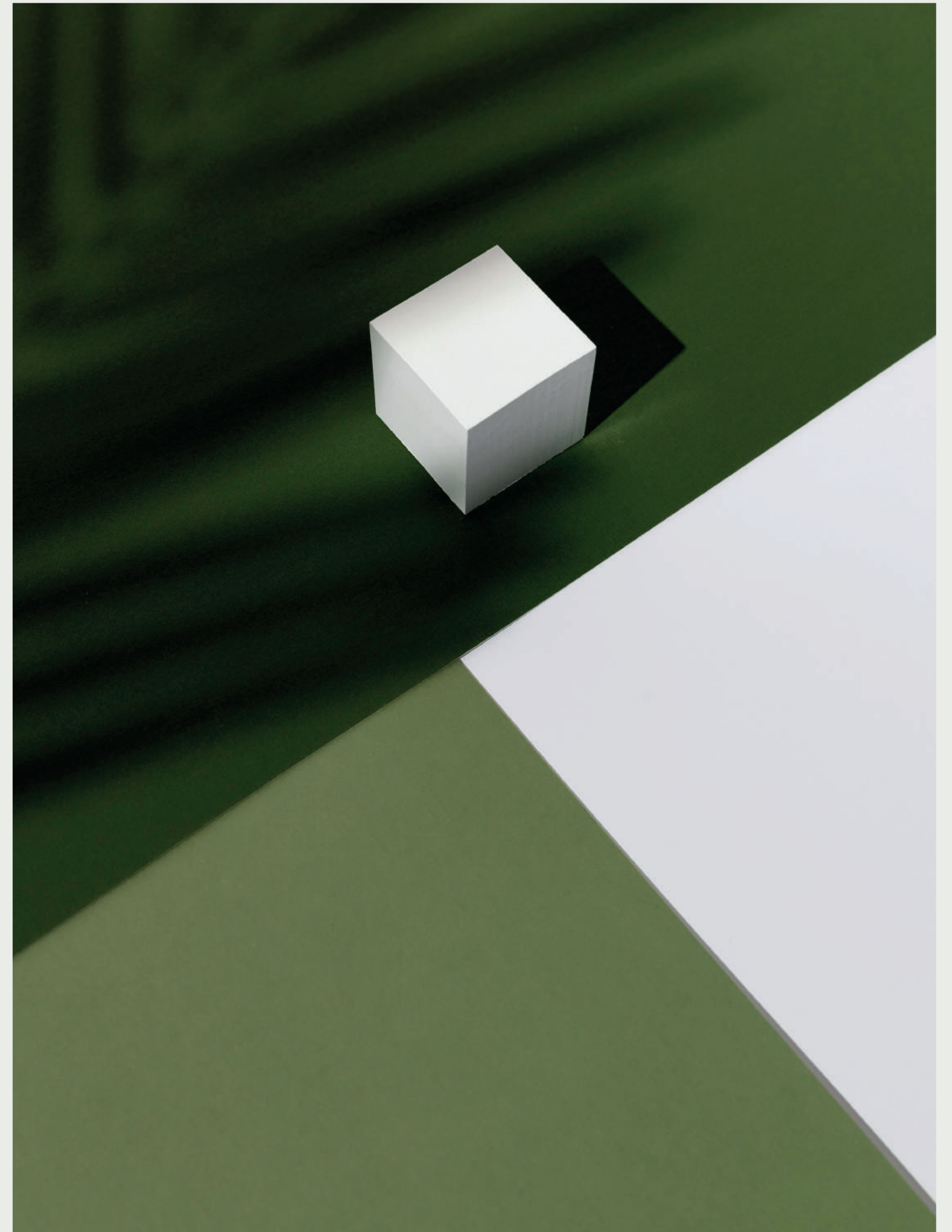
OUR SECTORS



Rengen was set up at the end of 2007 and established itself through difficult trading conditions. It has successfully built and disposed of two trading asset portfolios with a combined value of £50M. The current Rengen asset base totals £400M GDV of contracted sites, which are funded by a variety of sources.

As a SME developer, we have a robust balance sheet, which underpins our development programme.

We have significant lines of credit, together with numerous joint venture partnerships. When combined, this provides a formidable funding resource, which allows us to quickly scale our commercial viability.





