

Our Ref: MTM JG



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17 February 2026

Dear Mr John,

TESCO EXPRESS PROPERTY REQUIREMENTS – GWAUN CAE GURWEN

I refer to my conversation with Nick James regarding the above and the background to Tesco Stores Ltd interest in the former RAOB Club at 121 Heol Cae Gurwen.

First to give some background on EJ Hales involvement, we have acted on behalf of Tesco with regards all their new store acquisitions in Wales for over 50 years across all their store formats including their extra stores, superstore, metro and express. I primarily deal with their metro and express formats and have done for the last 25 years acquiring all their new store in mid, west and South Wales.

Our target locations are identified by the in house Tesco location planning team who provide a regular update with reviews of strategy and locations every 3 months. The target list is based on areas they believe are underserved in terms of convenience store offer based on catchment, demographics and competition.

The 'Express' format store is targeted as a 'top up' shop where it is assumed the main weekly larger purchasers are done elsewhere and the express store caters for the basket top up shop trading less than 3,000sqft and offering a smaller range of products.

I would confirm that Gwaun Cae Gurwen has been a target requirement for Tesco Express for over 15 years but until now had been unable to find a suitable location or scheme that would suit. I am advised that for a population of its size and with the only other convenience offer being a historic CK Store that they believe there is a requirement and demand for a new convenience store offer here.

Following the proposed plan for the redevelopment of the former RAOB club Tesco sought to agree lease terms with your client before Christmas. Following agreement of such mutually acceptable lease terms it progressed to Tesco board for full approval which was obtained 21st January 2026.

I trust the above covers the historic requirement and process for Tesco seeking to move forward with this opportunity with your client.

We believe that the addition of a new modern, well configured store providing a full service offer at competitive pricing will only benefit the area and local population.

If you require anything further to assist in your planning process please let me know.

Yours sincerely



MATTHEW MORGAN

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