



Landsec

**Westgate –
enhancing lives,
creating value**

Westgate – enhancing lives, creating value

Our local impact

At Landsec, our purpose sits at the heart of everything we do; we shape, curate and sustain places that create value. Value not just for our business but for all those connected to it. We create places that enhance quality of life, contribute to growth and help bring joy to the people who live, work in or visit them.

To quantify this, we've assessed the full impact of our places and activities across the UK. This report focuses on our local contribution to the Oxford community – home to Westgate.

Westgate is designed to unite modernity with Oxford's iconic heritage. It offers a unique day-to-night experience with an impressive mix of brands across 800,000 sq ft. In addition to the strong retail offer, Westgate has a five-screen Curzon cinema, a roof terrace of restaurants and bars, aromatic kitchen garden and Westgate Social – our independent food outlet.

Creating local opportunities

At Westgate, we're committed to delivering inclusive and equal opportunities for the local community.

Through Landsec Futures, our £20 million social impact fund committed to enhancing social mobility in the real estate industry, we're delivering three-year employability partnerships with Oxford-based charities.

Aspire Oxford

Aspire Oxford is a local charity that supports people facing common barriers to employment including homelessness, mental health issues, and long-term unemployment. Through our partnership, we offer workshops and courses to help build career and life skills, confidence, and connect recipients with meaningful job opportunities.

Ahead Partnership

We've been collaborating with Ahead Partnership since 2018 to deliver a series of successful education programmes for local people, providing access to the broad range of careers available across the real estate industry.

As part of this initiative, young people from across the county are being inspired by our Made in Oxford challenge, that invites them to

gain confidence and skills in our workshops that focus on sustainability, guest insights and design.

Since 2019, Westgate has created £1.5m of social value for the community in Oxford and supported 731 local people through our education and employability programmes.

Creating a greener, healthier future

We were the first real estate company in the world to have our carbon emissions targets approved by the Science Based Targets Initiative in 2016. Since then, we've focused on implementing innovations that support our transition to a low-carbon world.

We've recently conducted a Net Zero Audit of Westgate to identify and assess opportunities for transitioning the site to net zero. We've now reviewed these initiatives and added them to our sustainability action plan for the centre.

As one of the most sustainable retail centres in the UK, Westgate boasts BREEAM Excellent rating and diverts over 99 per cent of waste from landfill. Since 2019, we've achieved an energy intensity reduction of 15 per cent.

We know we can't do this alone, so we'll continue to work with our industry and across sectors and governments to make genuine change.



Westgate – enhancing lives, creating value

Economic contribution

Landsec employees		Total supply chain enjoyment	
4	Landsec direct FTE jobs	76	Partner direct workforce jobs
Total jobs supported by tenants/customers		Total economic contribution (GVA) supported by all jobs	
1,427	Customer direct workforce jobs	£63m	Landsec, partners, and customers direct and indirect GVA



Key statistics

5,525t of steel used in the building frames

50% ownership interest

£100-150m market value range

779,000 square feet of commercial floorspace



The bigger picture

Our wider economic impact across our places

£15.4bn contribution to the UK economy per annum

£5bn 10-year contribution to the economy through property development and 50,364 jobs created through construction activity

125,000 Number of jobs across our workplace, retail and leisure destinations

22.8m sq ft portfolio size