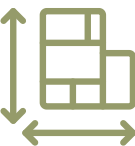




The leading central London mixed-use REIT

Impossible to replicate portfolio in the heart of the West End

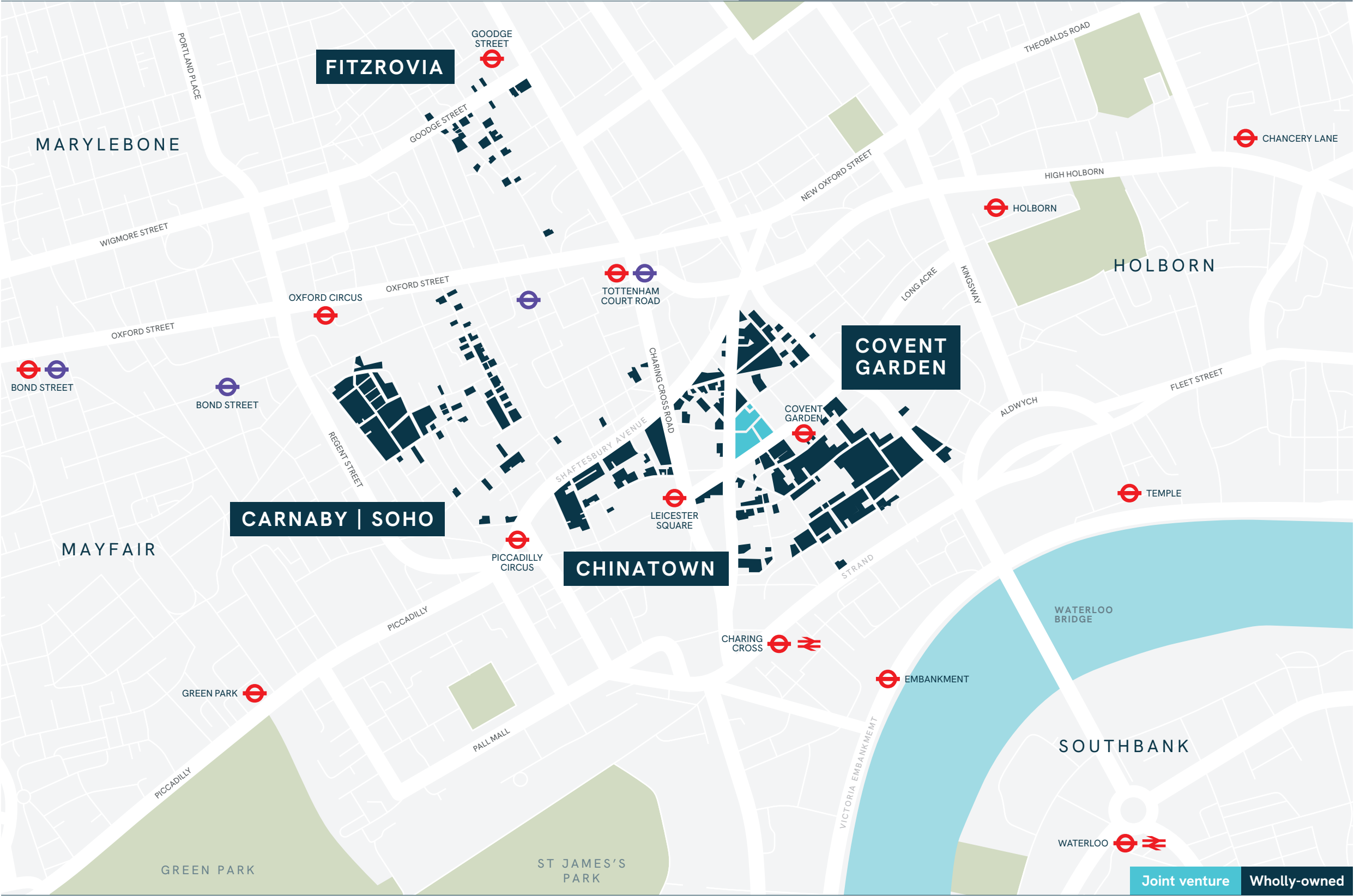

£4.9bn
PORTFOLIO VALUE


2.9m sq ft
LETTABLE SPACE


c. 2,000
LETTABLE UNITS


c. 670
BUILDINGS

Wholly-owned portfolio	Valuation	Annualised gross income	ERV	Equivalent yield
Covent Garden	£2,572m	£97m	£122m	4.1%
Carnaby Soho	£1,515m	£56m	£75m	4.3%
Chinatown	£692m	£30m	£32m	4.1%
Fitzrovia	£118m	£5m	£6m	4.2%
Total	£4,897m	£188m	£235m	4.2%



Note: This map is for indicative purposes only.



