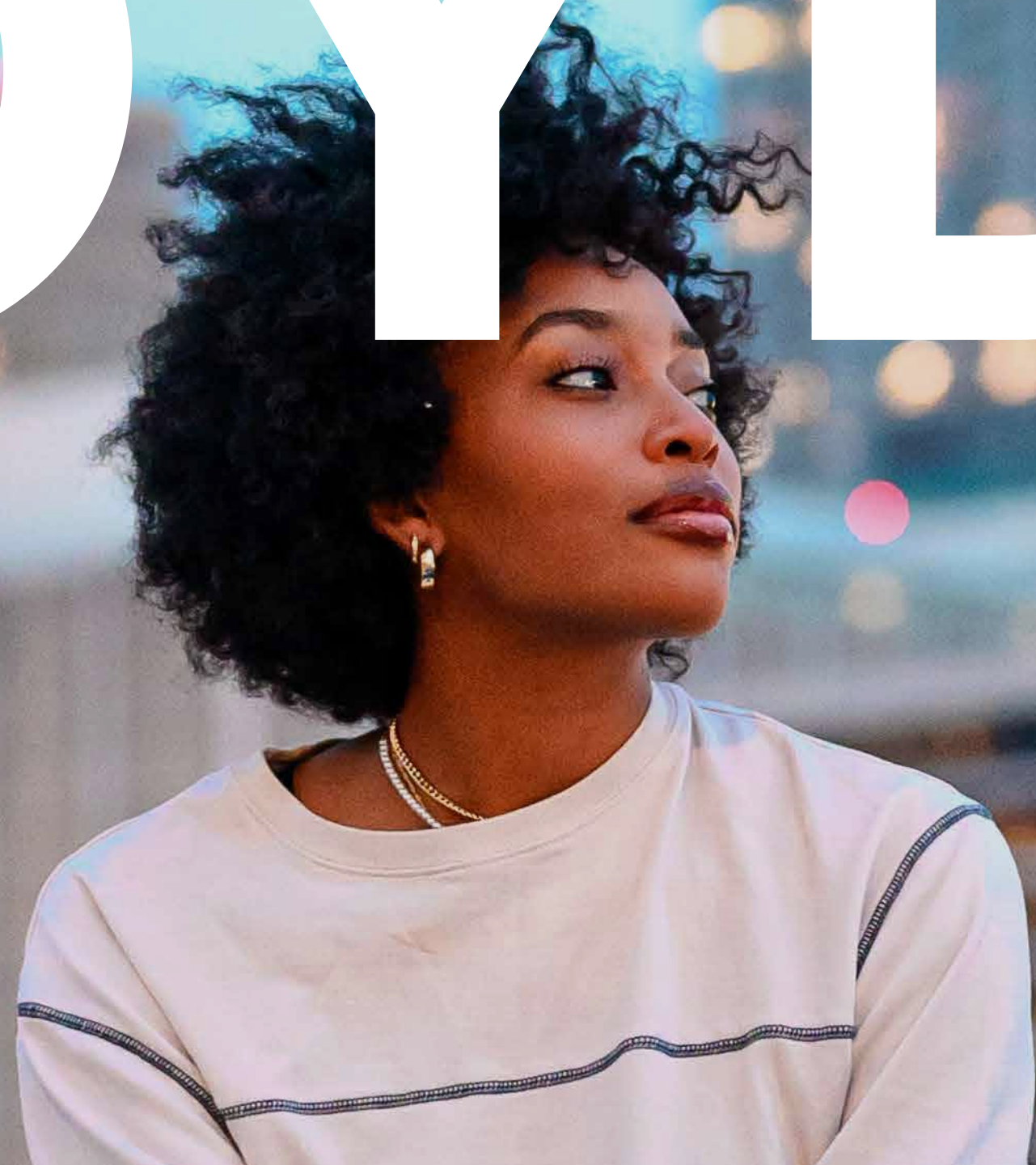


Growing together

Centrale & Whitgift Leasing

centrale
& Whitgift

CROYDON



centraleandwhitgift.co.uk

Our group

Creating sustainable places
that reinvent being together.

Unibail-Rodamco-Westfield is the creator and operator of unique, sustainability-driven retail, office and lifestyle destinations, across Europe and the United States, that connect people through extraordinary, meaningful shared experiences.

URW is a committed partner to major cities on urban regeneration projects, through both mixed-use development and the retrofitting of buildings to industry- leading sustainability standards.

These commitments are enhanced by the Group's Better Places agenda, which strives to make a positive environmental, social and economic impact on the cities and communities where URW operates.

VISITS PER YEAR

900m

FLAGSHIPS

52

SHOPPING CENTRES GLOBALLY

78

AIRPORT SHOPPING LOCATIONS

9

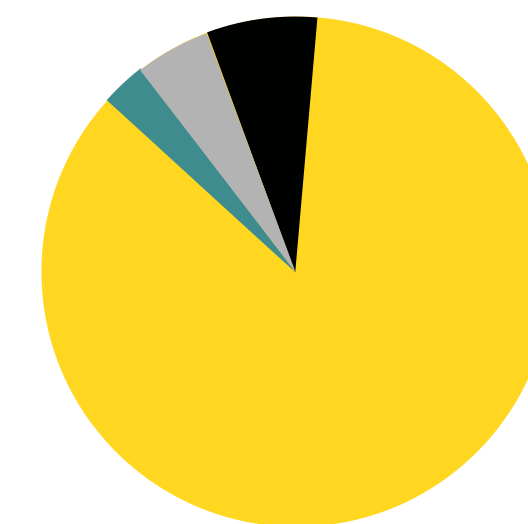
CONTINENTS

2

COUNTRIES

12

PORTFOLIO
BY SEGMENT



- 87% shopping centres
- 6% offices and other
- 5% convention and exhibition
- 2% services



Sustainability

The Better Places strategy rests on three pillars - better spaces, better communities and better together.

The strategy aims at transforming and future-proofing our portfolio, giving purpose to our teams, drive to our retailers, experience to our visitors and shared value for our communities.

COMMUNITY INITIATIVES

Each centre has a dedicated Community Resilience Action plan in place with a focus on local entrepreneurship partnerships, URW for jobs, supporting local charities and sustainable consumption initiatives.

BREEAM IN-USE



**ISO14001
CERTIFIED
SINCE 2013**



UNIBAIL-RODAMCO-WESTFIELD

OUR WASTE MANAGEMENT PLAN AIMS TO ELIMINATE THE NEED FOR WASTE DISPOSAL IN LANDFILLS BY DIVERTING WASTE MATERIALS TO ALTERNATIVE CHANNELS. ALL WASTE PRODUCED FROM OUR RETAILERS, GUESTS, AND FACILITIES IS SEGREGATED ON-SITE, WITH A LARGE PORTION THEN RECYCLED AT A LOCAL RECYCLING FACILITY AND THE REMAINING SENT TO ENERGY RECOVERY.



