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North Street
York YO1 6JD

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E.ON Drive EV Charging Hub

EXCLUSIVE YORK CITY CENTRE ULTRA-RAPID
EV CHARGING HUB INVESTMENT OPPORTUNITY

BRAND NEW

eight-bay ultra-rapid EV charging
hub in the centre of historic York –
the first and only of its kind in the city

20-YEAR LEASE TO

E.ON DRIVE INFRASTRUCTURE UK LTD

from March 2026 with **no breaks** and a
guarantee from the German parent company

FIVE-YEARLY CPI RENT REVIEWS

Assuming average CPI of 2.5% per annum

Net Initial Yield	7.10%
Year 5	8.03%
Year 10	9.08%
Year 15	10.28%

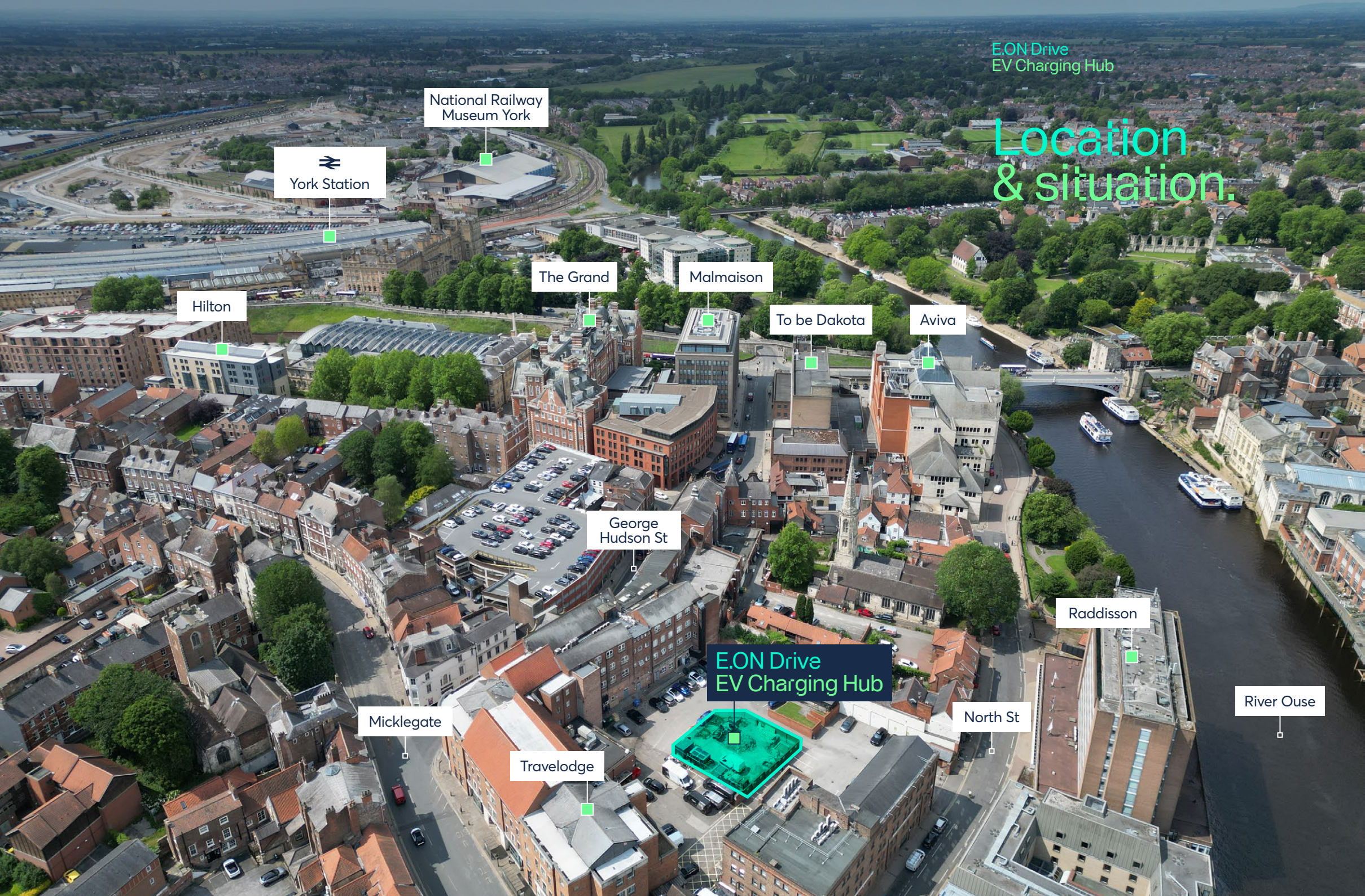
Indicative returns profile – see page 7

Investment summary.

- York has a **population in excess of 200,000** and is the **second most visited city** in the UK relative to its size with 9 million visitors a year
- **Prime city centre location** with major occupiers in the immediate vicinity including Aviva, Travelodge, Radisson and Malmaison, together with numerous restaurants
- Located in the Micklegate quarter of **historic York city centre**, the asset is **the first and only ultra-rapid EVC hub** in the city
- The **eight-bay hub** is served by four **400KW charging units** and has the benefit of a rarely available **960 kVA power supply**
