



CubeCold

Introduction to Pulley Transport

Part of the CubeCold Family

July 2025



Cube Cold UK

Pulleyn Transport Limited
J R Hardings & Sons

CubeCold's UK assets have a diversified product base and focus on synergetic opportunities



Key differentiators

Diversified Customer Base

- CubeCold's UK assets base has a diversified customer base (food, pharmaceuticals, and specialised products)

Synergetic Opportunities

- Opportunity for cross-selling between JR Harding, Pulleyn, and Theale operations to cover UK.
- Opportunity to cross-sell between CubeCold UK and CubeCold mainland Europe assets base.
- Strong connection with Belgium (Zeebrugge) and Netherlands (Moerdijk).

CubeCold UK footprint



- Pulleyn Transport
- JR Hardings
- Theale Development

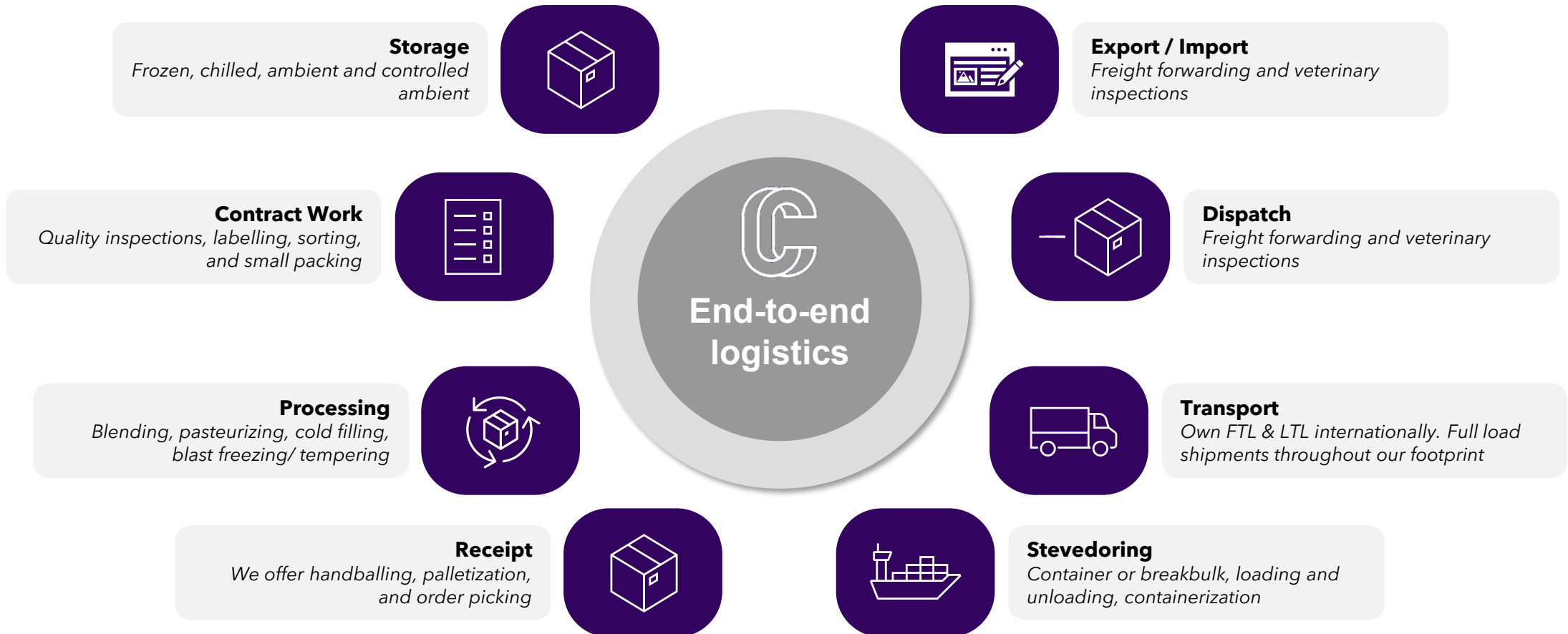
Profile CubeCold UK footprint

	2023	2024	2025
Capacity (p.p.) - Frozen			
Pulleyn	2,000	2,000	2,000
JR Harding	8,340	8,340	8,340
Theale	-	-	13,900
Combined	10,340	10,340	24,240
Capacity (p.p.) - Ambient			
Pulleyn	3,180	3,180	3,180
JR Harding	4,189	4,189	4,189
Theale	-	-	3,500
Combined	7,369	7,369	10,869
Capacity (p.p.) - Chilled			
Pulleyn	0,600	0,600	0,600
JR Harding	4,256	4,256	4,256
Theale	-	-	6,500
Combined	4,856	4,856	11,356

The CubeCold platform provides end-to-end logistics services for customers



We are a pan-European platform with the focus on fulfilling customer expectations whilst ensuring the integrity of the product remains intact. We do so by investing heavily in our staff to ensure the customer experience is exemplary.



