

Top 100 Most Active Developers & Investors

Ranked by Total Acquisitions + Development Schemes • April 2026

Based on last 18 months investment and development activity

#	Company	Type	Sectors	Geographic Scope	Activity Summary
1	Panattoni	Dev / Inv	Industrial, Mixed Use	NATIONAL	12 acquisitions; £413.0m invested; 38 active schemes
2	Chancerygate Ltd	Dev / Inv	Industrial	NATIONAL	10 acquisitions; £346.0m invested; 27 active schemes
3	Legal & General Investment Management	Dev / Inv	Industrial, Leisure, Living Sector, Mixed Use	NATIONAL	19 acquisitions; £650.8m invested; 15 active schemes
4	Royal London Asset Management Ltd	Dev / Inv	Industrial, Living Sector, Mixed Use, Office,	NATIONAL	15 acquisitions; £996.9m invested; 17 active schemes
5	LondonMetric Property Plc	Dev / Inv	Industrial, Leisure, Retail, Retail Warehouse	North West, South West	24 acquisitions; £1629.7m invested; 2 active schemes
6	MCR Property Group	Dev / Inv	Leisure, Living Sector, Mixed Use, Office	NATIONAL	19 acquisitions; £209.0m invested; 6 active schemes
7	Watkin Jones Plc	Dev / Inv	Leisure, Living Sector, Mixed Use, Retail	NATIONAL	2 acquisitions; £8.0m invested; 20 active schemes
8	INVESCO Real Estate	Dev / Inv	Industrial, Living Sector, Mixed Use, Office	NATIONAL	8 acquisitions; £126.9m invested; 12 active schemes
9	ICG Real Estate	Dev / Inv	Industrial, Living Sector, Mixed Use, Retail,	London	16 acquisitions; £433.8m invested; 4 active schemes
10	Kier Property Ltd	Dev / Inv	Industrial, Leisure, Living Sector, Office	NATIONAL	2 acquisitions; £12.9m invested; 17 active schemes
11	Hines UK Ltd	Dev / Inv	Industrial, Leisure, Living Sector, Office, R	NATIONAL	12 acquisitions; £579.2m invested; 7 active schemes
12	Capital & Centric Ltd	Dev	Living Sector, Mixed Use, Office	NATIONAL	19 active schemes
13	Barwood Capital Ltd	Dev / Inv	Industrial, Living Sector, Mixed Use, Office	NATIONAL	9 acquisitions; £33.0m invested; 9 active schemes
14	Canmoor Asset Management Ltd	Dev / Inv	Industrial, Office	NATIONAL	7 acquisitions; £467.7m invested; 10 active schemes
15	Vita Group Holdings Ltd	Dev / Inv	Living Sector, Office	NATIONAL	2 acquisitions; 15 active schemes
16	Wrenbridge Ltd	Dev / Inv	Industrial, Office	Eastern, London, South East	2 acquisitions; 14 active schemes
17	Muse Developments Ltd	Dev	Industrial, Leisure, Living Sector, Mixed Use	North West, West Midlands	16 active schemes
18	Bridges Fund Management Ltd	Dev / Inv	Industrial, Leisure, Living Sector, Office	NATIONAL	4 acquisitions; £36.0m invested; 12 active schemes
19	Clearbell Capital LLP	Dev / Inv	Industrial, Office	Scotland	15 acquisitions; £61.1m invested; 1 active schemes
20	Clowes Developments (UK) Ltd	Dev	Industrial, Mixed Use	East Midlands	16 active schemes
21	Fusion Group	Dev / Inv	Living Sector, Mixed Use	NATIONAL	1 acquisitions; £350.0m invested; 15 active schemes
22	DTZ Investors	Dev / Inv	Industrial, Leisure, Living Sector, Retail, R	London	14 acquisitions; £435.2m invested; 1 active schemes
23	Packaged Living Ltd	Dev / Inv	Living Sector, Mixed Use, Office	NATIONAL	3 acquisitions; 12 active schemes