- The site has a **strong alternative use underpin**, having previously had **planning permission** for a seven-storey **80-bed hotel**
- Let to E.ON Drive Infrastructure UK Limited for **20 years (no breaks)** from 19 March 2026 with a **guarantee from E.ON Drive Infrastructure GmbH**
- Initial rent of £94,000 per annum, subject to **five-yearly indexed uplifts based on CPI** with an annual collar of 1% and cap of 3%



We are seeking offers in excess of **£1,250,000 (One Million Two Hundred and Fifty Thousand Pounds)**, reflecting a **Net Initial Yield of 7.10%** (assuming purchaser's costs of 5.96%).



E.ON Drive
EV Charging Hub

Location & situation.

National Railway
Museum York

York Station

The Grand

Malmaison

To be Dakota

Aviva

Hilton

George
Hudson St

Raddisson

E.ON Drive
EV Charging Hub

River Ouse

North St

Micklegate

Travelodge

Location & situation.



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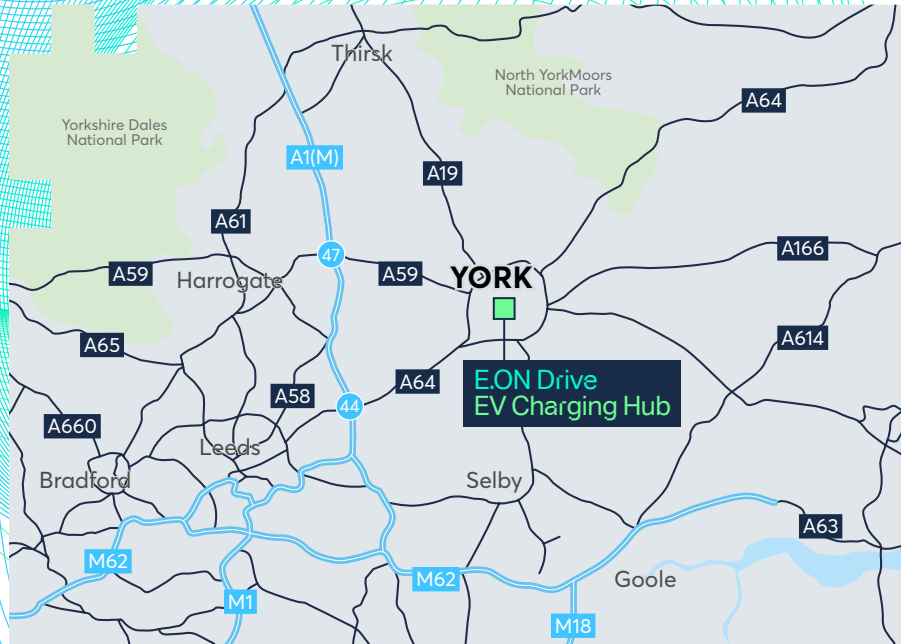
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York had a resident population of about 202,000 at the 2021 Census. It is the second most visited city relative to its population in the UK (ONS) and is renowned for its stunning medieval walled city centre with its imposing Minster, The Shambles and popular attractions including the Jorvik Viking Museum and the National Railway Museum.