I. BUILD TO RENT

The growing Build to Rent sector in the UK is a promising market, driven by increasing demand for high-quality housing. By focusing on the South West and London, we target regions with high rental demand and strong economic growth, creating a strong foundation for your expansion. Our Lettings and Management team's dedication to overseeing various schemes is crucial in delivering exceptional experiences for tenants.



IV. COMMERCIAL

Our expertise in the commercial use class spans a diverse array of products, from large-format office solutions to small-scale retail applications, allowing us to effectively meet the varying needs of different businesses and optimize their operational environments.



II. STUDENT

Specialising in boutique Purpose-Built Student Accommodation (PBSA) across the UK catering to the unique needs and preferences of students while enhancing their living experience. Creating an appealing environment that fosters both academic success and social engagement.



V. CO WORKING

Creating a welcoming community space for co-working, meetings, and events fosters a home-like atmosphere that encourages collaboration and relationship-building among colleagues and clients. By blending work with relaxation in an informal setting, individuals can engage more freely and creatively, enhancing productivity and strengthening connections in a flexible environment that adapts to diverse needs.



III. CO LIVING

This innovative architectural concept fosters a sense of community and collaboration by blending private living quarters with communal social and workspaces. Such designs encourage interaction among residents, enabling them to share resources and experiences while maintaining personal privacy. The integration of shared amenities, like co-working areas, lounges, and recreational facilities, can enhance social bonds, promote a sense of belonging, and improve overall quality of life.



VI. MIXED-USE

Rengen's extensive experience in developing mixed-use projects showcases their adeptness in managing complex schemes that integrate office and commercial spaces, ensuring seamless functionality and vibrant community engagement. Their expertise in navigating diverse project requirements highlights their commitment to innovative design and effective project execution.

OUR STRUCTURE

We are multi-disciplinary property developers focusing on strategic development and regeneration in the South West of England.

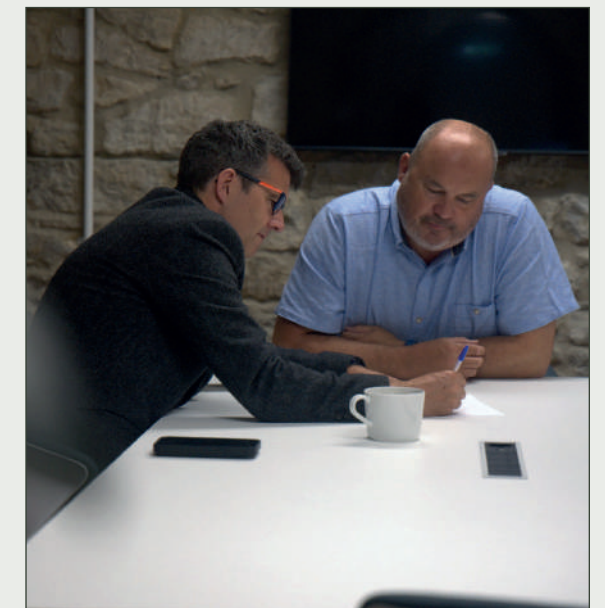


A well-defined company structure is essential for fostering collaboration and efficiency, enabling us to deliver value not only to our partners but also to the community we serve, ensuring sustainable growth and mutual benefit in all our endeavors.

“ I am immensely proud of our fifteen years of trading with the development business across the South West and London. ”
- Iestyn Lewis, Founder / CEO



Having a strong in-house skillset and expertise empowers us to innovate and develop solutions that align closely with our vision, ensuring high-quality outcomes and greater agility in responding to market demands.





I. JOINT VENTURE

We are particularly proud of our experience of delivering value through the development process by way of Joint Venture arrangements with landowners and other key stakeholders. The following projects demonstrate our Joint Venture / Development Agreement experience.



II. DEVELOPMENT MANAGEMENT

Our custom development management services are designed to align with the specific needs of our joint venture partners and funders, ensuring a tailored approach that maximizes project efficiency and effectiveness. By leveraging our expertise and industry insights, we create strategic solutions that cater to the unique objectives and requirements of each partnership, fostering collaborative success and sustainable growth.



