



The leading central London mixed-use REIT

Impossible to replicate portfolio in the heart of the West End

Wholly-owned portfolio	Valuation	Annualised gross income	ERV	Equivalent yield
Covent Garden	£2,522m	£98m	£122m	4.3%
Carnaby Soho	£1,482m	£59m	£76m	4.5%
Chinatown	£689m	£31m	£33m	4.2%
Fitzrovia	£100m	£5m	£6m	4.7%
Total	£4,793m	£193m	£237m	4.3%
2023 movement (L-f-L)	-0.8%	+10.4%	+6.9%	+26bps



£4.8bn¹
PORTFOLIO VALUE



2.9m sq ft
LETTABLE SPACE

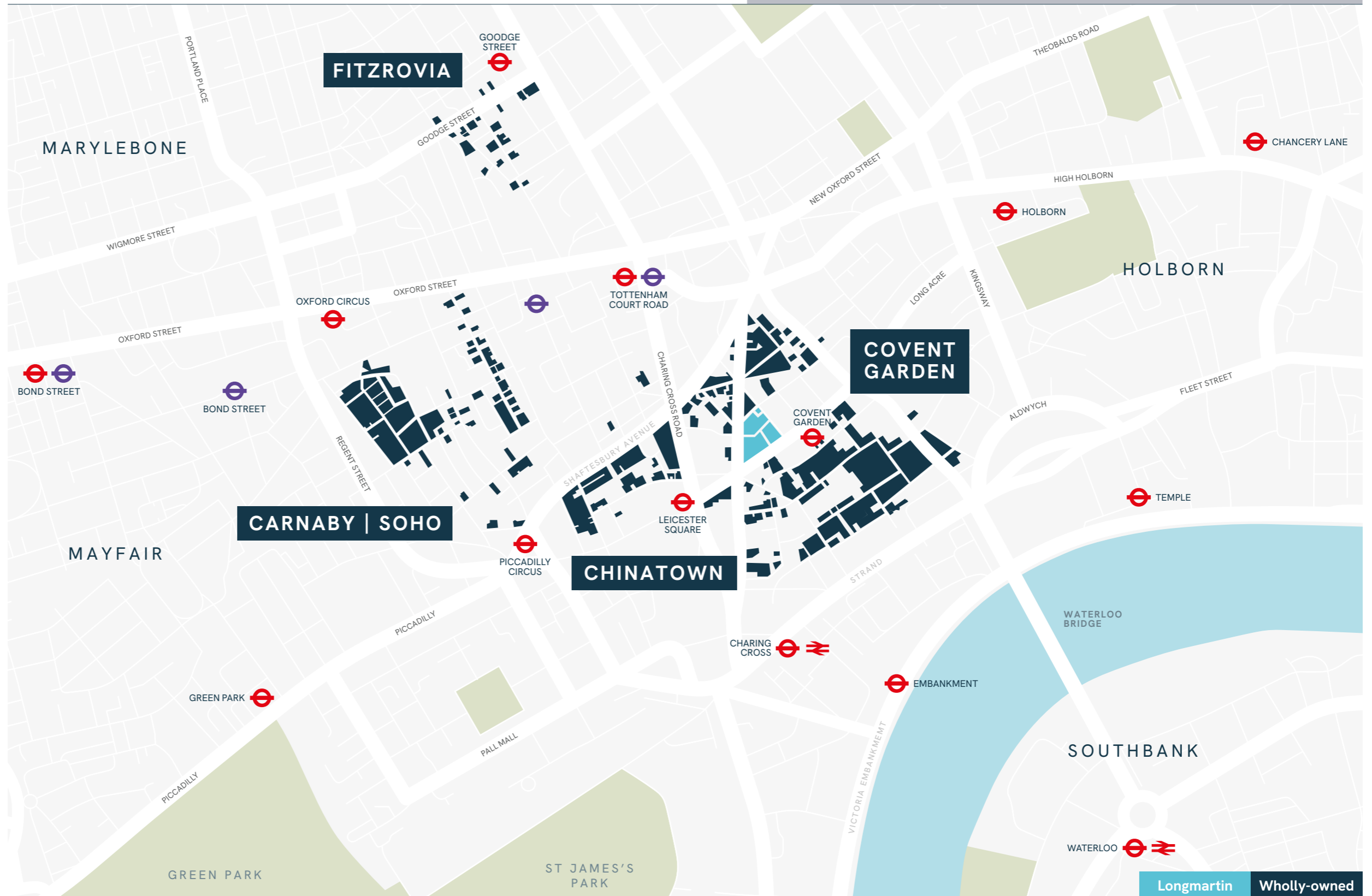


c. 2,000²
LETTABLE UNITS



c. 660
BUILDINGS

1. Excludes £2 million of Group properties primarily held in Lillie Square Holdings (a wholly-owned subsidiary).
2. Excluding long-leasehold residential interests.



