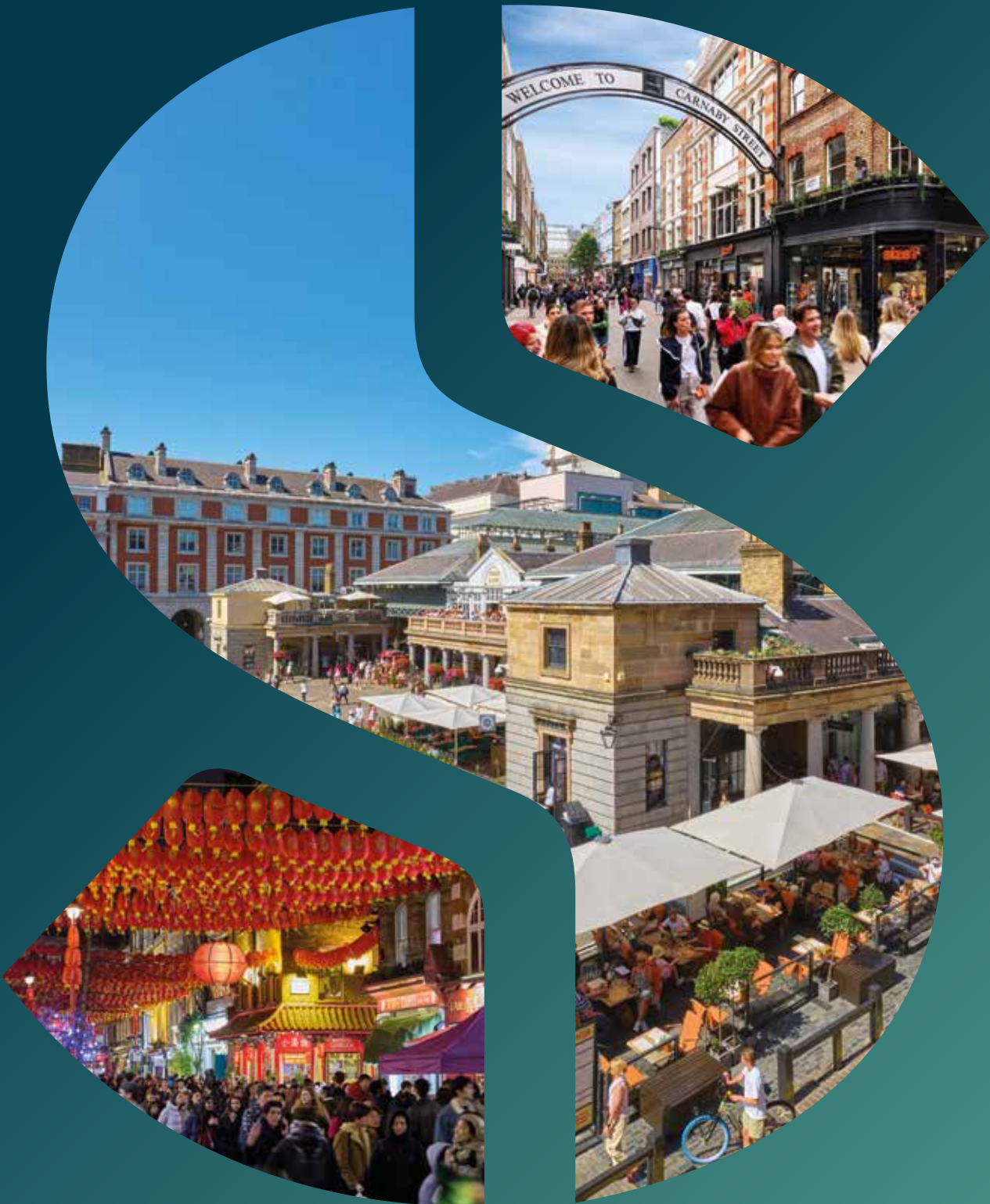




The leading central London mixed-use REIT



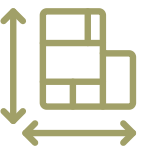
shaftesburycapital.com

July 2025

Impossible to replicate portfolio in the heart of the West End

Portfolio under management	Valuation	Annualised gross income	ERV	Equivalent yield
Covent Garden	£2,743m	£105m	£138m	4.5%
Carnaby Soho	£1,700m	£71m	£88m	4.5%
Chinatown	£740m	£33m	£35m	4.3%
Total	£5,183m	£209m	£261m	4.5%
H1 2025 movement (L-f-L)	+3.1%	+2.1%	+2.9%	—