1.5m sq ft
LETTABLE SPACE



219
SHOPS



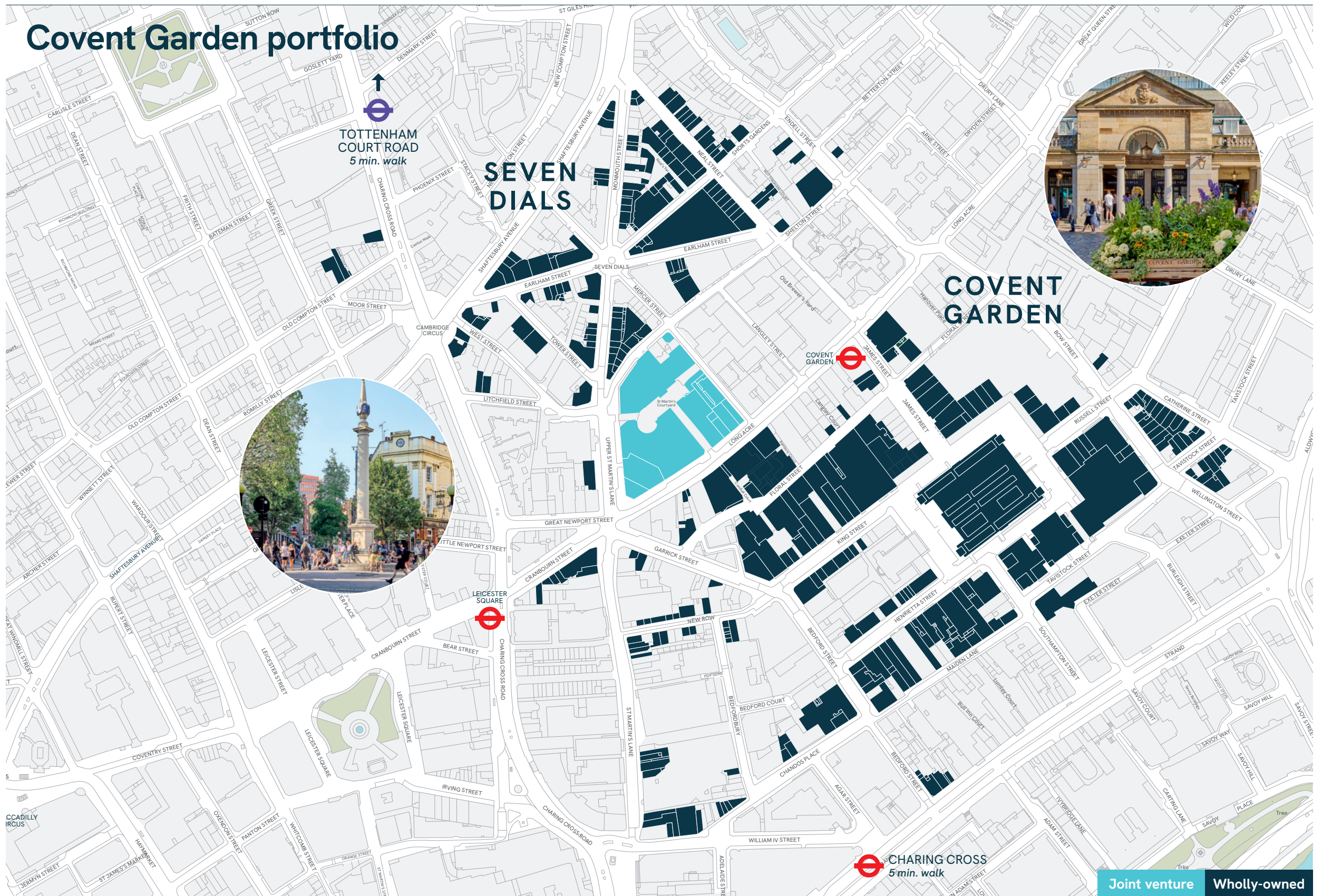
130
OFFICES



178
HOSPITALITY
AND LEISURE



300
APARTMENTS



Aēsop.

Reformation



CAFE MURANO

CHANEL

Story
CELLAR

AWAY

TIFFANY & Co.



GAUCHO

LE LABO®



SUSHISAMBA®

·OYSTERMEN·
SEAFOOD BAR & KITCHEN



finisterre



seven
dials
market



Glossier.



Note: This map is for indicative purposes only.



