



The leading central London mixed-use REIT

Impossible to replicate portfolio in the heart of the West End

Wholly-owned portfolio	Valuation	ERV ¹
Covent Garden	£2,549m	£117m
Carnaby and Soho	£1,494m	£73m
Chinatown	£687m	£31m
Fitzrovia	£126m	£6m
Total	£4,856m	£227m

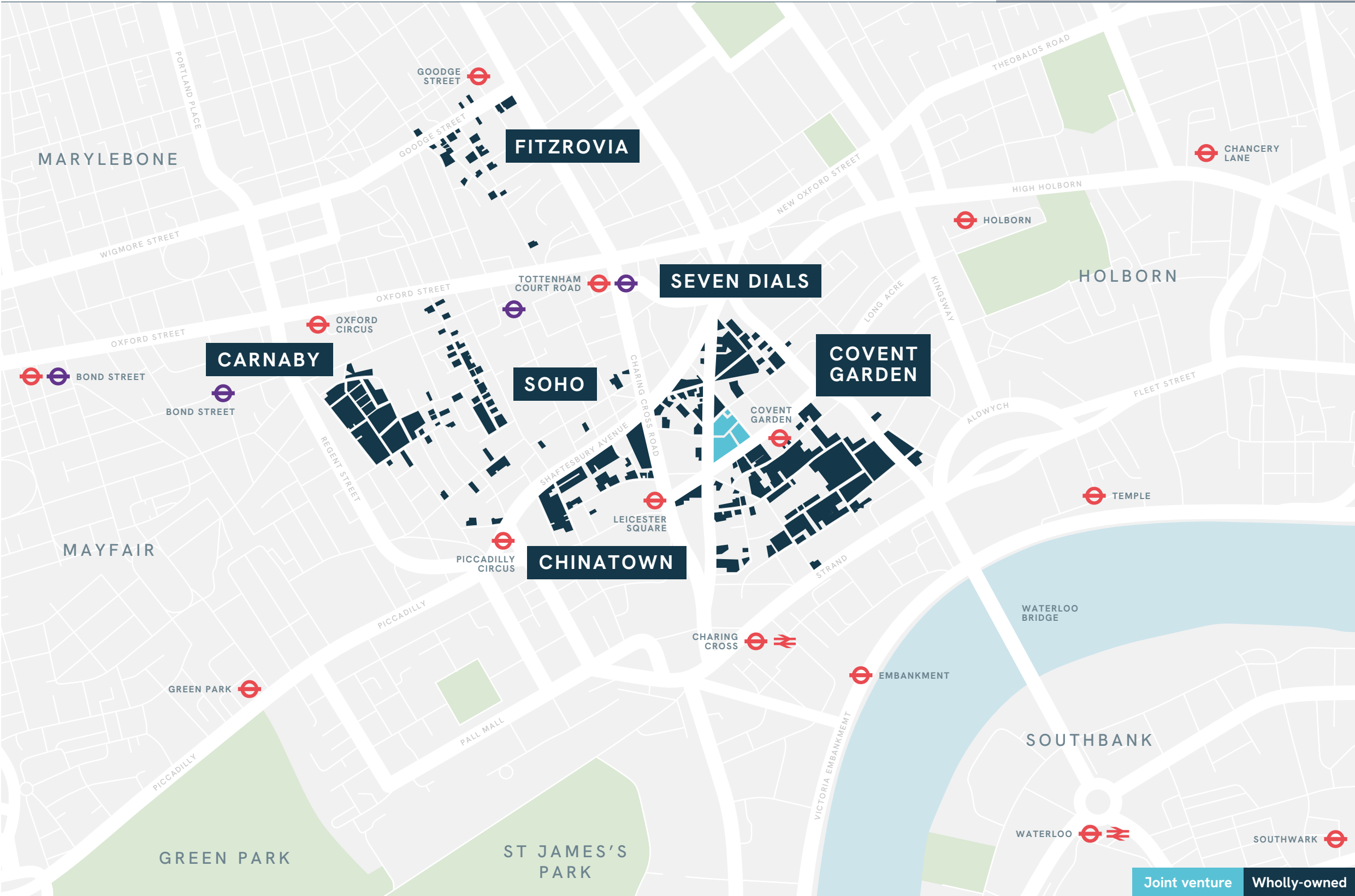

c. £4.9bn
PORTFOLIO VALUE


2.9m sq ft
LETTABLE SPACE


c. 2,000
LETTABLE UNITS


c. 670
BUILDINGS

1. Annualised gross income and ERV as at 31 December 2022 for Capco and 30 September 2022 for Shaftesbury.



Joint venture Wholly-owned

Note: This map is for indicative purposes only.



