



Press Release

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Land Securities Group PLC (“Land Securities”)

NEW IMAGES OF UK’S LARGEST RETAIL DEVELOPMENT REVEAL RAPID PROGRESS

With just under 18 months to its opening, a stunning new night-time image of the Trinity Leeds development is published today by developer Land Securities Retail.

The photo of the site, which is the only major retail centre under construction in the UK, shows the progress to date at the £350 million pound project, which is on track to open in spring 2013.

The 1 million sq ft development is an urban regeneration development located in the leisure and retail heart of the city of Leeds in the UK.

Completion of the site will increase Leeds’ ranking on the UK’s retail hierarchy from 7th to 4th and reinforce its reputation as one of Europe’s leading retail destinations.

Land Securities’ Managing Director for Retail, Richard Akers, said: *“Trinity Leeds represents a significant investment in the City and demonstrates our belief in the region and its potential for growth. Leeds is already a major retail destination within the UK and it is my belief that Trinity Leeds will position it as such on the European stage.”*

Creating three integrated shopping levels, Trinity Leeds will include over 120 new shops, stores and restaurants and will bring together the best of fashion, food, arts and culture. Over 60 per cent pre-let, Trinity Leeds has made unprecedented leasing progress.

Andrew Dudley, head of the project for Land Securities, said: *“These new aerial photos show that in the heart of this great city we are delivering a retail destination of international quality. We are working with local people and our retail partners to create a shopping centre that will drive demand to Leeds and build on its substantial potential.”*

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Note to editors:

- Trinity Leeds [www.trinityleeds.com] is a 1 million sq ft urban regeneration development located in Leeds' prime shopping district bounded by Briggate, which sits within the top ten busiest streets in the UK.
- Trinity Leeds is situated in the heart of the city with 1 million sq ft of shopping and leisure and will include over 120 new shops, stores and restaurants, bringing big international brands and the best of fashion, food, arts and culture to Leeds.
- This urban city centre development will be a dynamic, evolving shopping experience and is set to become a retail beacon for the UK when it opens in spring 2013.
- The £350m development is the only major retail destination under construction in the UK.
- The development will take Leeds from 7th to 4th in the retail hierarchy in the UK (Source: CACI Report 2010)
- Leeds' shopper population will grow from 638,000 to 771,000 while the catchment area will increase from 5.2 to 5.5 million.
- The market potential increases accordingly from £1.66 to £1.93 billion weighted spend (same source as above)
- Trinity Leeds will include leading international brands such as Mango, Hollister, Cult, Topshop/Topman, H&M, Marks & Spencer's, Primark, Everyman, D&D London.
- Trinity Leeds has achieved unprecedented leasing progress to date with 60.7% of the scheme pre-let or in solicitors' hands. A substantial increase from 40% just over a year ago.
- Trinity Leeds will be home to the first sites out of London for two notable brands – a new Everyman cinemas and a new Conran Restaurant
- The site is designed to achieve BREEAM "Excellent" rating and 28% improvement above Part L (CO2 emissions) of the UK Building Regulations
- As the largest city after London and Birmingham Leeds' resident catchment is over 5.6 million with an annual spend of £15bn

Land Securities is the UK's largest commercial property company and a member of the FTSE 100. The company owns and manages more than 29 million sq ft of property, from shopping centres to offices. For more information see www.landsecurities.com