



Press Release

11 May 2010

Ten years on, Capital & Regional continues to lead the industry on shopping centre sustainability

The Mall Fund saves over £2.5 Million on energy since 1999

The Mall Fund managed by Capital & Regional plc and Aviva Investors Global Services Ltd today reports that it has successfully continued to cut the emissions and waste produced by its Mall Fund shopping centres over the last ten years. Recent figures show that the Fund made further progress in 2009 with 78% of waste now avoiding landfill. These steps are being taken as part of the Fund's EnviroMall sustainable accreditation scheme.

The 10-year performance statistics show that the Fund's shopping centres have saved over 14,000 tonnes of CO₂ and 38,000,000 kw of gas and electricity since 1999, equalling a saving of £2,650,000 in energy. This is enough energy to power at least 25 air-conditioned 250,000 sq ft shopping centres for a year. In the last 10 years the Fund have saved 60% of its current energy consumption.

This comes on the back of The Mall Fund being named as the top performing private property fund for the whole of Europe the recent Environmental Performance report by Maastricht University. The report looked to benchmark the property industry's environmental performance and identify those who are regarded as "best practice in environmental performance".

These impressive results are largely down to C&R's brainchild EnviroMall, an accreditation scheme specifically developed for shopping centres to monitor and reduce their environmental impact. EnviroMall works in partnership with the Carbon Trust, Envirowise, Upstream and The World Land Trust, focusing on promoting sustainability throughout the retail industry and crucially the shopping public. Their continued effort was awarded last



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February with The Mall becoming the first shopping centre fund to be awarded the Carbon Trust Standard in recognition of their reduced carbon footprint and genuine commitment to make further reductions.

Ken Ford, Executive Director of Capital & Regional Plc commented:

“Over the last 10 years C&R has invested in & managed 25 shopping centres, & from day one we’ve always viewed it as good business to operate in a way that minimises the negative environmental impacts associated with large shopping centres. Our numbers testify to the success of our EnviroMall programmes. More than this I’m particularly proud of realising the outreach potential of our centres in raising awareness of our 4 million shoppers per week through our educational programmes in local schools”

Mark Bourgeois, Managing Director of Shopping Centres at Capital & Regional continued:

“We are constantly working with our EnviroMall partners to ensure we think about the next steps and how we can build on the great work over the last 10 years. This is such an important issue and the retail industry needs to constantly think about what more can be done to avoid complacency. We’ve made a very good start, but as an organisation are constantly thinking about what more we can do.”

-ENDS-

Notes to Editors:

About Capital & Regional plc

Capital & Regional is the co-investing asset manager which specialises in town centre shopping centres, out of town retail parks, and urban entertainment complexes.

Capital & Regional founded the Mall and Junction Funds in conjunction with Aviva Investors Global Services Ltd. Its shares are quoted on the London Stock Exchange.

For further information see www.capreg.com

About The Mall

The Mall is the UK's leading community shopping centre Fund. Managed by Capital & Regional and Aviva Investors, The Mall Fund owns 17 shopping centres across the UK - home to 2000 retail units and attracting approximately 3.3 million shopping visits every week.



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EnviroMall*

EnviroMall is the first national environmental accreditation scheme specifically designed for shopping centres. It aims to minimise shopping centres' impact on the environment through working with retailers and shoppers. The scheme provides an assessment regime which measures environmental impact and continual improvement over time

The partnership is made up of Envirowise, Upstream, The Mall, the Carbon Trust and the Energy Efficiency Accreditation Scheme. Each organisation brings knowledge and skills in their areas of expertise, which will be pooled to devise the shopping centre specific accreditation.

About The Carbon Trust Standard

To achieve Carbon Trust Standard certification an organisation must meet requirements in three areas:

1) Measurement

The organisation must measure its key greenhouse gas emissions.

2) Management

The organisation needs to show good carbon management performance. This means providing evidence of activity such as investment in new equipment, maintenance programmes and staff training.

3) Reduction

The organisation must be able to show emissions reduction over the last year – either on a total emissions basis, or on a relative basis (e.g. emissions/£m turnover).

Assessments are then repeated on a biennial basis to ensure that the Standard is still valid and that reductions are being made.

Certification against the Carbon Trust Standard is one of two designated early action metrics under the Carbon Reduction Commitment (CRC). Organisations which hold a valid Carbon Trust Standard certificate for the CRC period will receive an improved league table ranking. Visit www.carbontruststandard.com