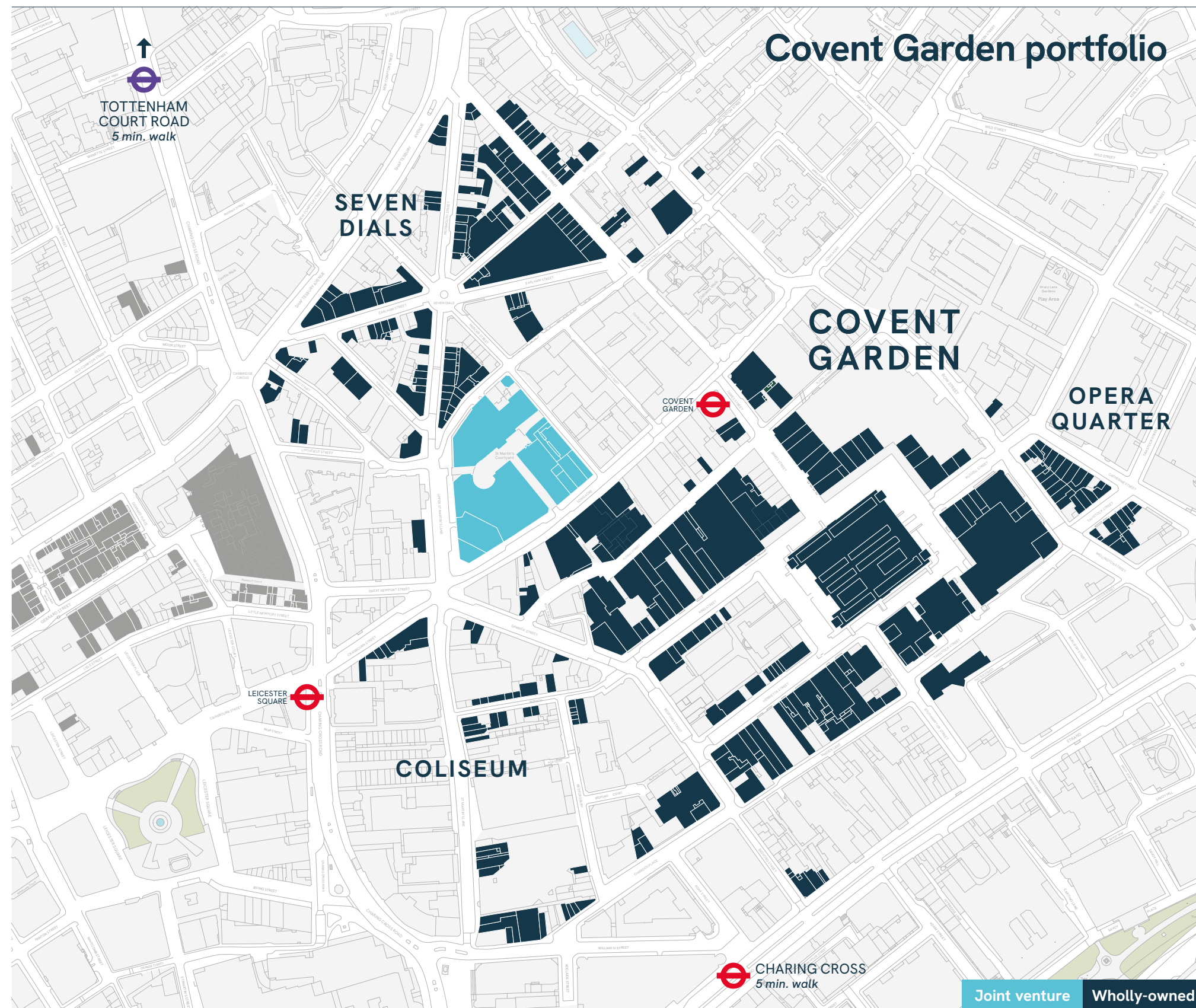
Market Building and Piazza



Seven Dials



King Street



Aēsop.