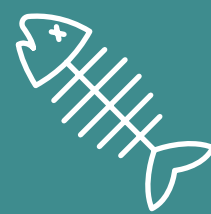
87%

REDUCTION IN WATER CONSUMPTION ACROSS BOTH ASSETS SINCE 2015 THROUGH FITTING AERATORS ON TAPS, LOWERING WATER FLOW TIMES & INSTALLING WATERLESS URINALS



2,344sqm

TOTAL GREEN SPACE INCLUDING GREEN ROOFS AND GREEN WALLS. WILDLIFE FRIENDLY PLANTING AT BOTH CENTRES



OVER 200

TONES OF FOOD WASTE RECYCLED ACROSS BOTH TO DATE



100%

RENEWABLE ENERGY IS USED TO RUN BOTH UK ASSETS



11.3k

PLANTS ACROSS ALL GREEN WALLS AND TOWERS



32%

REDUCED ELECTRICAL CONSUMPTION BY THE CENTRES SINCE 2015



OVER 180k

COFFEE CUPS RECYCLED IN 2022



RAIN WATER

IS HARVESTED FROM OUR ROOFS TO DIVERT TO TOILET FLUSHING

Building a community

Centrale and Whitgift, located in the bustling North End High Street, a prime area that is set to undergo urban regeneration in the heart of Croydon, attracting more businesses and visitors to the area and solidifying its position as a leading destination in South London

Croydon, located in South London, is emerging as a highly sought-after trade area with its vibrant business environment and impressive infrastructural developments.

Known for its connectivity and accessibility, Croydon attracts a diverse range of businesses, from startups to multinational corporations. With convenient transport links, including direct train access to central London and Gatwick Airport, Croydon is positioning itself as a strategic location for business activities. Croydon's ongoing regeneration projects contribute to its appeal as a dynamic hub in the heart of South London.



CROYDON

Croydon is a prime location for businesses, offering a myriad of compelling reasons to set up shop in this bustling London borough. Its appeal lies in its ability to cater to a hugely diverse audience with differing needs, wants and expectations, creating a unique market in one of the best pieces of property in the UK. Boasting a rich diversity of ethnic backgrounds, each contributing to the area's unique social fabric, the diverse and multicultural community creates a unique market, enabling retailers to cater to a broad range of tastes and preferences.

Shaped by its status as a London Borough of Culture, Croydon is a thriving hub of local creativity. The area has produced cultural heroes such as Stormzy and Adele and is home to prestigious institutions like Brit School and LSBU, attracting an ever-growing community of creatives. This cultural tapestry adds depth and vibrancy to the local scene, creating an environment that fosters creativity and innovation.

Croydon's ongoing revitalisation projects are transforming the area into a vibrant retail destination. With an array of spaces available, from shopping centre complexes to historical high streets, Croydon offers versatility and choice for businesses of all sizes.

Boasting a strong local economy and a growing population, Croydon provides a customer base for businesses. Establishing a presence in Croydon allows businesses to re-energize and engage with a loyal local audience. By becoming part of the fabric of the area, businesses can contribute to the growth and regeneration of Croydon while building lasting relationships with the local community.

A SOUTH LONDON LOCATION WITH EXCELLENT CONNECTIVITY

Strategically located with major transport links, including direct train connections to central London, Gatwick Airport and Brighton, ensures high visibility and accessibility for customers.



TRAIN TIMES FROM EAST CROYDON STATION

to London Bridge

15 mins

to London Victoria

16 mins

to Gatwick Airport

14 mins

to Brighton

26 mins

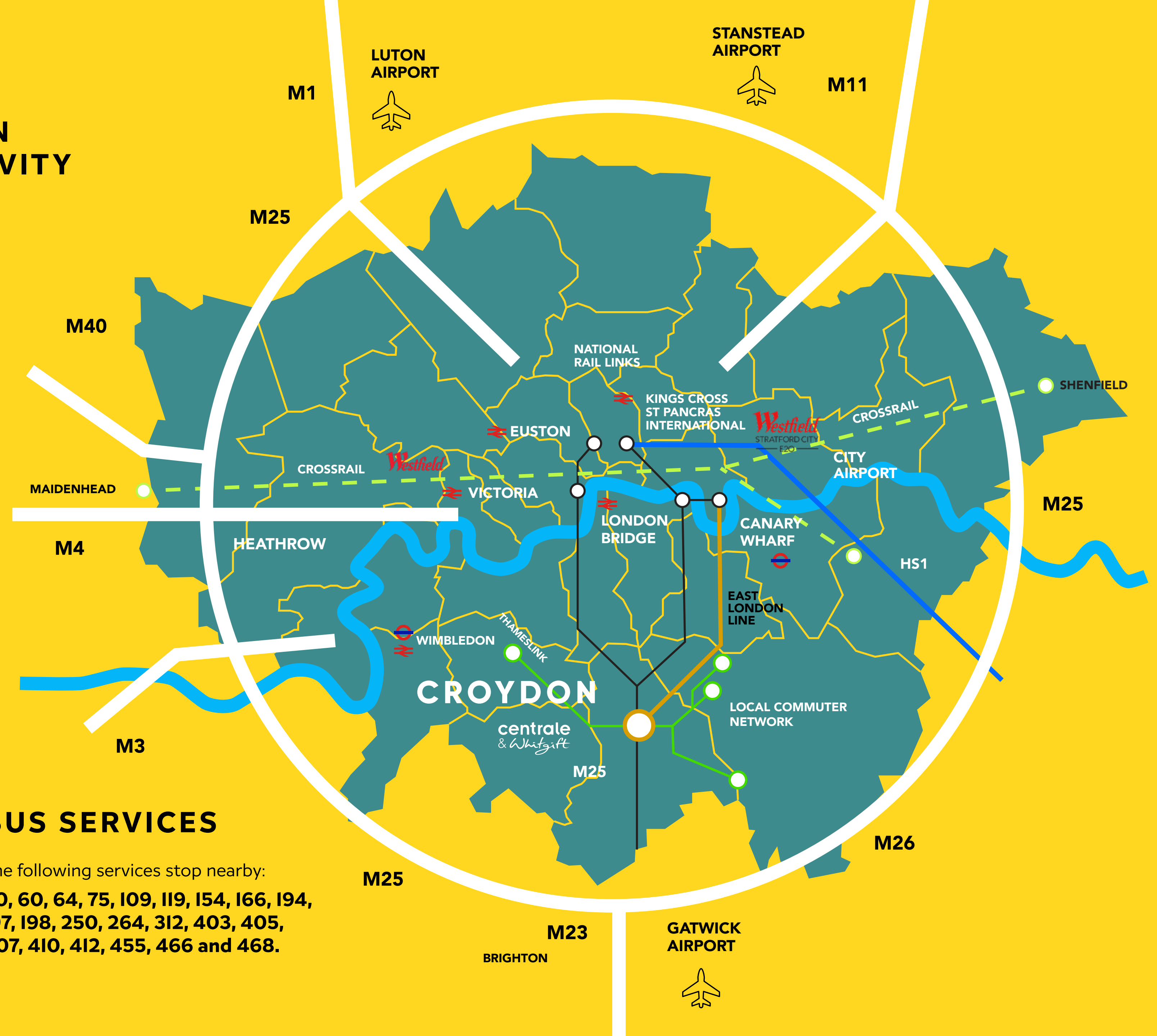
Source: Google Maps



BUS SERVICES

The following services stop nearby:

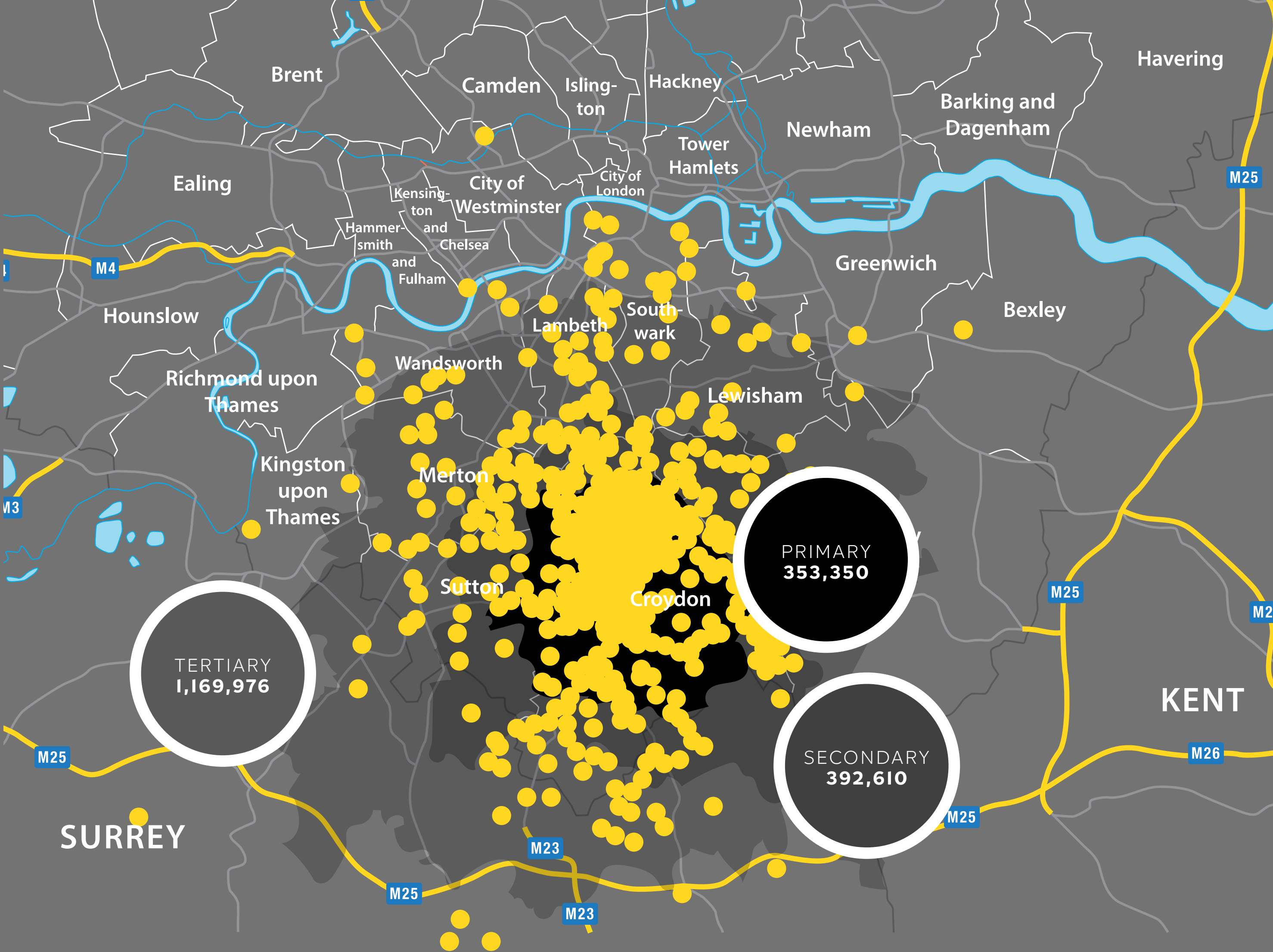
50, 60, 64, 75, 109, 119, 154, 166, 194, 197, 198, 250, 264, 312, 403, 405, 407, 410, 412, 455, 466 and 468.



Catchment

Croydon's primary and secondary catchment areas draw from a diverse and sizable population, offering businesses a broad customer base and ample opportunities for growth.

**BROMLEY/CROYDON/
SUTTON/WALLINGTON/
SANDERSTEAD/WADDEN/
PURLEY/STREATHAM/
CARSHALTON/BANSTEAD/
CATERHEM/WALINGHAM/
ADDINGTON/ADDISCOMBE/
COULSDON/THORNTON
HEATH/HACK BRIDGE/
NORBERRY/KENLY/PENGE/
BECKINHAM/BEDDINGTON**



● 2019 PEAK RESPONDENT

Source: CACI

**PRINCIPAL (75%)
(PRIMARY & SECONDARY)
CATCHMENT**

747k

**TOTAL (95%)
CATCHMENT**

1.9m



MAIN TRADE AREA
POPULATION

747k

AVERAGE HOUSEHOLD
INCOME

£38k vs UK £33k

AVERAGE
AGE

37

MEDIAN
HOUSE PRICE

£467k

2030 TOTAL CATCHMENT
WEIGHTED SPEND

£1.3bn (12%)