Longmartin Wholly-owned

Note: This map is for indicative purposes only.



1.5m sq ft
LETTABLE SPACE



219
SHOPS



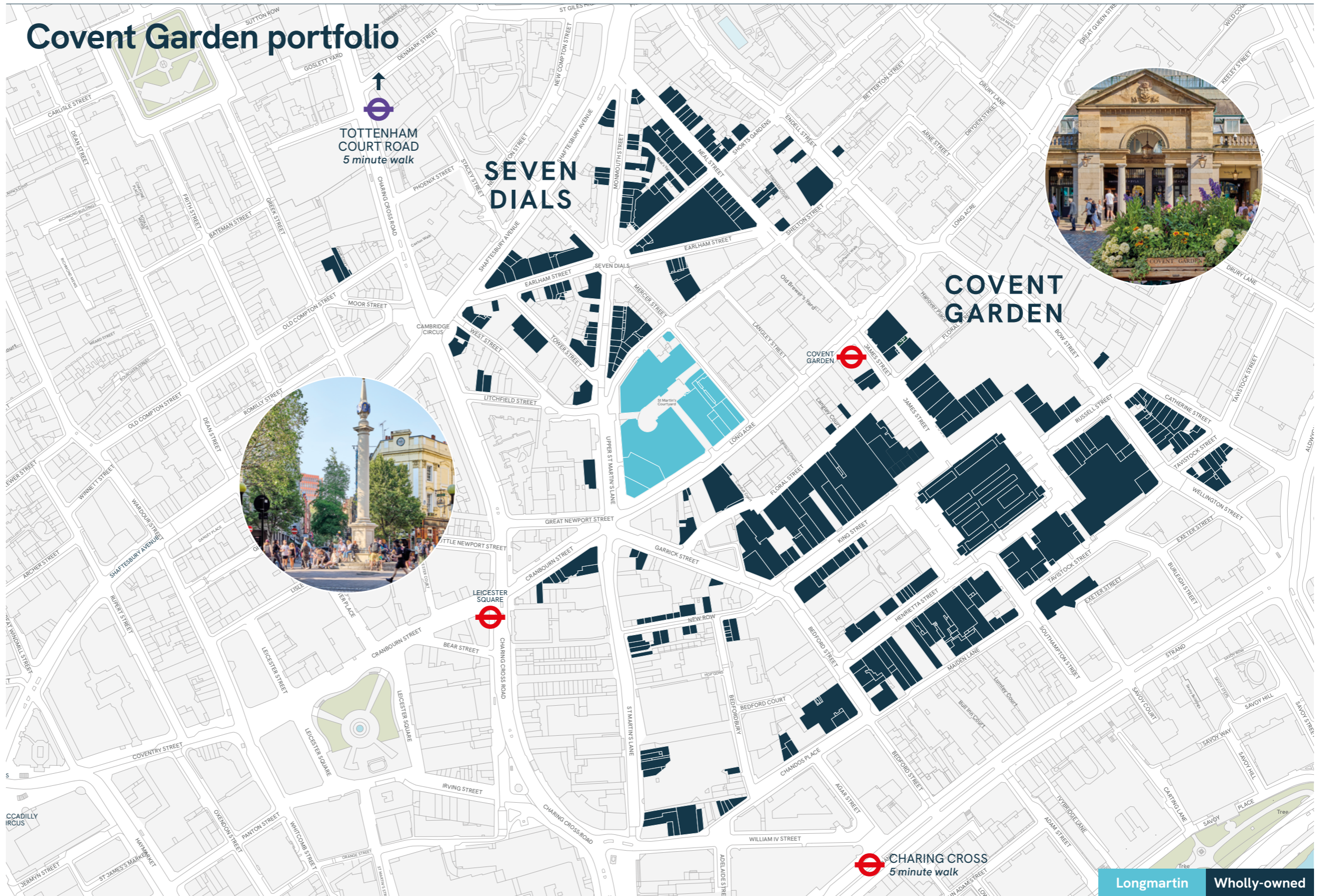
133
OFFICES



197
HOSPITALITY
AND LEISURE



301
APARTMENTS



Note: This map is for indicative purposes only.

