



WESTGATE

COMPTOIR LIBANAIS



Landsec

Our impact

Contents:

Foreword - Mark Allan, CEO	03
Economic contribution	05
The places where we invest	06
Our business	09
Our customers	11
Our partners	13
Social value	15
Environmental value	17



Foreword: Mark Allan, CEO



At Landsec, we believe our role is to create value. For our business, our shareholders, customers, colleagues, partners and local communities. Our purpose sits at the heart of everything we do: sustainable places, connecting communities, realising potential.

This purpose is brought to life through the places we own and the communities they are part of. To help quantify our contribution, we've assessed the full impact our places and activities have across the UK, be that through creating jobs and spending, supporting public resources or building sustainable communities. Understanding our impact helps us identify where we're already adding value, but more importantly, it highlights areas where we can have an even greater impact.

We take an active role in helping shape a strong UK economy, and we're able to do so at a scale that makes a real impact. Our £10bn+ UK portfolio of over 100 unique places spans almost 25 million square feet. We welcome millions of guests each year to our well-connected prime retail and leisure destinations, workplaces and mixed-use regeneration projects.

In total, we make a £14.3bn annual contribution to the economy – 18 times our annual revenue – through buying, selling and managing commercial property in the UK. Our development activities contributed a further £4.8bn to communities over the last decade.

But it isn't just the big numbers we're interested in; we also have a tangible impact on the communities where we operate through the jobs we support as well as specific initiatives that unlock value.

Through direct employment of our staff, and indirect employment through our customers and partners, our business is responsible for just over 114,000 jobs across the UK, bringing £8.2bn of economic value to the economy.

Working in partnership with planning and development consultancy Lichfields, we've set out just how far the economic value we create extends across the country.

Our work here is by no means done. I firmly believe that the commercial property sector has a significant role to play in driving sustainable economic growth for the UK – through the places we shape, the communities we support and the economic value this delivers. We have a strong development pipeline to deliver new homes, offices and places for people to spend their leisure time. We will continue working with our partners, customers and communities to make a lasting, positive contribution to the places we serve.

**114,150
jobs**

across our UK portfolio of 112 assets (Direct and indirect)

£14.3bn

contribution to the UK economy per annum

£4.8bn

capital investment over last 10 years and 48,245 jobs through construction activity



Our economic contribution

591

Direct Landsec employees

260

Indirect Landsec employees

2,387

Total supply chain employment

82,874

Total jobs supported by customers

£69.7m

Total economic contribution (GVA) supported by all jobs

£4.8bn

Contribution to the economy over the last 10 years

The places where we invest

We're one of the largest commercial property companies in Europe and our diverse portfolio of over 100 unique locations delivers great places for people to shop, work, live and spend time.

We focus on well-connected retail, leisure, workplace and mixed-use urban regeneration. From the iconic Piccadilly Lights in the West End and the regeneration of London's Victoria, to the creation of retail destinations at Westgate Oxford and Trinity Leeds, we own and manage some of the most successful and memorable real estate in the UK and have a large pipeline of London office and urban regeneration opportunities.

In London our developments include Lewisham Shopping Centre and The Forge, where we have delivered a ground-breaking net zero carbon commercial office scheme in Southwark – one of the most exciting districts of London. It's where we're also building Timber Square, our next large-scale, net zero commercial office development. Across the capital we have £2.7m capital investment and a direct GVA across our business and supply chain of almost £5bn.

Outside of London, we're committed to major UK cities including Leeds, Manchester, Cardiff and Glasgow – and our impact across these is significant. In Leeds, for example, we have almost 200,000 square metres of commercial floorspace; a capital investment of £377m; and our customers contribute almost £9m in business rates – going directly into the hands of local authorities.

We also have a strong presence in Scotland through Buchanan Galleries which has been embedded into the fabric of Glasgow for the last 20 years. Here, our capital investment is £72m, and we directly and indirectly support 310 local jobs. We're currently planning to develop Buchanan Galleries with a c.£850m mixed-use neighbourhood. Over 410 construction jobs could be created each year during the main build phase.

Our work at much-loved shopping centres such as Bluewater in Kent, Trinity Leeds and St David's in Cardiff has established us as the partner of choice for brand partners, guests and local authorities. Across Yorkshire as a whole, we work with 405 brand partners; have a £377m capital investment; and support over 8,500 jobs directly and indirectly.