2030 TOTAL
CATCHMENT SPEND

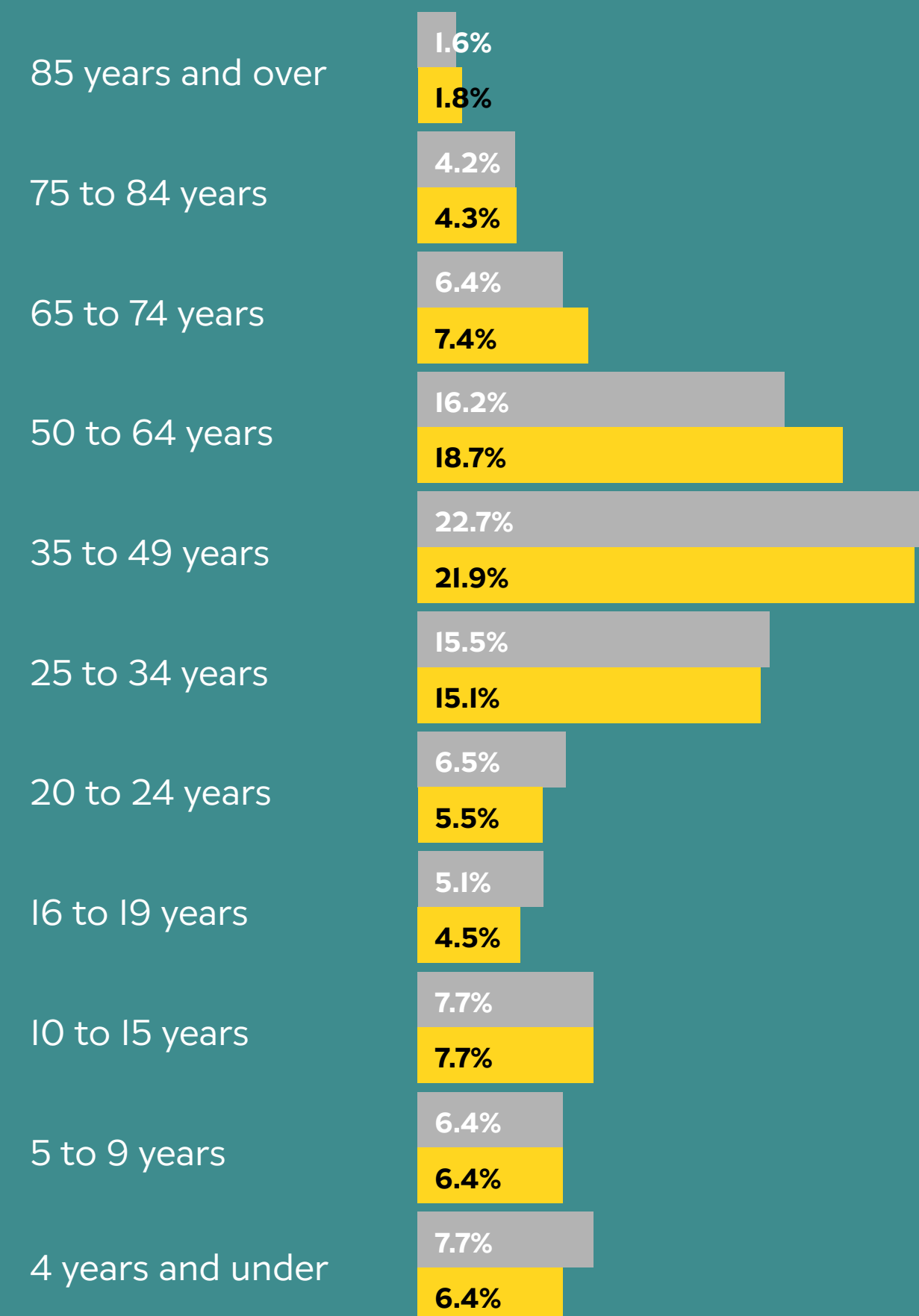
£10.2bn

Source: Right Move, CACI, Plumplot

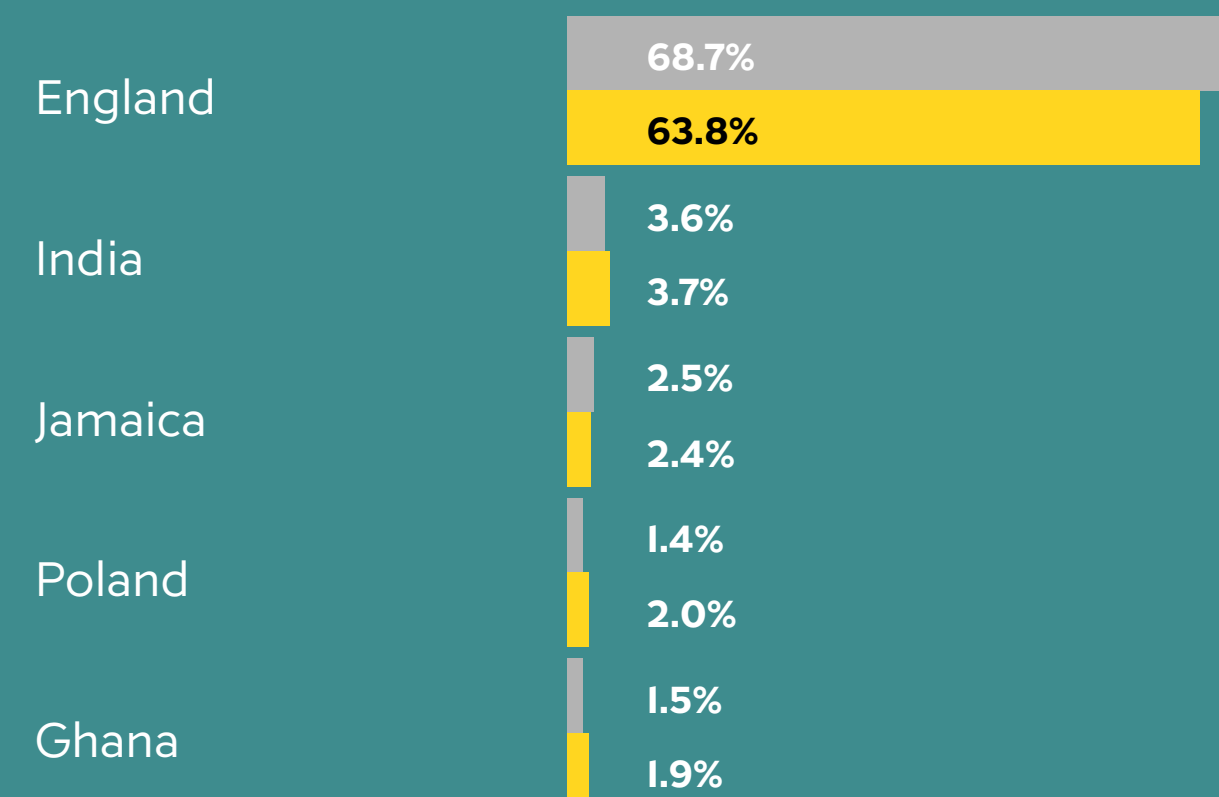
The people

Key: ● 2011
● 2021

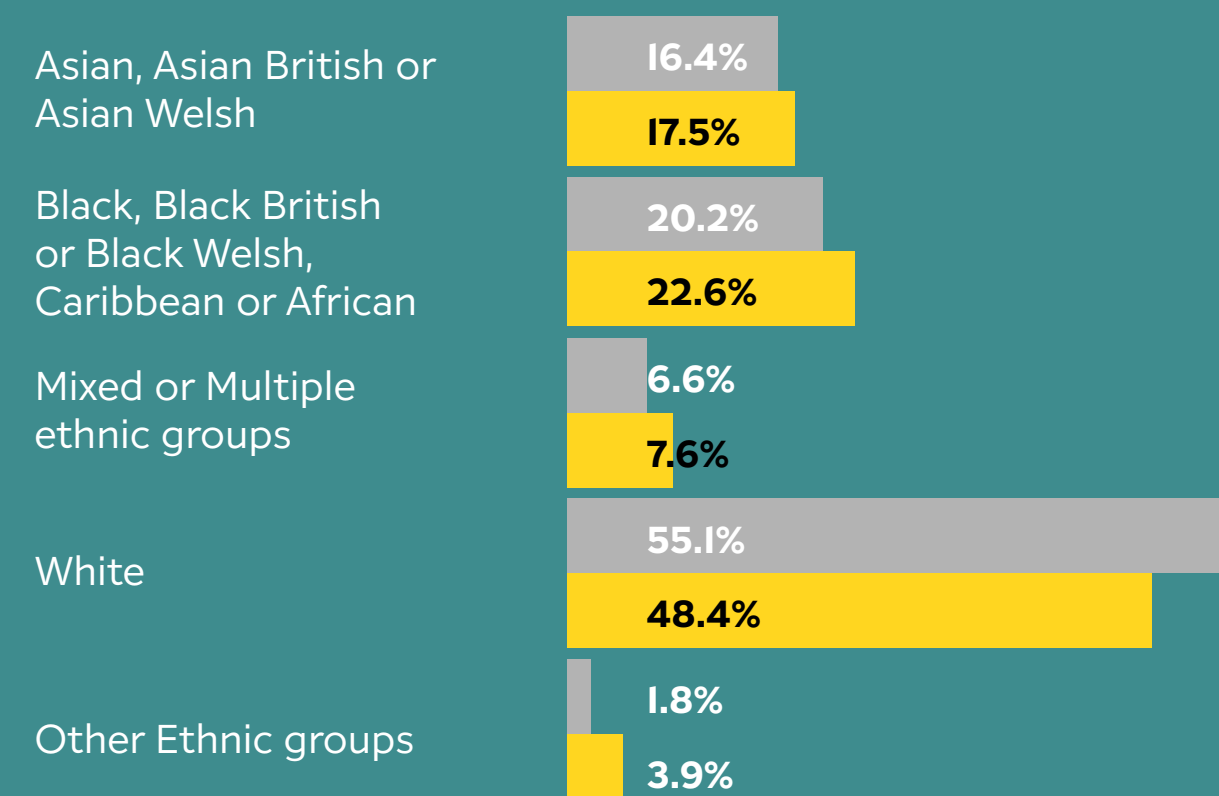
AGE



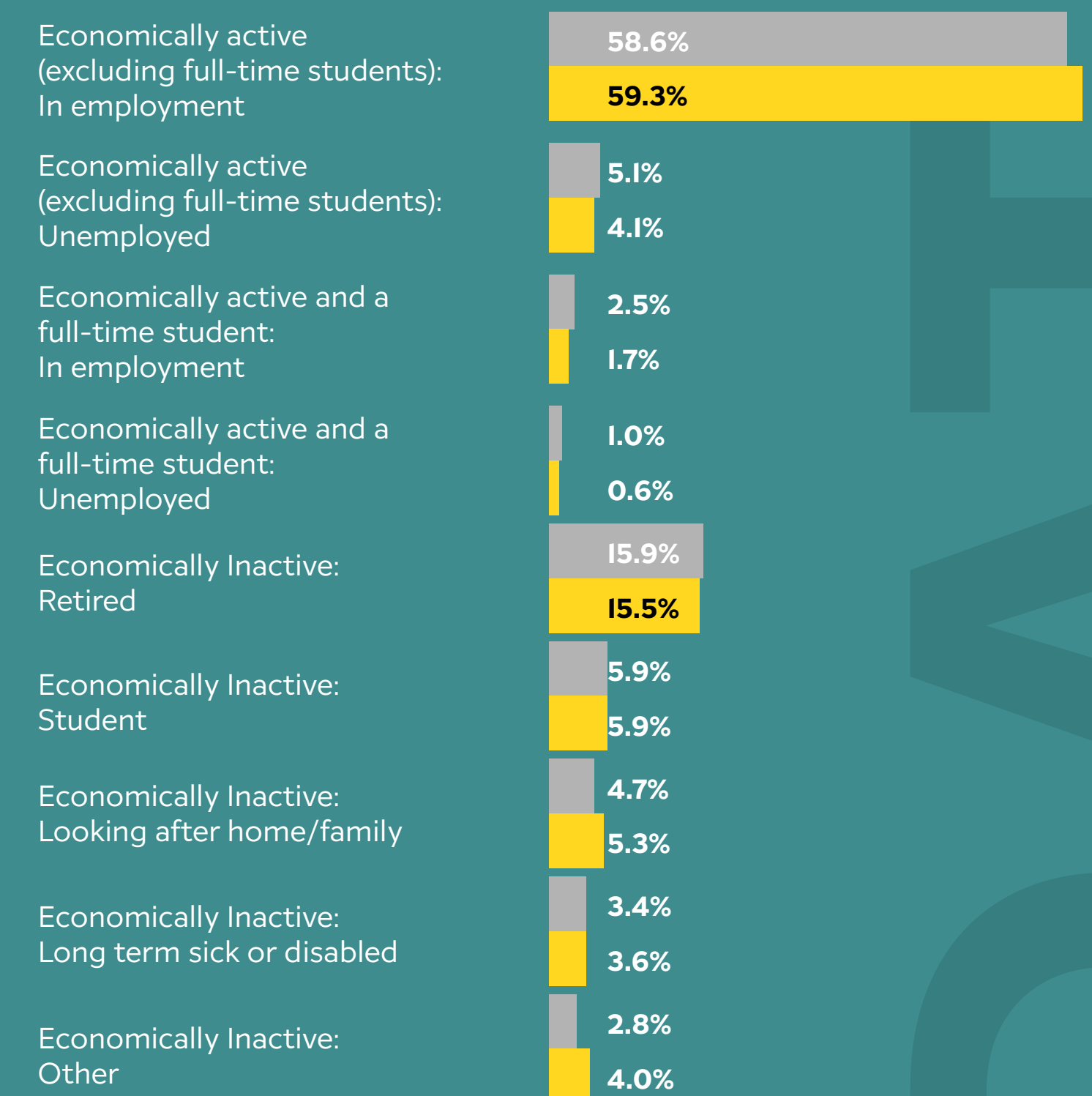
COUNTRY OF BIRTH



ETHNICITY



EMPLOYMENT & STUDENT STATUS

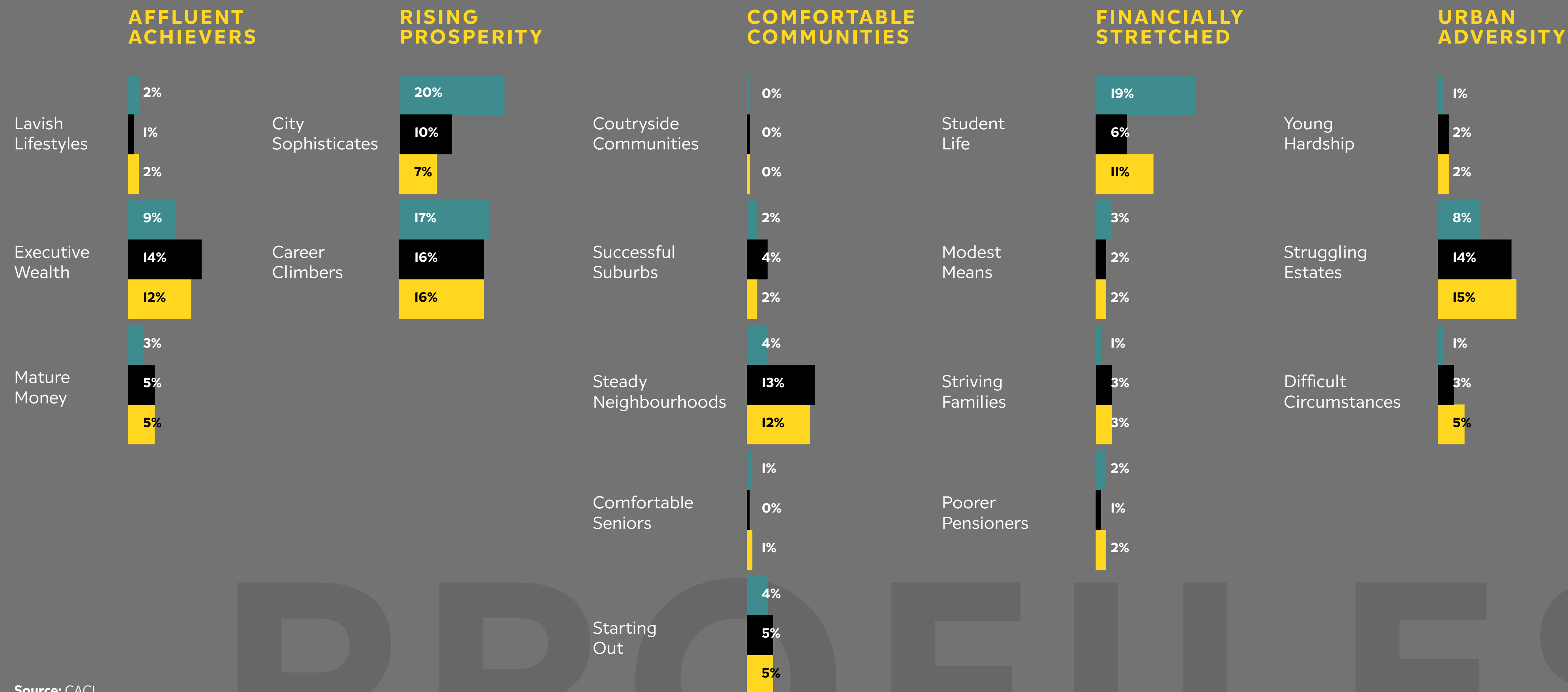


Source: Office for National Statistics - 2011 Census and Census 2021

Acorn profile of user groups

Key:

- LIVE
- WORK
- SHOP



Source: CACI

Croydon for all

LIVE

With a catchment population of 1.9 million people, Croydon boasts a significant market potential as a thriving hub for businesses.

WORK