Theale is strategically located in greater London area with connectivity to ports and airports



Located just off Junction 12 of the M4 via the A4

- The M4 provides the arterial route between London and South Wales passing Reading, Swindon, Bristol, Newport and Cardiff.
- Theale is 50 miles (1.5 hrs by truck) from Central London.

Close to strategic infrastructure (Ports and Airports)

- Theale is 50 miles (1.5 hrs by truck) to the Port of Portsmouth & Southampton and 30 miles (0.5 hrs by truck) to London Heathrow Airport.
- The facility is well positioned for receiving goods pending airfreight shipment, storage, labelling and packing.



- Theale
- M4 motorway
- Other motorways
- Port (Southampton & Portsmouth)
- Airport (London Heathrow)

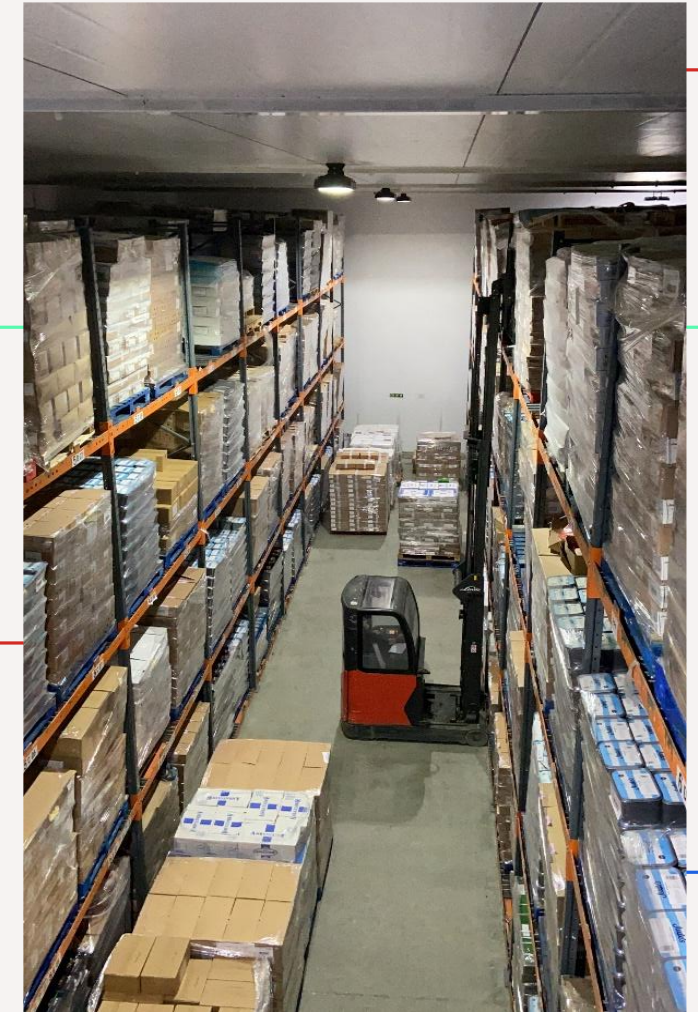
28 miles from the expanded Ultra Low Emission Zone (ULEZ)

- Vehicles driving to and from Theale would not face the daily charge of £12.50.
- Theale is well placed for environmentally friendly vehicles (distance to and from strategic locations are well within the range of battery electric vehicles of 80 - 300 miles).



Controlled Ambient

Cold Storage



 **PULLEYN**

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Frome is strategically located in Somerset area with connectivity to ports and dairy facilities



 **Located just off A361 with good connectivity to the West Country**

- Frome provides the arterial route between London and South West & Wales,

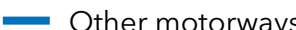
 **94 miles from the expanded Ultra Low Emission Zone (ULEZ)**

- Vehicles traveling to and from Frome will not incur the daily charge of £12.50. Frome is ideally situated for cross-docking goods to and from the West Country for further delivery to inner-city locations using electric/DVS accredited vehicles from Theale or Reading.