£5.2bn¹
PORTFOLIO VALUE

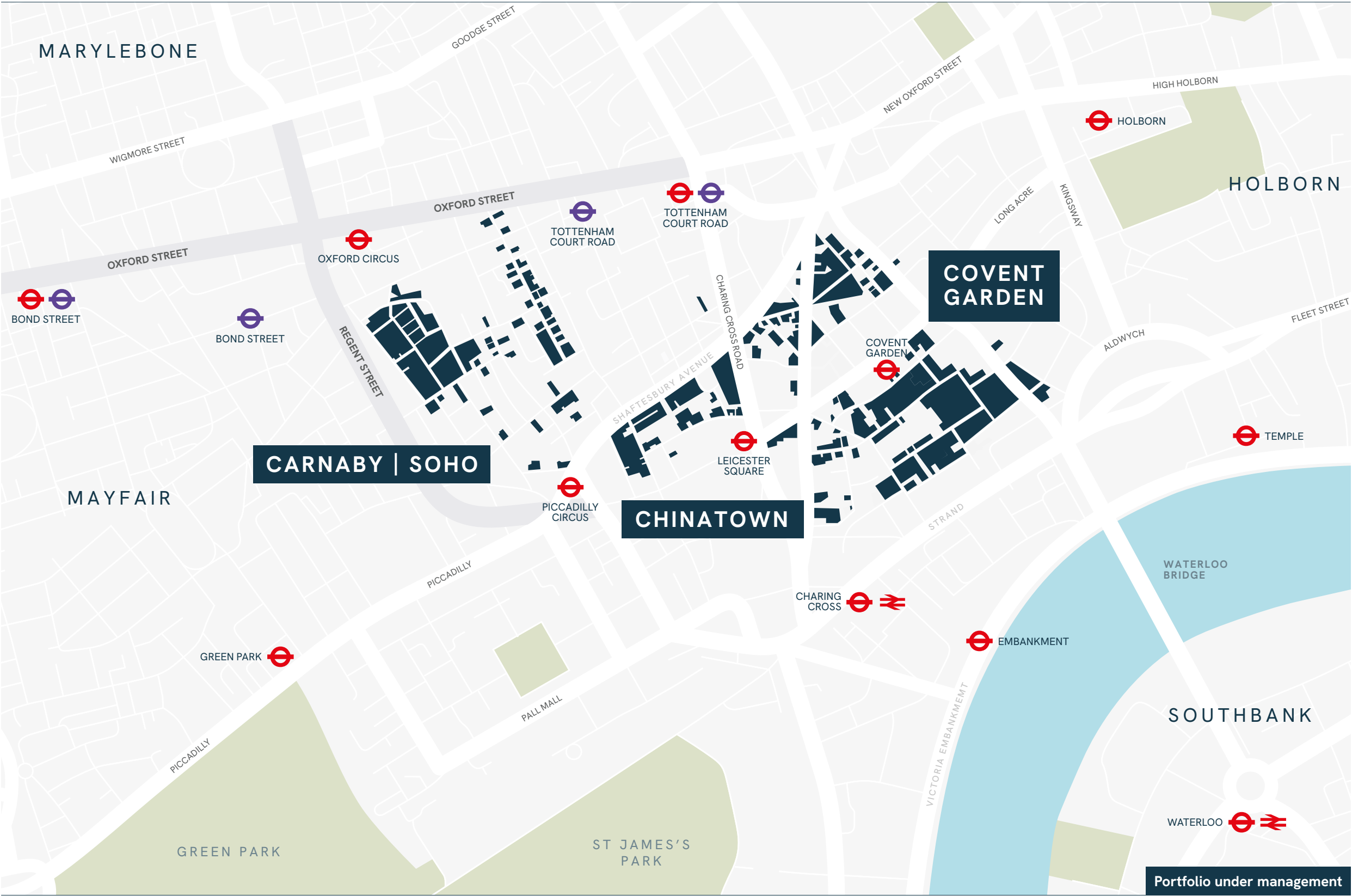

2.7m sq ft
LETTABLE SPACE


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.