Currently 29.4k workers within a 10-minute walk of Centrale & Whitgift.

SHOP

Centrale & Whitgift is an unrivaled town centre destination, as the largest retail footprint within Croydon under one ownership.



10+

HOTELS WITH
OCCUPANCY LEVELS
RANGING FROM 70-90%



Our brands

HOUSE OF FRASER
NEXT
DEICHMANN
ZARA
H&M
SPORTS DIRECT
M&S
NEW LOOK
BOOTS
RIVER ISLAND
SUPERDRY
SUPERDRUG
BEAVERBROOKS

Education & Arts

Croydon's catchment boasts a thriving education landscape, with renowned institutions such as The Brit School for performing Arts and Technology, along with a wealth of schools:



79
PRIMARY
SCHOOLS

9
PRIVATE
SCHOOLS

22
SECONDARY
SCHOOLS

5
GRAMMAR
SCHOOLS



SCHOOL

The Brit School, known for launching some of the world's greatest talents, including Adele, Amy Winehouse, and Stormzy, adds artistic excellence to the community.

UNIVERSITY

Croydon University Centre and London South Bank University offer a wide range of courses, from business and nursing to early childhood teaching and criminology, showcasing Croydon's commitment to providing diverse educational opportunities for its residents.





Sports & Health



Four key hospitals service Croydon:

1. **CROYDON UNIVERSITY HOSPITAL**
2. **EPSOM & ST HELIOR UNIVERSITY HOSPITAL**
3. **SHIRLEY OAKS HOSPITAL**
4. **ST GEORGE'S HOSPITAL**

Sports play a vital role in the fabric of Croydon, with Crystal Palace Football Club shining as a beacon of community pride and sporting excellence.

