SPRINGBOARD.

August 2022

Month commencing 31 July 2022

UK footfall benchmarks

UK footfall in August at -13.2% below 2019 was better than anticipated given the recent rise in inflation and the impending impact on households of the increase in energy costs, so it seems that the headlines around the increasing cost of living are not yet deterring people from spending. Indeed, the continuous heat in August clearly encouraged people to take staycations which fuelled activity in retail destinations. Also many consumers took a much longed for and deferred summer holiday during August - many of which will have been paid for last year or even the year before - driving pre-holiday spending, and creating what might be seen as the "last hurrah" before the rise in the energy price cap kicks in during October.

The rise in temperatures to record levels during the middle of the month only had a localised and short-lived impact on footfall. It meant that footfall weakened from the week before in the second and third weeks driven by some shoppers avoiding high streets; the week on week change in high street footfall in the middle of the month averaged -3.8% versus an average increase of +2.6% in the first and last weeks. In contrast, in shopping centres which benefit from controlled temperatures, footfall only declined week on week by an average of -0.9% during the extreme heat in the middle of the month, and rose week on week over the first and fourth weeks by +0.5%.

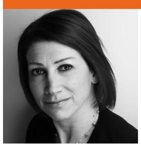
Looking forward to September, we are expecting the traditional dip in footfall from August as schools go back, which has occurred every year since Springboard started publishing its footfall data in 2009. The magnitude of the dip from August to September in 2019 was -3.3%, and as the euphoria of a hot and sunny summer ends and the anticipation of austerity awaits, we anticipate that the drop in footfall from August to September this year will be at least equal or even greater than this.

Springboard index
2022 vs 2021
+8.6%
month on month
+0.5%

High streets
2022 vs 2021
+13.9%
month on month
+0.8%

Shopping centres
2022 vs 2021
+7.5%
month on month
+1.6%

Retail parks
2022 vs 2021
-1.7%
month on month
-1.5%



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Named as a Top 100 Rethink Retail Influencer for 2022

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

2022 vs 2019: UK footfall benchmarks

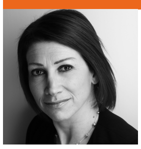
The impact of Covid-19 on footfall means that subsequent to the anniversary of Lockdown 1 (23rd March 2021), it is important to add a further annual comparison of 2022 versus 2019 in order to compare to the last normal trading year. Being able to measure and compare the change in footfall over the last three years will equip you with the relevant data and insights to truly put your performance into context and continue making data driven decisions.

Springboard index
2022 vs 2019
-13.2%
month on month
+0.5%

High streets
2022 vs 2019
-15.1%
month on month
+0.8%

Shopping centres
2022 vs 2019
-17.5%
month on month
+1.6%

Retail parks
2022 vs 2019
-4.5%
month on month
-1.5%



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August 2022
Month commencing 31 July 2022
Springboard index