24	HUB Group	Dev / Inv	Living Sector, Mixed Use, Office, Shopping Ce	NATIONAL	3 acquisitions; £113.0m invested; 12 active schemes
25	Kennedy Wilson Europe Real Estate Ltd	Dev / Inv	Industrial, Mixed Use	London	13 acquisitions; £120.0m invested; 2 active schemes
26	McLaren Property	Dev	Living Sector, Mixed Use, Office	NATIONAL	15 active schemes
27	Fiera Real Estate UK Ltd	Dev / Inv	Industrial, Living Sector, Office	NATIONAL	3 acquisitions; 11 active schemes
28	Stoford Ltd	Dev	Industrial, Office	NATIONAL	14 active schemes
29	Tritax Big Box REIT Plc	Dev / Inv	Industrial	NATIONAL	3 acquisitions; £1179.2m invested; 11 active schemes
30	ProLogis UK Ltd	Dev / Inv	Industrial	East Midlands, Eastern, West Midlan	1 acquisitions; £54.1m invested; 13 active schemes
31	Greystar Europe Holdings	Dev / Inv	Living Sector, Mixed Use	NATIONAL	3 acquisitions; £230.0m invested; 11 active schemes
32	Hillwood Investment Properties	Dev / Inv	Industrial, Office	NATIONAL	4 acquisitions; 10 active schemes
33	Aberdeen Investments	Dev / Inv	Industrial, Leisure, Living Sector, Retail Wa	London, South West	11 acquisitions; £293.8m invested; 3 active schemes
34	Columbia Threadneedle Investments	Dev / Inv	Industrial, Mixed Use, Office, Retail Warehou	Eastern, North West	12 acquisitions; £125.1m invested; 2 active schemes
35	Buccleuch Property	Dev / Inv	Industrial, Leisure, Living Sector, Mixed Use	NATIONAL	5 acquisitions; £19.6m invested; 8 active schemes
36	FirethornTrust	Dev / Inv	Industrial, Leisure, Living Sector, Mixed Use	NATIONAL	5 acquisitions; £12.0m invested; 8 active schemes
37	Delancey Asset Management Ltd	Dev / Inv	Industrial, Living Sector, Mixed Use, Office	NATIONAL	3 acquisitions; £431.1m invested; 10 active schemes
38	Aviva Investors	Dev / Inv	Industrial, Living Sector, Mixed Use, Office,	NATIONAL	4 acquisitions; £2.8m invested; 9 active schemes
39	SEGRO Plc	Dev / Inv	Industrial	NATIONAL	1 acquisitions; £110.0m invested; 12 active schemes
40	Tungsten Properties Ltd	Dev / Inv	Industrial	NATIONAL	4 acquisitions; £5.0m invested; 9 active schemes
41	Cheyne Capital Management (UK) LLP	Dev / Inv	Leisure, Living Sector, Mixed Use, Office	London, Yorkshire & Humberside	4 acquisitions; £414.5m invested; 8 active schemes
42	CBRE Investment Management	Dev / Inv	Industrial, Leisure, Office, Retail, Retail W	London, North West, South East	7 acquisitions; £198.9m invested; 5 active schemes
43	Feldberg Capital	Dev / Inv	Industrial, Office	East Midlands, London, West Midland	6 acquisitions; £485.5m invested; 6 active schemes
44	PLP (Peel Logistics)	Dev / Inv	Industrial	East Midlands, North West	2 acquisitions; 10 active schemes
45	Hortons Estate Ltd	Dev / Inv	Industrial	East Midlands, West Midlands	5 acquisitions; £32.3m invested; 6 active schemes
46	Erdgard Development Ltd	Dev / Inv	Industrial	East Midlands, West Midlands	4 acquisitions; 7 active schemes
47	Dominus Real Estate	Dev / Inv	Leisure, Living Sector, Office	NATIONAL	1 acquisitions; 10 active schemes
48	Grainger Plc	Dev / Inv	Living Sector, Mixed Use	NATIONAL	3 acquisitions; £76.7m invested; 8 active schemes
49	ARGO Real Estate	Dev / Inv	Industrial	North West	10 acquisitions; £236.8m invested; 1 active schemes
50	Regal London Ltd	Dev / Inv	Industrial, Living Sector, Office	Eastern, London	1 acquisitions; 10 active schemes

