

# Transforming towns and cities

We use our long-term capital to create sustainable communities, applying our capabilities across commercial property, housing, clean energy and innovation.

From the delivery of diversified homes for all demographics, to the regeneration of cities and improved infrastructure, your pension assets, along with our shareholder capital, are deployed to transform the economy and build better futures.

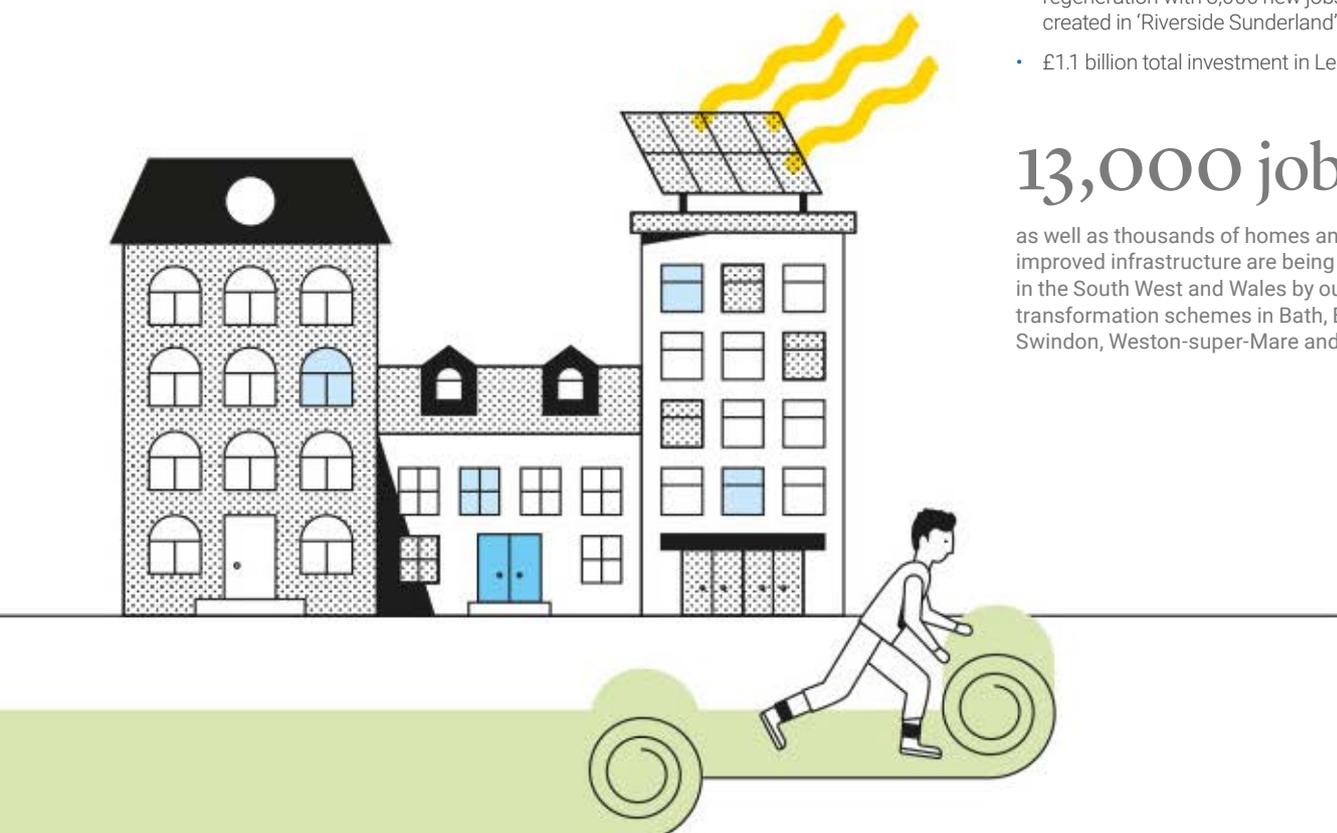
## Urban transformation

We are dedicated to helping drive regional economic growth to improve lives and create extraordinary social outcomes. We deliver this through major regeneration schemes in towns and cities across the UK.

- £100 million commitment to Sunderland's regeneration with 3,000 new jobs to be created in 'Riverside Sunderland'
- £1.1 billion total investment in Leeds to date

## 13,000 jobs

as well as thousands of homes and improved infrastructure are being created in the South West and Wales by our transformation schemes in Bath, Bristol, Swindon, Weston-super-Mare and Cardiff





## Affordable housing

We're committed to leading the evolution of the affordable housing sector, by combining our long-term capital with the expertise and management capability of the highest quality providers.

- £45 million investment in 2019 in partnership with Croydon Council to provide 167 homes for homeless local families, increased to £66 million and 250 homes in 2020
- 14 housing associations and partners selected to support delivery of our pipeline of affordable homes

# £750 million

of new affordable housing projects throughout the UK, increasing our development pipeline to nearly 3,500 homes, across 41 schemes

## Later living

Our later living activities seek to address major societal issues such as health, care and loneliness. We are investing for the long term in a way that unites our stakeholders and is inclusive enough to create a positive, sustainable change.

- Free Employee Assistance Programme (EAP) available to UK care workers through our recent investment, Care Sourcer, the first UK comparison and matching site for aged care
- Included a new rental offering for our suburban later living business, Inspired Villages Group, and established Guild Living, a developer and operator of urban later living communities

# 3,000

new retirement homes planned to be delivered over the next 5 years with over 500 sold to date

## Science, technology and innovation

We provide capital for start-up businesses through existing venture capital managers, take direct stakes in growth companies and invest in innovative sectors.

- 3 new exchange traded funds launched targeting the investment opportunities created by innovations in artificial intelligence, healthcare and clean water
- 100% stake purchased in MyFutureNow enabling customers to trace their lost or forgotten pension pots, an additional benefit for our customers

# £230 million

Kao Data Campus, a state-of-the-art data centre servicing the London to Cambridge corridor, in which we have invested

**We also focus on clean energy investment, supporting the transition to a low carbon economy. See pages 34 to 35.**