

Major Investment Properties Summary

(all freehold and wholly owned unless otherwise stated) include:

Property use type	Property name	Property description	Number of leases	Date built or last refurbished	Area in sq.metres
Properties valued above: £150m					
Offices – City	London EC2, Broadgate Complex	Office, retail and leisure complex on 12.14 hectares, totalling 360,000 sq m (3.9m sq ft)	145	1991	360,000
Offices – West End	London NW1, Regent's Place	Office, retail and leisure complex on 4.2 hectares, totalling 114,000 sq m	96	2000	114,000
Shopping Centres	Sheffield, Meadowhall	Covered shopping centre of 132,000 sq m (1.42m sq ft)	217	1992	132,000
Properties valued between: £50m – £150m					
Industrial and distribution	Feltham, Heathrow Gateway Distribution Centre	Distribution centre, two units totalling 32,470 sq m completed and let	2	2002	32,470
Offices – City	London EC3, 122 Leadenhall Street	Office building on a freehold site of almost 0.4 hectares (1 acre)	1	1994	16,800
Offices – City	London EC3, 133 Houndsditch*	Office building arranged over ground and five upper floors with a leisure element at ground floor	14	1991	19,200
Offices – City	London EC4, Cannon Street, Watling House*	Office building including 957 sq m of retail and public house (long leasehold)	8	1999	9,200
Offices – City	London EC4, Ludgate*	Office building on basement, ground and 8 upper floors including basement and ground level retail	17	1992	15,400
Retail	Birmingham, Rackhams	Department store on basement, ground and seven upper floors	1	1964	45,300
Retail Warehouses	Chester, Greyhound Retail Park	Out of town retail park including some leisure and industrial	24	1990	19,000
Retail Warehouses	Stockton-on-Tees, Teesside Retail Park	Out of town retail park	28	1991	31,600
Retail Warehouses	Cambridge, The Beehive Centre*	Edge of town retail warehouse park with supermarket and petrol filling station	11	1994	21,300
Retail Warehouses	Birmingham Castle Vale Ret Pk	Out of town retail park	7	2000	15,240
Retail Warehouses	Milton Keynes, The Kingston Centre*	Out of town retail park including a Tesco store of 7,457 sq m and a petrol filling station	22	1992	21,600
Shopping Centres	Dublin, St. Stephen's Green Shopping Centre	Covered shopping centre including 3,185 sq m of basement catering and a multi-storey car park (27% interest)	123	1988	25,100
Shopping Centres	East Kilbride, Plaza Centre	Retail and office complex including 13,935 sq m of offices	62	1990	35,500
Shopping Centres	Woking, Peacocks Shopping Centre	Covered shopping centre with parking and entertainment facilities (long leasehold)	101	1992	32,800
Shopping Centres	Basildon, Eastgate Shopping Centre	Covered shopping centre and multi storey car park, including offices of 11,334 sq m	130	1994	74,800
Shopping Centres	Dublin, ILAC Shopping Centre	City Centre Shopping Centre (50% interest)	80	1981	16,300
Shopping Centres	Peterborough, Serpentine Green*	Out of town shopping centre including a Tesco store of 12,077 sq m and a petrol filling station	29	1999	29,000
Shopping Centres	Northampton, Weston Favell Shopping Centre*	District shopping centre including a Tesco store of 13,543 sq m and a petrol filling station	53	1974	22,100
Supermarkets	London NW10, Neasden, Tesco*	Suburban store with a petrol filling station	2	1985	10,000
Properties valued between: £30m – £50m					
Offices – City	London EC3, 51 Eastcheap	Office building on basement, ground and six upper floors	2	1987	7,400
Offices – Other	Reigate, Kingswood, Legal & General House	Offices on three floors in 17.4 hectares of grounds 1500 car spaces	1	1988	24,800
Offices – Other	Reading, Microsoft Campus*	Three self contained office buildings on an office park	7	1998	21,500
Offices – Other	Solihull Plot E1 Blythe Valley	A three storey office building on a business park	1	2001	11,100
Offices – West End	London W1, 2-16 Baker Street	Office building on basement, ground and eight upper floors including ground floor retail of 1,549 sq m (long leasehold)	8	1984	8,400
Retail	Cardiff, St Mary's Street & Trinity Street*	House of Fraser Department store	2	1970	26,000
Retail	Guildford, 105-113 High Street*	House of Fraser Department store	1	1998	15,400
Retail Warehouses	Colchester, The Tollgate Centre	Out of town retail park	13	1988	10,700
Retail Warehouses	Northampton, St. James' Retail Park	Edge of town retail park	8	1988	17,800
Retail Warehouses	Edinburgh, Meadowbank Retail Park	Out of town retail park	14	2001	13,900