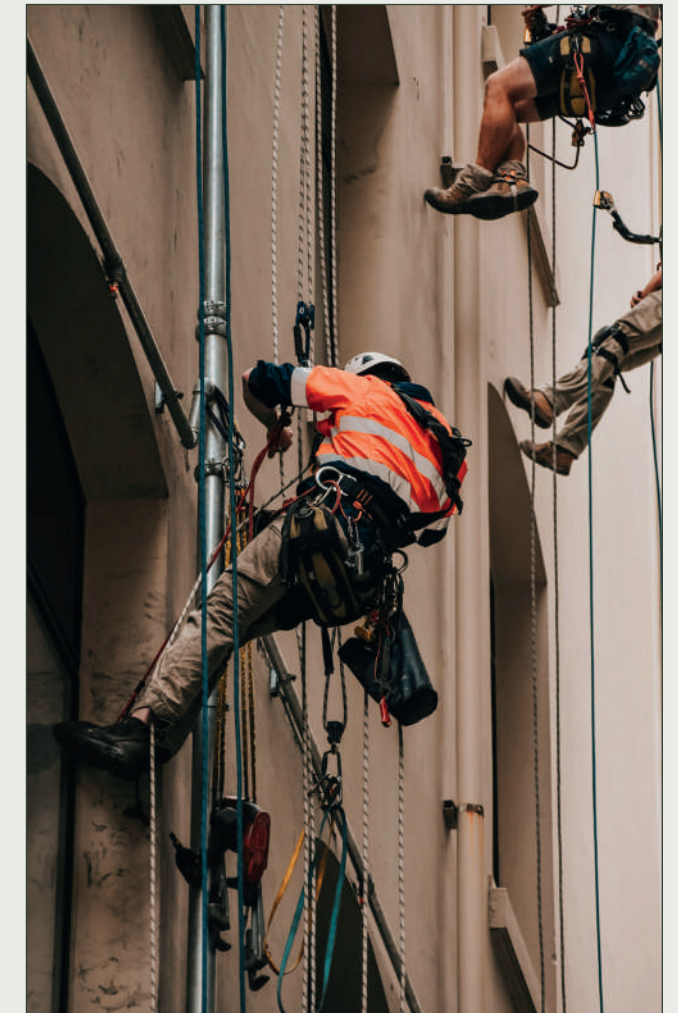
III. CONSTRUCTION

Our in-house construction and contracting team brings a diverse set of skills essential for successful project delivery, including project and cost management, acting as employer's agent, and providing expert services from quantity surveyors to monitoring surveyors. We emphasize thorough programme analysis and comprehensive risk analysis and management to ensure every project is executed efficiently and effectively.



IV. DESIGN

Interior design concepts encompass the artistic and functional arrangement of spaces, integrating furniture, fixtures, and equipment (FF&E) to create cohesive environments. Architectural design focuses on the building's structure and aesthetics, while space planning strategically organizes layout for optimal flow and usability. Additionally, branding and marketing play crucial roles in communicating the identity and essence of a space, ensuring that the design resonates with its intended audience and enhances the overall experience. Together, these elements collaborate to form harmonious, visually appealing, and purpose-driven spaces.



OUR OPERATIONS

We primarily operate in the South West of England across Bath, Bristol, and Worcester. We have recently expanded into Exeter, Bournemouth, Southampton, as well as central London. However we have extensive experience in building property across the UK.

BIRMINGHAM ●

WORCESTER ●

LONDON ●

BRISTOL ●

BATH ●

EXETER ●

BOURNEMOUTH ●

SOUTHAMPTON ●





OUR PORTFOLIO

We have acquired inner city freehold sites in key strategic locations with excellent trading centres presenting attractive investment opportunities.

The business has undergone significant growth since its inception in 2007, successfully expanding across multiple sectors at a national level, all while being guided by a clear and strategic direction.

LEGACY

Our legacy projects encompass a rich history of development and innovation over the past 15 years, showcasing our commitment to quality and adaptability in an ever-evolving landscape.



images from top left clockwise
ambry house | bath student • joint venture
keasberry house | bath student • joint venture
rengen house | bath coworking • commercial
the scala | bath student commercial • joint venture



the exchange | bath

Comprising the regeneration of the former Bath Labour Exchange. The historic bomb-damaged facade was retained to form the ground floor of a new building, with three additional floors built above faced in Bath stone.

