



# The leading central London mixed-use REIT

 SHAFTESBURY  
CAPITAL

[shaftesburycapital.com](https://shaftesburycapital.com)

July 2024

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

Wholly-owned portfolio	Valuation	Annualised gross income	ERV	Equivalent yield
Covent Garden	£2,575m	£102m	£127m	4.4%
Carnaby   Soho	£1,524m	£61m	£78m	4.5%
Chinatown	£702m	£32m	£34m	4.3%
Fitzrovia	£28m	£2m	£2m	4.1%
<b>Total</b>	<b>£4,829m</b>	<b>£197m</b>	<b>£241m</b>	<b>4.4%</b>
<b>H1 2024 movement (L-f-L)</b>	<b>+1.4%</b>	<b>+3.9%</b>	<b>+3.2%</b>	<b>+7 bps</b>



**£4.8bn<sup>1</sup>**  
PORTFOLIO VALUE



**2.7m sq ft**  
LETTABLE SPACE

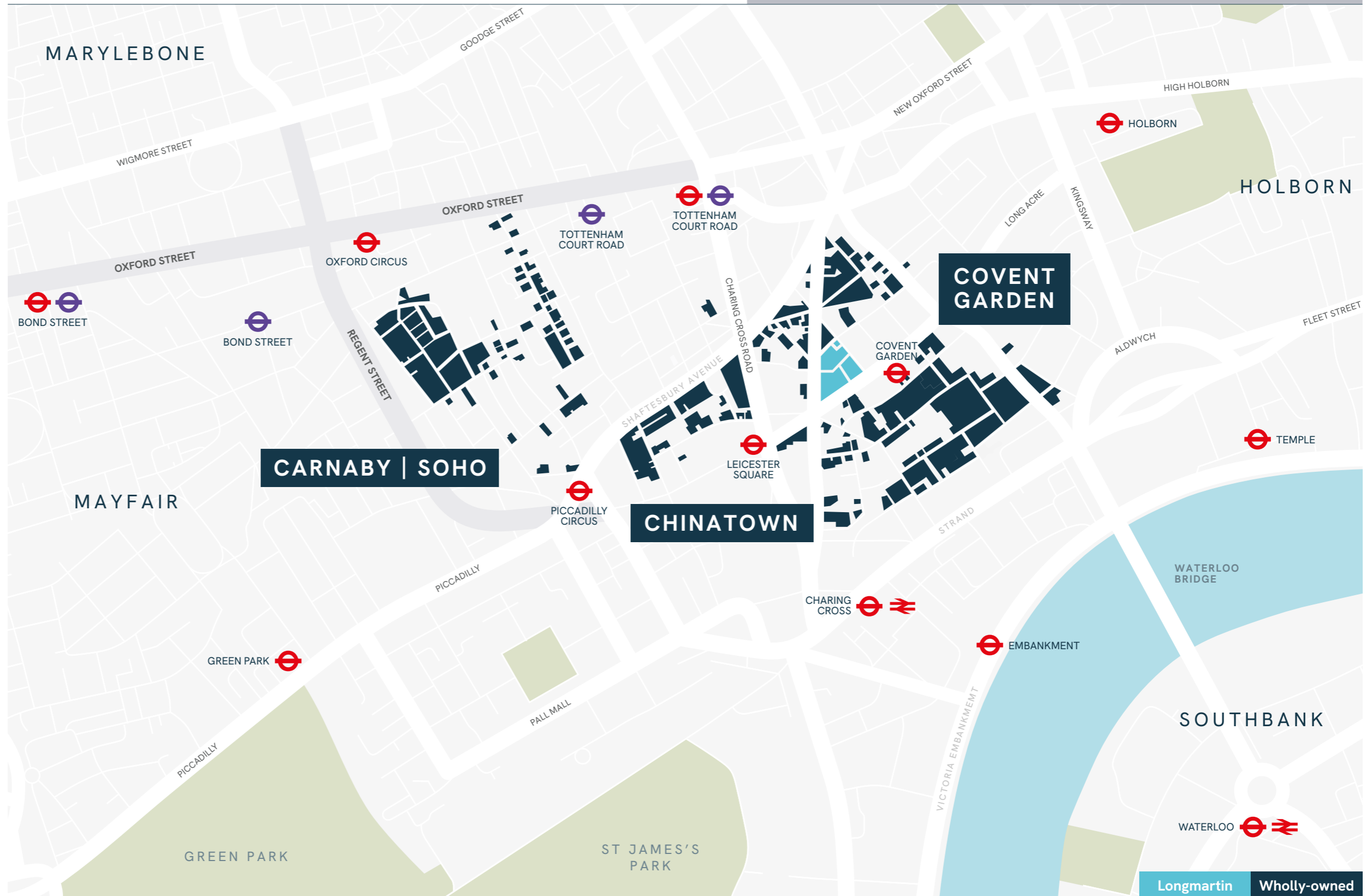


**c. 2,000<sup>2</sup>**  
LETTABLE UNITS



**c. 640**  
BUILDINGS

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



Longmartin Wholly-owned

Note: This map is for indicative purposes only.