 **Close to strategic infrastructure (Ports)**

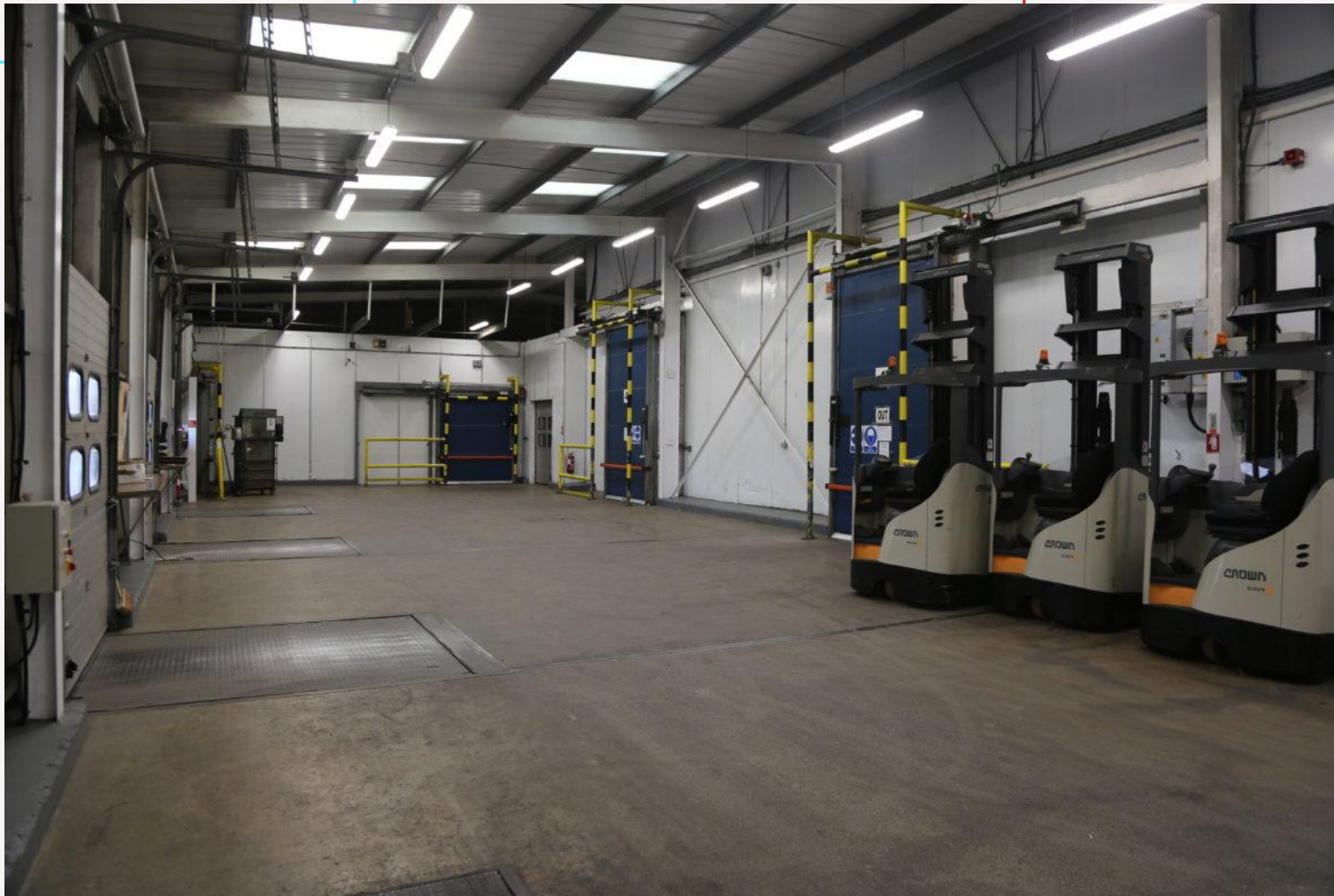
- Frome is located 40 miles (approximately 1.5 hours by truck) from the Port of Avonmouth and 50 miles from Southampton. The facility is well-positioned to receive inbound finished goods and local dairy ingredients for further production.



