



The leading central London mixed-use REIT

 **SHAFTESBURY
CAPITAL**

shaftesburycapital.com

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Impossible to replicate portfolio in the heart of the West End

Ownership	Valuation	Annualised gross income	ERV	Equivalent yield
Covent Garden	£2,653m	£105m	£134m	4.5%
Carnaby Soho	£1,597m	£66m	£82m	4.5%
Chinatown	£716m	£32m	£35m	4.3%
Other	£6m	—	—	4.4%
Total	£4,972m	£203m	£251m	4.5%
FY 2024 movement (L-f-L)	+4.5%	+8.0%	+7.7%	+13 bps



£5.0bn¹
PORTFOLIO VALUE



2.7m sq ft
LETTABLE SPACE

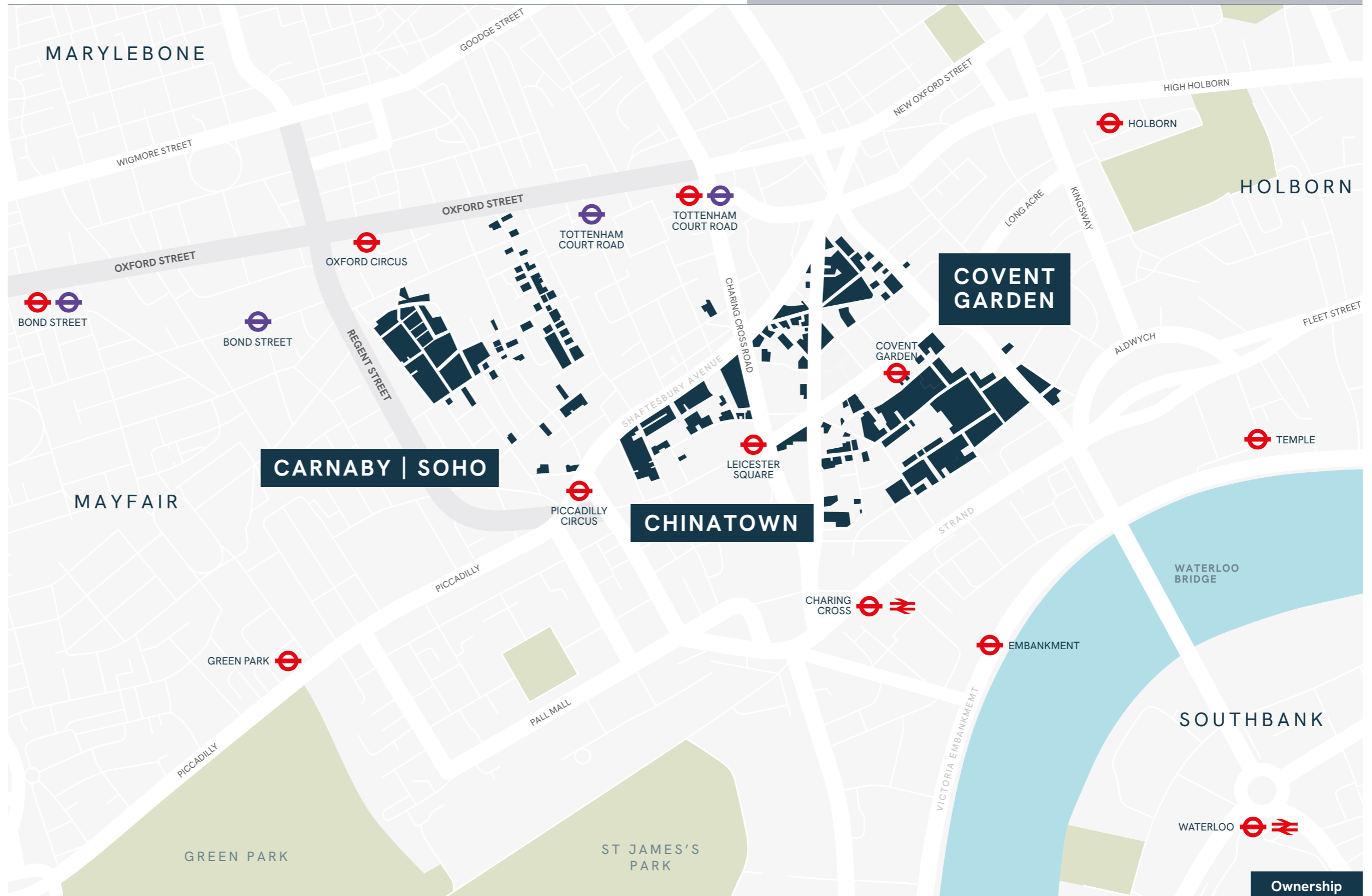


c. 1,900²
LETTABLE UNITS



c. 635
BUILDINGS

1. Excludes £1.8 million of Group properties primarily held in Lillie Square Holdings (a wholly-owned subsidiary).
2. Excluding long-leasehold residential interests.



Ownership

Note: This map is for indicative purposes only.



