

A new property landscape

The UK's leading port operator is changing the property landscape.

ABP Property, a £3.5bn development and investment business, brings together a team of experienced professionals, an unrivalled land bank and the financial strength of Associated British Ports to deliver property solutions.

21

21 multimodal locations

960

960 hectares of development land

1bn

£1 billion five-year investment programme

Land

Our 960-hectare land bank offers substantial development opportunities for occupiers. Located across a network of UK ports at the heart of Britain's industrial and consumer supply chain routes, the sites offer significant strategic opportunities on edge-of-town sites with the potential for developing over 2,785,000 sq m of new accommodation.



space

ABP Property is bringing to market its extensive portfolio of built space, much of which is available for immediate occupation. Opportunities include existing accommodation solutions for port-centric logistics, industrial units, warehousing, multi-use warehousing, storage facilities and office accommodation.

The diverse portfolio includes 1.4 million sq m of covered storage and 1,000 hectares of open storage space.

We have the advantage of in-house funding in place, which enables us to finance and deliver seamless build-to-suit programmes such as the specialist biomass handling facility which was developed in Hull. It's just one example of the many diverse design and build projects undertaken by ABP. As part of Associated British Ports, our financial strength means we can offer project certainty.

Funding

Opportunity

Located in strategically-significant positions, our sites offer unrivalled port facilities as well as comprehensive multimodal transport links. We have the financial resource, the expertise and the experience to design and build bespoke accommodation. Ranging from single units to multi-building facilities, we can work with companies across all sectors to deliver solutions to meet specific occupier requirements, such as the £310m wind turbine blade manufacturing facility developed for Siemens in Hull.

Keeping Britain Trading

ABP delivers unrivalled port services and bespoke port-based property solutions for the manufacture and distribution of goods locally, nationally and globally.

