



# Our impact in Clarks Village

Landsec: our impact in Clarks Village

# Our local impact

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; in the way we build sustainable places, create communities, and realise potential. To help quantify our contribution, we've assessed the full impact our places and activities have across the UK. At a national level we contribute £14.8 bn to the UK economy and through our 112 assets, directly and indirectly support 114,00 jobs. This report focuses on our local contribution to the Somerset community around Clarks Village.

Located in Street, Somerset, Clarks Village holds unique historical significance situated on the site of the very first factory of the iconic Clarks shoe. The shopping centre stands on the same grounds where the Clarks family established their business in 1825, making it not just a leading retail destination but a site rich in British retail heritage.

Today, Clarks Village attracts shoppers from far and wide with its offer of over 90 brands available at great prices, surrounded by beautiful countryside. It's one of our five UK outlet centres alongside Braintree Village, Gunwharf Quays, The Galleria, and Junction 32. We're committed to enhancing our guests' experiences with new store fronts, car parking improvements, improved facilities, and the re-landscaping of the central gardens. This combined focus on customer experience and elevating a distinguished heritage has made Clarks Village one of the most visited destinations in the South West.

### Our impact in the local community

Alongside our positive retail impact, Clarks Village is an important touchpoint for the work we do in delivering inclusive and equal opportunities for the local community. As part of Landsec Futures, our £20 million social impact fund committed to enhancing social mobility in the real estate industry, Clarks Village will deliver 3-year employability partnerships with Somerset-based charities including:

- Collaborating with Key4Life, a local charity delivering youth rehabilitation programmes, on Thrive Young Volunteers. The 10-week programme works with early school leavers or school refusers to build skills, confidence, CVs and accreditation to support them into further education or employment. The programme is so successful, many stay on at PEEK beyond their 10-week curriculum to support others.
- A series of successful education programmes with Ahead Partnership, who are leading the charge in supporting people

from underrepresented backgrounds into employment. We've been collaborating since 2018 in delivering employability-led programmes for local people to access the broad range of careers in the real estate industry.

As part of this initiative, our Made in Somerset challenge is inspiring young people to engage with the industry. Through focusing on sustainability, guest insights and design, individuals are building confidence and skills to help them develop careers in real estate.

- Providing unrestricted Community Grants for local charities and community groups working to address local challenges.

Since 2019, Clarks Village has created over £116,000 of social value and supported 148 local residents through our education and employment programmes.

### Our environmental impact

Alongside our focus on working with the community to have a positive impact, we know how important it is to protect the natural environment. Wildlife has always been key to the success of Clarks Village and we're dedicated to safeguarding the biodiversity it's home to, form the 'living wall' which is home to a variety of plants and nature to the bird, bat, and bug boxes guests will find all around the centre. As we continue to enhance the shop fronts and facilities, we carefully consider the relationship between the outlet and its rich biodiversity.

Since becoming the first real estate company in the world to have its carbon emission target approved by the Science Based Targets Initiative in 2016, we've continued to implement innovations that support the transition to a low-carbon world. As part of our net zero transition investment plan, which has seen Clarks Village achieve an energy intensity reduction of 5%. We'll continue to concentrate on reducing our environmental and climate impact.



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# Economic contribution

<b>Landsec employees</b>	<b>Total supply chain enjoyment</b>
<b>5</b> Landsec direct FTE jobs	<b>22</b> Partner direct workforce jobs
<b>Total jobs supported by tenants/customers</b>	<b>Total economic contribution (GVA) supported by all jobs</b>
<b>853</b> Customer direct workforce jobs	<b>£33m</b> Landsec, partners, and customers direct and indirect GVA



# Key statistics

£15m

paid in wages to customer employees each year

100%

ownership interest

£100-£150m

market value range

202,000 square feet

the size of Clarks Village



# The bigger picture

Our wider economic impact across our places

£14.3bn contribution to the UK economy per annum

£4.8bn capital investment over last 10 years and 48,245 jobs through construction activity

114,150 jobs across our UK portfolio of 112 assets (direct and indirect)

2 million square metres of commercial floorspace