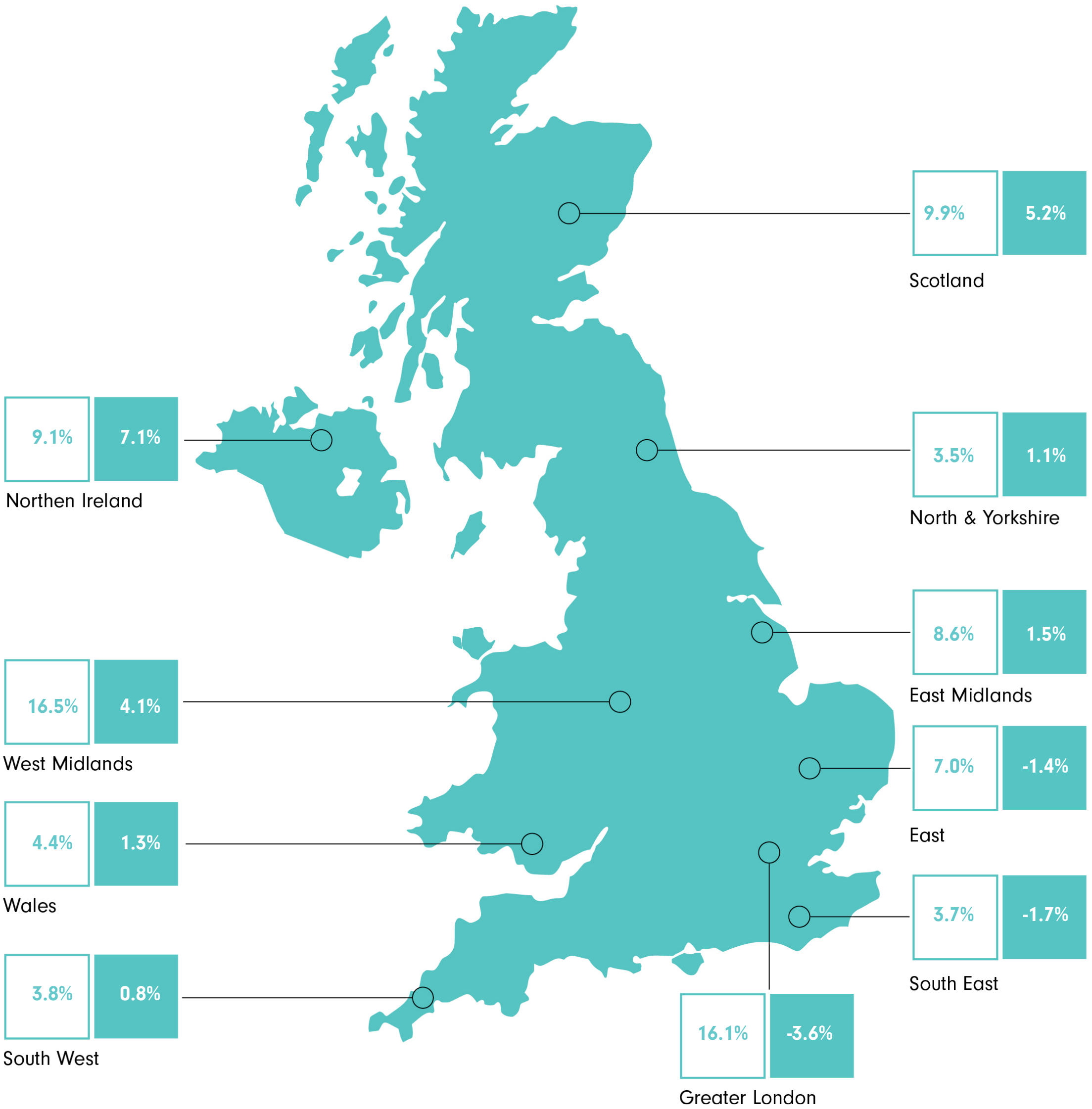
+8.6%
2022 vs 2021

+0.5%
Month on month

Year to date

2022 vs 2021	**+39.4%**
2021 vs 2020	**+5.7%**

2022 vs 2021 | MoM %



The Springboard Index is a national index, encompassing the overall UK result for each of the three destination types. The result for each destination type is based on the comparison of the average footfall volume across all individual locations of that type between one period and another (eg. last week and the same week last year). The Springboard Index is an average of these results, weighted by their respective influence in terms of footfall volume.

SPRINGBOARD.