The Sunday Times declared York to be its overall 'Best Place to Live' in Britain in 2018, highlighting the city's "perfect mix of heritage and hi-tech" and as a "mini-metropolis with cool cafes, destination restaurants, innovative companies – plus the fastest internet in Britain". Several new premium hotels have opened in the city since the Pandemic, including Malmaison and currently in the planning pipeline is a 140-bed Dakota luxury hotel. Together with The Grand and a Radisson, all are in close proximity to this asset.

In addition, York is currently undergoing one of the largest city centre regeneration schemes in the country, with York Central set to provide 2,500 new homes and up to 1 million square feet of offices, retail and hospitality space. Under development in the vicinity of the city's rail station, there will be an urban park and considerable improvements to the road network with £135m of infrastructure works. The project is expected to help grow central York's economy by an impressive 20%.

The property is situated in the Micklegate Quarter, accessed off North Street on the west side of the River Ouse. Bridge Street will enable customers to cross the river and access the main retailing core as well York's main tourist attractions all within a matter of minutes.



E.ON Drive EV Charging Hub



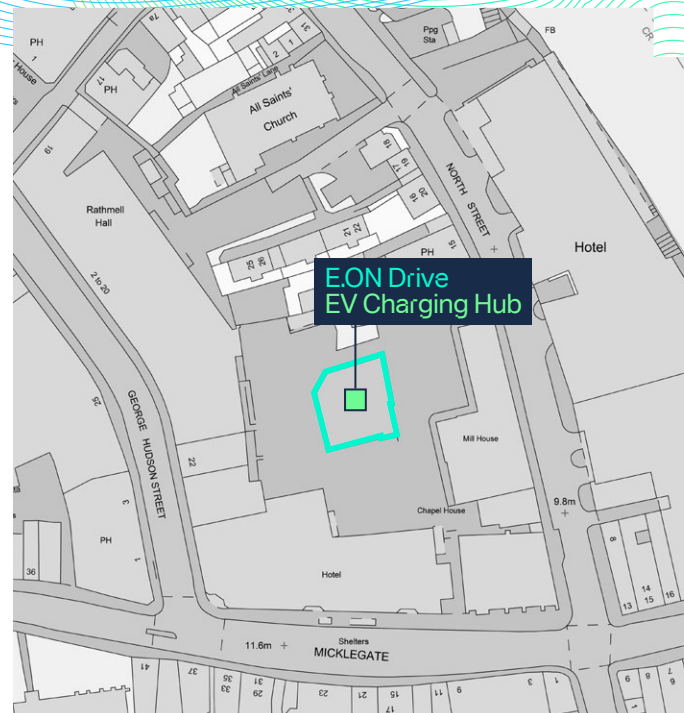
Description.

The property offers an eight-bay "ultra-rapid" electric vehicle (EV) charging hub, served by four state-of-the-art 400kW Alpitronic HYC units. The development forms part of a car park utilised in connection with the adjacent offices, retail and Travelodge hotel.

Following completion of all civils works, install of the substation and power connection, the site was handed over to E.ON to install its chargers. The site is now "energised", having opened for public use towards the end of March 2026.

The site has the benefit of an invaluable 960kVA power connection, something we believe no-one else can replicate in York city centre, unless and until there is a significant upgrade to power availability in the city generally.

Although measuring 0.08 acres (3,493 square feet) the site previously received planning permission for a seven-storey, 80-bed hotel (app ref. 20/02421/FUL), the precedent of which provides an excellent underpin of site value.



Tenure.

Freehold.

Tenancy.

The property is to be let to E.ON Drive Infrastructure UK Limited on full repairing and insuring terms for 20 years from 19 March 2026

The lease is guaranteed by the German parent, E.ON Drive Infrastructure GmbH.