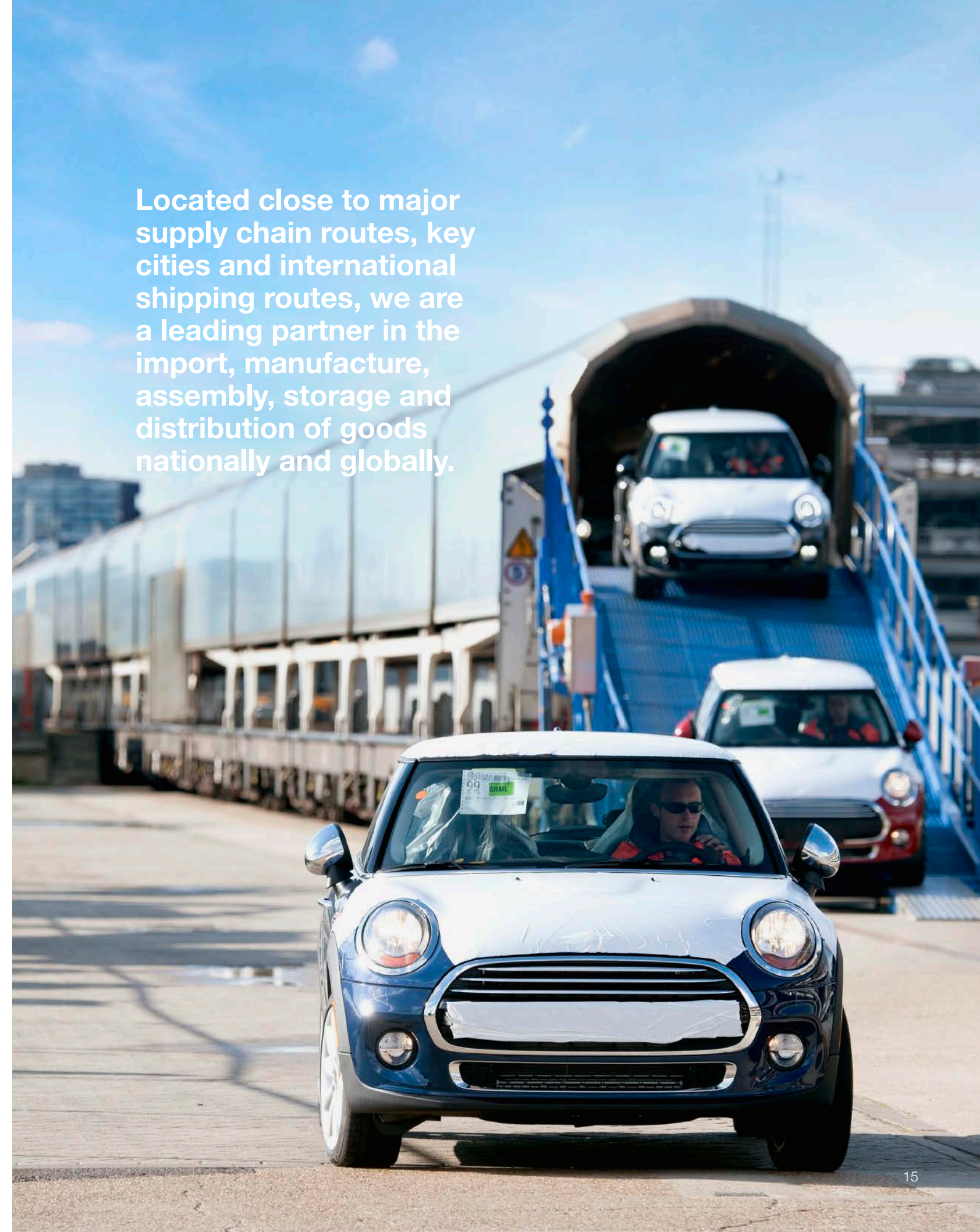
Commercial gateways



21 multimodal locations

19 are rail connected

Located close to major supply chain routes, key cities and international shipping routes, we are a leading partner in the import, manufacture, assembly, storage and distribution of goods nationally and globally.



Design and build capability

From the planning and design phase and on to construction and completion, we provide a robust and streamlined process, delivering property solutions for our customers around the country.

Our experienced specialist team has expert capability in every stage of the design and build process and is supplemented by external consultants to ensure that customers receive a fully-informed, efficient development service.

We have the people, the systems and the funding in place to provide our clients with buildings that will help them to do better business.



Our existing buildings are used for a multitude of purposes across a wide spectrum of business sectors.

Available business space

Our built space includes accommodation for a multitude of port-related and land-based commercial operations, both general and specialised. Uses vary from port-centric logistics and warehousing, multi-use warehousing, storage facilities and office accommodation.

With a large portfolio of existing buildings and locations around the country, we have the potential to satisfy a wide variety of occupational needs. If not, our build-to-suit options may be the solution.

Bringing customers and stakeholders together

The Rt Hon Greg Hands MP, Minister for International Trade, with Michael Rye, Director of UK and Finland Terminals for Wallenius Wilhelmsen Terminals and Alastair Welch, Director, ABP Southampton at the opening of a new vehicle handling terminal, part of a £50m investment in quayside facilities for automotive manufacturers.

Creating

partnerships

We are committed to supporting our customers' evolving business needs.

We work with a wide range of companies across all market sectors and our aim is always the same: to be the UK's best property partner.

Common to all our customers is the added value, support and flexibility that we bring to the relationship. Not just fast to respond to our customers' needs, we are proactive in communicating with our occupiers and keen to learn how we can support their trade. We are investing heavily in infrastructure and facilities to enable them to enhance their business operations to meet the needs of tomorrow's economic landscape.

We are committed to long-term partnerships with our customers.