Aēsop.



AVE MARIO

AWAY

AXEL ARIGATO

CAFE MURANO

CHANEL

finisterre

Glossier.

HOKA
TIME TO FLY™

HUBLOT

LE LABO®

·OYSTERMEN·
SEAFOOD BAR & KITCHEN



Reformation

ROLEX

seven
dials
market

Story
CELLAR

SUSHISAMBA®



TIFFANY & CO.



1.4m sq ft
LETTABLE SPACE



196
SHOPS



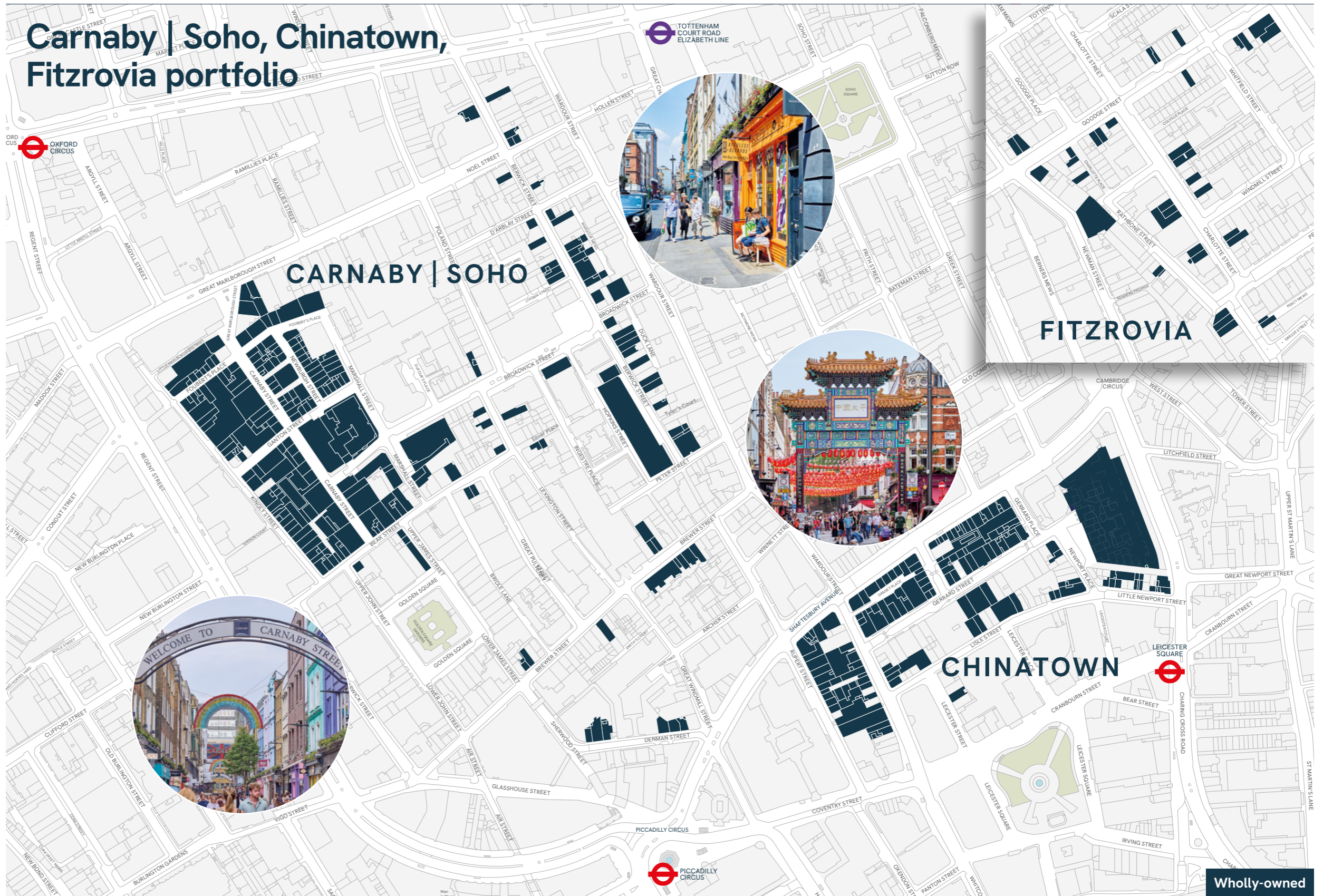
285
OFFICES



226
HOSPITALITY
AND LEISURE



408
APARTMENTS



Note: This map is for indicative purposes only.

