

General Information

Shaftesbury Chinatown PLC has outstanding, £290,000,000 Guaranteed First Mortgage Bonds (“the bonds”) due 2027, guaranteed by Shaftesbury PLC.

The bonds were issued on 7 September 2017 and are listed on the regulated market of the London Stock Exchange.

Full details of the bonds are available in the Prospectus available for download from this page.

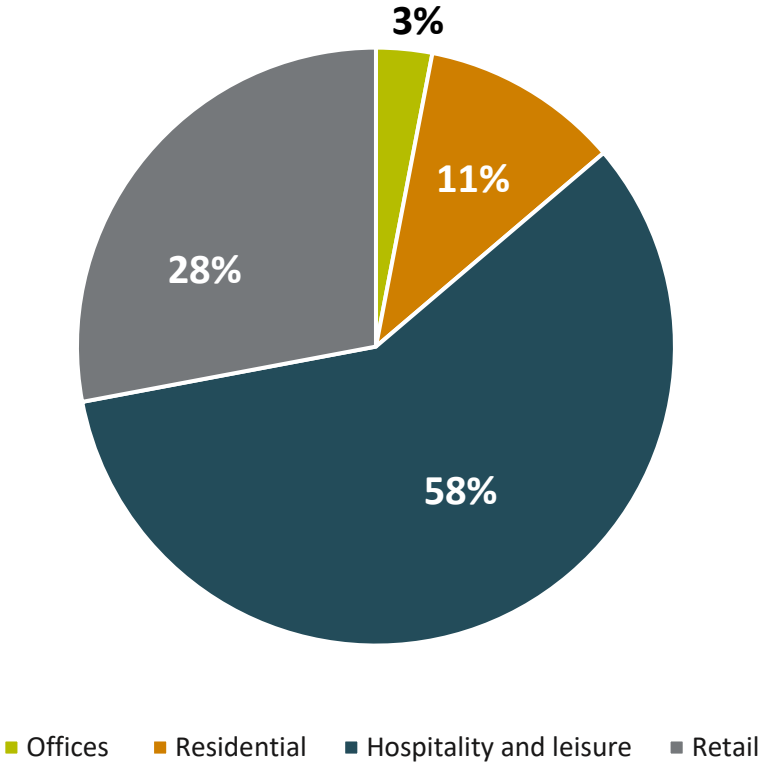
Information on the mortgaged properties

At 30 September 2020, the aggregate value of the Specifically Mortgaged Premises was £481,525,000. The properties were valued by Cushman & Wakefield. The Asset Cover Ratio was 1.66:1.

The Net Annual Income as at 30 September 2020, as agreed by Ernst & Young LLP, the Group’s auditor, was £13,389,924. The Interest Cover Ratio was 1.97:1.

There were 186 tenants occupying the Specifically Mortgaged Premises.

The rent roll by tenant use is shown below:



Shaftesbury

The top ten tenants contribute 26.1% to the Specifically Mortgaged Premises income (by gross annual income). They are as follows:

1	Rentwell Developments Limited	3.2%
2	13141668 Limited	2.8%
3	Seewoo Foods Limited	2.8%
4	New Loon Moon Limited	2.8%
5	Sainsburys Supermarkets Limited	2.7%
6	Family Leisure Gerrard Limited	2.5%
7	Everwell (London) Limited	2.5%
8	Jinli Gerrard Limited	2.5%
9	A & D Chinatown Limited	2.2%
10	Crispy Duck Chinese Restaurant Limited	2.1%

The following properties are secured against the bonds:

45, 45b, 47 & 49 and Crediton Mansions, 47a Charing Cross Road, London
3 Dansey Place
3 and 4 Dansey Place
6 Dansey Place and 21 and 22 Gerrard Street
7 Dansey Place and 34-36 Wardour Street
1 Gerrard Place
2 Gerrard Place
3 Gerrard Street
4 Gerrard Street
5 Gerrard Street
6 Gerrard Street
7 Gerrard Street
8 Gerrard Street
9 Gerrard Street (also containing 8 Horse & Dolphin Yard)
10 Gerrard Street & 4 Horse & Dolphin Yard
11 Gerrard Street
13 Gerrard Street
14 Gerrard St & 13 Macclesfield St
15A Gerrard St (also containing 2 Macclesfield St)
15 Gerrard Street
16 Gerrard Street and 2 Dansey Place
17 Gerrard Street (also containing 3 Dansey Place)
18 Gerrard Street
19 Gerrard Street
20 Gerrard Street and 5 Dansey Place
21 and 22 Gerrard Street and 6 Dansey Place
23 Gerrard Street
36 and 39 Gerrard Street
37-38 Gerrard Street
King's Head Public House, 48 Gerrard Street
1, 2 and 3 Horse and Dolphin Yard
8 Horse & Dolphin Yard
14 Lisle Street
15 Lisle Street
18-20 Lisle Street
19 Lisle Street

Shaftesbury

20 Lisle Street

21 Lisle Street

26 - 27 Lisle Street

The White Bear Public House, 28-30 Lisle Street

7 Little Newport Street

8 Little Newport Street

9 Little Newport Street

12 and 13 Little Newport Street

15 Little Newport Street

2 Macclesfield Street

3 Macclesfield Street

4 Macclesfield Street

5 Macclesfield Street

12 Macclesfield Street

13 Macclesfield Street and 14 Gerrard Street (also containing 13a Macclesfield Street)

21 Newport Court

22 Newport Court

23 and 24 Newport Court

1 Newport Place

Parts Of The Basement, Ground And Mezzanine Floor Levels at the Newport Sandringham Development Being The Retail Development, 51 To 79 (odd) Charing Cross Road, 28 To 35 Newport Court and 10 To 18 (even) Newport Place

64 Shaftesbury Avenue

66 to 88 (even) Shaftesbury Avenue, encompassing:

66 Shaftesbury Avenue

68 Shaftesbury Avenue

70 Shaftesbury Avenue

72 Shaftesbury Avenue

74 Shaftesbury Avenue

76 Shaftesbury Avenue

78 Shaftesbury Avenue

80 Shaftesbury Avenue

90, 92, 96 and 98 Shaftesbury Avenue and Macclesfield Chambers

100-124 Shaftesbury Avenue (Basement, Ground, First and Second Floors) encompassing:

108 Shaftesbury Avenue

110 Shaftesbury Avenue

112 and 112A Shaftesbury Avenue

114 Shaftesbury Avenue

116 Shaftesbury Avenue

118-120 Shaftesbury Avenue

Flat 1, Exeter Mansions, 106 Shaftesbury Avenue

Flat 3, Exeter Mansions, 106 Shaftesbury Avenue

Flat 4, Exeter Mansions, 106 Shaftesbury Avenue

Flat 5, Exeter Mansions, 106 Shaftesbury Avenue

Flat 6, Exeter Mansions, 106 Shaftesbury Avenue

Flat 8, Exeter Mansions, 106 Shaftesbury Avenue, London

Basement Vault, 116 Shaftesbury Avenue

Flat 1, Egmont House, 116 Shaftesbury Avenue

Flat 2, Egmont House, 116 Shaftesbury Avenue

Flat 3, Egmont House, 116 Shaftesbury Avenue

Shaftesbury

Flat 4, Egmont House, 116 Shaftesbury Avenue
Flat 3, Nassau House, 122 Shaftesbury Avenue
32 Wardour Street (also containing 23 Gerrard Street)
Part Basement Level at Newport Sandringham Development, 51/79 Charing Cross
Road, 28/35 Newport Court and 10/18 Newport Place

Trustee

Prudential Trustee Company Limited
10 Fenchurch Avenue
London
EC3M 5AG

Principal Paying Agent

Elavon Financial Services DAC
Fifth Floor
125 Old Broad Street
London EC2N 1AR
United Kingdom