Reformation



CAFE MURANO

CHANEL

Story
CELLAR

AWAY

TIFFANY & CO.

UNI
QLO



LE LABO®



SUSHISAMBA®



finisterre



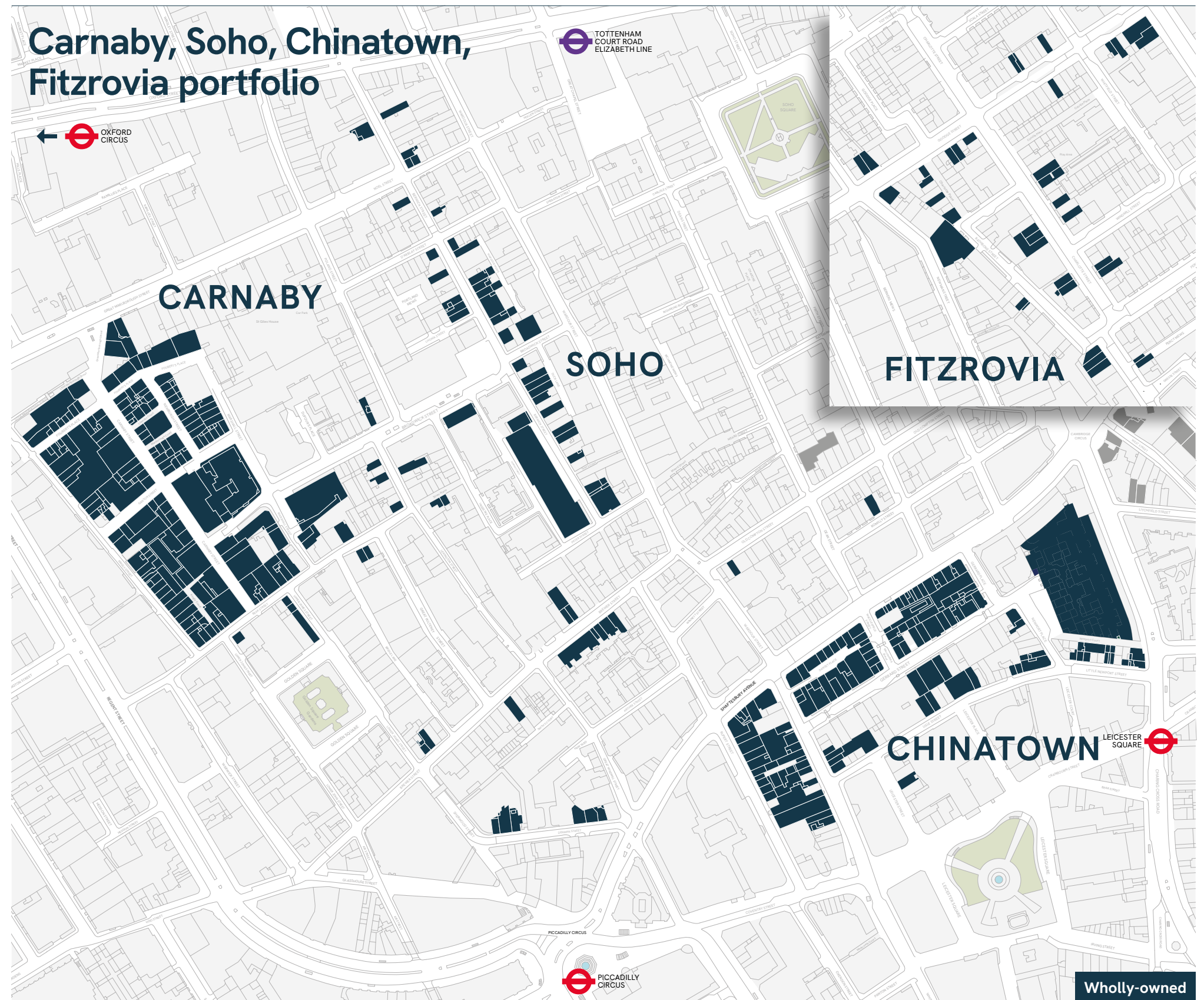
seven
dials
market

THE BARBARY

Glossier.



