



SHAFTESBURY
CAPITAL



February 2026

The leading central
London mixed-use REIT

shaftesburycapital.com

Impossible-to-replicate portfolio in the heart of the West End

| Portfolio under management | Valuation | Annualised gross income | ERV | Equivalent yield |
|---------------------------------|----------------|-------------------------|--------------|------------------|
| Covent Garden | £2,825m | £110m | £142m | 4.5% |
| Carnaby Soho | £1,817m | £72m | £92m | 4.4% |
| Chinatown | £763m | £33m | £36m | 4.2% |
| Total | £5,405m | £215m | £270m | 4.4% |
| FY 2025 movement (L-f-L) | 6.6% | 5.3% | 6.2% | -2bps |



£5.4bn¹
PORTFOLIO VALUE



2.8m sq ft
LETTABLE SPACE



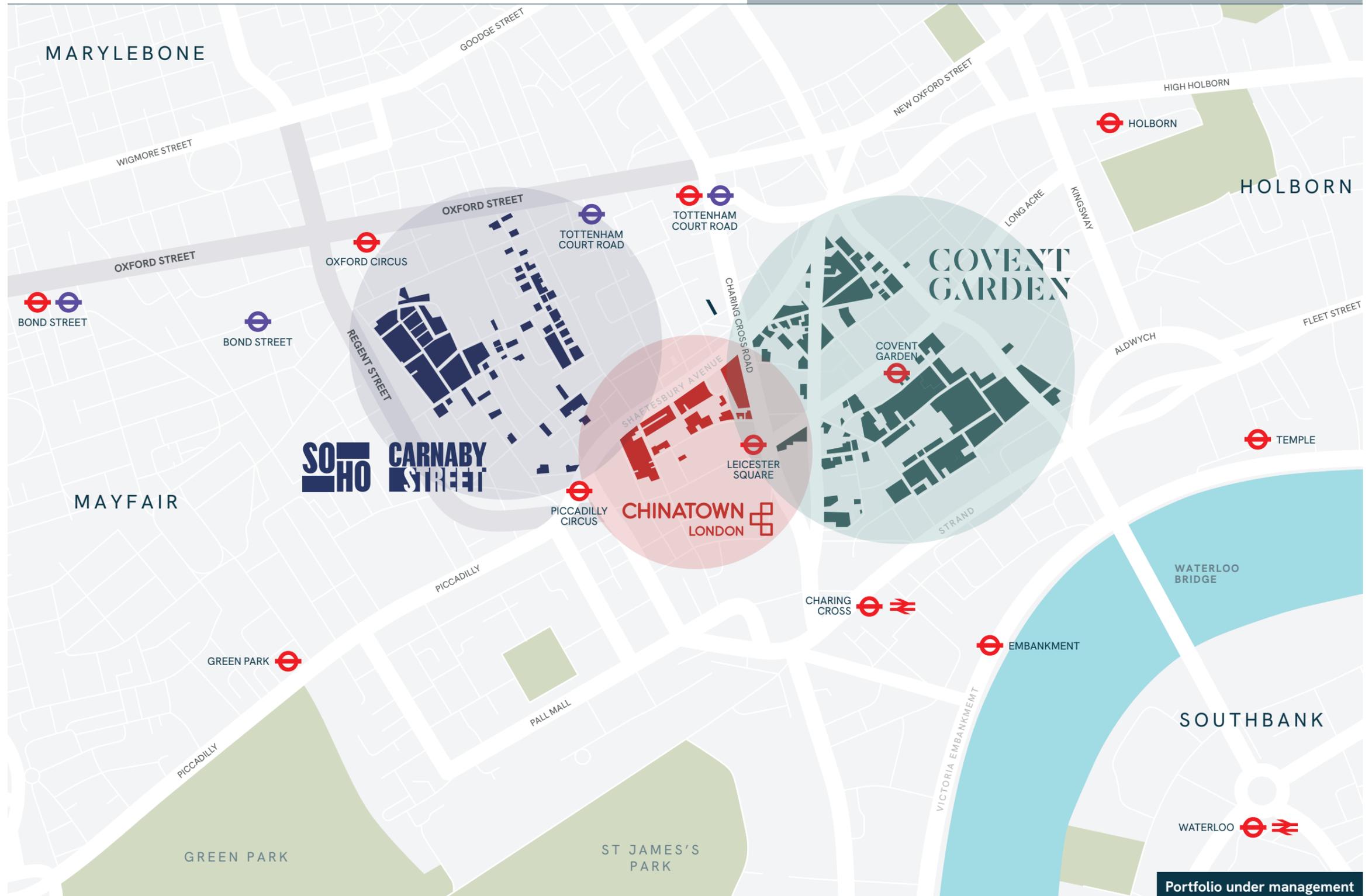
c.1,900²
LETTABLE UNITS



c.640
BUILDINGS

1. Excludes £1.9m of Group properties held in Lillie Square Holdings (a wholly-owned subsidiary).
2. Excluding long-leasehold residential interests.

