

## 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.

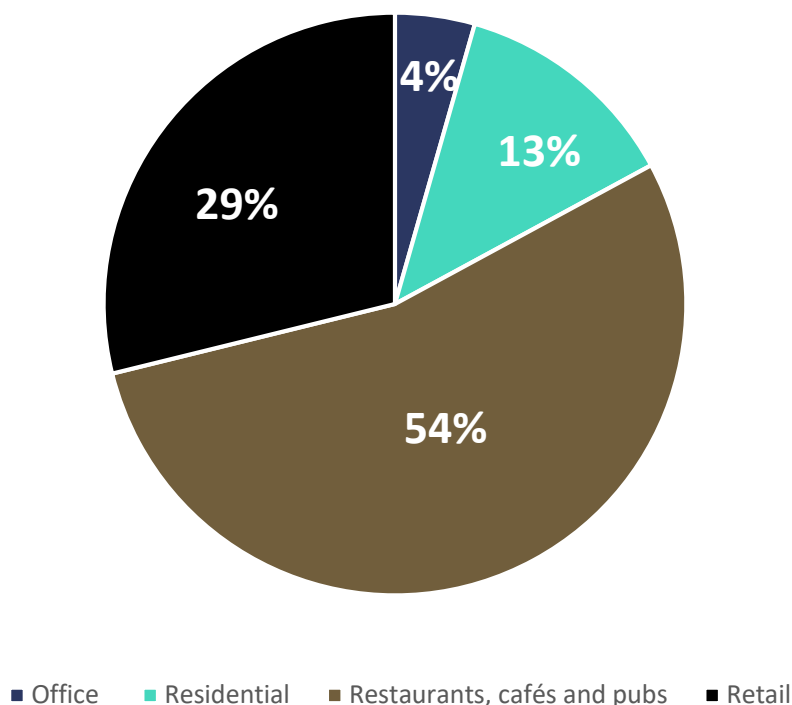
## Information on the mortgaged properties

At 30 September 2017, the aggregate value of the Specifically Mortgaged Premises was £532,330,000. The properties were valued by Cushman & Wakefield. The Asset Cover Ratio was 1.84:1.

The Net Annual Income as at 30 September 2017, as agreed by Ernst & Young LLP, the Group’s auditor, was £14,315,158. The Interest Cover Ratio was 2.10:1.

There were 193 tenants occupying the Specifically Mortgaged Premises.

The rent roll by tenant use is shown below:



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The top ten tenants contribute 28.5% to the Specifically Mortgaged Premises income (by gross annual income). They are as follows:

1	Rentwell Developments Limited	3.6%
2	Reigo (UK) Limited	3.3%
3	New Fortune Catering Limited	3.3%
4	New Loon Moon Limited	3.2%
5	Everwell (London) Limited	2.9%
6	Family Leisure Gerrard Limited	2.8%
7	Crispy Duck Chinese Restaurants Limited	2.5%
8	Allied Promotions Limited	2.4%
9	Rasa Investments Limited	2.3%
10	A&D Chinatown Limited	2.2%

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

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19 Lisle Street  
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

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Flat 2, Egmont House, 116 Shaftesbury Avenue  
Flat 3, Egmont House, 116 Shaftesbury Avenue  
Flat 4, Egmont House, 116 Shaftesbury Avenue  
Flat 3, Nassau House, 122 Shaftesbury Avenue  
32 Wardour Street (also containing 23 Gerrard Street)

## **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