Our places

Retail	Retail GVA	Workplace	Workplace GVA
White Rose, Leeds	£124m	New Street Square, London	£1.1bn
Gunwharf Quays, Portsmouth	£97m	Nova Victoria, London	£605m
Bluewater, Kent	£93m	Cardinal Place, London	£546m
Southside, Wandsworth	£87m	One New Change, London	£455m
Xscape, Milton Keynes	£79m	62 Buckingham Gate, London	£361m
Westgate, Oxford	£65m	Portland House, London	£297m
St David's Dewi Sant, Cardiff	£54m	60 Ludgate Hill/Mizuho House, London	£265m
Trinity, Leeds	£51m	10, 20 & 30 Eastbourne Terrace, London	£222m
Xscape, Yorkshire	£45m	The Zig Zag Building, London	£221m
Brighton Marina	£41m	123 Victoria Street, London	£141m
The Galleria, Hatfield	£40m	32-50 Strand, London	£122m
Junction 32, Castleford	£37m	Dashwood House, London	£163m
Clark's Village, Somerset	£33m	140 Aldersgate Street, London	£107m
Braintree Village	£32m	24 Southwark Bridge Road, London	£42m
Riverside Leisure Park, Norwich	£31m	6/17 Tottenham Court Road, London	£20m
Fountain Park, Scotland	£28m	MediaCity, Manchester*	£17m
Parrs Wood Entertainment Centre, Manchester	£24m	Piccadilly Lights, London	£12m
Cardigan Fields, Yorkshire	£24m	57 Buckingham Gate, London	£743,000
The O2 Centre, Camden*	£21m		
Lewisham Shopping Centre*	£18m		
Buchanan Galleries, Glasgow*	£13m		
Cambridge Leisure Park	£12m		
West 12 Shopping Centre, Shepherd's Bush*	£10m		
Westwood Cross, Thanet	£2m		

Economic output (GVA) impacts have been estimated by planning and development consultancy Lichfields, drawing on Landsec databases, published research and national statistics. All figures are based on the 2022 calendar year.

*future mixed-use urban neighbourhood



Our development pipeline

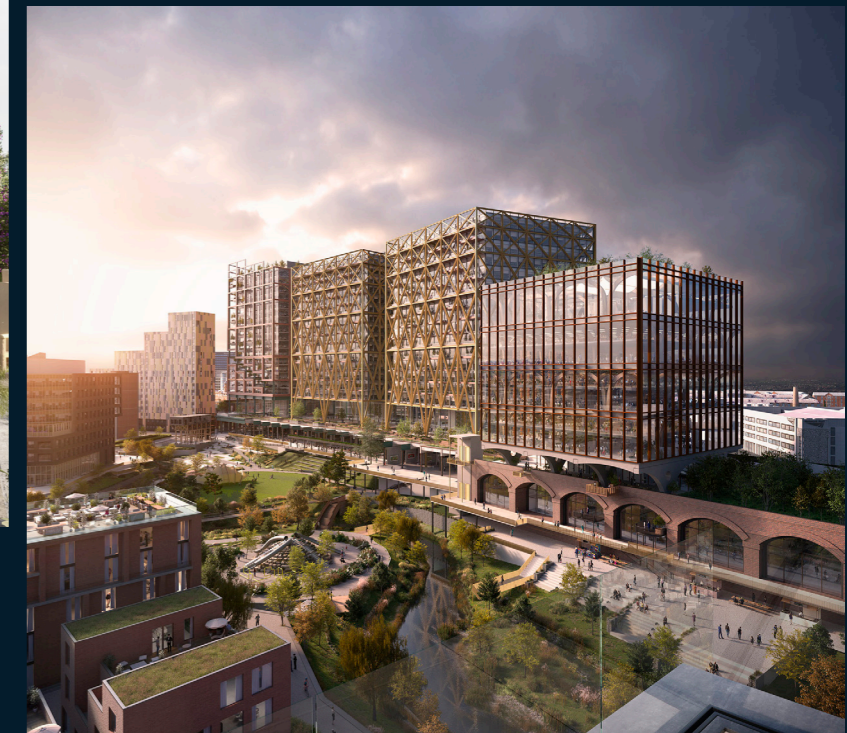
We continue to invest in major UK cities such as London, Leeds, Manchester and Glasgow. Our London developments include Lewisham Shopping Centre, The Forge, and Timber Square - a ground-breaking net zero carbon project in Southwark. We have a strong development pipeline, and we will continue working with our partners and customers alike to make a lasting, positive contribution to the communities we serve.