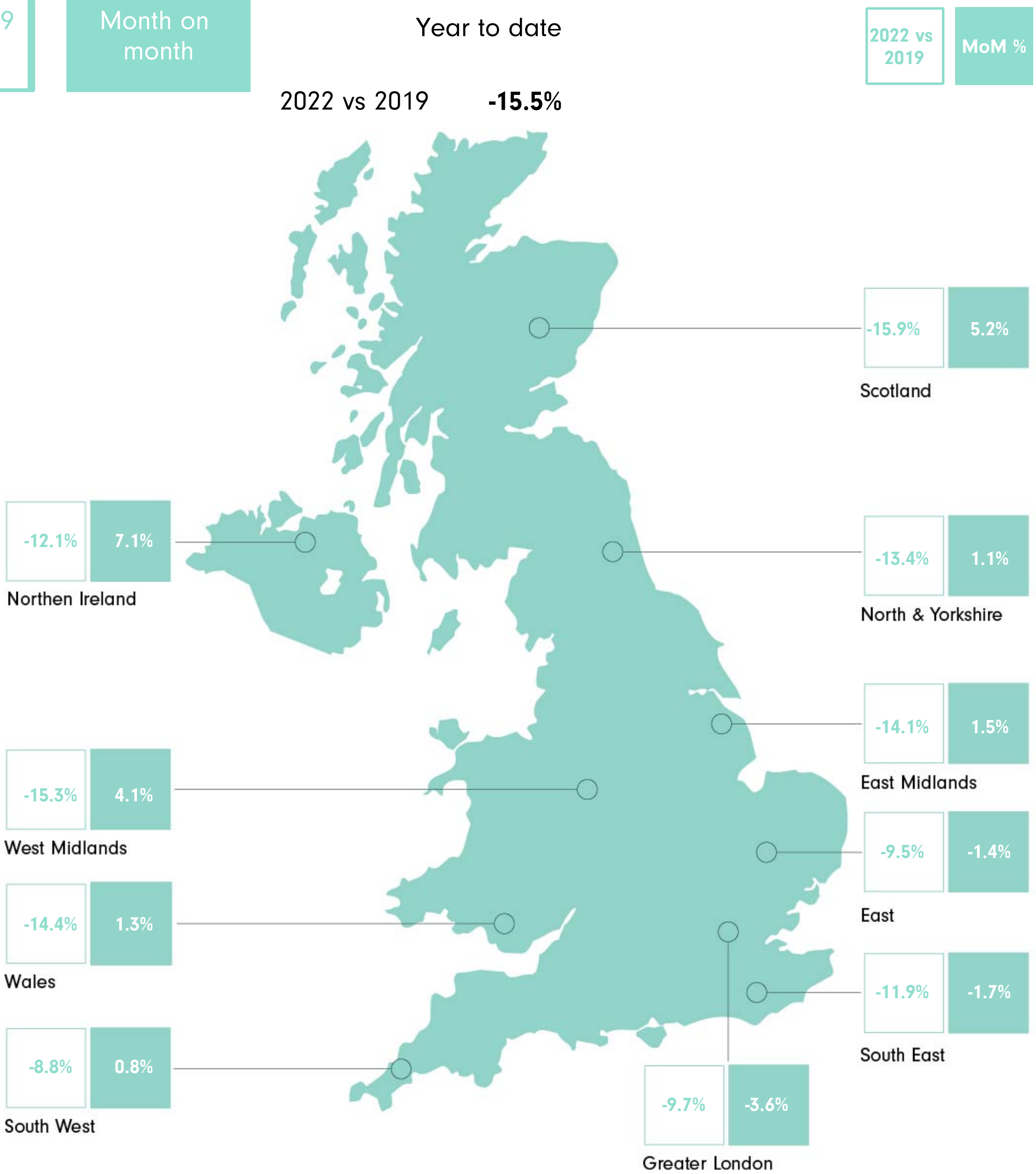
August 2022

Month commencing 31 July 2022

2022 vs 2019: Springboard index

-13.2% 2022 vs 2019

+0.5% Month on month



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SPRINGBOARD.

August 2022

Month commencing 31 July 2022

High street index

High street results by region

	2022 vs 2021	MoM%
East	12.1%	-2.2%
East Midlands	10.5%	2.4%
Greater London	23.8%	-1.8%
Northern Ireland	10.0%	7.6%
North & Yorkshire	6.1%	2.3%
Scotland	14.2%	6.6%
South East	5.7%	-2.5%
South West	2.2%	2.1%
Wales	7.2%	0.5%
West Midlands	27.7%	7.6%

+13.9%
Year on year

+0.8%
Month on month

Year to date :		
	2022 vs 2021	+48.4%
	2021 vs 2020	+4.8%

	Central London	Outer London	Regional Cities excl London	Market towns	Coastal towns	Historic towns
Year on year	+31.1%	+12.7%	+11.9%	+4.3%	+0.6%	+4.9%
Month on Month	-0.0%	-3.3%	+3.6%	+0.2%	+6.3%	-1.4%

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

2022 vs 2019: High street index

High street results by region

	2022 vs 2019	MoM%
South West	-15.0%	2.1%
South East	-12.7%	-2.5%
East Midlands	-13.0%	2.4%
North & Yorkshire	-15.2%	2.3%
West Midlands	-18.7%	7.6%
Northern Ireland	-12.9%	7.6%
Greater London	-16.7%	-1.8%
East	-9.8%	-2.2%
Wales	-12.5%	0.5%
Scotland	-15.6%	6.6%

-15.1%
2022 vs 2019

+0.8%
Month on month

Year to date : 2022 vs 2019 -18.8%

	Central London	Outer London	Regional Cities excl London	Market towns	Coastal towns	Historic towns
2022 vs 2019	-20.2%	-10.6%	-10.3%	-16.7%	-16.8%	-12.5%
Month on Month	-0.0%	-3.3%	+3.6%	+0.2%	+6.3%	-1.4%