SELHURST PARK STADIUM **HOME TO CRYSTAL PALACE FC**

- ♦ 9 minute drive
- ♦ 25,000 capacity
- ♦ 18,000 season ticketholders

CROYDON SPORTS ARENA **TRACK & FIELD**

- ♦ 12 minute drive

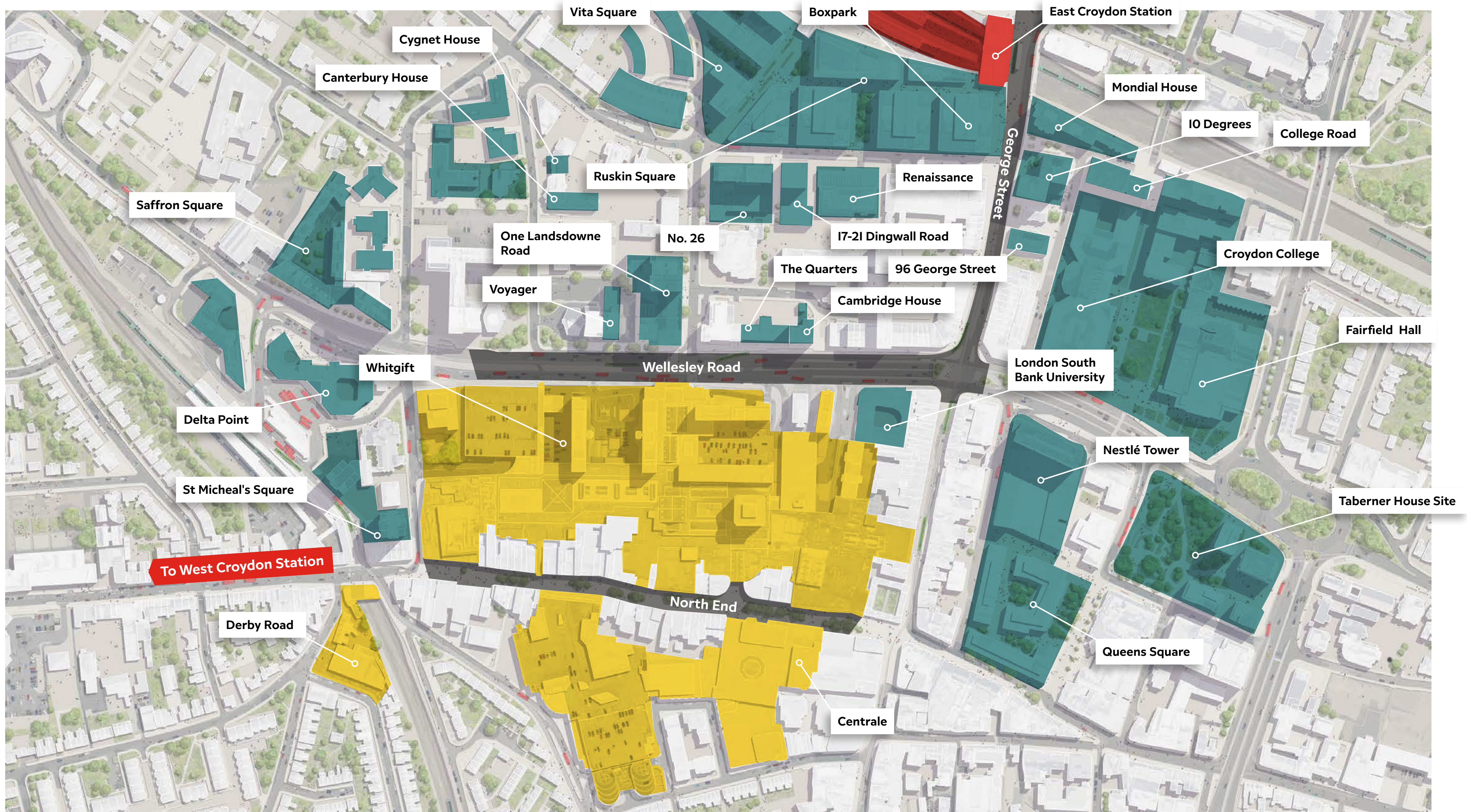
CRYSTAL PALACE **NATIONAL SPORTS CENTRE** **HOME TO A LARGE AQUATIC CENTRE**

- ♦ 18 minute drive



Croydon Activity District

Centrale & Whitgift Leasing



Centrale & Whitgift

CENTRALE & WHITGIFT FOOTFALL

12m PER ANNUM

TOTAL RETAIL GLA

172k

NUMBER OF RETAIL UNITS

229

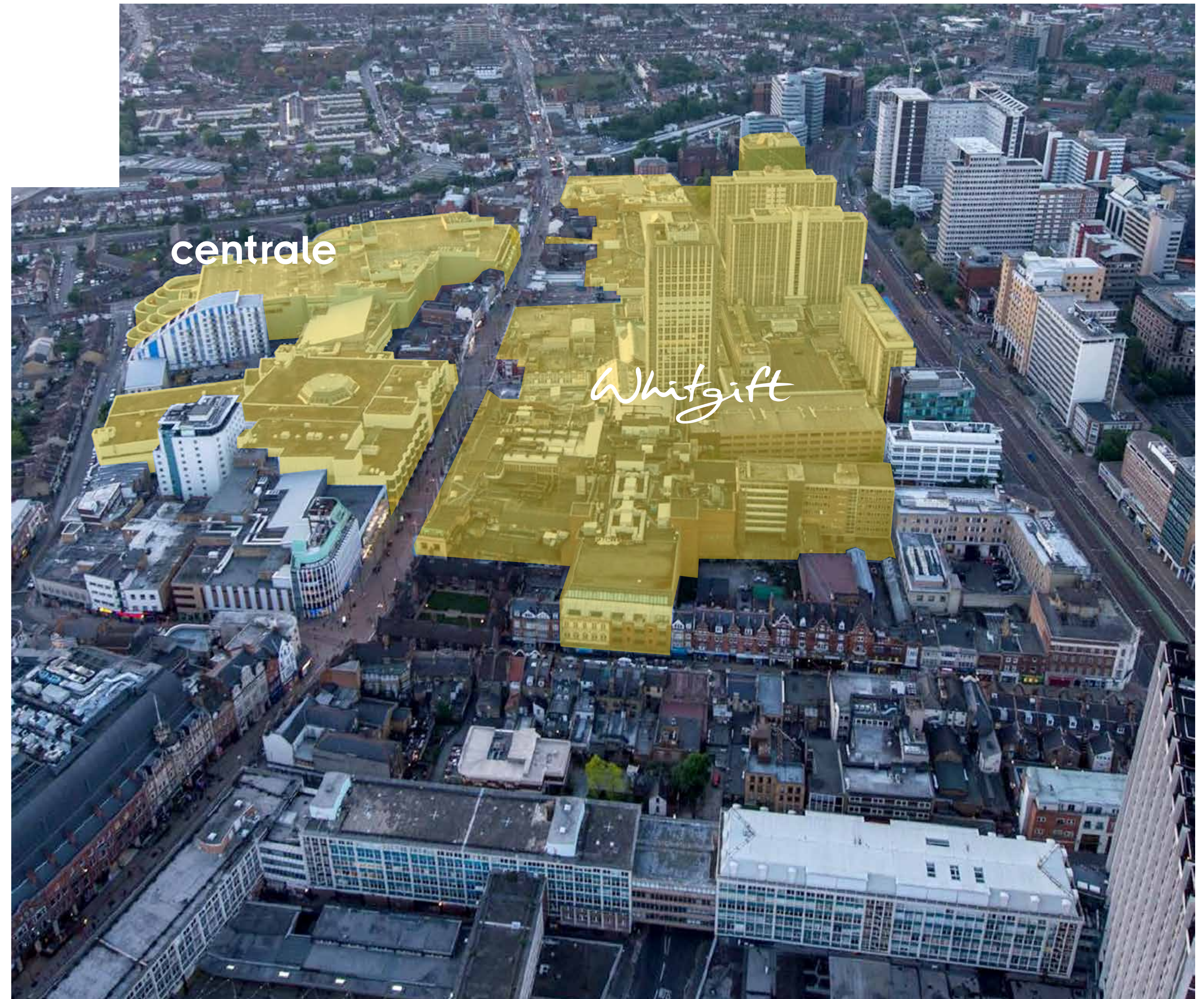
(EXCLUDING 12 KIOSKS)