Central London

- The Forge
- n2
- Lucent
- Timber Square
- Portland House
- Liberty of Southwark
- Red Lion Court

Mixed-Use

- Mayfield, Manchester
- MediaCity, Manchester
- The o2, Finchley Road
- Buchanan Galleries, Glasgow
- Lewisham Shopping Centre



Our business



Landsec makes a significant contribution to the economic prosperity of the UK and that starts with our people and our purpose. We have approximately 600 employees based around the UK and aim to provide them with great careers. Our teams in London, around 500 people, generate an overall economic contribution of £64m each year and provide a significant boost to the local area through wage spending and the jobs this supports.

In many cases, our properties represent a major employment generator or hub for the surrounding area and help to maintain healthy, prosperous local economies across the UK. The spending power of our employees forms an important part of the overall economic output generated by our business. Elsewhere, we directly employ a further 84 people across our portfolio outside of London, in turn creating £5.6m of economic value each year.

We also make a significant contribution to UK plc by directly generating taxes and related payments. Our employees contribute almost £7m per annum to

the Treasury in income tax, for example. Overall, the real estate industry is a significant employer in the UK, contributing over £94 billion to the national economy.

We work to tackle some of the toughest issues facing society today – including the threat of climate change and the social inequalities that disproportionately affect those furthest from the job market. As the largest listed commercial property company in the UK, we know we can have a big impact when we do things the right way.

£8.2bn GDP contribution across our estate

£13.8m UK tax contribution per annum (income tax and NI)



£4.8bn

capital investment over the last 10 years

Our customers

3,000

direct customers
leasing space
across our UK
portfolio

c.83,000

direct and indirect
jobs created and
sustained

£5.7bn

direct economic
contribution
per annum

Our most significant overall economic contribution comes from a combination of our property portfolio including all the places that we build, manage and grow. This is alongside the world-class businesses and brands who occupy our fantastic workspace, leisure and retail space. Today, we have over 3,000 customers across the UK, comprising some of the country's – and the world's – most successful and innovative companies.

As well as attracting visitors from miles around, our spaces make a positive impact by creating jobs, inspiring individuals and boosting local economies. More than 83,000 jobs are directly supported across our properties, providing exciting employment opportunities in major cities and other vibrant locations. The economic value created by these employees is impressive, totaling £3.1bn in earnings and £5.7bn in output each year.

The impact that we, and our customers have is not felt more acutely than through our retail spaces where we forge deep partnerships with our retail customers built on the simple idea that their success is our success. To do that, we make it as easy as possible for them to do good business and we're constantly striving to develop new ways to help them do that. We get to know our brand partners well so we understand their changing needs and can respond quickly. This helps us to retain brands and improve rental values, keeping our retail destinations attractive and resilient.



The spending associated with this employment in turn supports a further 27,000 jobs in local shops and services across the length and breadth of England, Wales and Scotland. In many cases, our properties represent a major employment generator or hub for the surrounding area and help to maintain healthy, prosperous local economies across the UK.

Meanwhile, there has been a fundamental shift in the ways we work and therefore the way we use office buildings. As the role of the office changes, there is a new opportunity for customers and landlords to work in partnership to meet changing needs. We currently have almost 550 workplace customers occupying over six million square feet of office space. This represents a capital investment of over £2.6bn.

Through payment of business rates, customers across our wider portfolio generate £383m in additional revenue each year for their local authorities. Meanwhile, across our portfolio, the residents who live in Landsec properties contribute £43m in expenditure.

Our partners

Our business model of developing and operating properties relies on a network of suppliers. We work with around 170 UK-based companies on a contracted or annual basis. This includes maintenance services such as cleaning and security, construction contracting services and professional and financial services.

We value strong relationships with our partners and we continue to collaborate in smart ways. By working with our suppliers we can have the greatest positive impact. This starts with people, including over 2,000 direct employees supported by our partners nationally and the £119m of economic value they generate each year.

The diversity of their work creates a huge trickledown effect throughout other parts of the economy, in turn supporting a further 726 jobs across the wider UK supply chain network. Our partners have a crucial role to play in the design and delivery of our development vision, providing the perfect space for our customers and communities.