1.4m sq ft
LETTABLE SPACE



227
SHOPS



138
OFFICES

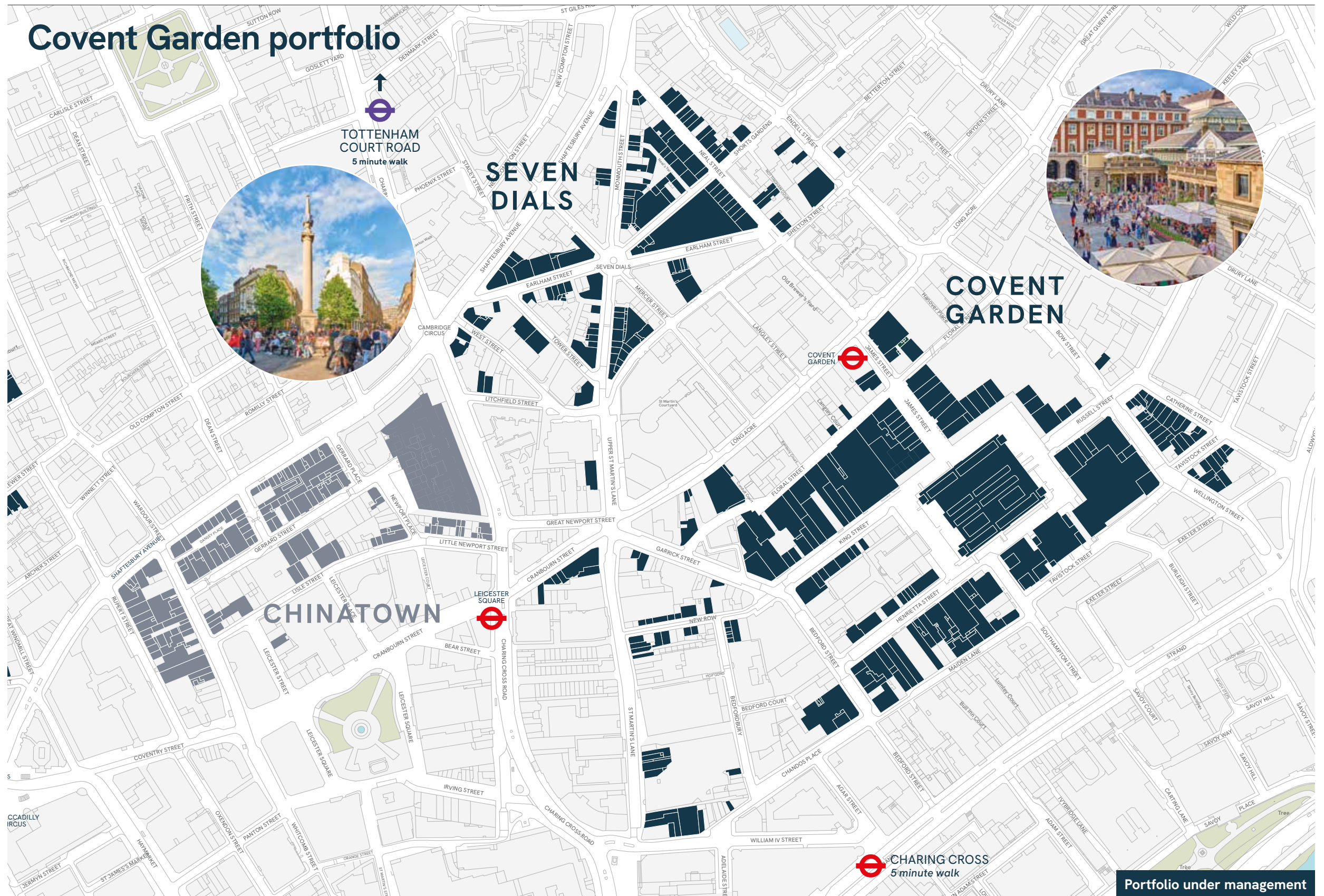


193
FOOD &
BEVERAGE



300
APARTMENTS

Covent Garden portfolio



Portfolio under management

Note: This map is for indicative purposes only.

alo



AVE
MARIO

AWAY

AXEL ARIGATO

CHANEL

Charlotte Tilbury

D&G

DIPTYQUE
PARIS



Glossier.

HARRY'S

HUBLOT

LE LABO

NESPRESSO

OYSTERMEN
SEAFOOD BAR & KITCHEN



seven
dials
market

Story
CELLAR

SUSHISAMBA

TIFFANY & CO.