1.4m sq ft
LETTABLE SPACE



227
SHOPS



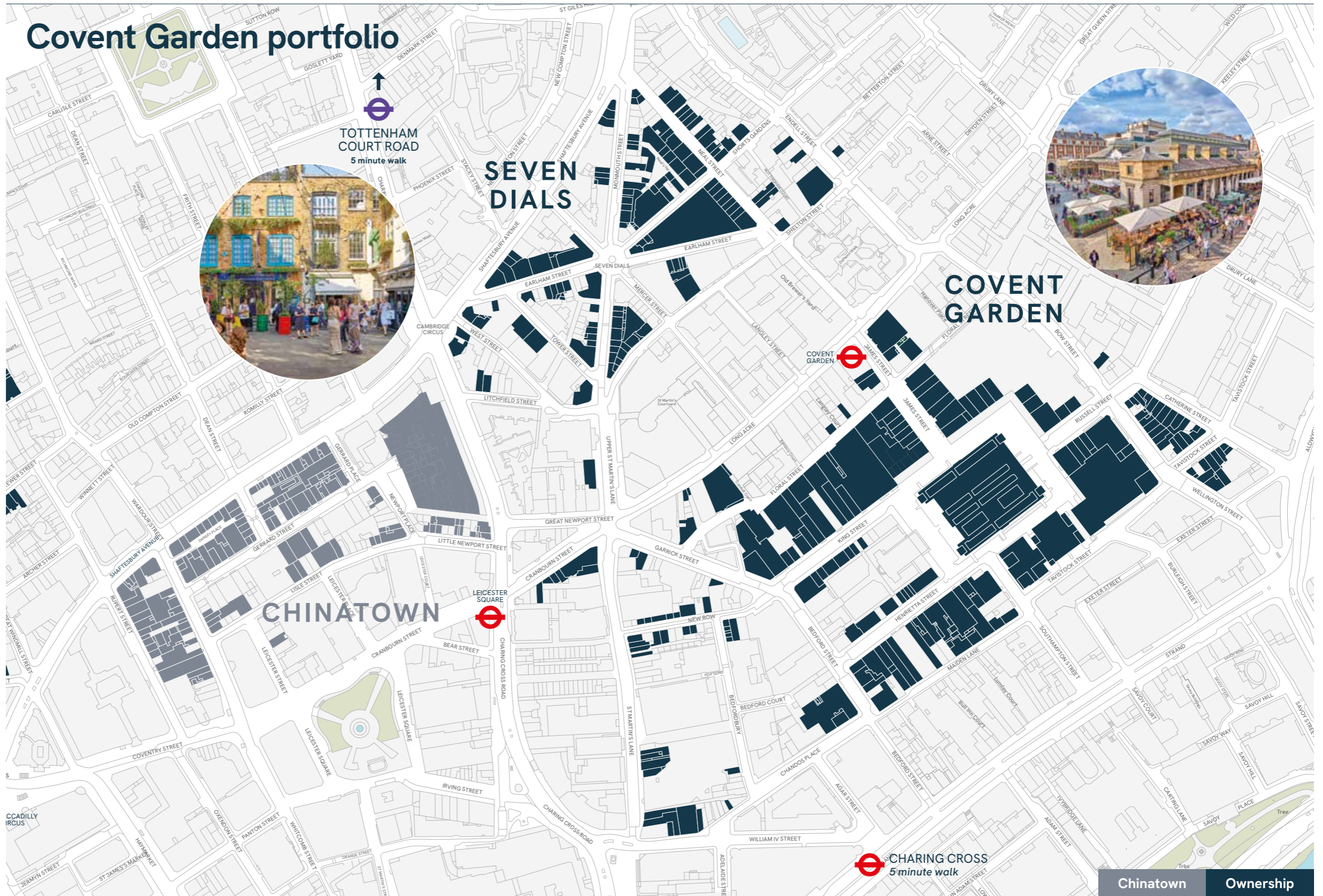
133
OFFICES



193
FOOD &
BEVERAGE



300
APARTMENTS



Note: This map is for indicative purposes only.





