

Community Policy

Vision

LondonMetric owns and maintains real estate that fulfils modern shopping requirements primarily through investing in distribution and out of town and convenience retail property.

Through our core activities of Investment, Asset Management and Development, we are committed to Responsible Business. This is supported by the foundations of good risk management and a focus on creating and maintaining excellent stakeholder relationships at all levels.

As part of maintaining stakeholder relationships, we aspire to enhance communities that are local to our assets, particularly through the creation of jobs and improvements that our activities bring.

This policy outlines the ways in which we interact with the communities, as well as our methods of communicating with community stakeholders.

Community Objectives

We have established a number of key community objectives:

1. Give local communities a say in how we develop and manage our assets
2. Improve the local area's infrastructure and encourage long term investment
3. Provide local employment opportunities through our activities
4. Sponsor local initiatives and charitable causes and encourage employee led participation

Achieving our objectives

1. Give local communities a say in how we develop and manage our assets

We recognise that in order to maximise the benefits from our activities, we must engage with the local community at an early stage. Our key community stakeholders include planning authorities, local and parish councils, highways, residents, businesses, employment organisations and charities. Our engagement with each of these stakeholders varies depending on our activities and the timing of those activities.

Prior to any development or asset management initiatives we will look to properly assess the local impact of any potential activities. We will then look to engage with planning authorities and the local community as early as possible through a planning pre-application and/or a local community public consultation.

Through a consultation, we hold events to present and promote our plans to all local stakeholders, explain the benefits to the local community and invite responses and

suggestions to our plans. Typically, LondonMetric has undertaken approximately ten developments and major asset management initiatives per year. Public consultations have been carried out on approximately a quarter of those initiatives.

When we are satisfied that our plans suitably address local community needs and interests, we submit a planning application for consideration. Applications are invariably accompanied by design and access statements, traffic statements, ecology statements and sequential testing to demonstrate that there would be no adverse impact from our plans on the local and surrounding areas.

During the development phase, local community engagement is also undertaken through our appointed contractor and all our developments are covered by the Considerate Constructors Scheme (CSS) which encourages best practice beyond statutory requirements.

Construction sites, companies and suppliers voluntarily register with the Scheme and agree to abide by the Code of Considerate Practice. LondonMetric requests that all contractors are either registered with CSS as a firm or register the site specifically with the scheme. The Code of Considerate Practice outlines the Scheme's expectations and describes those matters that are considered fundamental for registration with the Scheme, including community related expectations of:

- Informing, respecting and showing courtesy to those affected by the work
- Minimising the impact of deliveries, parking and work on the public highway
- Contributing to and supporting the local community and economy
- Working to create a positive and enduring impression, and promoting the Code.

Once projects have completed, we maintain ongoing dialogue with local councillors and stakeholders through our asset management team and our managing agents. We also visit sites frequently to improve its local offering further and, where beneficial, we will undertake traffic monitoring at our buildings and measure the impact of a development on local areas.

2. Improve the local area's infrastructure and encourage long term investment

Our activities benefit local communities in a number of ways, including:

- Creation and maintenance of real estate that fulfils modern shopping requirements and provides amenities, diverse retail offerings and convenient shopping locations
- Creation of long term commitments by our retailers and occupiers to local areas bringing long term investment
- Improvements to accessibility of our buildings and areas surrounding our buildings for both car and bike users and pedestrians.
- Other surrounding area improvements such as spend on recreational facilities.

3. Provide local employment opportunities in the community

Local employment opportunities arise through:

- Investment and creation of construction jobs through our asset management and development programmes
- Our contractors and supply chain, who are obliged to adhere to our responsible developer checklist, which sets minimum requirements for working on our projects, in particular:
 - consideration of the local community through promoting employment opportunities for local people and fair remuneration
 - local sourcing of suppliers and sub-contractors.
- Long term commitment of our retailers and occupiers to local areas bringing long term employment

In addition, we actively encourage our suppliers and contractors to pursue apprenticeship schemes and training.

4. Sponsor local initiatives and charitable causes

We actively seek to involve the company in initiatives local to our assets and charitable giving and sponsorships of local events and charities. A Charities and Communities Working Group was set up to promote such initiatives.

Reporting our local community engagement

Each year, we publish a Responsible Business Report which highlights examples of our community engagement and we share this report with stakeholders.



Martin McGann