1.4m sq ft
LETTABLE SPACE



191
SHOPS



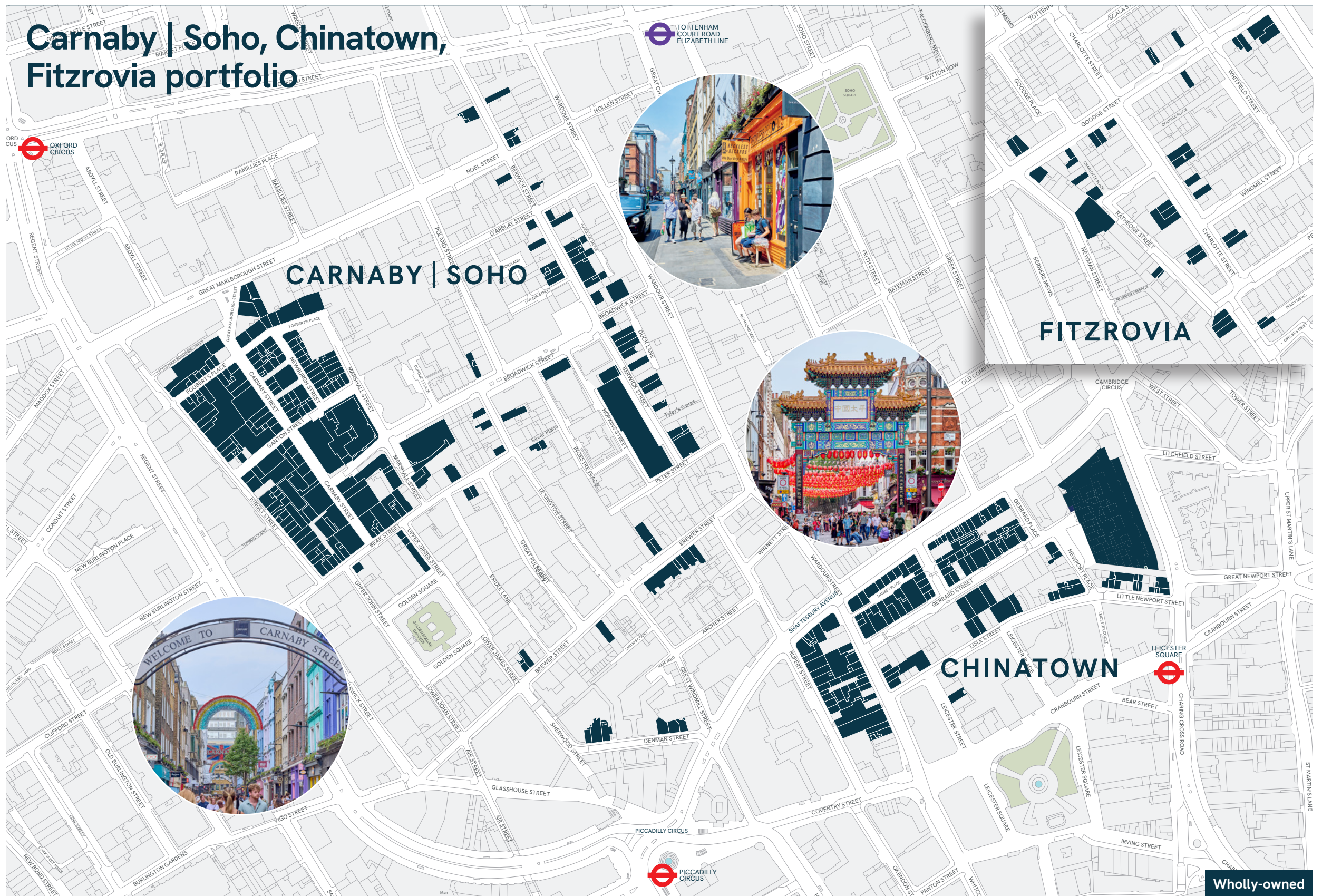
252
OFFICES



227
HOSPITALITY
AND LEISURE



410
APARTMENTS



AXEL ARIGATO

GANNI

MIZNON

BIRKENSTOCK

สปีดโบ๊ทบาร์
SPEEDBOAT BAR

BAO



KILN

RIXO

LISBOETA

END.



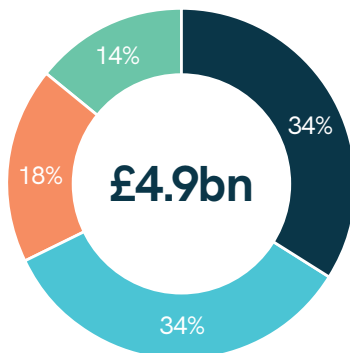
size?



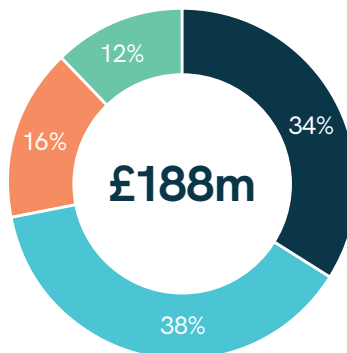
Note: This map is for indicative purposes only.

Diverse mixed-use portfolio

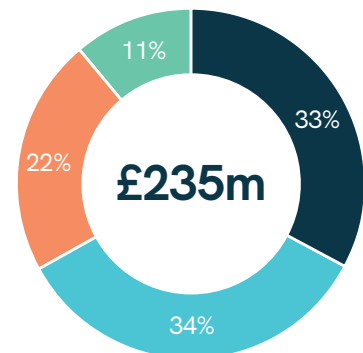
Valuation



Annualised gross income



ERV



■ Retail ■ Hospitality and leisure ■ Office ■ Residential

Key metrics

EPRA NTA

£3.5bn

EPRA NTA PER SHARE¹

194p

UNDERLYING EARNINGS PER SHARE²

1.9p

EPRA LTV

31%

NET DEBT

£1.6bn

LIQUIDITY

>£450m

1. Based on 1.83 billion shares.

2. Based on 1.47 billion shares.

A responsible forward-looking approach

- Committed to Net Zero by 2030, combined pathway to be published later in 2023
- Track record of monitoring and improving air quality and responsible use of water
- Committed to minimising the impact of our operations on the environment, through use of green leases
- Strong record supporting community-led initiatives and charities in the West End



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All numbers relate to wholly-owned portfolio as at 30 June 2023 unless otherwise stated.

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