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LEGAL & GENERAL'S THORPE PARK LEEDS SCHEME REACHES CRITICAL INFRASTRUCTURE MILESTONE

Legal & General Capital (Legal & General) announces that works have started on the bridge for the new road over the railway line at Thorpe Park Leeds. Once complete this new infrastructure will unlock thousands of homes in East Leeds. Legal & General Capital is delivering the Thorpe Park Leeds regeneration scheme in a joint venture partnership with Scarborough International Properties.

The bridge forms part of the major infrastructure works currently underway at the 275-acre mixed use development. It marks the start of the new Manston Lane Link Road, a key piece of infrastructure, which connects north and east Leeds to Junction 46 of the M1. This road, running through Thorpe Park Leeds, will unlock land for the construction of up to 7,000 new homes in the East Leeds area.

The Rail, Aviation & Environment Business Unit of construction company Galliford Try is delivering the £4.7m contract to build the single 30m clear span bridge over the Leeds to York railway line. The design is future proofed to account for expansion of the line from two to four-track and electrification. The bridge over the railway line will accommodate a dual carriageway in both directions as well as footway, cycleway, bridleway and a central reserve.

Rachel Dickie, Head of Urban Regeneration at Legal & General Capital, said: "This milestone marks important progress for the regeneration of this area, boosting economic growth and bringing new homes and jobs to East Leeds. By working closely with Leeds City Council we are delivering regionally significant infrastructure works which will improve transport connection and unlock the regeneration of East Leeds. This is a prime example of how a joined up and collaborative approach with local authorities can truly unlock regeneration to the best of its potential."

Wes McKee, Galliford Try Rail Director said: "Construction is progressing well and getting the beams in place will represent a major milestone in the programme. We are delighted to be playing a key role in such a strategically important scheme that will bring long-term benefits to the region."

Simon Marshall, Joint CEO at Scarborough International Properties said: "The bridge installation marks a very significant milestone in progress for phase two at Thorpe Park Leeds. The scheme is integral to the economic growth potential of East Leeds and this part of the jigsaw not only provides greater access to the wonderful facilities on offer at Thorpe Park Leeds, but also greatly improves connectivity from Leeds city centre, through East Leeds and beyond."

Thorpe Park Leeds is already well established and home to over 60 businesses employing around 4,500 people. Phase two provides 1.35 million sq ft of mixed use accommodation with a new 350,000 sq ft shopping and leisure destination and the first phase of 940,000 sq ft of offices. The development also includes 300 new homes by Redrow and a 113-acre public park with sports facilities.

The retail and leisure scheme is due for completion this Autumn with occupiers including Next, M&S Simply Food, Boots, Odeon and Pure Gym. The first city centre specification, headquarters office building is already completed with 31,650 sq ft of accommodation under offer.

The award-winning development has dedicated access to Junction 46 of the M1 and has been chosen for the new railway station, 'East Leeds Parkway' and associated park and ride, connecting the Thorpe Park Leeds directly to Leeds city centre in just eight minutes. This forms part of a £270 million infrastructure investment into Leeds by the Department of Transport.

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Notes to editors

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aim to invest for the long term in economically and socially useful assets, to secure competitive returns and to create new asset classes for Legal & General's varied investment requirements, for our partners and for the wider marketplace. Investments to date have included housebuilder CALA Homes, a Build to Rent joint venture, major urban regeneration projects in Salford, Newcastle, Cardiff and Bracknell, SME finance group Pemberton and clean energy firm, NTR.

Legal & General Group

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We work with companies and pension trustees to help people build security in retirement, being the UK's largest investment manager for UK corporate pension schemes, a major provider of auto-enrolled pensions and a market leader in pensions de-risking. We have also made a commitment to invest in direct investments, with £12 billion already invested in areas such as homes, urban regeneration, clean energy and small business finance, driving economic growth and making a positive difference to the UK's built environment.