

CONVENIENCE & COMMUNITY

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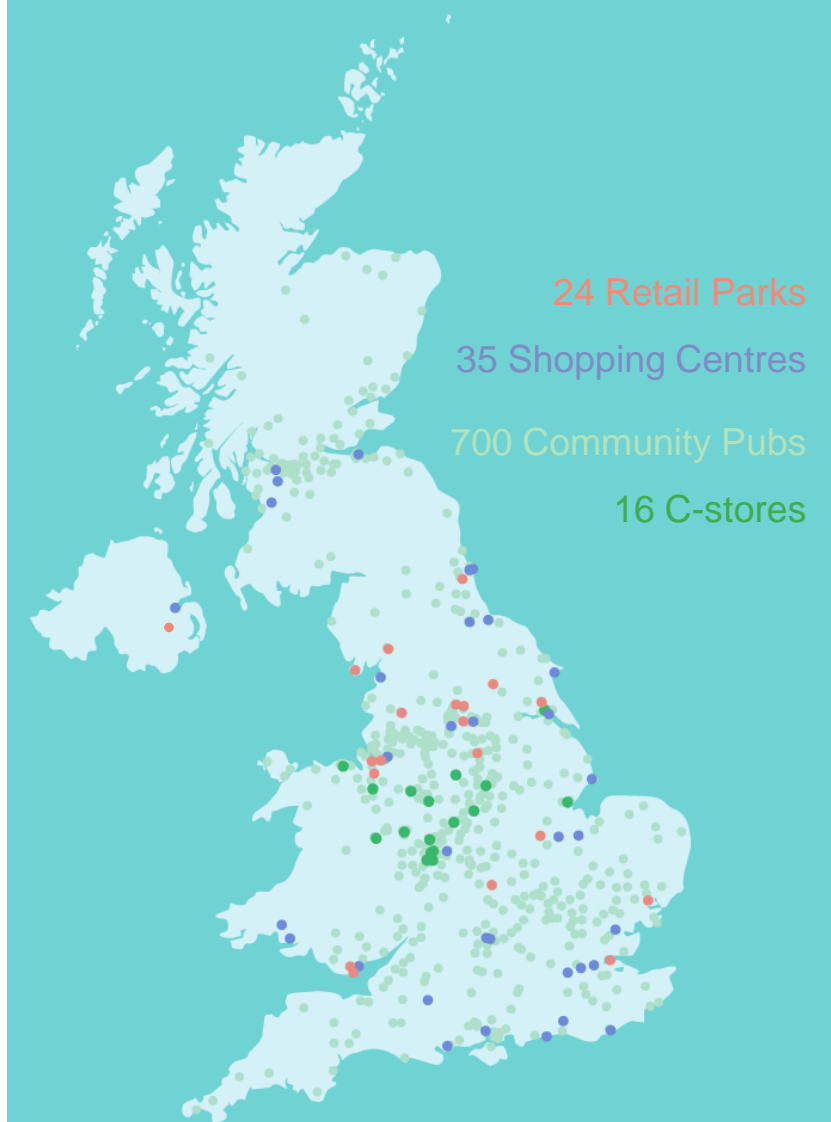
34 SHOPPING CENTRES

23 RETAIL PARKS

- Specialist investor in convenience & community retail and leisure assets
- FTSE 250 Real Estate Investment Trust founded in 2009
- Portfolio totalling £1.3 billion
- One of the UK's largest owner/managers of shopping centres
- Invested in 700+ UK communities working with 60+ local authorities
- Strong relationships with our Occupiers and Local Authorities