51	Great Portland Estates Plc	Dev / Inv	Office	London	5 acquisitions; £202.5m invested; 6 active schemes
52	Harworth Group Plc	Dev / Inv	Industrial, Mixed Use, Office	East Midlands, North West, Yorkshir	2 acquisitions; 9 active schemes
53	Landsec Plc	Dev / Inv	Living Sector, Mixed Use, Office, Shopping Ce	London, North West	5 acquisitions; £623.0m invested; 5 active schemes
54	Network Space	Dev / Inv	Industrial, Office	North West, Yorkshire & Humberside	1 acquisitions; £9.0m invested; 9 active schemes
55	Housing Growth Partnership) Manager Ltd (HGP)	Dev / Inv	Living Sector, Mixed Use	NATIONAL	2 acquisitions; £205.0m invested; 8 active schemes
56	Graftongate Developments Ltd	Dev / Inv	Industrial	NATIONAL	2 acquisitions; 8 active schemes
57	EQT Real Estate	Dev / Inv	Industrial	North West	9 acquisitions; £464.9m invested; 1 active schemes
58	ALB Group Ltd	Dev / Inv	Living Sector, Office, Retail	East Midlands, West Midlands	6 acquisitions; £3.6m invested; 4 active schemes
59	Kinver Capital Ltd	Inv	Industrial	UK	10 acquisitions; £1.4m invested
60	M&G; Real Estate	Dev / Inv	Industrial, Mixed Use, Office, Retail Warehou	Eastern, North West, West Midlands	7 acquisitions; £303.2m invested; 3 active schemes
61	Downing Developments Ltd	Dev	Living Sector	NATIONAL	10 active schemes
62	Criterion Capital Ltd	Dev / Inv	Leisure, Living Sector, Office, Retail	NATIONAL	5 acquisitions; £290.4m invested; 5 active schemes
63	Glenbrook	Dev / Inv	Industrial, Living Sector, Retail	North West, Yorkshire & Humberside	3 acquisitions; £6.5m invested; 6 active schemes
64	H.I.G. European Capital Partners LLP	Dev / Inv	Industrial, Living Sector, Mixed Use, Office	NATIONAL	3 acquisitions; £99.8m invested; 6 active schemes
65	Bluecastle Capital LLP	Dev / Inv	Living Sector, Mixed Use, Retail	NATIONAL	2 acquisitions; 7 active schemes
66	Clipstone Investment Management Ltd	Inv	Industrial	UK	9 acquisitions; £38.1m invested
67	Peel L&P;	Dev	Industrial, Leisure, Living Sector, Mixed Use	North West, Scotland	9 active schemes
68	Octopus Real Estate	Dev / Inv	Living Sector, Mixed Use	South East	8 acquisitions; £84.5m invested; 1 active schemes
69	Meadow Partners LLP	Inv	Industrial, Leisure, Mixed Use, Office	UK	9 acquisitions; £260.3m invested
70	Mountpark Logistics	Dev / Inv	Industrial	East Midlands, South West, Yorkshir	1 acquisitions; 8 active schemes
71	Drum Property Group Ltd	Dev / Inv	Leisure, Living Sector, Mixed Use, Office	North West, Scotland, Yorkshire & H	1 acquisitions; £2.2m invested; 8 active schemes
72	FI Real Estate Management Ltd	Dev / Inv	Industrial	North West, Wales, West Midlands	1 acquisitions; 8 active schemes
73	Greykite Investment Adviser Ltd	Inv	Industrial, Mixed Use	UK	9 acquisitions; £495.2m invested
74	Oxford Properties Group	Dev / Inv	Industrial, Mixed Use, Office	London, West Midlands	2 acquisitions; £46.0m invested; 7 active schemes
75	Peveril Securities Ltd	Dev	Industrial, Living Sector, Office	NATIONAL	8 active schemes
76	Pembury Real Estate Ltd	Dev / Inv	Industrial	London, North West, South East	4 acquisitions; 4 active schemes
77	Valor Real Estate Partners LLP	Dev / Inv	Industrial	London	5 acquisitions; £228.2m invested; 3 active schemes
78	CityHeart Developments Ltd	Dev	Living Sector, Mixed Use, Office, Shopping Ce	East Midlands, Eastern, North West	8 active schemes
79	Hammerson Plc	Dev / Inv	Living Sector, Mixed Use, Shopping Centre	South East, South West, West Midlan	4 acquisitions; £744.5m invested; 4 active schemes