Abercrombie & Fitch



AXEL ARIGATO

BAO

bebe bob

BIRKENSTOCK®



Donia

END.

GANNI



KILN

MIZNON

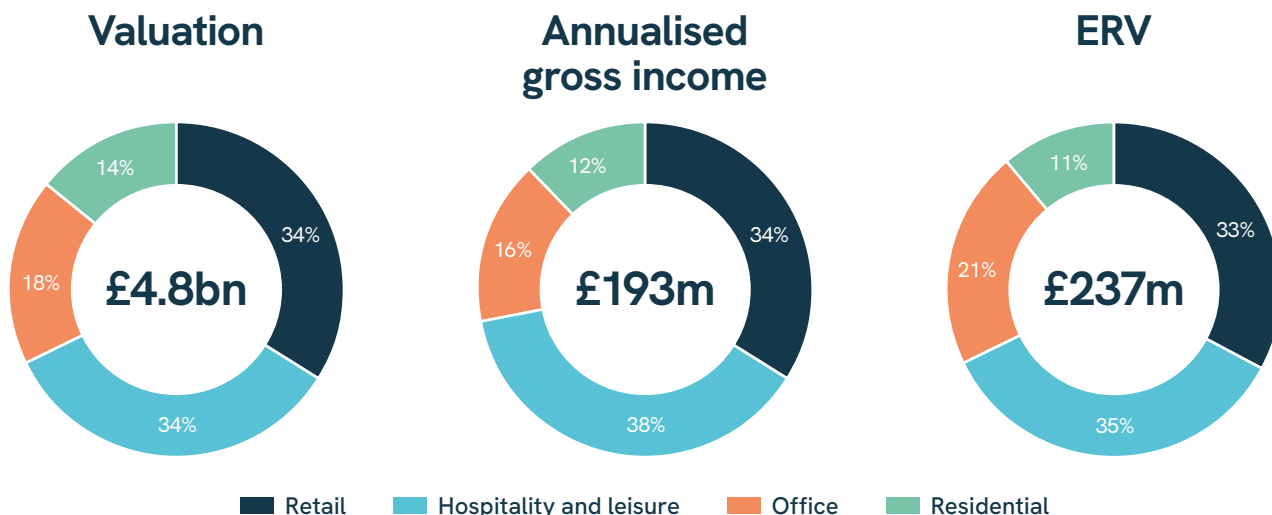


RIXO

size?



Diverse mixed-use portfolio



Key metrics

Financial returns

TOTAL SHAREHOLDER RETURN

33.1%

TOTAL ACCOUNTING RETURN

5.8%

TOTAL PROPERTY RETURN

2.2%

Financial performance

L-F-L ERV GROWTH

+6.9%

L-F-L ANNUALISED GROSS INCOME

+10.4%

UNDERLYING EARNINGS PER SHARE

3.7p

Financial strength

EPRA NTA

£3.5bn

EPRA NTA PER SHARE

190p

NET DEBT

£1.5bn

EPRA LTV

31%

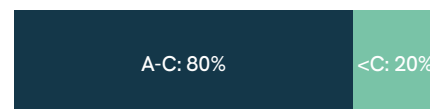
LIQUIDITY

£486m

A responsible forward-looking approach

- Committed to Net Zero Carbon by 2030
- 80 per cent of our properties by ERV have an EPC rating of A to C
- Strong track record supporting community-led initiatives and charities in the West End

EPC STATUS (BY ERV)



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All numbers relate to the wholly-owned portfolio as at 31 December 2023. The information in this document is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied upon as a representation of facts or as otherwise forming the basis of a contract. Specific professional or specialist advice should be obtained before doing anything on the basis of the content of this document. Shaftesbury Capital PLC assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this document.

