

# ROBINSON

Robinson plc

7 August 2025

## SURPLUS PROPERTY UPDATE

Robinson plc ("Robinson", the "Company" or the "Group"; stock code: RBN), the custom manufacturer of plastic and paperboard packaging, is pleased to provide a surplus property update.

The Company is pleased to announce agreements were entered into on 6 August 2025 for the sale of surplus property. The agreements, which are with the same buyer, cover surplus property as follows:

- Parts of the Walton Works surplus property in Chesterfield have been sold. The sales include the grade II\* listed mill building and the surrounding land ("Walton Mill"). Walton Mill has been sold with exchange and completion having occurred on 6 August 2025. The consideration paid is £700,000; this sale agreement also includes an overage clause whereby an additional £315,000 would be payable to Robinson in the event that within 18 months following completion, the new owner then re sells part of the surrounding land referred to above to one already identified potential future buyer. Walton Mill is currently vacant and the book value of the parts sold was £546,650 at 31 December 2024.
- The Company has also entered an option agreement to sell the Boythorpe Works surplus property in Chesterfield (the "Boythorpe Option"). The Boythorpe Option attracts a non-refundable fee of £20,000, is for a maximum period of 24 months, is exercisable during this time at the option of the buyer and in addition the buyer would be required to exercise should satisfactory planning permission be granted. The total consideration payable after exercise of the option is £2,850,000, with one third to be paid on completion, one third 12 months after completion, and the final third 24 months after completion. Boythorpe Works is currently vacant and the book value was £612,286 at 31 December 2024.

The Company announced on 14 August 2023 it had exchanged contracts for the sale of c.1.3 acres of the Walton Works surplus property. The required planning permission has been granted subject to conditions, which are now at an advanced stage, and therefore completion of this sale is expected within the next three months. There has been an increase in costs to complete the transaction, some of which will be paid by the buyer. The revised consideration payable is expected to be £1,029,000 and with estimated costs to Robinson of £429,000, the net proceeds are expected to be £600,000. This property is partially occupied by tenants with annual rental income of £22,265 and the book value was £540,000 at 31 December 2024.

The Company has recently agreed, subject to contract, to sell three other surplus properties in Chesterfield with an aggregate consideration of £1,195,000. One of the properties is partially occupied by tenants, with annual rental income of £25,224, the remainder is vacant. The aggregate book value was £428,134 at 31 December 2024.

All the proceeds are payable in cash and the monies will be used by the Company to reduce bank debt. The intention of the Group remains, over time, to realise value from the disposal of surplus properties and use the proceeds to reduce indebtedness and develop our packaging business.

For further information, please contact:

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**About Robinson:**

Being a purpose-led business, Robinson specialises in custom packaging with technical and value-added solutions for food and consumer product hygiene, safety, protection, and convenience; going above and beyond to create a sustainable future for our people and our planet. Its main activity is in injection and blow moulded plastic packaging and rigid paperboard luxury packaging, operating within the food and beverage, homecare, personal care and beauty, and luxury gift sectors. Robinson provides products and services to major players in the fast-moving consumer goods market including Procter & Gamble, Reckitt Benckiser, SC Johnson and Unilever.

Headquartered in Chesterfield, UK, Robinson has plants in the UK, Poland and Denmark. Robinson was formerly a family business with its origins dating back to 1839, currently employing nearly 400 people. The Group also has a substantial property portfolio with development potential.

The information contained within this announcement is deemed to constitute inside information as stipulated under the Market Abuse Regulations (EU No. 596/2014) which is part of UK law by virtue of the European Union (Withdrawal) Act 2018. Upon the publication of this announcement, this inside information is now considered to be in the public domain.

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