

PRESS RELEASE
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CONSTRUCTION UNDERWAY FOR INLAND'S WALTHAMSTOW REGENERATION

Inland Homes has started work on the construction of Patchworks, the regeneration of the former Homebase site in Walthamstow, on behalf of its partners London BTR Investments (LBTR) (the build-to-rent joint venture between EQT Exeter and Sigma Capital Group Limited) and Newlon Housing Trust (Newlon). Brownfield developer and housebuilder Inland Homes gained planning consent for the development of 583 homes in April this year. The site was then sold to LBTR with the remaining for housing association Newlon, with Inland securing build contracts to construct the homes on behalf of both parties.



This major regeneration scheme will deliver 355 private rented apartments under Sigma's Simple Life London brand for LBTR and 228 affordable homes for Newlon. New commercial and community space, gardens and play areas, a cycle hub and pedestrian routes will also be delivered, creating a sustainable and integrated place to live. It is expected to be complete in 2025.

This strategy of securing land and planning before selling and building on behalf of third parties is a core part of Inland's business model, playing to the team's strengths of working in partnership and adding value. The deal with LBTR at Patchworks is Inland's largest partnership housing contract secured to date at almost £90 million. Inland currently has a total of 1,257 homes under construction on behalf of partners.

Following demolition of the former Homebase store, construction has now begun on site. Inland Homes Group Managing Director Gary Skinner and Sigma Investment and Acquisitions Director Jack Barnet met on site last week ahead of groundworks starting on the first build to rent block.

"We are delighted that construction has begun at Patchworks in Walthamstow, with Inland working in close partnership with Sigma and Newlon to transform this brownfield site into a vibrant new community and deliver 583 additional new homes to the area," said Gary.

"Both partners share our vision of high-quality regeneration and I am excited to see the scheme progress and deliver benefit for the whole community."

Jack Barnet from Sigma said: "Patchworks is set to become one of LBTR's flagship build-to-rent schemes, offering high quality rental homes under the Simple Life London brand. Having a reliable partner like Inland delivering it gives us assurance and it is exciting to see construction get started."

Angela Wint, Senior Project Manager at Newlon Housing Trust, said: "Newlon are delighted to be working in partnership with Inland homes on this exciting new development, which will provide a further 228 much needed new affordable homes in Waltham Forest."

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For more press information, please contact Gemma Moyle or Zoe Murzell at The Oracle Group on 0208 394 2821 or gemma@oraclepr.co.uk

ABOUT INLAND HOMES

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design. As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live. We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met. Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too. Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments. For further information please visit www.inlandhomes.co.uk

About Sigma Capital Group Limited

(www.sigmacapital.co.uk)

(www.simplelifehomes.co.uk)

(www.simplelifelondon.co.uk)

Sigma Capital Group Limited ("Sigma") is a PRS, residential development, and urban regeneration specialist, with offices in Edinburgh, Manchester and London. Sigma's principal focus is on the delivery of large scale housing schemes for the private rented sector. The Company has a well-established track record in assisting with property-related regeneration projects in the public sector, acting as a bridge between the public and private sectors.

Sigma has created an unrivalled property platform, which sources sites and brings together construction resource to develop them, enabling Sigma to deliver an integrated solution to partners. As well as sourcing sites and managing all stages of the planning and development process, Sigma also manages the rental of completed homes through its award-winning rental brand 'Simple Life'. The Company's subsidiary, Sigma PRS Management Limited, is Investment Adviser to The PRS REIT plc, the real estate investment trust that is investing £0.9bn in a portfolio of high-quality new rental homes for private rental across the regions.

About EQT Exeter

EQT Exeter is a global real estate solutions provider serving corporate and consumer tenants with scope and scale. EQT Exeter is among the largest real estate investment managers in the world and is focused on acquiring, developing and managing logistics/industrial, office, life science and residential properties in Europe, the Americas and Asia. EQT Exeter was created through the combination of EQT Real Estate and Exeter Property Group.

The EQT Exeter Team comprises 280 experienced professionals operating in close to 40 regional offices around the globe. Collectively they have consummated over 700 real estate investments. As part of EQT, the team has access to the full EQT Network including more than 600 industry advisors across the globe as well as the EQT's industry-leading sustainability credentials and framework, and in-house digitalization skills.

More info: www.eqtgroup.com/real-assets/eqt-exeter