Major Project Capability

25%

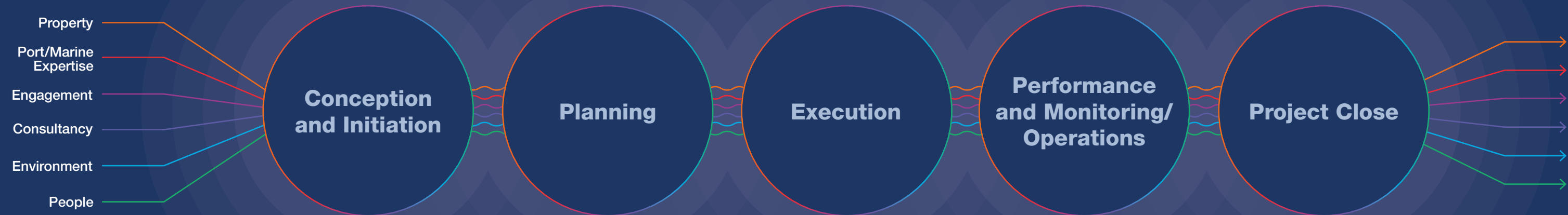
UK trade handled by
ABP and our customers

89m

tonnes of cargo
each year

Project lifecycle

Capabilities



Property

- + Planning Consents
- + Funding
- + Facility Design
- + Construction
- + Temporary Accommodation
- + Procurement
- + Asset Management
- + Build-to-suit

Port/Marine Expertise

- + Harbour Authority
- + Heavy Lift
- + Operations
- + Warehousing/Accommodation
- + Asset Management
- + Award-Winning Rail Operator
- + Specialist Sector Expertise

Engagement

- + National Government
- + Local Government
- + Commercial Partnerships
- + Local Economy
- + Stakeholder Management
- + Community Engagement

Consultancy

- + Environmental Impact
- + Specialist Marine Assessments
- + Feasibility Studies
- + Strategy
- + Master Planning

Environment

- + Carbon Reduction
- + Renewable Energy
- + Sustainable Dredging
- + Recycling
- + Regeneration

People

- + Training
- + Health & Safety
- + Environment
- + Project Management

Enabling Trade

When you're planning to deliver a major project, in whichever commercial sector, it's vital to select the right delivery partner. When it comes to the scale and complexity involved, ABP is uniquely capable of providing enhanced support across a comprehensive range of disciplines. We become the single point of contact for our clients, overseeing and managing some of the UK's most complex capital projects. It's a delivery method that not only saves time and money but creates a stress-free process from concept to creation.

Delivery

We understand that the provision of new accommodation can bring major changes to our customers' business operations, even before the buildings are delivered.

We have the resources and the expertise needed to smooth the design and build process and, however hands-on or hands-off our customers choose to be, we can support them in the delivery of their new facility to specification, budget and timeframe.

Here are a few examples of what we do.

Siemens blade manufacturing facility

Green Port Hull

ABP worked with industrial giant, Siemens, on the design and build of a £310m offshore wind turbine production and installation facility on ABP's Alexandra Dock site, which totals more than 40 hectares. The project, which has created over 1,000 jobs, was financially supported by ABP who provided over half the development finance.

The new complex includes a 39,600 sq m production unit for the manufacture of 75-metre turbine blades, office accommodation with welfare facilities, a 12,300 sq m building for on-going servicing of wind turbines. There are also open and covered areas for the storage, assembly and testing of components.

The first wind turbines produced by Siemens in their new facility in Hull were used at the Dudgeon Offshore Wind Farm, off the Norfolk coast, to provide clean power to more than 410,000 UK households.



Humber International Terminal 1 & 2

Immingham

The state-of-the-art Humber International Terminals – HIT 1 & 2 – at the Port of Immingham allow cargoes of up to 100,000 tonnes to be discharged and stored in dedicated compounds. The terminal, which is the UK's busiest dry bulk facility, was developed by ABP as an expansion of the old existing inner dock facilities.



Handling facilities for Drax

Hull and Immingham

Design and build of dedicated handling facilities at the ports of Hull and Immingham for the storage and onward transfer of renewable fuels, such as wood pellets, destined for the Drax Power Station near Selby. This also included the provision of rail spurs connecting to the national rail network.