The initial annual rent is £94,000, which is subject to five-yearly indexed increases throughout the term linked to CPI, with a collar of 1% pa and cap of 3% pa.

As is typical there is a lease to the DNO/iDNO of the completed substation, details of which can be supplied.

Market commentary.

The EV charging market is expanding rapidly as the number of EVs being sold in the UK continues to increase.

At the end of January 2026 there were over 1.85m Battery EVs (BEVs) on UK roads, with the number growing broadly 20% year-on-year since 2021. More than 7% of all cars on the UK's roads are EVs, with 5.4% made up by BEVs. Nearly half of all new cars registered in the UK in 2025 were electrified vehicles (SMMT).

Likewise, the number of EV charge points has grown significantly, with Zapmap's data now showing over 118,000 public charge points at circa 45,500 different locations. Rapid and ultra-rapid chargers account for 20% of the total chargers but provide 60% of the charging capacity. Unsurprisingly a much higher proportion of new chargers are now Ultra-rapid (150kW +), with a 40% increase in their numbers over the last year.

The SMMT are forecasting a 28.5% market share for BEVs of new cars in 2026 as the Electric Car Grant and fleet electrification assist with acceleration of demand. There can be little doubt that the extreme increases in the cost of petrol and diesel experienced in March 2026 will further incentivise the transition, especially if current events in the Middle East persist.

Covenant information.

The property is let to E.ON Drive Infrastructure (EDRI) UK Limited, with a parent company guarantee from E.ON Drive Infrastructure GmbH.

The tenant's most recent published accounts show:

	2024	2023	2022
Sales Turnover	569,000	143,000	90,000
Profit (Loss) After Tax	-1,809,000	-428,000	-210,000
Net Assets	4,039,000	1,850,000	-422,000

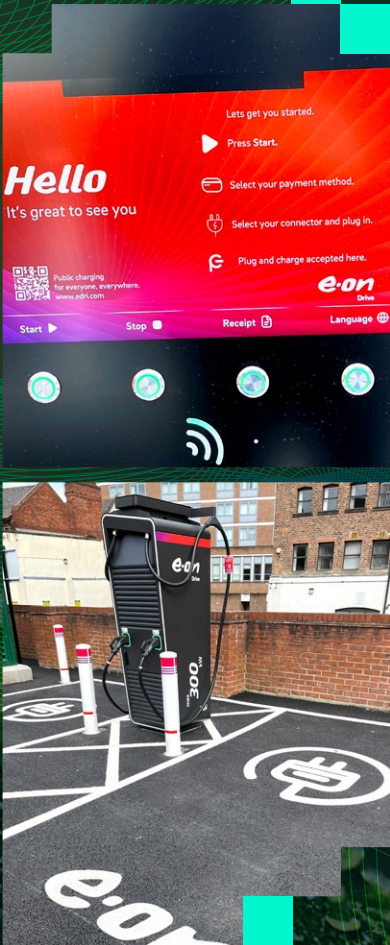
It was reported in the FY24 accounts that a further subscription of £8.9m was made by the guarantor company to the tenant in February 2025.

EDRI GmbH forms part of the wider E.ON SE group, one of Europe's leading energy infrastructure operators, with a strong investment-grade credit profile and a significant long-term capital investment programme focused on energy networks and electrification.

EDRI is the Group's dedicated electric vehicle charging platform, responsible for the rollout, ownership and operation of charging infrastructure across multiple European markets. The platform is delivering a substantial pipeline of ultra-fast and destination charging assets, supported by ongoing capital deployment and access to group funding.

The guarantee structure provides investors with a dual-layer covenant, comprising a UK operating tenant and a European parent platform entity positioned at the centre of E.ON's electrification strategy.

Whilst the lease is not directly guaranteed by E.ON SE, the guarantor represents a core and strategically important part of the Group's transition towards low-carbon energy infrastructure.



Proposal.

We are seeking offers in excess of **£1,250,000 (One Million Two Hundred and Fifty Thousand Pounds)**. A purchase at this level reflects an attractive **Net Initial Yield of 7.10%**

VAT.