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

Shopping centre index

Shopping centre results by region

	2022 vs 2021	MoM%
East	5.7%	1.7%
East Midlands	11.5%	0.9%
Greater London	16.7%	-3.2%
North & Yorkshire	5.3%	2.0%
Scotland	13.4%	4.4%
South East	3.3%	1.6%
South West	5.8%	1.8%
Wales	4.5%	5.5%
West Midlands	6.8%	4.0%

+7.5%
Year on year

+1.6%
Month on month

Year to date :	2022 vs 2021	+46.5%
	2021 vs 2020	-2.0%

Up to 100,000 Sqft	100,000 to 250,000 Sqft	250,000 to 500,000 SqFt	500,000 Sqft and above
+6.6% Year on year	+11.6% Year on year	+4.0% Year on year	+8.7% Year on year
+3.1% Month on month	+0.9% Month on month	+1.2% Month on month	+2.0% Month on month

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

2022 vs 2019: Shopping centre index

Shopping centre results by region

	2022 vs 2019	MoM%
Greater London	-10.5%	-3.2%
Wales	-25.1%	5.5%
Scotland	-25.2%	4.4%
South West	-14.8%	1.8%
North & Yorkshire	-18.5%	2.0%
East Midlands	-22.8%	0.9%
South East	-15.8%	1.6%
East	-17.9%	1.7%
West Midlands	-16.1%	4.0%

-17.5%
2022 vs 2019

+1.6%
Month on month

Year to date : 2022 vs 2019 -19.7%

	2022 vs 2019	Month on month
Up to 100,000 Sqft	-19.0%	+3.1%
100,000 to 250,000 Sqft	-19.8%	+0.9%
250,000 to 500,000 SqFt	-16.3%	+1.2%
500,000 Sqft and above	-17.2%	+2.0%

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

Retail park index

Retail park results by region

	2022 vs 2021	MoM%
East	-2.8%	-3.0%
East Midlands	1.6%	0.3%
Greater London	-1.1%	-7.9%
North & Yorkshire	-4.0%	-2.3%
Scotland	-3.1%	3.0%
South East	-0.3%	-3.3%
South West	5.3%	-3.1%
Wales	-1.8%	-1.4%
West Midlands	2.5%	-3.3%

-1.7%
Year on year

-1.5%
Month on month

Year to date :	2022 vs 2021	+12.7%
	2021 vs 2020	+15.9%

-4.2% Year on year

-2.6% Month on month

Up to 125,000 SqFt

+0.2% Year on year

-2.2% Month on month

125,000 - 200,000 SqFt

-2.9% Year on year

-1.7% Month on month

200,000 - 275,000 SqFt

-0.1% Year on year

-0.1% Month on month

Over 275,000 SqFt

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

2022 vs 2019: Retail park index

Retail park results by region

	2022 vs 2019	MoM%
East Midlands	-7.5%	0.3%
South West	10.9%	-3.1%
North & Yorkshire	-4.4%	-2.3%
South East	-6.1%	-3.3%
West Midlands	-7.1%	-3.3%
East	-0.1%	-3.0%
Scotland	-6.6%	3.0%
Greater London	6.2%	-7.9%
Wales	-7.2%	-1.4%

-4.5%
2022 vs 2019

-1.5%
Month on month

Year to date : 2022 vs 2019 -3.9%

-7.0%
2022 vs 2019

-2.6%
Month on month

Up to 125,000 SqFt

-1.6%
2022 vs 2019

-2.2%
Month on month

125,000 - 200,000 SqFt

-6.3%
2022 vs 2019

-1.7%
Month on month

200,000 - 275,000 SqFt

-4.4%
2022 vs 2019

-0.1%
Month on month

Over 275,000 SqFt

SPRINGBOARD.

August 2022

Month commencing 31 July 2022

UK weather report

Number of days this month					Average high temperature for August 2022	Average high temperature for August 2021
Aberdeen	10	6	10	2	19°	17°
Edinburgh	11	3	14		20°	18°
Glasgow	8	2	18		21°	20°
Newcastle	14	4	8	2	22°	19°
Belfast	8	5	15		21°	18°
Leeds	16	1	11		23°	19°
Liverpool	14	2	12		22°	19°
Manchester	16	1	11		23°	19°
Birmingham	19	2	7		24°	19°
Norwich	15	5	8		25°	20°
London	19	3	6		26°	21°
Cardiff	17	2	9		24°	20°
Bristol	20	3	5		24°	20°
Exeter	17	5	6		25°	21°