1.3m sq ft
LETTABLE SPACE



188
SHOPS



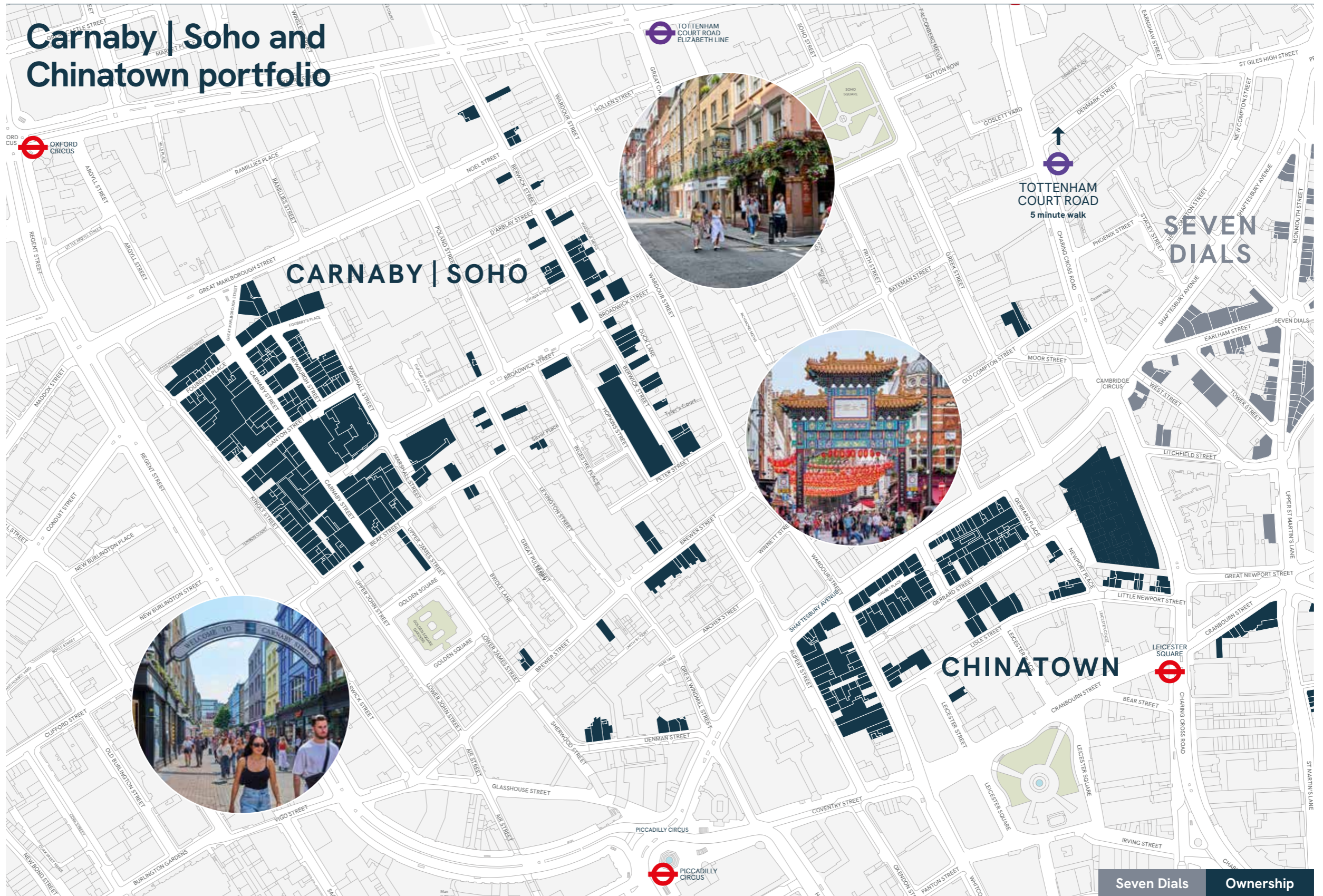
271
OFFICES



199
FOOD &
BEVERAGE



352
APARTMENTS

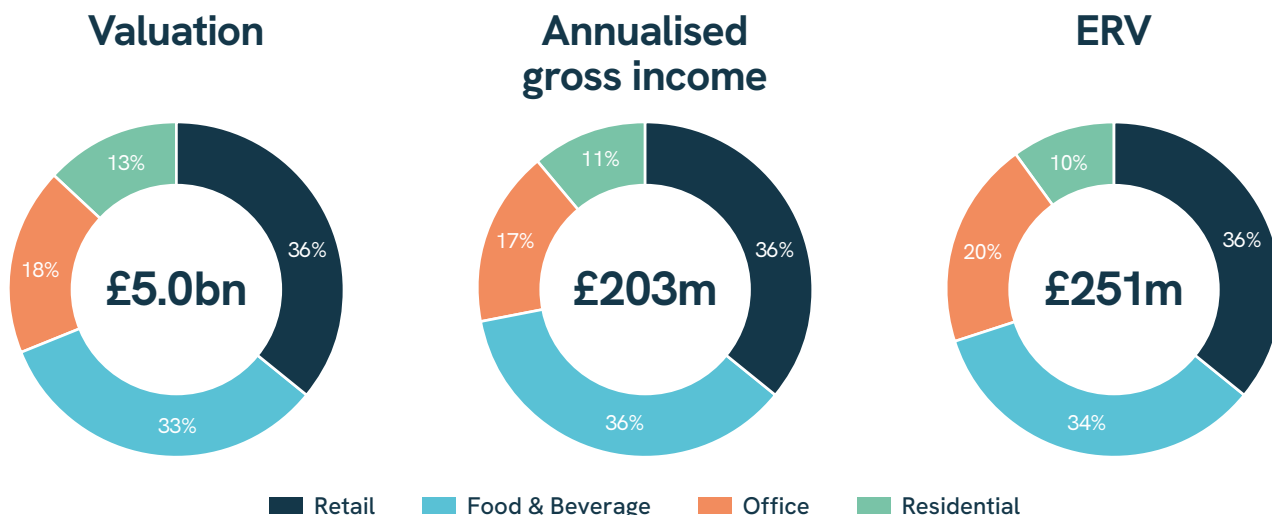


Seven Dials Ownership

Note: This map is for indicative purposes only.



Diverse mixed-use portfolio



Key metrics

FINANCIAL PERFORMANCE

L-F-L ERV GROWTH

+7.7%

L-F-L ANNUALISED GROSS INCOME

+8.0%

UNDERLYING EARNINGS PER SHARE

4.0p

FINANCIAL STRENGTH

EPRA NTA

£3.7bn

EPRA NTA PER SHARE

200.2p

NET DEBT

£1.4bn

EPRA LTV

27%

LIQUIDITY

£0.6bn



Covent Garden



Carnaby Street



Chinatown

All numbers relate to the wholly-owned portfolio as at 31 December 2024. 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.