



PRESS RELEASE

SUN SHINES ON HAWTIN'S ABERDARE INDUSTRIAL UNITS

AIM listed property investment company, Hawtin PLC, has let 48,000 sq ft in three warehouse/industrial units at C1 Trade Park, part of the Aberaman Industrial Estate near Aberdare. The letting, to a division of the Sunlight Group, is on a 10-year lease at a stepped rent rising to £110,000 in the fourth year.

Sunlight has taken the three largest units at the Trade Park – which provide 14,305 sq ft, 17,491 sq ft and 17,125 sq ft respectively and account for 75% of the total space. The letting follows extensive reconfiguration of the property, which was previously one unit, to accommodate five trade counter units and the three larger warehouse/industrial units. There is also car parking for up to 60 cars.

Two of the remaining units at the Trade Park are currently under offer leaving only three small units still available.

Richard Hayward, Chief Executive of Hawtin, said of the letting: “Letting such a large percentage of the space to a single tenant is a great result. The recent reconfiguration work is part of an ongoing strategy to improve the high quality properties we own in order to increase their appeal to prospective tenants and ultimately enhance their value. We continue to work hard to let the remaining vacant space and will be announcing more lettings in the near future.”

Letting agents are Cooke & Arkwright.

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NOTES TO EDITORS

Hawtin is one of Wales' leading property industry investment companies with a 1.5 million sq ft (139,354 sq m) portfolio of industrial, office, commercial and leisure space across the UK.

Hawtin's Interim Report (published September 09) valued the company's assets at £67m.

Originally founded in 1874, Hawtin has a strong trading reputation in activities as varied as engineering, distribution, manufacturing and property. The company was completely re-structured in 2002 to focus purely on property development and investment, and is now listed on the Alternative Investment Market (AIM).

Around 57% of Hawtin's portfolio is located in Wales and 43% is in England. The portfolio comprises the following property types:

- Industrial/warehousing – circa 1.3 million sq ft (120,774 sq m) – Wales 54% | England 46%
- Leisure & entertainment – circa 132,000 sq ft (12,263 sq m) – Wales 100%
- Office – circa 25,000 sq ft (2,323 sq m) – Wales 16% | England 84%
- Commercial – circa 11,000 sq ft (1,022 sq m) – England 100%
- Retail – circa 5,000 sq ft (465 sq m) – England 100%
- Other – circa 2,000 sq ft (188 sq m) – England 100%

Hawtin's property portfolio includes:

- Millennium Plaza, one of Cardiff's most popular leisure and entertainment venues;
- Parc Nantgarw - three industrial/warehouse units in Treforest;
- Arrowbrooke Road, a 26-acre mixed-use commercial site on The Wirral;
- Blackwood Industrial Estate in Caerphilly.

Richard Hayward, Hawtin's Chief Executive, has over 30 years experience in the property industry. He is also the principal of Richard Hayward Properties (RHP), which manages a property portfolio valued in excess of £230 million in the leisure, industrial and residential sectors. RHP is an integral part of the Hawtin team, providing management services for Hawtin's property portfolio via a management contract.

www.hawtin.co.uk