

Network Rail Property

Unlocking the opportunity for homes



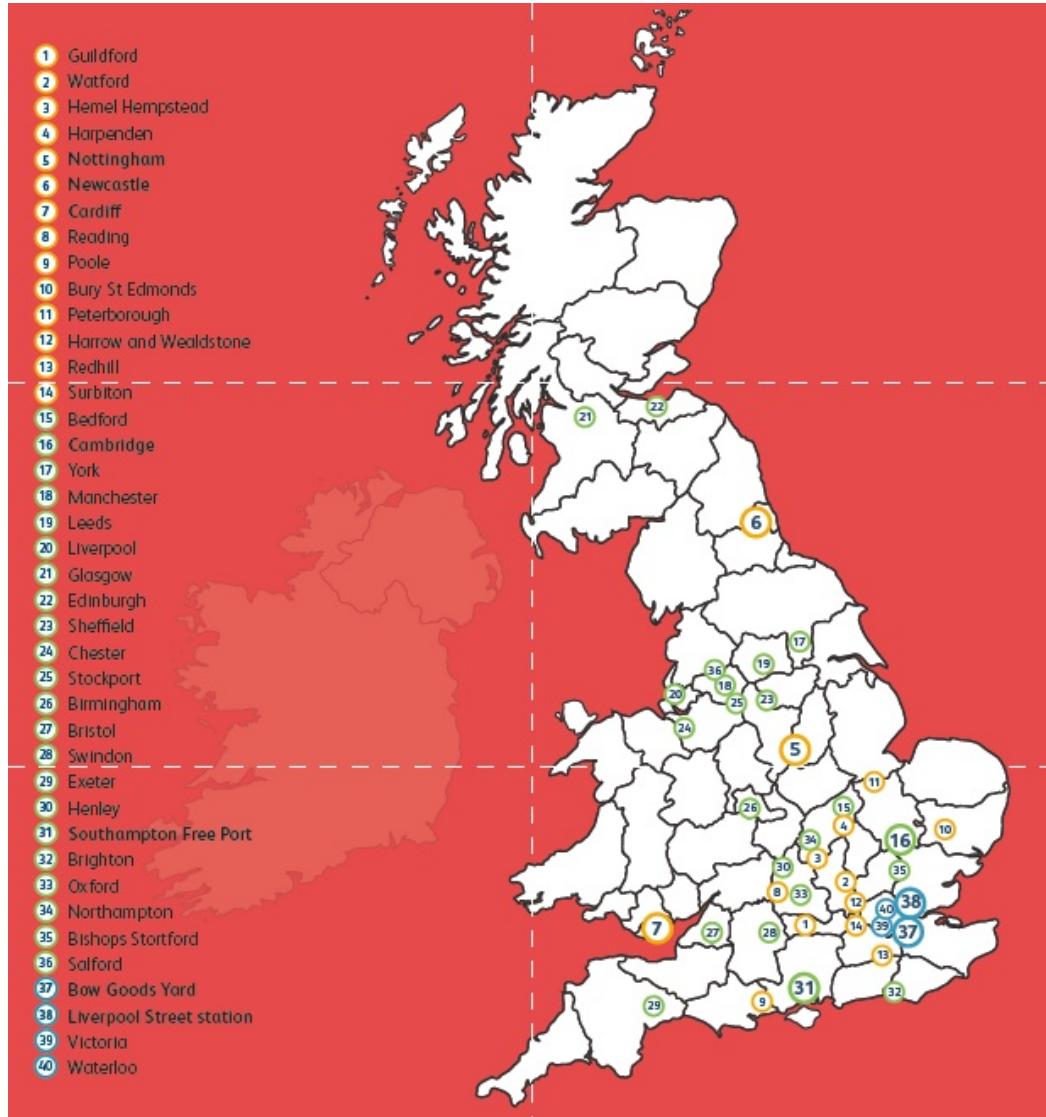
Scale of the portfolio

The future opportunity

- 50,000+ homes
- Up to 10 million sq ft **commercial space**
- £15BN of infrastructure investment
- Joint ventures with **Grainger PLC** and **Citra Living** to deliver **4,000 homes**



Scale of the portfolio



Unrivalled opportunity

- **Enabler** of UK infrastructure and new communities
- Engaged with **40** towns and cities across great Britain and **22** London Boroughs
- Working in **partnership** with Local Authorities and other public sector partners is key



NRP / Homes England

Essential accelerator in housing delivery

- Partnership created in 2023
- Aligned set of objectives to deliver homes
- Accelerates delivery & scale in areas suffering market failure
- Target of up to 10,000 homes over 10-years
- Builds on success of existing regeneration projects such as York Central:
 - 45 hectares - one of the UK's largest brownfield regeneration sites
 - 2,500 homes, 6,500 jobs, and 1m sq ft of commercial space
 - Up to 400 affordable homes



A compelling investment opportunity