The development was a successful joint venture with B&NES, who retained the ground floor commercial accommodation (subsequently let to Nisbets) in addition to an agreed land value. The upper floors provide a total of 78 student cluster rooms and were sold to Empiric Student Property PLC in 2016.

student • joint venture

Our legacy developments have been instrumental in driving business growth and facilitating our expansion efforts, providing a strong foundation that supports innovation and strategic initiatives.



william canynge house | bristol
student • joint venture



cumberland house | bristol
student



seabrook house | bristol
student • commercial • joint venture



argyle place
grove house

bath • build to rent



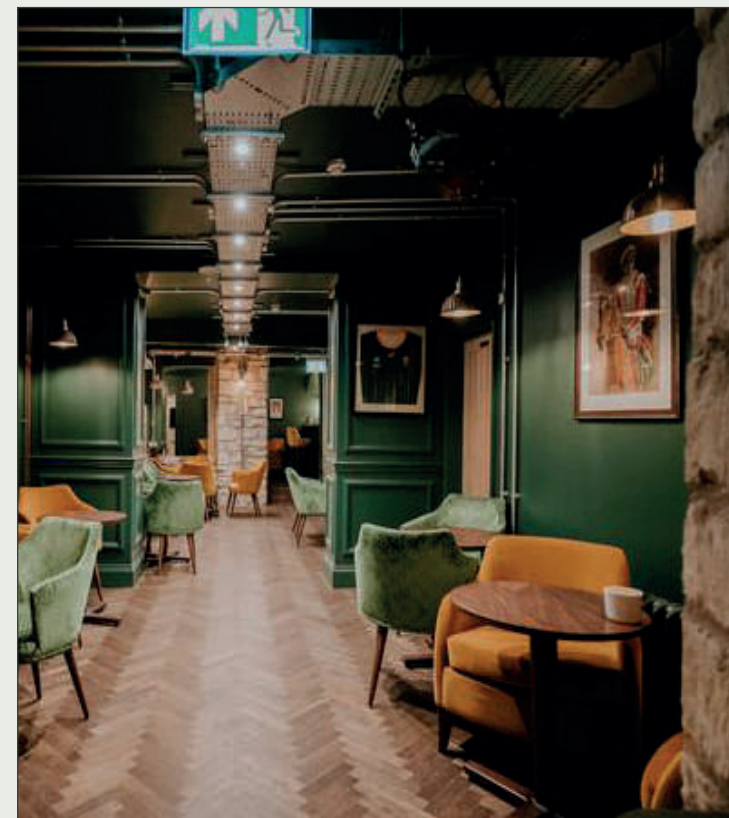
widcombe social club | bath

student • commercial • joint venture



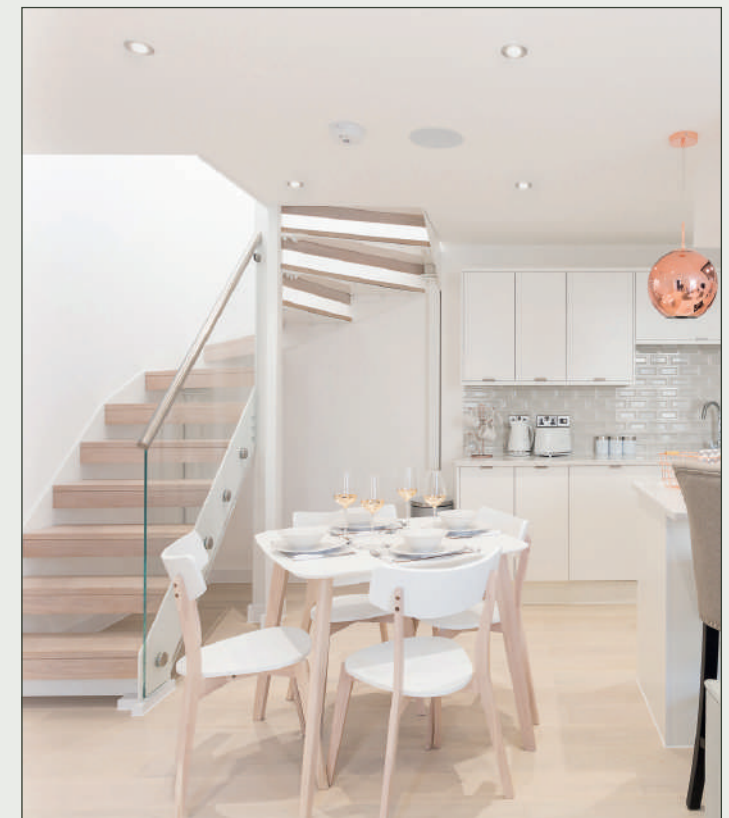
one beaufort | bath

residential • joint venture



rengen house | bath

coworking • commercial



the chapel | bath

build to rent • joint venture



bayscape | cardiff

mixed-use residential • joint venture



banglo house | bath

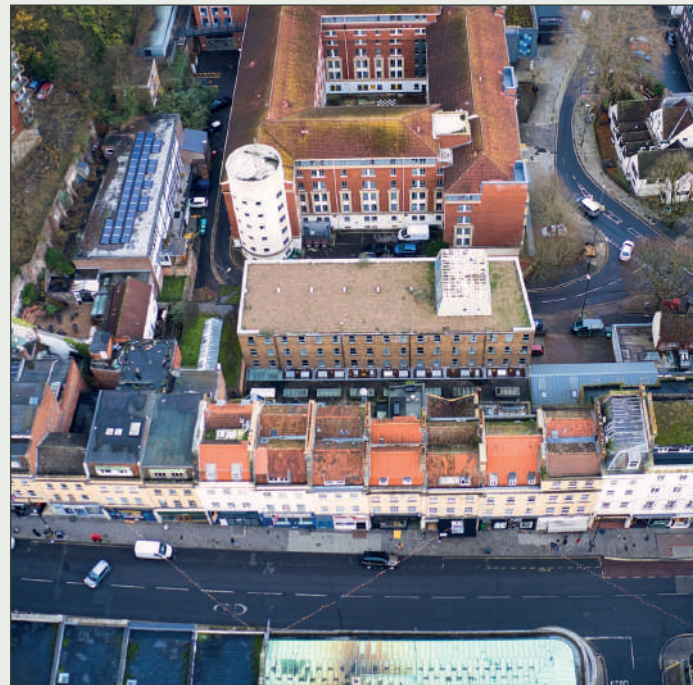
student • joint venture



beaufort house | exeter

build to rent • joint venture

Our expertise encompasses a wide range of services in small and multi-unit development projects, along with extensive refurbishments, ensuring meticulous attention to detail and innovative solutions to meet diverse client needs. Whether it's optimizing space in compact developments or revamping older structures to enhance functionality and aesthetics, we apply our extensive experience to deliver high-quality results on time and within budget.



*images from top left clockwise

the skyline | bristol
 noho house | bristol
 new bond house | bristol
 34 park | bristol

student • joint venture
 residential • joint venture
 student • joint venture
 student • commercial • joint venture

monmouth place | bath

build to rent • joint venture

As a SME developer, we have a robust balance sheet, which underpins our development programme. We have significant lines of credit, together with numerous joint venture partnerships. When combined, this provides a formidable funding resource, which allows us to quickly scale our commercial viability.

We currently have £400 million of assets and with an outstanding track record in achieving consistently strong returns for our joint venture investors, we have successfully marketed and sold a number of portfolios since 2007 and have further investment opportunities for interested parties for 24/25'.