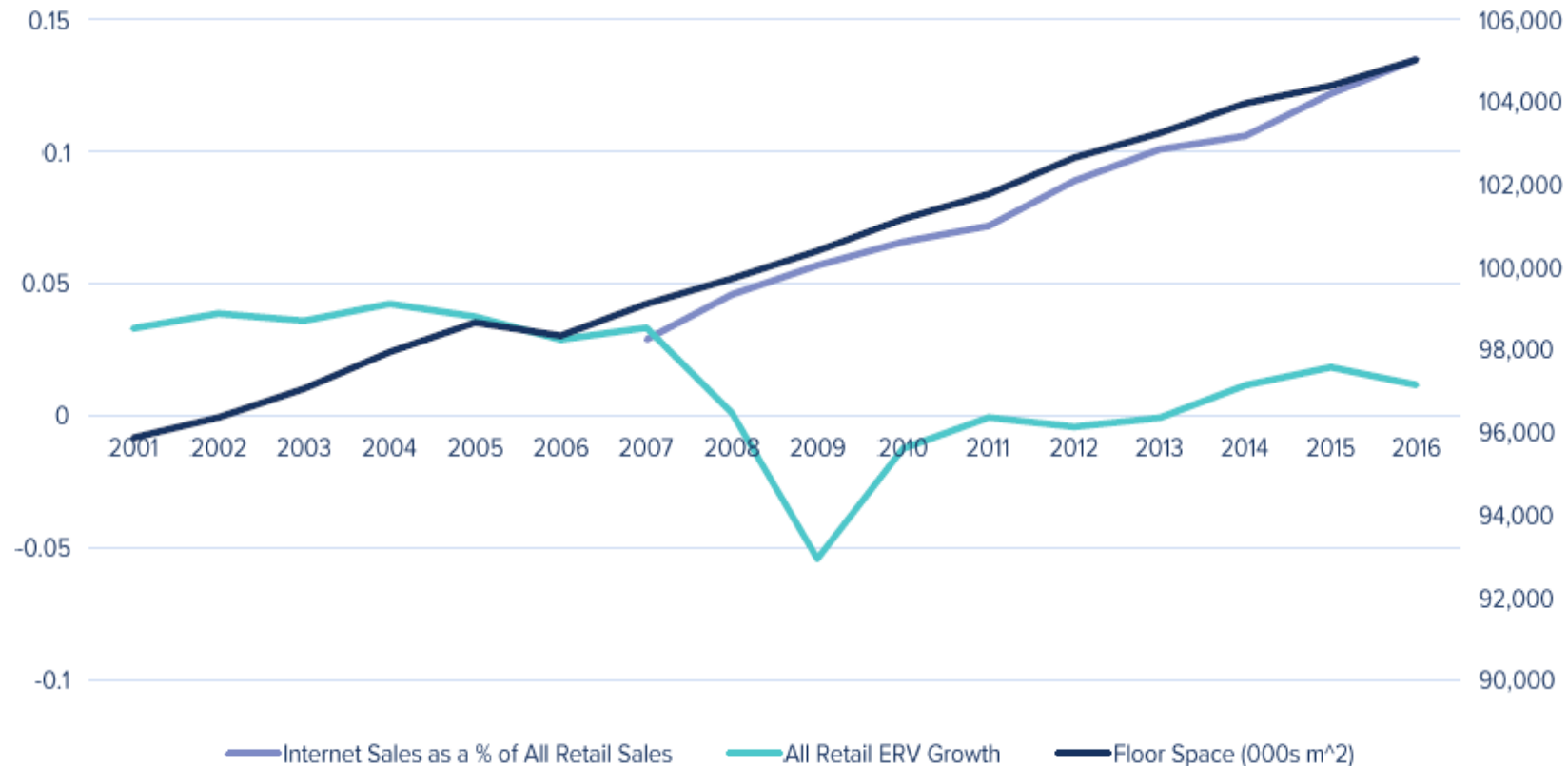
ABOUT NEWRIVER



Oversupply of Space

Vacancy rates have trended upwards since 1981 across all property sectors, yet retail space continued to be added to the market and internet sales continued to grow, compounding the issue further

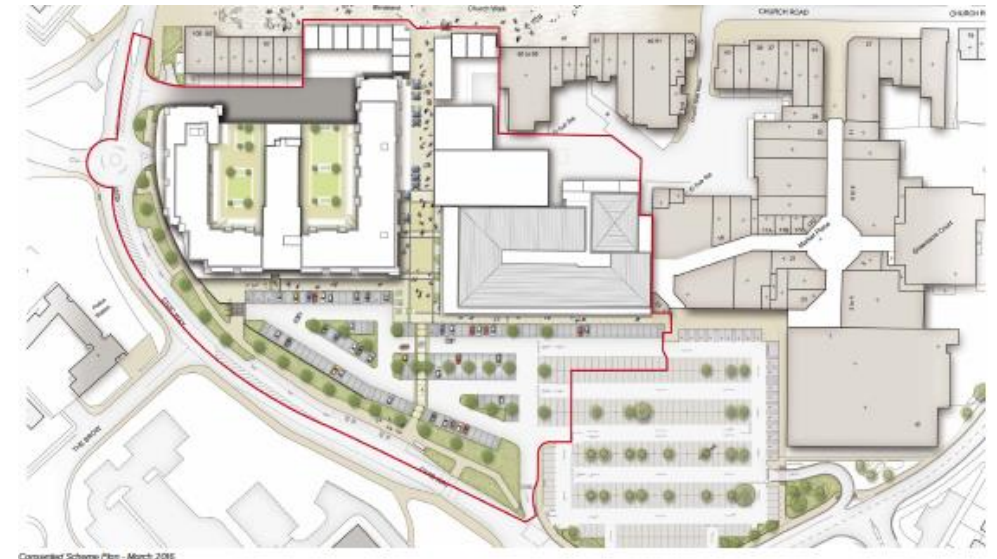
Retail Floor Space vs Internet Sales vs All Retail ERV Growth



Delivering relevant and attractive community spaces

In response to changes in the retail sector & consumer shopping habits we revised the plans for our £60 million town centre regeneration working with Mid Sussex District Council and Burgess Hill Town Council

- Total mixed-use development: 320,000 sq ft
- Reducing overall proposed retail space by 38% yet still providing popular and sustainable retailers
- Increasing leisure provision to 39,000 sq ft
- Further increasing residential to create much needed new homes (Burgess Hill is set to have 5000 new homes delivered by Homes England)
- Further increasing hotel provision for Travelodge
- Creating more retail units appropriate for independent retailers to retain local character and uniqueness
- Brand new Library with changing places toilet facilities
- Enlarged public realm with enhanced community event space
- Undertook detailed Social Value Analysis for the town



WALLSEND



- 77,000 sq ft town regenerative redevelopment, increasing town footfall by +11%
- New Library & Customer First Centre in partnership with North Tyneside Council
- New stores for value operators Iceland, Home Bargains and Poundland
- Purpose built retail park on surplus land adjacent to centre for Burger King and Aldi
- Progressing plans for a Medical Centre of surplus land to better cater for community and linked trips

WAKEFIELD



- Re-configuration of 3 former retail units to create a 5-screen cinema
- Using new projection technology to create high-quality cinema experience in smaller spaces without the historic requirement for high floor to ceiling height
- Value positioning, tickets from £5.50, aligned with community-led shopping centre



Civic
Uses



Residential



Medical



Leisure



ESG



Profit &
Purpose

- UK retail market is facing significant challenges
- Changes in the way consumers shop has created an oversupply of retail space
- Leading to declining rents and declining valuations
- Excess retail space needs repurposed in a well-thought through holistic way
- Alternative use strategies imperative
- Struggling to attract investment required to execute
- Relying on the private sector alone will take too long
- Public / private partnership
- Every cloud has a silver lining...