1.3m sq ft
LETTABLE SPACE



192
SHOPS



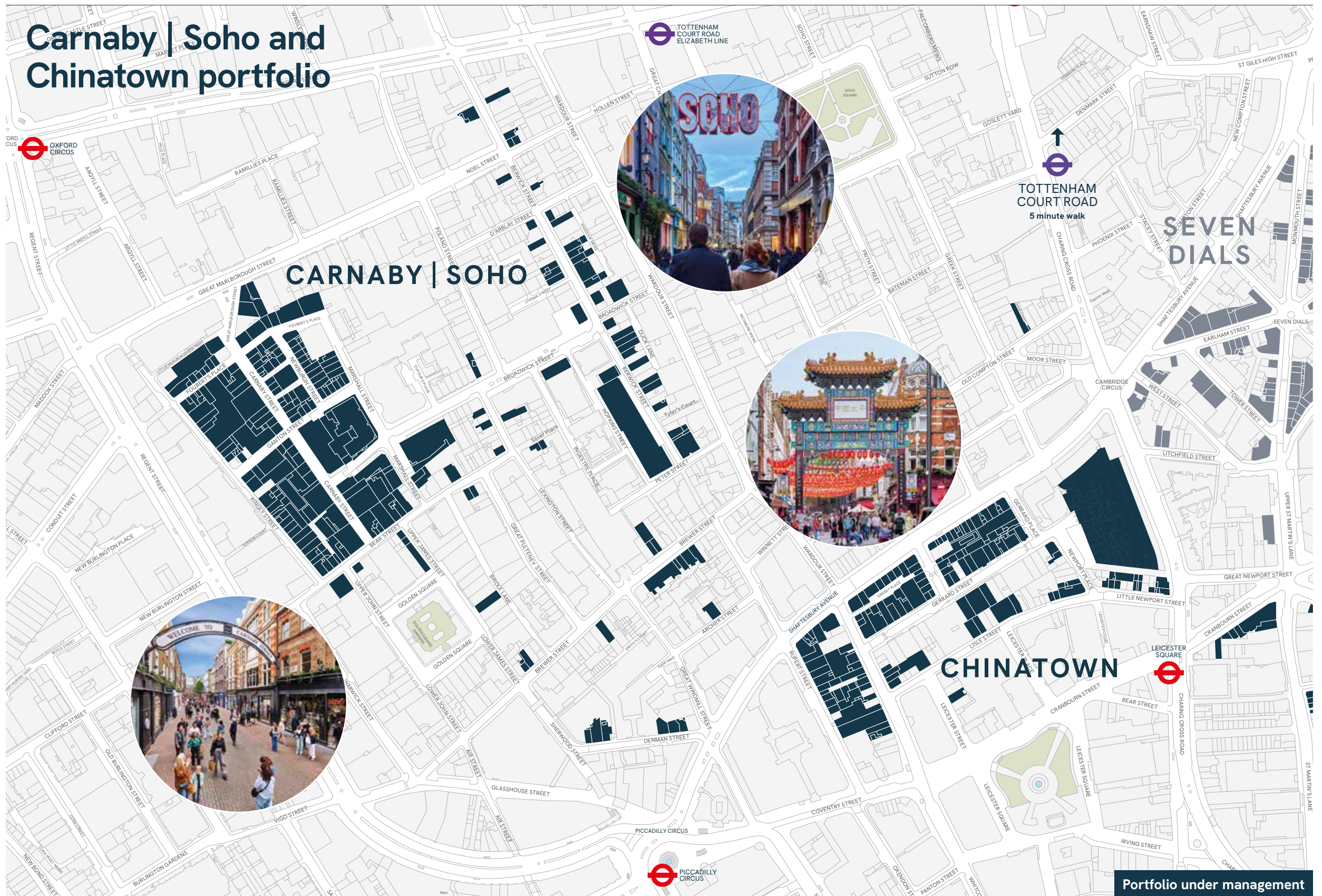
302
OFFICES



198
FOOD &
BEVERAGE



352
APARTMENTS

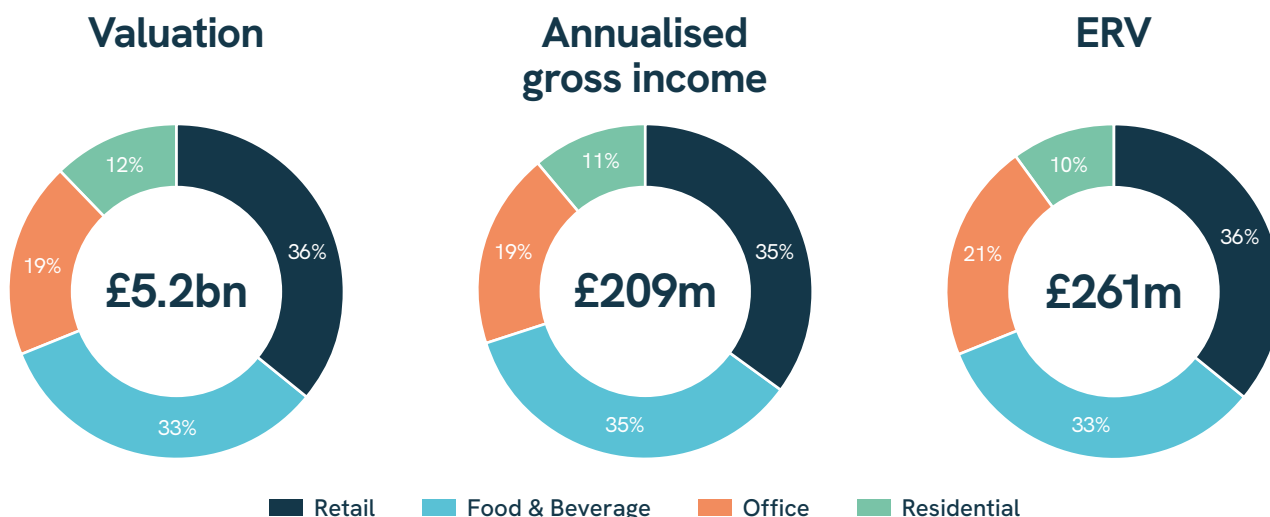


Portfolio under management

Note: This map is for indicative purposes only.



Diverse mixed-use portfolio under management



Key metrics

H1 2025 FINANCIAL PERFORMANCE

L-F-L ERV GROWTH

+2.9%

L-F-L ANNUALISED GROSS INCOME

+2.1%

UNDERLYING EARNINGS PER SHARE

2.2p

FINANCIAL STRENGTH

EPRA NTA

£3.8bn

EPRA NTA PER SHARE

207p

NET DEBT

£0.8bn

EPRA LTV

17%

LIQUIDITY

£1bn



Covent Garden



Carnaby Street



Chinatown

All numbers relate to the portfolio as at 30 June 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.