friary house | bournemouth

build to rent • joint venture



munden house | london

build to rent • joint venture



the vicarage | bristol

student • joint venture



59 west | bristol

student • joint venture



the foundry | worcester

student • joint venture



the warehouse | bath

build to rent • joint venture



brassworks lofts | bristol

residential • joint venture



rownham house | bristol

student • joint venture



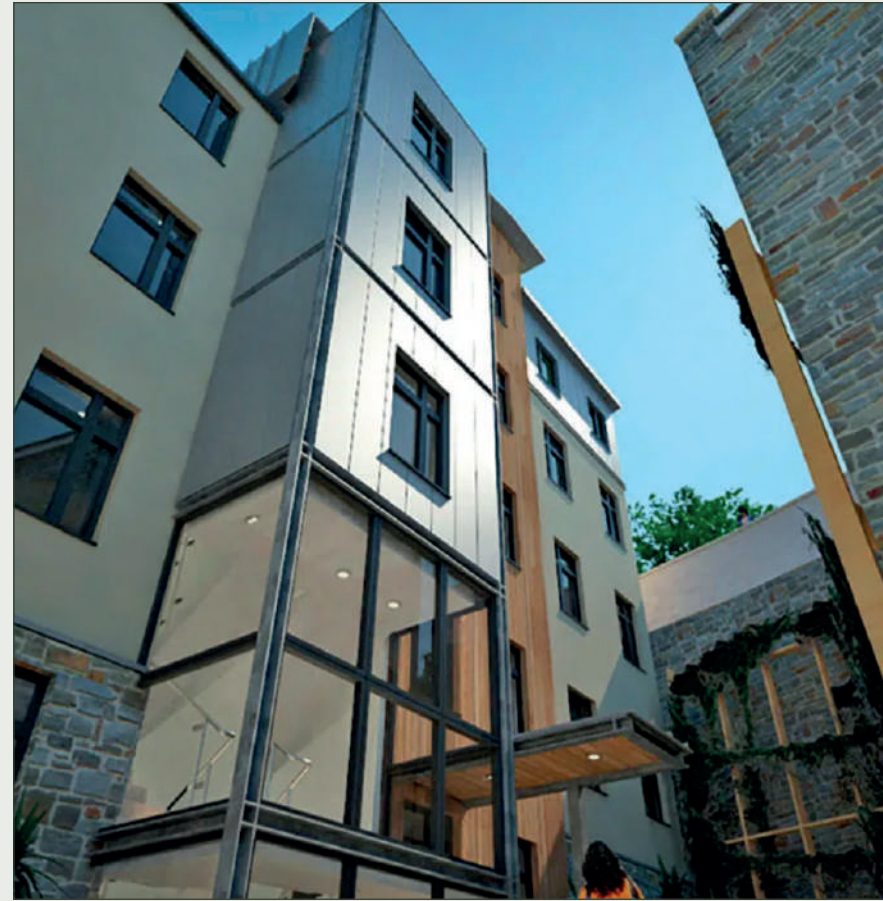
radway & st martin's house | bath

student • joint venture



college green | bristol

student • joint venture



jacob's brewery | bristol

student • joint venture



cave house | bristol

student • joint venture



the wheel house | bristol

student • joint venture

Our experiences with these past projects have significantly shaped our current developments, allowing us to enhance our skills and strategies while also achieving notable growth in both size and value.

BUILDING ON THE FOUNDATION

Continuing our legacy requires a deep understanding of the past, a commitment to the present, and a vision for the future.



symal house | london

student • commercial • joint venture



brights house | bournemouth

mixed-use • student • commercial • joint venture



paintworks | bristol

mixed-use • student • commercial • joint venture



hanover house | bristol
student • joint venture

HARNESSING THE FUTURE



The future of our business hinges on adaptability, innovation, and forging robust partnerships leveraging shared expertise, thereby ensuring long-term success. We will navigate emerging trends and capitalise on new opportunities, positioning the business for sustained growth and competitive advantage in a rapidly evolving market.





clarence house | bristol

student • joint venture



cuthbert house | newcastle

student • joint venture



boho house | bournemouth

student • joint venture

OUR CORE TEAM

This delivery team has multi-faceted capabilities to include project and cost management, fund monitoring, structural and civil engineering, commercial fit-out, interior design and branding.



IESTYN LEWIS
founder ceo



PETE JAMES
managing director



STEVE SHERRY
construction director



DOMINIC MACER
portfolio director



MARTIN WHEELER
executive chairman



DARREN SHEWARD
land director



CAROLINE BROWN
creative director



DAN CHENG
property director

PATRONAGE

Building communities, shaping futures.

Our commitment to supporting community foundations and causes in Bath and North East Somerset reflects a strong desire to impact the lives of young people positively. With our Founder's local roots and background as a former Bath Rugby player and University of Bath alumnus, our organization is well-positioned to connect with the community and foster meaningful, lasting change.



UNIVERSITY OF BATH



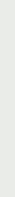
BATH RUGBY FOUNDATION



BATH RUGBY



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