



OREGA

ULTIMATE
PARTNERS
IN FLEX



SPACE TO BE YOU.



THE EVOLVING WORKPLACE

The use of the office is changing. With the rise of hybrid working, flexible solutions have become essential to accommodate the diverse ways in which people work, ranging from private phone booths to tech-enabled meeting rooms and spacious collaboration areas.

Many companies will now consider flex when searching for an office, seeking modern workplace solutions that attract and retain talent while also enhancing productivity.

CHANGE IN WORKPLACE NEEDS = INCREASE DEMAND FOR FLEX

Market movements from 2023 to 2024

58%

OF LANDLORDS EXPECT AT LEAST **26%** OF THEIR PORTFOLIO TO BE FLEX BY 2030*

10%

DESK RATE REVENUE GROWTH ACHIEVED*

INCREASED CONTRACT LENGTHS FROM

16 TO 19
MONTHS*

30%

INCREASE IN FLEX REQUIREMENTS AND DESKS TRANSACTED*

*CBRE UK Flex Market Update Q1 2024 ** Instant Flex Occupancy Report March 2024

MAXIMISE YOUR BUILDING'S POTENTIAL

We specialise in Management Agreements for landlords and occupiers with surplus space, offering a more stable, secure model that delivers greater returns than traditional leases.

LANDLORDS

- Diversify offerings and add amenities
- Reduce voids and costs of change
- Generate additional income and achieve higher yields from unused space

CORPORATE OCCUPIERS

- Convert excess space into a cost-mitigating amenity rich flex operation
- Create income-generating assets from lease liabilities

Eliminate the costs of empty space.

Transform unused office space into a revenue-generating asset.

Enhance amenities by partnering with a leading flex provider.

Drive business results.

WHY LEADING LANDLORDS CHOOSE OREGA

We have over 20 years' experience and have successfully traded through three downturns.

We have the market knowledge, relationships and know-how to help you get the most out of your asset – while you retain control.

We are proud to work with leading property companies & developers, asset managers, corporate occupiers and private landlords.

675^K

SQ FT OF PREMIUM FLEX SPACE

12,500

WORKSPACES

ESTABLISHED IN

2001

26

LOCATIONS ACROSS UK

£500^m

OF ASSETS UNDER MANAGEMENT

15,000⁺

CUSTOMERS

UK's No. 1

OPERATOR OF MANAGEMENT
AGREEMENTS



TRANSFORM YOUR SPACE

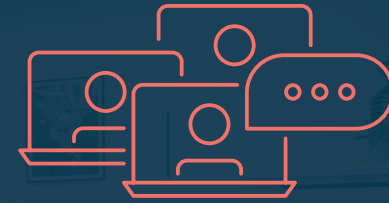
Orega provides premium flexible office space,
with unbeatable service to all our customers
from SMEs to large corporate.



Tech-enabled
meeting rooms



Premium
serviced offices



Flexible
virtual offices



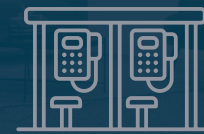
Unlimited bean
to cup coffee



Exceptional
concierge service



Spacious
collaboration spaces



Sound proofed
phone booths



Quiet
space



Climate control
in every room



High-speed
internet



Supercharged
connectivity 10GB



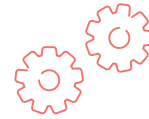
CCTV
monitoring



Shower & changing
facilities



WHAT TO EXPECT



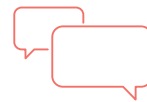
Operational Expertise

- Hospitality trained staff
- Maximisation of profitable private office space
- Market-leading technology



Market Knowledge

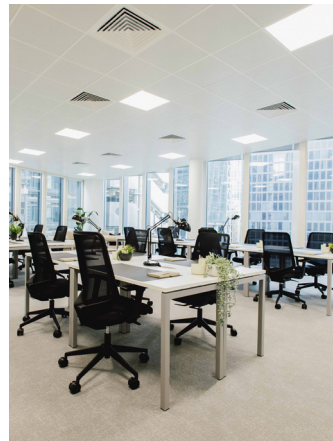
- Accelerated speed to fill
- Delivering the right product for each market
- Accurate price forecasting