-  Frome
-  M4 motorway
-  Other motorways
-  Port (Southampton & Portsmouth)
-  Airport (London Heathrow)



Receiving docks & chamber storage



J R Harding & Sons (Frome) Ltd

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J R Harding & Sons
(Frome) Ltd

Pulley Transport offers temperature-controlled solutions to food, pharmaceutical, and specialty sectors



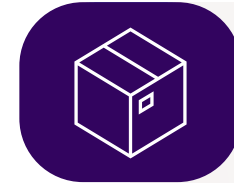
Food Sector

- Fruit, Dairy, Fish, Meat, & Poultry
- Beverages
- Bakery
- Pet Food
- Ready meals
- General Foodstuffs



Pharmaceuticals

- Medical Devices
- Intermediate Material
- API
- OTC
- Plasma/ Serums
- Vaccines
- Consumables
- Bulk & Finished Material
- Laboratory Equipment/ Machinery



Value added

- Passive and active cooling systems
- Overpacking
- Labelling & sampling
- Temperature monitor supply and data reading.
- Dry ice supply and replenishment
- Container receipt (palletised & handball)
- Order picking
- FTL, LTL parcel deliveries
- Packaging design & procurement

Pulleyn - Theale Berkshire





Pallet Capacities at Pulleyn - Theale, Berkshire 2026

Pallet Capacities	
Temperature	Pallet positions
Frozen	13,380
Chilled	1,216
Controlled Ambient	8,380
Total	22,976





Progress Update: Pulleyn - Theale, Berkshire



June 2025

Pulleyn - Theale Berkshire Q1-2026



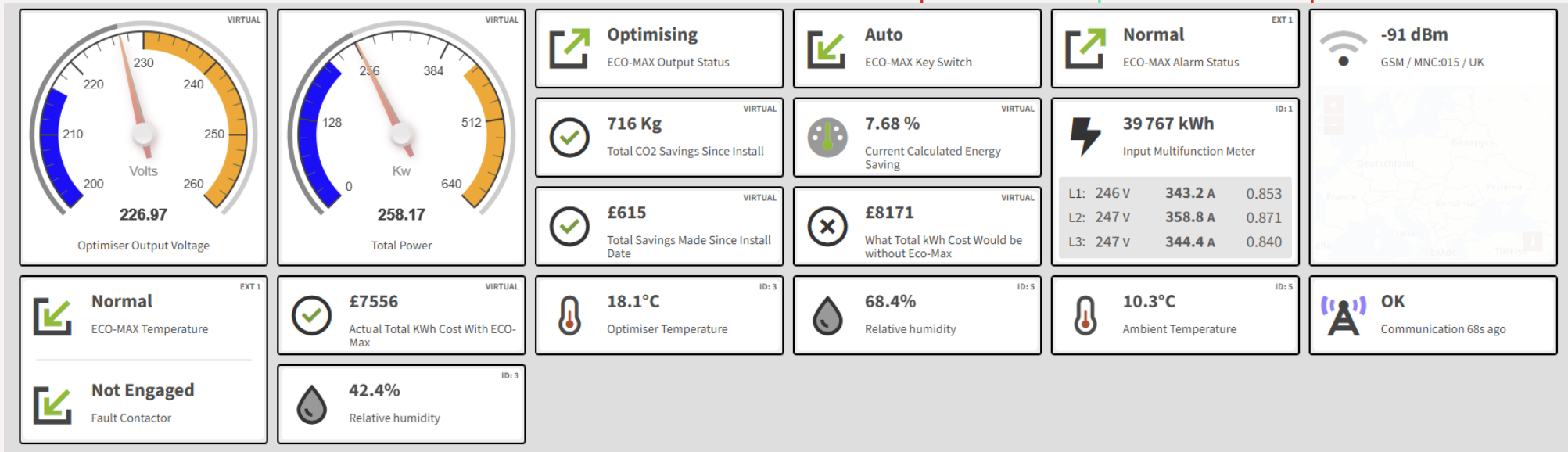
Pulleyn - Theale Berkshire Q1-2026





Sustainability

We recently installed Voltage Optimisation at our Church Lane facility to reduce costs and environmental impact. There was an instant reduction in Voltage, KWH, and CO2.



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Pulley's expanding licence base safeguards quality and product handling expertise



Current Licences



for human & veterinary medical goods



Type A bonded facility for duty suspended goods



via NHS



• J R Harding, Frome



These are the current licences under Pulley's existing sites. There will begin the necessary licencing applications closer to completion of the development.

Future Licences



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Our Fleet



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