All numbers represent the portfolio under management.



Note: This map is for indicative purposes only.



1.5m sq ft
LETTABLE SPACE



228
SHOPS



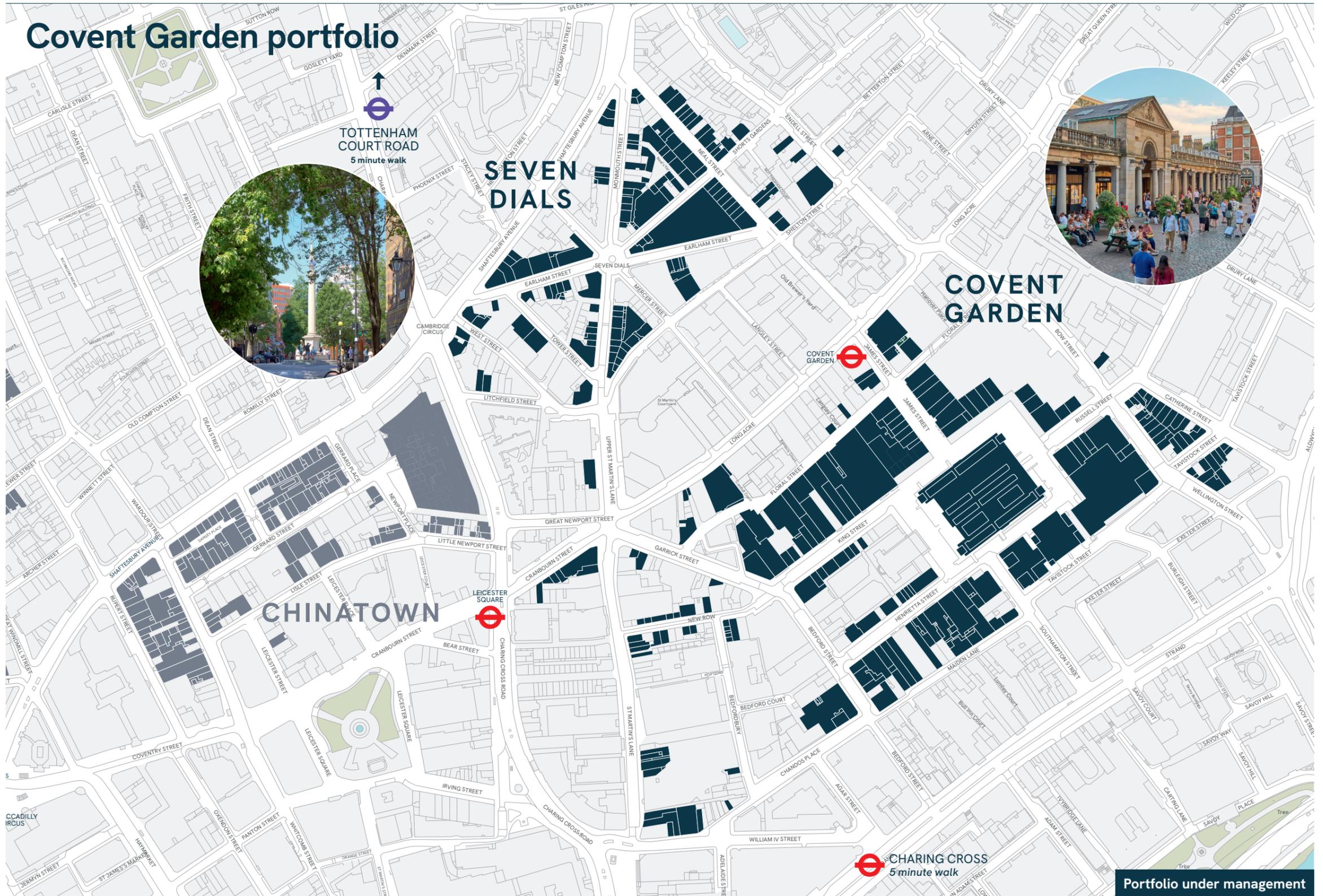
128
OFFICES



190
FOOD &
BEVERAGE



308
APARTMENTS



Note: This map is for indicative purposes only.