Customer Relationship

- Leading NPS
- 5* Google reviews
- Best in class customer retention

*Faster fill, longer customer relationships
– delivering above market returns*



MEET THE TEAM

150+ YEARS

OF COMMERCIAL & FLEX REAL ESTATE EXPERIENCE



Paul Finch
Co-founder



Zach Douglas
Executive Chairman
and co-founder



Chris Toon
Chief Financial Officer



Alan Pepper
Chief Executive Officer



Laura Walker
Chief Revenue Officer



David Kinnaird
Chief Operations Officer



John Snow
Senior Board Adviser



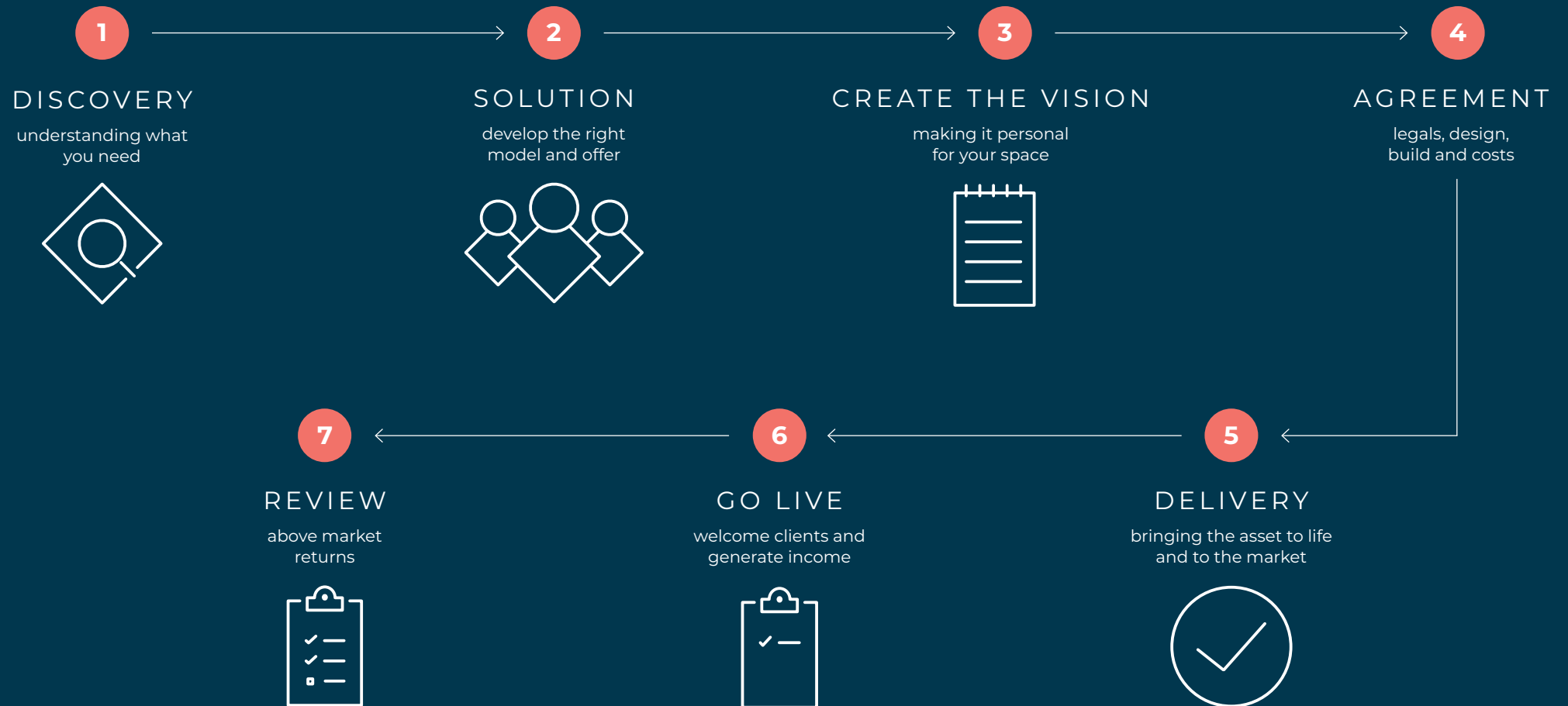
Ben Hutchen
Real Estate Director



Andrew Hynard
Senior Board Adviser

HOW IT WORKS:

7 STEP PROCESS





PARTNERSHIP MODEL



Long Term Partnership

- 10 – 15 year plus agreement
- Profit share
- Clear priority of income
- Aligned performance



Sharing Investment and Risk

- Co-investment approach
- Orega invest in capital and start-up cost
- Cost certainty at our risk
- Your Success = Our Success



Open and Transparent Model

- Financially transparent
- No hidden costs
- Full right of audit
- Dedicated bank accounts

*Long term risk sharing partnership
with financial transparency*





OREGA

WWW.OREGA.COM · 0800 977 8000 · real.estate@orega.com