80	Crossbay	Inv	Industrial	UK	8 acquisitions; £98.0m invested
81	Scarborough Group International Ltd	Dev / Inv	Industrial, Leisure, Mixed Use, Office	North West, Scotland, Yorkshire & H	2 acquisitions; 6 active schemes
82	Supermarket Income REIT Plc	Inv	Retail	UK	8 acquisitions; £438.3m invested
83	Rula Developments Ltd	Dev / Inv	Industrial, Mixed Use	NATIONAL	1 acquisitions; 7 active schemes
84	Big Yellow Group Plc	Dev / Inv	Industrial	East Midlands, London, West Midland	2 acquisitions; £10.8m invested; 6 active schemes
85	Tri Capital Properties LLP	Dev / Inv	Leisure, Living Sector, Office, Retail	London	7 acquisitions; £5.0m invested; 1 active schemes
86	Torsion Developments Ltd	Dev / Inv	Living Sector, Mixed Use	North West, Yorkshire & Humberside	1 acquisitions; £26.0m invested; 7 active schemes
87	Summix Ltd	Dev	Industrial, Living Sector, Mixed Use	NATIONAL	8 active schemes
88	Tandem Investments Ltd	Dev / Inv	Industrial, Office	North West	7 acquisitions; £7.8m invested; 1 active schemes
89	GIC Real Estate International Private Limited	Dev / Inv	Industrial, Living Sector, Mixed Use	North West, West Midlands	6 acquisitions; £557.3m invested; 2 active schemes
90	Harleyford Capital Ltd	Dev / Inv	Industrial	Eastern, South East	5 acquisitions; £23.2m invested; 3 active schemes
91	Crosstree Real Estate Partners LLP	Dev / Inv	Industrial, Living Sector, Office	London	5 acquisitions; £753.0m invested; 3 active schemes
92	Marchmont Investment Management	Inv	Industrial	UK	8 acquisitions; £69.5m invested
93	Cert Property Ltd	Dev / Inv	Leisure, Living Sector, Mixed Use	North West	1 acquisitions; 7 active schemes
94	Pears Property Advisory Services Limited	Dev / Inv	Industrial, Mixed Use, Office, Retail Warehouse	South East	7 acquisitions; £56.3m invested; 1 active schemes
95	Knight Frank Investment Management	Inv	Industrial, Leisure, Office, Retail Warehouse	UK	8 acquisitions; £43.1m invested
96	Khalbros Group	Dev / Inv	Mixed Use, Office, Retail, Shopping Centre	Yorkshire & Humberside	6 acquisitions; £41.5m invested; 2 active schemes
97	British Land Company Plc	Dev / Inv	Industrial, Office, Retail, Retail Warehouse,	London, Scotland	5 acquisitions; £253.9m invested; 3 active schemes
98	Newlands Developments	Dev / Inv	Industrial	NATIONAL	1 acquisitions; £58.0m invested; 7 active schemes
99	Renaker Build Ltd	Dev	Living Sector	North West	8 active schemes
100	Barnfield Construction Ltd	Dev	Industrial, Living Sector	North West	8 active schemes

Market Intelligence Summary

Complete Dataset Analysis • 764 Active Companies
Based on last 18 months investment and development activity

Dataset Overview

Metric	Count	Percentage
Total Active Companies	764	100%
Investors Only	239	31.3%
Developers Only	287	37.6%
Both Activities (Dev / Inv)	238	31.2%
National Operations (4+ Regions)	46	6.0%
UK-Wide (No Regional Data)	239	31.3%
Regional Focus	479	62.7%

Activity by Sector

Sector	Active Companies	Share of Market
Industrial	284	37.2%
Office	258	33.8%
Living Sector	257	33.6%
Mixed Use	173	22.6%
Leisure	97	12.7%
Retail	58	7.6%
Retail Warehouse	47	6.2%
Shopping Centre	26	3.4%

Regional Distribution

Region	Active Companies	Share of Market
UK (No Regional Data)	239	31.3%
London	137	17.9%
North West	109	14.3%
West Midlands	66	8.6%

Yorkshire & Humberside	64	8.4%
South East	59	7.7%
East Midlands	46	6.0%
National Operations	46	6.0%
Scotland	45	5.9%
South West	43	5.6%
Eastern	27	3.5%
North East	19	2.5%