1.4m sq ft  
LETTABLE SPACE



228  
SHOPS



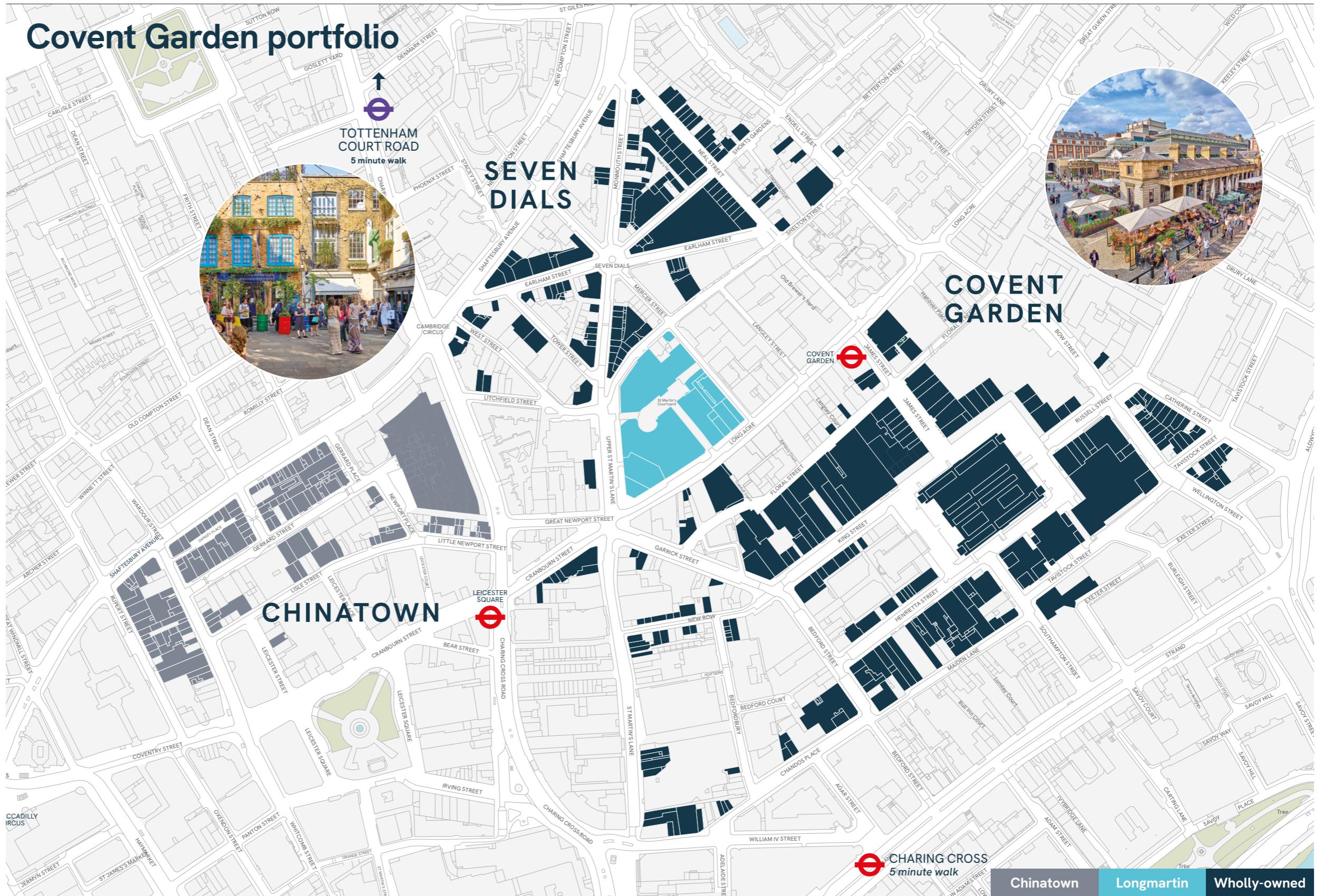
134  
OFFICES



194  
HOSPITALITY  
AND LEISURE



308  
APARTMENTS



Note: This map is for indicative purposes only.







1.3m sq ft  
LETTABLE SPACE



189  
SHOPS



275  
OFFICES



199  
HOSPITALITY  
AND LEISURE



352  
APARTMENTS



Note: This map is for indicative purposes only.



AXEL ARIGATO

BAO

bebe bob

BIRKENSTOCK

[THECOUNTER]



Donia

END.

GANNI

goldjes

Imad's  
SYRIAN KITCHEN

KILN

THE  
Palomar  
RESTAURANT