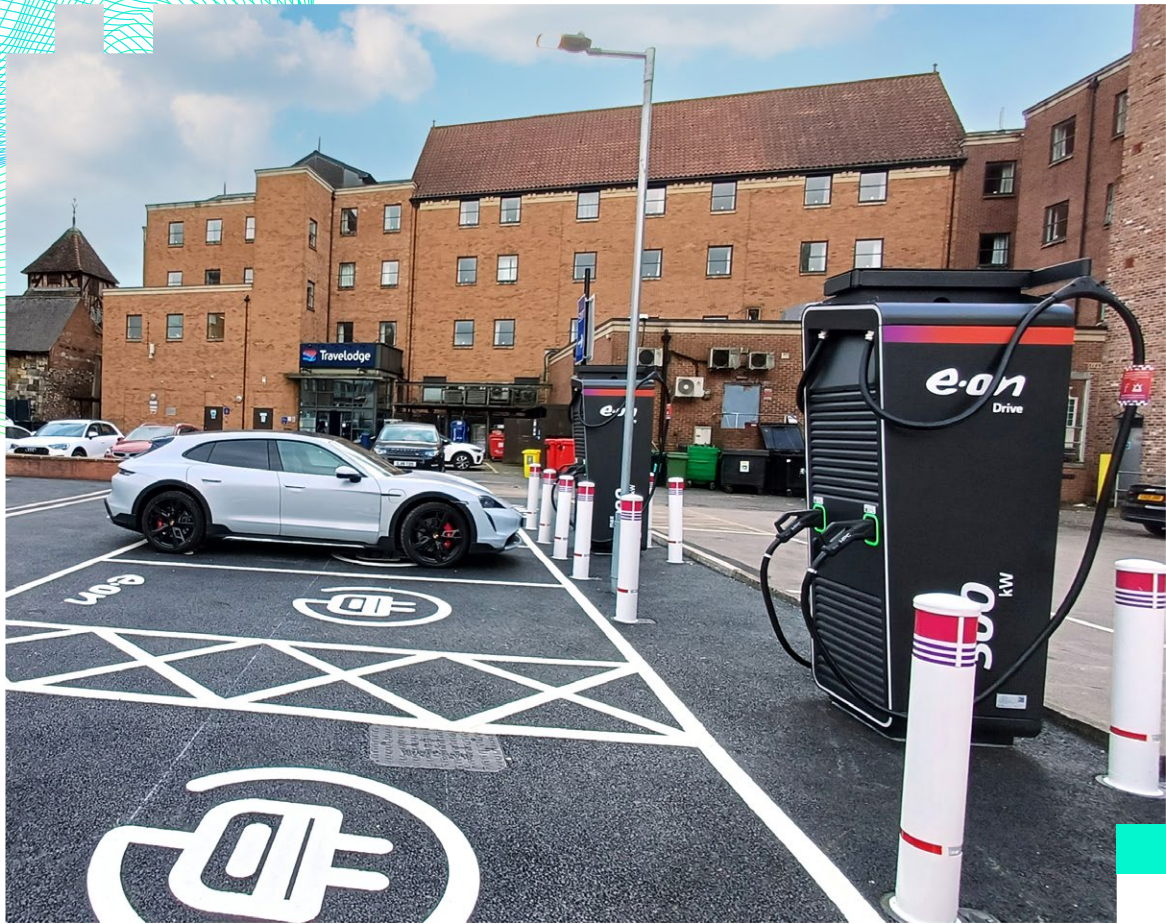
It is expected that the transaction will be treated as a TOGC.

Assuming annual CPI of 2.5% throughout, a purchase at this level will show the following running yield profile:

Net Initial Yield	7.10%
Year 5 Indexed Uplift*	8.03%
Year 10 Indexed Uplift*	9.08%
Year 15 Indexed Uplift*	10.28%

*All Indexed projections are based on 2.5% per annum CPI throughout. All yields stated assume the deduction of standard purchaser's costs of 5.96%.

Subject to contract and exclusive of VAT.



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