SUNLEY

RESIDENTIAL INVESTMENT & DEVELOPMENT SPECIALISTS FOR THREE GENERATIONS

Overview

The Sunley Group is a 3rd generation family owned private property company.

From the founding trailblazing days of Bernard Sunley to the running of the business by his son John Sunley and now under the stewardship of James Sunley the business has grown and reduced in its size and operations over the years in line with the sector & career life cycle of its leader at the time, whilst always retaining its brand of integrity and professionalism.

Now ideally placed to increase its scale in the residential investment and developments sectors Sunley plans to capitalize on its inherent qualities (track record, ability, deal flow, professionalism, reporting standards, market intelligence, quantitative analysis) to generate appropriate risk adjusted returns from the acquisitions it makes, whilst leveraging its equity through a co-investment model to generate above average returns.

Apart from its development activities Sunley is also active in the Strategic Land sector specialising in land promotion across the South of England.

The business has been through many transitions throughout its history, always being active as a residential investor / developer but also carrying out other Real Estate sector activities including:

Construction

Sunley both as a main contractor and client has been involved in both large and smaller forms of construction during its long history.

Industrial Fund Management

Sunley were the Founder Shareholder of Property Fund Management PLC (formerly the io Group), which floated on the London Stock Exchange May 2002. Specialising in the active management and value enhancement of Industrial Investments achieving returns in this sector substantially ahead of the Industrial IPD index total, with funds under management eventually exceeding £2billion in 9 countries.

Sunley subsequently provided capital for the seed asset for the 2012 re-launch of Industrial Ownership Fund, backed by Grosvenor and established by its original co-founder the late John Sims.

The Past Generations

Horseferry Rd Government offices, London SW1 Sunley developed one of the largest projects of its time built in the UK, which would be the home to many of the UK's government departments for the next generation. A large office scheme which delivered the latest developments in the provision of working environments together with the size and scale required for the UK Civil Estate.

Dubai International Trade & Exhibition Centre, Abu Dhabi. Completed in 1979 Sunley developed what was to be for its time the tallest building in Dubai, officially opened by Her Majesty Queen Elizabeth II and His Highness Sheikh Rashid Bin Said Al Maktoum, the ruler of Dubai. This was another example of Sunley delivering a major project to exacting standards.

Great Maytham Hall & Swallowfield Park, Sunley Heritage, part of the Sunley Group, specialises in the luxurious refurbishment of historic country houses. We have undertaken extensive and sympathetic refurbishments at Sir Edwin Lutyens-designed Great Maytham Hall just outside Rolvenden, near Tenterden in Kent, and 17th Century mansion Swallowfield Park, located in the village of Swallowfield near Wokingham, south of Reading, in Berkshire.

Fulham Palace Road, London SW6, a development of 74 studio units for student accommodation & associated retail (Tesco, Cafe Nero, Pret a Manger) on the ground floor.
Site acquisition Oct 2008 : Planning Permission granted April 2010 : Construction completed and first student intake Sept 2011 : Income producing asset, sold May 2019

Hatfield House, Twickenham, carefully restored to provide high quality contemporary living within a prestigious period property, located in the much sought after Cambridge Park area, close to St. Margaret's village. Site acquisition June 2010 : Construction completed Sept 2011: Sales completed March 2012

Burgess Hill, A collection of 64 new homes completed in Summer 2019.

Site acquisition June 2017: Construction completed June 2019: Sales completed October 2019

Hanworth Lane, Chertsey, A collection of 45 apartments converted from previous commercial use, located within walking distance of Chertsey Station.

Site acquisition July 2013: Construction over two phases, completed September 2017 : Sales completed June 2019

Richmond Police Station, Richmond – South West London The redevelopment of the former Richmond Police Station was completed in August 2016, and comprises 27 residential one and two bed units and a duplex retail/ restaurant unit. Site acquisition November 2013: Construction completed August 2016: Sales completed April 2017

Langley Road, Surbiton, Works were completed on the restoration of the former Police Federation headquarters, delivering 30 one, two and three bedroomed apartments, along with 4 new mews houses in February 2014. Within a gated frontage, many of these properties benefit from allocated parking bays, and all have access to a range of communal facilities.

Site acquisition May 2012: Construction completed February 2014: Sales completed December 2014

Avenue Elmers, Surbiton, Works were completed in March 2016 for the conversion of these two Victorian mansion blocks into a mixture of eighteen one, two and three bedroom apartments.

Both buildings blend modern fixtures and fittings with original Victorian features, and each apartment has its own parking space.

The site is located a short walk from Surbiton High Street and the Surbiton Train Station, which provides fast trains (18 minutes) into London Waterloo. Site acquisition June 2014: Construction completed March 2016: Sales completed June 2016.

Minster, Thanet, A collection of twelve new homes located in a quiet cul de sac in the village of Minster, Kent , which was completed in early 2020.

Rhodaus Town, Canterbury, Kent, Planning Consent in November 2016 achieved for purpose built student accommodation comprising 153 bedrooms, ancillary gymnasium, cinema room, laundry, welfare facilities , cycle parking, car parking and landscaped open space.

Recent Transactions Financial Headlines

Project	Total Costs £'000	GDV £'000	Income earned £'000	Profit £'000	Equity Employed £'000	ROE	Start Date	End Date	Equity Multiplier	Equity IRR
Minster	3,485	4,800		1,315	1,340	98%	Jan-18	Nov-20	1.98	41%
Burgess Hill	8,749	10,785		2,036	1,750	116%	Jun-17	Oct-19	2.16	49%
Ave Elmers	9,306	11,017		1,711	1,121	153%	Jun-14	Jun-16	2.53	64%
Langley Road	9,084	11,832		2,748	2,519	109%	May-12	Dec-14	2.09	79%
Chertsey - Phase 1 & 2	9,211	12,350		3,139	1,611	195%	Jul-13	Nov-19	2.95	47%
Richmond	10,784	16,066		5,282	3,500	151%	Nov-13	Apr-17	2.51	48%
Twickenham	4,571	6,117		1,546	1,850	84%	Jun-10	Mar-12	1.84	44%
Fulham Palace Road	12,832	22,580	4,094	13,842	3,798	472%	Oct-08	Apr-19	4.64	26%