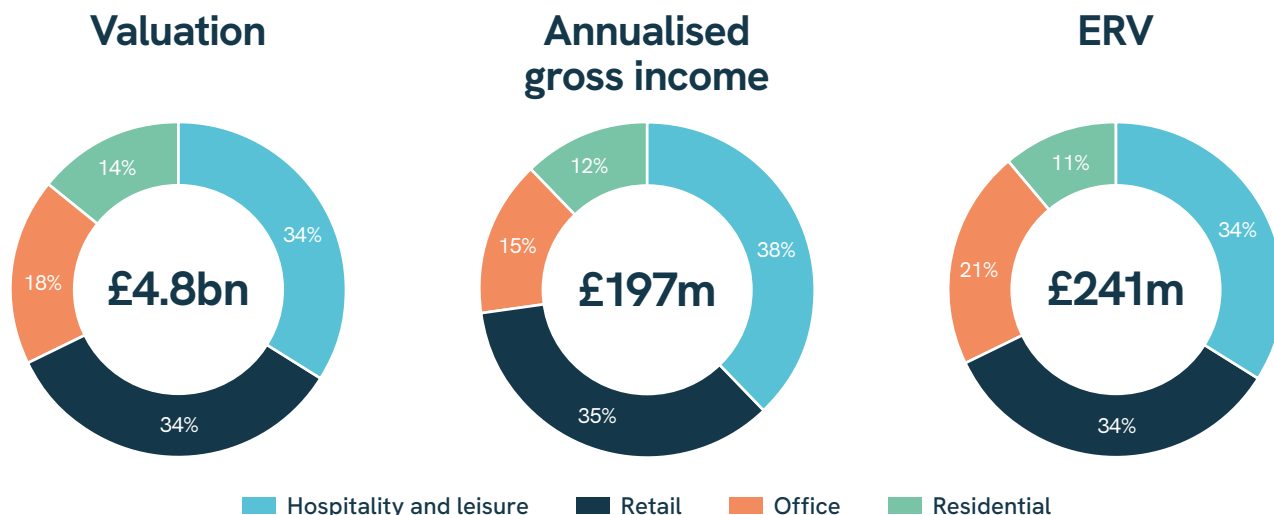
PANGAIA

size?

WOLF & BADGER



## Diverse mixed-use portfolio



## Key metrics

### FINANCIAL PERFORMANCE

L-F-L ERV GROWTH

**+3.2%**

L-F-L ANNUALISED GROSS INCOME

**+3.9%**

UNDERLYING EARNINGS PER SHARE

**1.9p**

### FINANCIAL STRENGTH

EPRA NTA

**£3.5bn**

EPRA NTA PER SHARE

**193.4p**

NET DEBT

**£1.5bn**

EPRA LTV

**30%**

LIQUIDITY

**£0.5bn**



Covent Garden



Carnaby Street



Chinatown

All numbers relate to the wholly-owned portfolio as at 30 June 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.