Note: This map is for indicative purposes only.



AXEL ARIGATO

GANNI

MIZNON

WOOD WOOD

สปีดโบ๊ทบาร์
SPEEDBOAT BAR



KILN

RIXO

LISBOETA

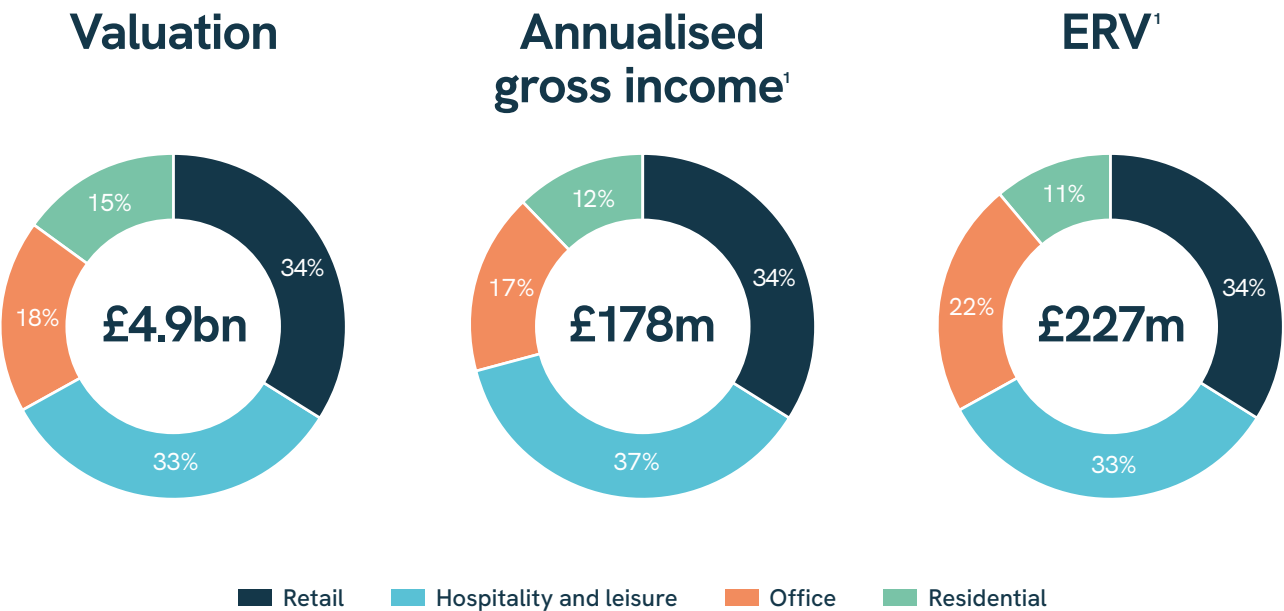
END.

THE
Palomar
RESTAURANT

Note: This map is for indicative purposes only.

Our purpose is to invest in and curate vibrant and thriving destinations in the West End where people work, live and visit, delivering long-term social and economic value

Diverse mixed-use portfolio



Key metrics

PROPERTY VALUATION

c. £4.9bn

NET DEBT

c. £1.5bn

EPRA NTA PER SHARE

c. 192p²

LOAN TO VALUE

c. 31%

1. Annualised gross income and ERV as at 31 December 2022 for Capco and 30 September 2022 for Shaftesbury.
2. EPRA NTA is calculated using the 31 December 2022 Capco EPRA NTA of £1,552 million plus the 30 September 2022 Shaftesbury EPRA NTA of £2,468 million, less the Shaftesbury revaluation loss for the three month period to 31 December 2022, less the 31 December 2022 valuation of the Shaftesbury shares held by Capco of £357 million, less estimated remaining transaction costs.

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All numbers relate to wholly-owned portfolio as at 31 December 2022 unless otherwise stated. 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.

