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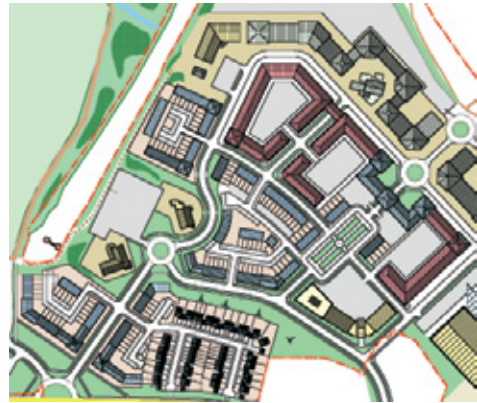
ABOUT MAXIMUS

Maximus is a privately owned development and investment property company with a proven track record in delivering success.

The success of Maximus in the development context is based on the implementation of an operational strategy refined over many years. That strategy is planning led.

The strategy involves a unique approach to site acquisition. Raw sites are initially assessed for latent development potential. If, following exhaustive due diligence in the round, that potential is adjudged capable of realisation and the latency is reflected in the price, then Maximus will proceed to treat accepting the related planning risk. Maximus will then work to release and maximise the latent value through the planning process.

Beyond this Maximus possesses a wealth of development experience, a deep understanding of the intricacies of property financing and sensitivity to the needs of both tenants and investors. With personnel who have worked through the highs and lows of the economic cycle Maximus is well placed to identify opportunities whatever market conditions prevail from time to time.



Maximus retain some completed developments and acquire other properties where we perceive there is potential to add value.

Maximus are a modern and efficient working practice who embrace the latest technology. We are passionate about what we do and are focussed on today's key market sectors.

Our ability to bring together and manage specialist teams for complex or sensitive schemes is often the crucial factor in delivering a successful outcome. Given the vagaries of the property market it is of paramount importance that we continually assess our position in the market, in order to take immediate advantage of any opportunities that arise. We are continually monitoring market conditions to take advantage of investment and development opportunities that meet our strict criteria for long term growth potential.



CURRENT DEVELOPMENTS

Topaz, J1, M42, Birmingham

44,770 sq ft 8 semi-detached units and 2 detached units

Quartz Point, J6/7 - M42 Solihull

12 units ranging from 2,309 sqft to 3,090 sq ft

Wildwood Triangle, Worcester

40,000 sqft office scheme. Built to the highest specification.

Clay Cross, North East Derbyshire

A 220 acre brownfield site

Wildwood Triangle, Worcester

40,000sqft office scheme

High Street, Gt Bridge, Tipton, West Midlands

42 units, a mixture of 2 and 1 bed apartments

Brick House Lane, Gt Bridge, Tipton, West Midlands

32 units, a mixture of 2 and 1 apartments

12-16 Heeley Road, Selly Oak, Birmingham

Bristol Pear public house car park planning permission obtained for 12 units

Bardon, J22, M1

250,000 sq. ft. Industrial Unit.



CURRENT INVESTMENTS

The Exchange, Newhall Street, Birmingham

20,229 Grade I listed office and restaurant investment located on the corner of Newhall Street and Edmund Street.

SPX, Knightsbridge Park, Worcester

Single let warehouse investment.

85-89 Colmore Row, Birmingham

27,373sqft office location on corner of Colmore Row and Newhall Street

Rutland House, 148 Edmund Street, Birmingham

75,000 sqft Prime city centre office block let to Hammonds solicitors for a further 10 years

3-6 Vicarage Court, Edgbaston, Birmingham

24,000 sqft self contained period office buildings

22-24 Calthorpe Road, Edgbaston, Birmingham

27,000sqft three separate Grade II listed office buildings

3-5 Bridge Street, Walsall, West Midlands

three prime retail units

Unit 80, Mochdre Enterprise Estate, Newtown, Powys

20,000 sqft modern product assembly facility for Virgin Projects Limited

MEET THE TEAM

The Maximus board provides a wealth of experience in property investment, development and finance:-

Roger Hingley - Non-Executive Chairman, FRICS - previously managing director of Littlewoods Properties, has a strong track record in property investment and development after formally being responsible for a property portfolio totalling £750million.

DDI 01905 642990 (rogerhingley@maximus.uk.com)

Lee Turner - FCCA – Lee is an experienced finance professional and has been Finance Director at Maximus since June 2004 and is responsible for all financial matters within the Maximus Group.

Lee was employed by Maximus directly up to August 2008 and since then Maximus have outsourced the finance function to Titanium Group LLP, a business in which Lee is the founding member.

More information about Titanium Group, Lee and his team can be found at www.ti-group.co.uk.

DDI 01905 642997 (leeturner@maximus.uk.com)

Jon Hickton - BEng, BCom (Hons) – Joined Maximus in 2001 from Lear Seating. Account Manager for Fiesta, Puma and Escort Interior Systems. Commercial role on 0.3 Billion Sales Account for the recently launched Mondeo. DDI 01905 642994 (jonhickton@maximus.uk.com)