1.3m sq ft
LETTABLE SPACE



191
SHOPS



308
OFFICES



202
FOOD &
BEVERAGE



351
APARTMENTS



Note: This map is for indicative purposes only.



สปีดโบ๊ทบาร์
SPEEDBOAT BAR
Bangkok Chinatown Restaurant & Bar

AUTRY

AXEL ARIGATO

Charlotte Tilbury



edikt tea

FARM RIO

GANNI

Heard

Mad's
SYRIAN KITCHEN

KILN

mountain

PADELLA

THE
Palomar
RESTAURANT

pureseoul

Ria's

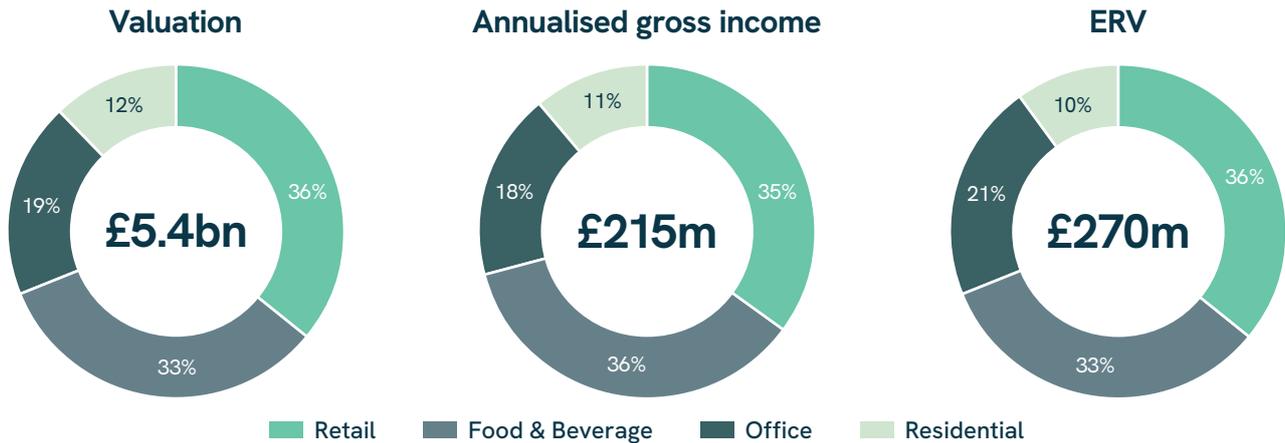
SEPHORA

THE
SHASTON
ARMS

size?

TALA

Diverse mixed-use portfolio under management



Key metrics

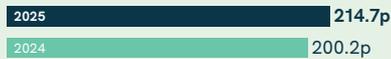
2025 FINANCIAL PERFORMANCE

Strong financial performance

Strong performance with growth in rental income, earnings, dividends, valuation and EPRA NTA.

EPRA NTA

+7.2%

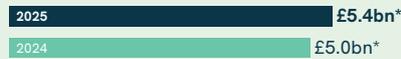


Excellent operating performance

Strong operating performance with high occupancy, ERV and valuation growth.

L-f-L valuation growth

+6.6%



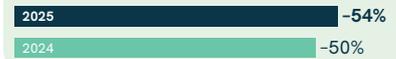
*Property portfolio under management

A sustainable business

Responsible long-term approach delivering long term value.

Carbon footprint reduction*

54%



*Compared to 2019 baseline

Underlying earnings per share

4.5p

2024: 4.0p

Dividends per share

4.0p

2024: 3.5p

L-f-L ERV growth

+6.2%

2024: £270m

434 transactions

+10.3%

vs December 2024 ERV

Commercial assets EPC A-B by ERV

85%

Employee engagement

84%

EPRA LTV

17%

2024: 27%

Net debt to EBITDA

6.6x

2024: 10.9x

Low vacancy

2.6%

Available to let

L-f-L AGI growth

+5.3%

2024: £215m



All numbers relate to the portfolio as at 31 December 2025. 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.