NUMBER OF CAR PARKS

4

NUMBER OF PARKING SPACES

2,990

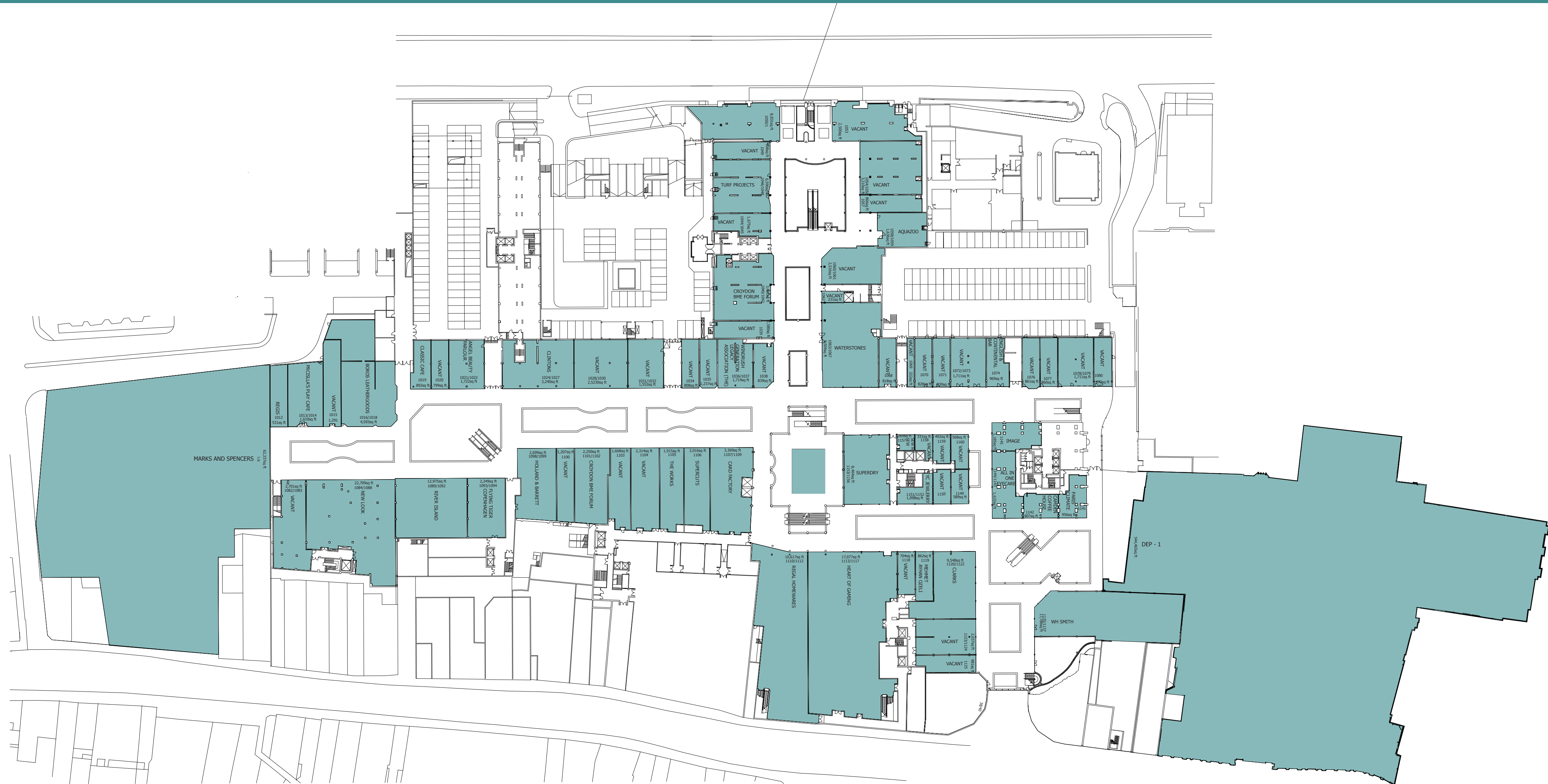


THE WHITGIFT CENTRE **GROUND FLOOR**



*subject to change

THE WHITGIFT CENTRE LEVEL ONE



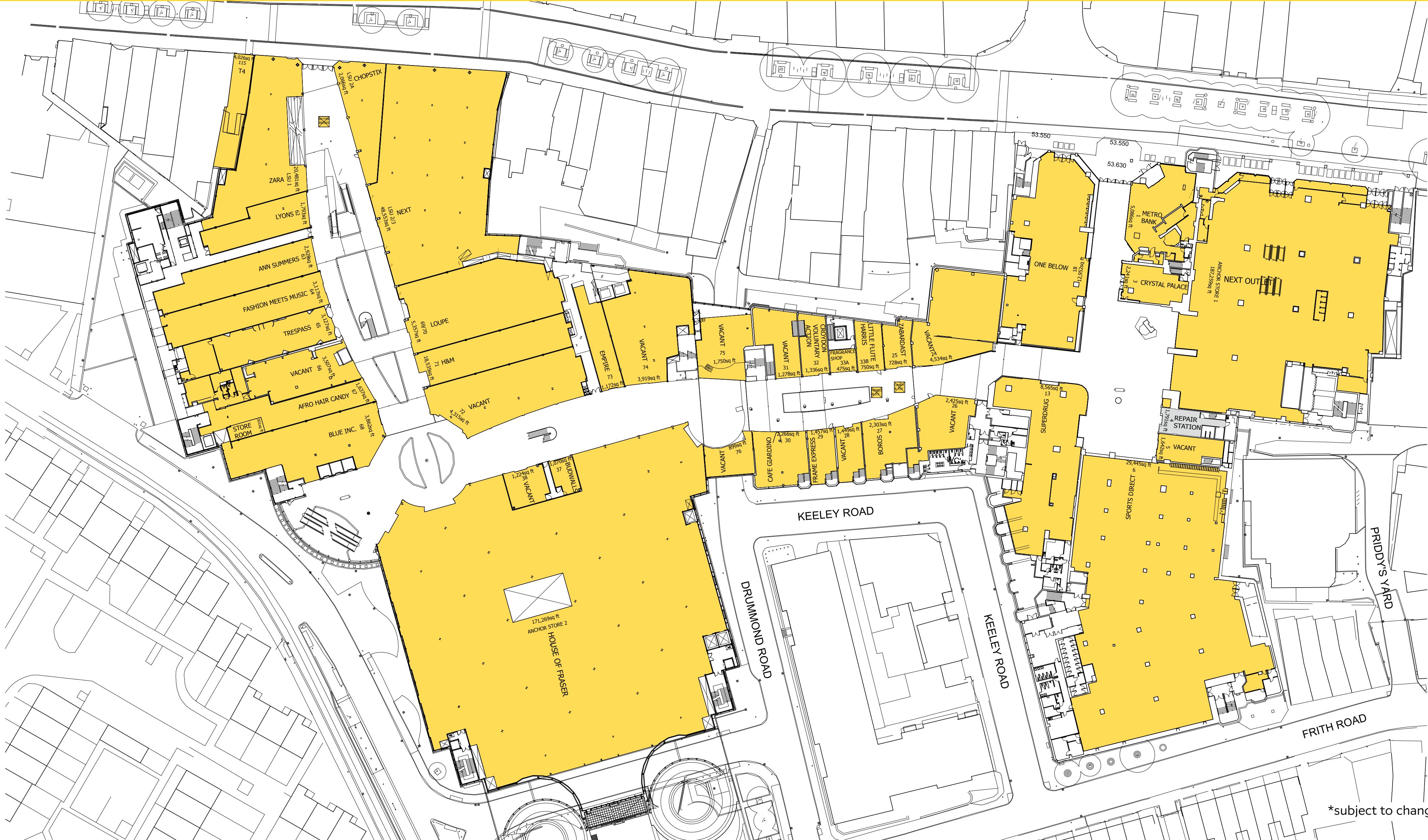
*subject to change

CENTRALE LOWER LEVEL



*subject to change

CENTRALE GROUND FLOOR



*subject to change

[illegible][illegible]

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