

# Shaftesbury

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## 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.

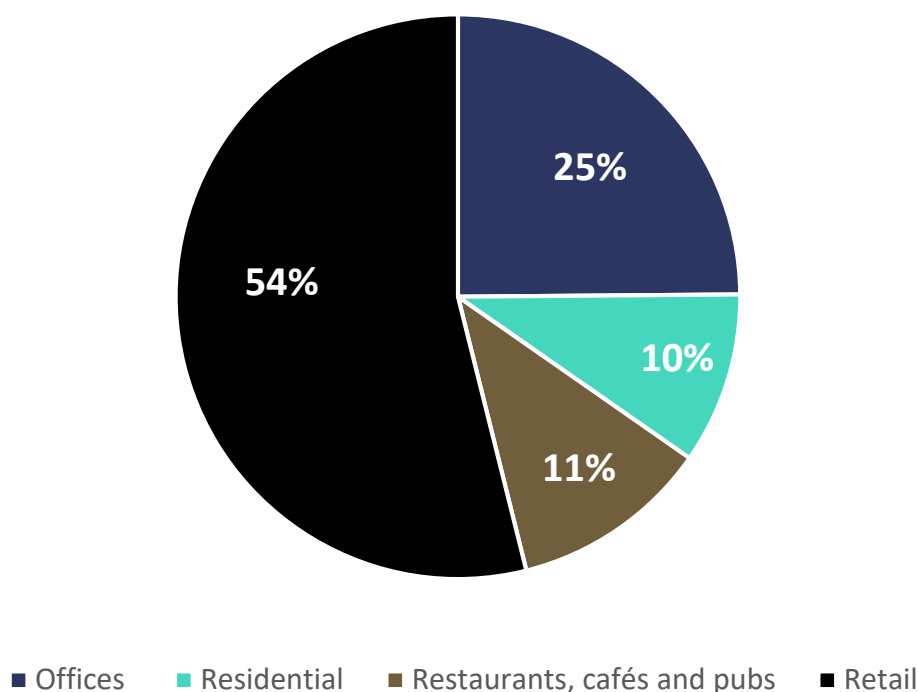
## Information on the mortgaged properties

At 30 September 2018, the aggregate value of the Specifically Mortgaged Premises was £605,575,000. The properties were valued by Cushman & Wakefield. The Asset Cover Ratio was 2.12:1.

The Net Annual Income as at 30 September 2018, as agreed by Ernst & Young LLP, the Group’s auditor, was £17,004,182. The Interest Cover Ratio was 2.40:1.

There were 220 tenants occupying the Specifically Mortgaged Premises.

The rent roll by tenant use is shown below:



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The top ten tenants contribute 28.7% to the Specifically Mortgaged Premises income (by gross annual income). They are as follows:

1	Liberty Retail Limited	4.5%
2	Boots UK Limited	3.9%
3	Office Holdings Limited	3.2%
4	Fashion Box UK Limited t/a Replay	2.7%
5	Scotch & Soda Retail UK Limited	2.7%
6	True Religion Brand Jeans UK Limited	2.5%
7	Pepe Jeans London Limited	2.4%
8	The Kooples UK Limited	2.4%
9	Adidas (U.K.) Limited	2.2%
10	Benefit Cosmetics Limited	2.2%

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  
London EC2N 1AR  
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