Travis Perkins Distribution Centre

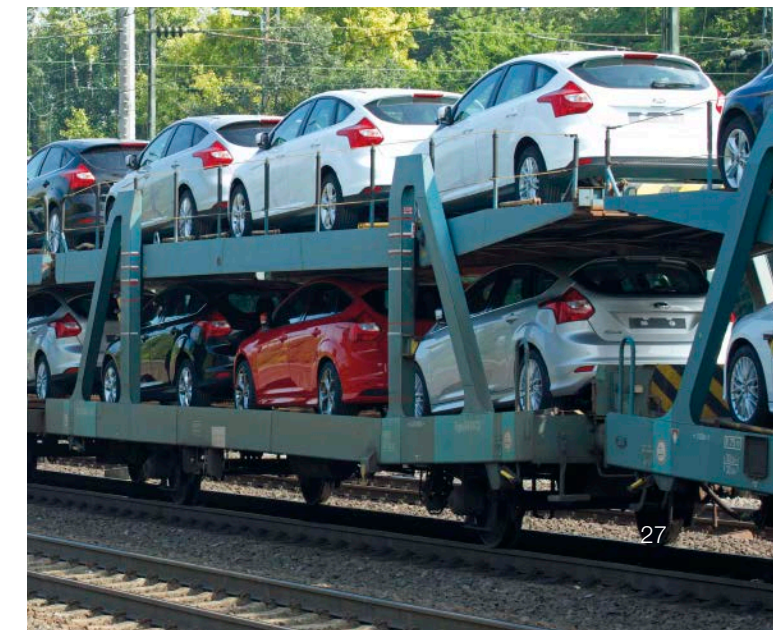
Cardiff

The 7,820 sq m distribution centre, which opened in December 2014, created over 100 new jobs in Cardiff. ABP worked with Travis Perkins to design and build the bespoke accommodation; the facility was purpose-built to aid the supply of hundreds of local Travis Perkins branches across South Wales. This distribution centre is one of four Range Centres across the country, and ensures that customers have immediate access to a wide range of stock.

Ford Vehicle Despatch Centre and expansion

Eastern Docks, Southampton

The design and build of a dedicated vehicle despatch centre to new security compliance standards. This project took the site from 9.3 hectares to just over 14 hectares with around 3 hectares designed to accommodate vehicle storage, handling and office space, as well as a storage compound delivered in line with Ford's Global Compliance Standards.



£11m design and build of consolidated and upgraded naval training facilities in Cardiff.

A new training facility for HMS Cambria

Cardiff Bay

The Royal Navy and the Reserve Forces' & Cadets' Association for Wales (RFCA) recognised the need to update and consolidate its disparate training centres, ideally in a location that provides easy access for its personnel and reservists.

ABP Property will work in partnership with the Royal Navy and the RFCA to provide a 4,569 sq m 21st-century, state-of-the-art training facility for the Royal Navy on a prime waterfront site in Cardiff Bay.

