

Shaftesbury

General Information

Shaftesbury Carnaby PLC has outstanding, £285,000,000 Guaranteed First Mortgage Bonds (“the bonds”) due 2031, guaranteed by Shaftesbury PLC.

The bonds were issued on 7 October 2016 and are listed on the regulated market of the London Stock Exchange.

Full details of the bonds are available in the Prospectus available for download from this page.

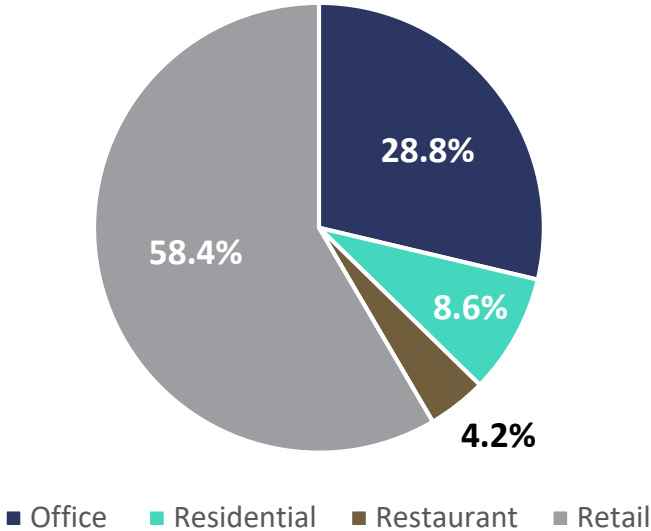
Information on the mortgaged properties

At 30 September 2016, the aggregate value of the Specifically Mortgaged Premises was £520,080,000. The properties were valued by DTZ Debenham Tie Leung Limited. The Asset Cover Ratio was 1.82:1.

The Net Annual Income as at 30 September 2016, as agreed by Ernst and Young LLP, the Group’s auditors, was £16,350,213. The Interest Cover Ratio was 2.31:1.

There were 215 tenants occupying the Specifically Mortgaged Premises.

The rent roll by tenant use is shown below:



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The top ten tenants contribute 30.6% to the Specifically Mortgaged Premises income (by gross annual income) are as follows:

1	Liberty Retail Limited	4.1%
2	Boots UK Limited	4.0%
3	Diesel London Ltd	3.4%
4	Office Holdings Limited	3.3%
5	Asda Stores Limited	2.9%
6	Fashion Box UK Limited t/a Replay	2.8%
7	True Religion Brand Jeans UK Limited	2.6%
8	American Apparel (Carnaby) Limited	2.6%
9	The Kooples UK Limited	2.5%
10	StudioCanal Limited	2.4%

The following properties are secured against the bonds:

31 to 47 (odd numbers) and 46 to 48 Beak Street
46, 57 (and Stirling Court), 61 to 69 (including Jaeger House) and 74 to 76 Broadwick Street
1 to 16 and 21 to 30 Carnaby Street (including 28A)
Marshall House, 47 to 50 & 52 to 53 Marshall Street
Flat 15, Marshall House, Marshall Street
5 to 21 (odd numbers) and 26 to 32 (even numbers) Foubert's Place
31 & 32 Kingly Street (including Lasenby House)
27 & 28 Great Marlborough Street
9 to 14 Little Marlborough Street
1 Little Marlborough Street
2 to 12 (even numbers) Ganton Street
41, 48 and 49 Lexington Street
3, 5 & 6 Lowndes Court
1 & 2 and 33 to 37 Marshall Street
1 to 4 Marlborough Court
1 to 17 Newburgh Street (including 12A)
1 & 2 Silver Place
20 Beak Street & 6 Upper John Street

Trustee

Prudential Trustee Company Limited
10 Fenchurch Avenue
London
EC3M 5AG

Principal Paying Agent

Elavon Financial Services DAC
Fifth Floor
125 Old Broad Street
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