The success of our recent developments such as The Forge in Southwark would not have been possible without the hard work and dedication shown by our development partners.

We also have a significant future development pipeline which we anticipate will create almost 3,000 direct jobs and generate £218m in total economic contribution through our supply chain. This includes the

redevelopment of Red Lion Court, part of our one million square foot development pipeline to create a green office cluster in Southwark.

We will also invest £1.5 bn of capital expenditure in our mixed-use urban neighbourhoods pipeline over the next five years. In collaboration with our partners, we will unlock economic value that will benefit individuals and communities. This is in addition to a planned investment of £1.3 bn in our London office project pipeline.

But our work never stops. We work in close collaboration with our partners, understanding their evolving needs and the role that they play in our and their future success.



£119m

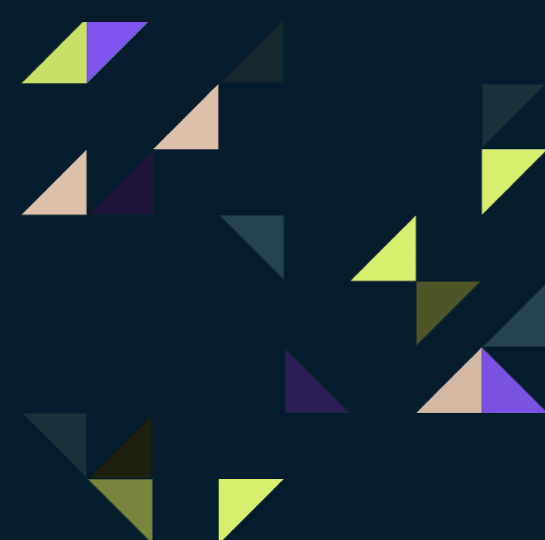
GDP contribution of our supply chain per annum

£57m

paid in wages by our partners per annum

2,387

workforce jobs supported by our partners



Social value

At Landsec we believe that through a focus on improving social mobility and opportunities for people of all backgrounds to build fulfilling careers in real estate. This will unlock further economic growth for the places where we invest and the UK more widely.

That's why this year we launched Landsec Futures, a £20m fund that aims to deliver around £200m of social value by 2030, supporting at least 30,000 people from underrepresented socio-economic backgrounds towards long-term employment. It will also provide the chance to increase the diversity of talent across the industry and in our business.

Landsec Futures reflects our approach to [sustainability](#), and is an important step towards delivering our purpose. The fund will be invested through four programmes that will help to create opportunities for talented people from a variety of backgrounds to discover their potential in real estate:

- Paid internships for eight young people looking to start a career in the real estate industry.
- Bursaries to support at least five students from lower socio-economic backgrounds to study real estate courses.
- Funding solutions for the most pressing socio-economic challenges our communities are facing.
- Formalised educational and employability partnerships to support people into jobs in the real estate industry.



Environmental value

We firmly believe that improving environmental sustainability in the built environment is a moral and commercial imperative and we are committed to playing our part. In accordance with the Science Based Target initiative's (SBTi) Net-Zero Standard which aligns business action with the latest climate science, we've committed to becoming a net zero carbon business by 2040 and have a near-term target to reduce our emissions by 47% from a 2019/20 baseline by 2030.

Setting ambitious, transparent targets is only part of the battle. We must work collaboratively with our industry, supply chain and the Government to create the right environment for success. In our carbon manifesto, we've set out the steps we think the Government can take to do just that.

The UK built environment contributes 25% of total greenhouse gas emissions to the UK carbon footprint, which is why we're focused on how we can design, develop and manage our places whilst reducing the impact they have on the environment.



Within our existing buildings, for us to achieve our near-term target, we must continue to follow our net zero transition investment plan which will see us invest £135m until 2030 on the following initiatives:

Replacing gas-fired boilers
with electric systems such as air-source heat pumps.

Optimising building management
and trialling predictive and self-adaptive (AI) technology to optimise heating, ventilation and air conditioning systems.

Increasing renewable energy
Increasing the capacity of onsite renewable energy, by implementing and extending our solar photo-voltaic (PV) arrays.

