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Share Price 535.50 ↓ -7.50

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# Shaftesbury



## Annual Report

Welcome to our Annual Report



### OVERVIEW



Shaftesbury is a real estate investment trust which invests exclusively in the liveliest parts of London's West End. Our objective is to deliver long-term growth in rental income, capital values and shareholder returns.

Focused on restaurants, leisure and retail, our 15-acre portfolio is clustered mainly in Carnaby, Seven Dials and Chinatown, but also includes substantial ownerships in east and west Covent Garden, Soho and Fitzrovia.

### EXCEPTIONAL PORTFOLIO IN THE HEART OF LONDON'S WEST END

Since the early 1990s, we have invested exclusively in the heart of London's West End, concentrating on iconic, high-footfall locations.

### FOCUS ON RESTAURANTS, LEISURE AND RETAIL

Diversified mix of income streams, focused on restaurants, leisure and retail over lower floors with offices and residential on upper floors.

### CURATING DISTINCTIVE AND LIVELY DESTINATIONS

Our strategy is to encourage footfall to, and spending in, our areas to provide our restaurants, cafes, pubs and shops with an environment within which they can prosper.

Since the early 1990s, we have invested exclusively in the heart of London's West End, concentrating on iconic, high-footfall locations

**£3.3bn portfolio valuation<sup>1</sup>**

**Fitzrovia**  
0.9 acres  
4% of portfolio<sup>2</sup>

**Covent Garden**  
5.0 acres  
25% of portfolio<sup>2</sup>

**Longmartin**  
1.9 acres  
5% of portfolio<sup>2</sup>

**Soho**  
1.5 acres  
8% of portfolio<sup>2</sup>

**Chinatown**  
3.8 acres  
21% of portfolio<sup>2</sup>

**Carnaby**  
4.8 acres  
37% of portfolio<sup>2</sup>

**£140.3m ERV<sup>3</sup>**

Residential 13%  
Offices 20%  
Retail 30%  
Food beverage and leisure 37%

1. Combined portfolio including our 50% share of Longmartin
2. % of combined portfolio
3. Wholly-owned portfolio

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