Shaftesbury is a Real Estate Investment Trust, which invests exclusively in the heart of London’s West End

Our purpose:
To curate vibrant and thriving villages in the heart of London’s West End

Our values:
- Human
- Original
- Community minded
- Responsible
- Long term

At a glance
WINTER 2019

Shaftesbury

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

Iconic villages
CARNABY
COVENT GARDEN
CHINATOWN
SOHO
FITZROVIA

100%
of our portfolio is close to an Underground/Elizabeth Line station and major visitor attractions

15.2 acres
and 1.9 acres owned in joint venture

1.9m sq ft
commercial and residential space and 0.3m sq ft in joint venture

c. 600 buildings

£3.8bn valuation and £0.2bn in joint venture

Mix of uses
Food, beverage and leisure
Retail
Offices
Residential

38%
31%
19%
12%

0.7m sq ft
0.4m sq ft
0.4m sq ft
0.4m sq ft

Why London’s West End

350m
Domestic and international visits in 2018
Combined spending: £29bn

8.9m
London’s population (10m by 2030)

WEST END

£700,000
City of Westminster’s working population

>200m
Annual visits to the West End

>3%
Of UK GVA produced within Westminster
Sustained rental growth

- 10-year CAGR (L-f-L)
  - Annualised current income
  - ERV (£m)

Prudent financial management

- 23.9% 9.3 years +6.2%
  - LOAN TO VALUE
  - WEIGHTED AVERAGE DEBT MATURITY
  - DIVIDEND PER SHARE 5-YEAR CAGR

• Tax-efficient REIT structure
• Majority of earnings are distributed
• Modest leverage with low risk debt structure
  - Long-term financing preferred
  - Spread of maturities and diversity of sources of finance

Experienced management team

- Long-established, innovative team
- All assets within 15 minutes’ walk of our office
- Forensic knowledge of the West End property and occupier markets
- Strong relationships with tenants, local authorities and communities
- Track record of long-term outperformance against the wider real estate market

Socially responsible

• Sustainably extend buildings’ useful lives through re-using existing building structures, fabric, space and materials.
• Create operational efficiencies/reduce running costs.
• Focus on local community social issues and challenges through cash donations, in-kind contributions and employee time.
• Partner with a range of charities in our community.
• Inclusive culture to encourage diversity, professional development of employees and transparency through supply chain.

Further information

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www.carnaby.co.uk
www.sevendials.co.uk
www.stmartinscourtyard.co.uk
www.chinatown.co.uk
www.thisissoho.co.uk

Curating vibrant and thriving villages

Our activities

- Holistic long-term village curation
- Prudent financial management
- Invest exclusively in the West End
- Focus on food, beverage, retail and leisure
- Invest in staff welfare and development
- Reuse and improve buildings

Creating value through...

- Growing footfall and spending
- Space which meets needs of occupiers
- Sustained demand
- High occupancy
- Extending useful life of buildings
- Developing and innovative team

Long-term growth in rents and portfolio value
Grow recurring earnings and cash flow
Attract, develop and retain talented people
Minimise environmental impact
Deliver sustainable, long-term benefits for our stakeholders

Positive, long-lasting contribution to London’s West End

Experienced management team

34 employees  2:1
female: male ratio

Socially responsible

- Holistic long-term village curation
- Invest in staff welfare and development
- Reuse and improve buildings

Invest exclusively in the West End
Prudent financial management
Excel in our activities

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