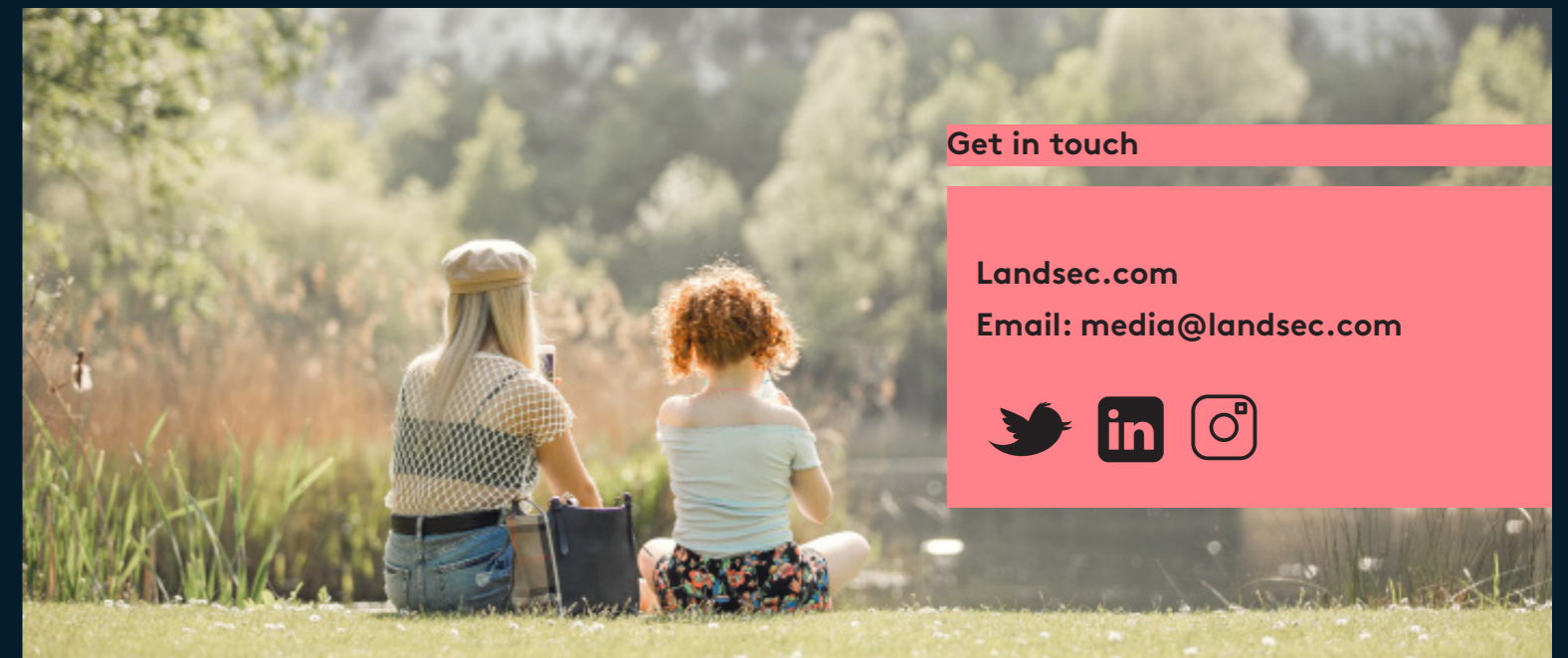
Engaging with customers
to identify and implement energy efficiency projects in our occupied spaces.

LED lighting
Replacing all fluorescent lighting with LED.

And with approximately a third of carbon emissions from commercial buildings being produced before a building is even occupied, we're committed to designing and developing net zero carbon buildings. For example, we've recently delivered our first commercial net zero carbon building – The Forge – through innovative design and a world-first in off-site construction methods. We've also set ambitious targets to reduce the upfront embodied carbon of a typical building by 50% by 2030, aiming for 500kgCO₂e/m² for offices and 400kgCO₂e/m² for residential. Achieving this will require us to rethink the way we design and develop our buildings prioritising asset retention where possible, adopting new ways of design and using sustainable materials.

We're also guided by our Biodiversity Brief. An approach which guides our development teams to design, deliver and manage biodiversity across our portfolio – to higher standards than Government requires.

While we don't yet have all the answers, we do believe that by being explicit in our targets we can incentivise and support action across our industry. With active engagement with and from Government, we can drive a united approach that delivers the progress and outcomes required to protect our planet.



Get in touch

Landsec.com
Email: media@landsec.com