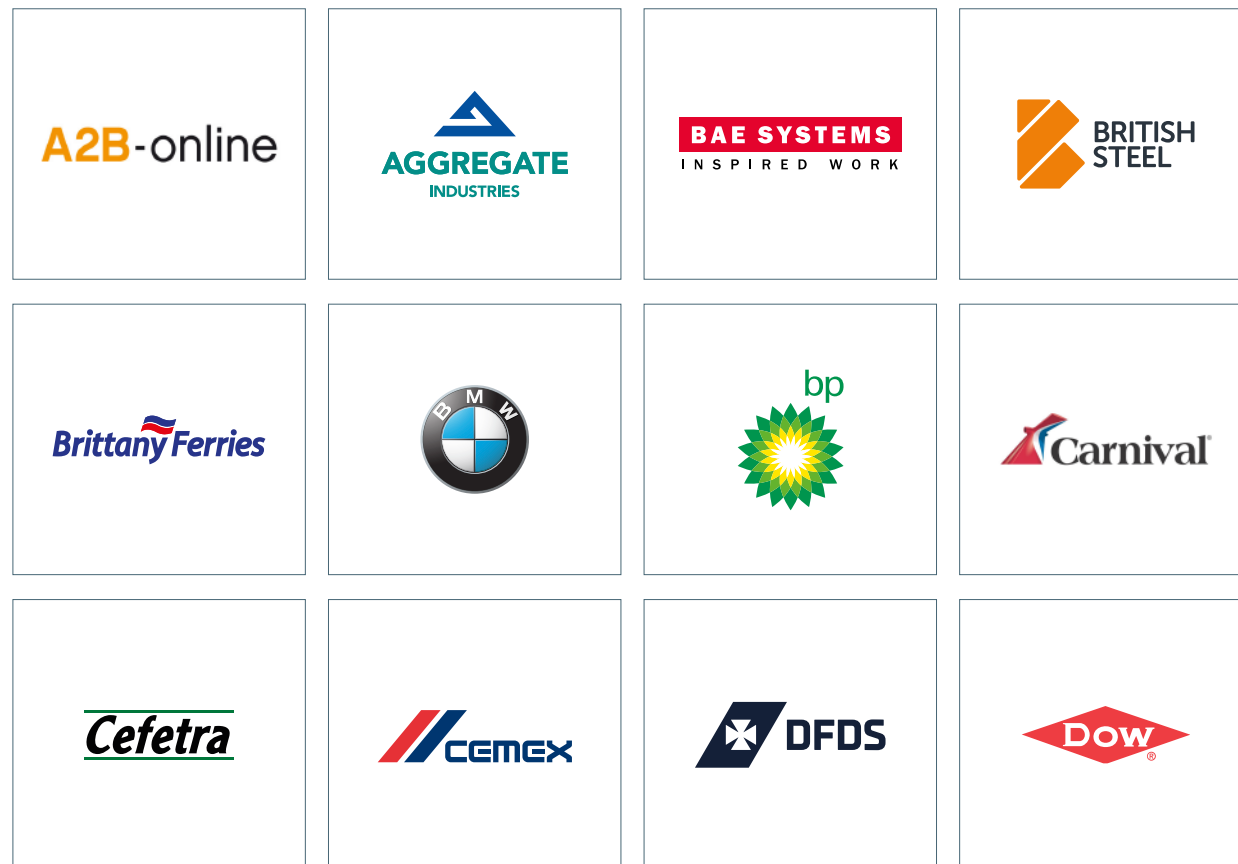
The completed building, which will include photovoltaic roof panels, will improve training and operational efficiency by unifying the separate facilities of the Royal Navy Reserves, Royal Marine Reserves, and University Royal Navy Unit. Further, it has been designed to incorporate future building expansion as required.

The Royal Navy is a powerful entity with a proud heritage and requires a strong identity to project into the future. The building has been designed to exemplify its unique combination of land, air and sea capabilities merged into a single, flexible and dynamic force.



Who we work with

We are proud to support some of the world's leading brands.



Stepping lightly

We are committed to decreasing our carbon footprint by minimising the impact of our operations and continually improving our overall environmental performances. We play an active role in managing the environment in each of our 21 ports and employ sustainable building practices in our development programmes. We are installing solar panels on our land as well as on offices and warehouses in various locations.

Associated British Ports is currently working on 23 new renewable energy initiatives across the UK. The solar array in the Port Estate of Barry is just one project that is contributing to creating a better environment. The energy generated will go towards powering port operations with any surplus energy being exported to the National Grid. When operating at peak voltage, the solar array's annual power production will be the equivalent of the energy required to power 2,000 homes.

A responsible sustainability policy is important to us, important to our customers and vital for the environment.

A group of runners in a marathon, with the word 'Community' overlaid in large white text. The runners are wearing various colored athletic gear, including blue, pink, and yellow shorts and socks. The background is slightly blurred, showing other participants and spectators.

Community

Support for our communities is at the heart of how we operate.

We play an active part in the communities in which we operate, supporting the causes that our employees identify on a local, regional and national level. Our support of marathons in Southampton, the Humber and most recently in Newport has enabled tens of thousands of people to get active and raise money for charities close to their hearts and local communities.

Our ports are a major contributor to the local economy of the towns and cities in which they are located. We are committed to playing an equally-significant role in the charitable and social initiatives that help support the needs of these communities.

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