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Retail Warehouses	Swindon, Orbital Shopping Park	Out of Town retail park	13	2002	19,600
Retail Warehouses	Wakefield, Westgate Retail Park*	Edge of town retail and leisure park	18	1996	19,500
Retail Warehouses	Plymouth, Marsh Mills Retail Park*	Out of town retail park	6	1996	10,400
Retail Warehouses	Bury, Woodfields Retail Park*	Out of town retail park with Tesco store of 7,015 sq m and a petrol filling station	6	1997	13,400
Retail Warehouses	Bradford, Forster Square Retail Park Unit 1-8*	Out of town retail park	9	1996	10,000
Retail Warehouses	Bradford, Forster Square Retail Park Unit 9-19*	Out of town retail park	9	1998	12,300
Retail Warehouses	Doncaster, Wheatley Centre*	Out of town retail park	13	2001	16,500
Shopping Centres	Leicester, Beaumont Leys Shopping Centre*	District shopping centre including a Tesco store of 9,896 sq m and a petrol filling station	63	1984	21,700
Supermarkets	Croydon, Purley Way, J Sainsbury	Out of town store	1	1988	8,450
Supermarkets	Grimsby, J Sainsbury	Out of town store with petrol filling station	1	1988	5,300
Supermarkets	Bridgwater, J Sainsbury	Out of town store with petrol filling station	1	1989	6,400
Supermarkets	Rugby, J Sainsbury	Out of town store with petrol filling station	1	1989	8,200
Supermarkets	Swindon, J Sainsbury	Out of town store with petrol filling station	1	1996	7,100
Supermarkets	Nottingham, J Sainsbury	Out of town store with petrol filling station on a retail park	1	1997	7,800
Supermarkets	Northampton, J Sainsbury	Out of town store with petrol filling station	1	1997	6,900
Supermarkets	Bristol, Brislington, Tesco*	Out of town store with petrol filling station	2	1996	8,400
Supermarkets	Southampton, Bursledon, Tesco*	Out of town store with a petrol filling station	2	1999	11,200
Properties valued between: £20m – £30m					
Industrial and distribution	York, Clifton Moor Industrial Estate	Edge of town industrial estate on 20 hectares	93	1980	39,500
Leisure	Croydon, Valley Park	Out of town leisure park	7	1995	9,500
Leisure	Leeds, Kirkstall Road	Edge of town leisure park	11	1998	17,200
Offices – City	London EC2, 15-16 Bonhill Street*	Office building on basement, ground and six upper floors	7	2002	10,400
Offices – Other	Edinburgh, Orchard Brae House	Office building on eight floors with 205 car spaces	28	1993	9,900
Residential	London EC1, 13/20 West Smithfield	Residential Units			
Retail	London W1, 187-195 Oxford Street*	Two retail properties with offices and ancillary areas above	4	1952	2,800
Retail	Bristol, Horsefair*	City centre departmental store on basement, ground and six upper floors	1	2001	26,000
Retail Warehouses	Croydon, Purley Way Centre	Out of town retail park	3	1987	5,600
Retail Warehouses	Oxford, Oxford Retail Park	Out of town retail park	4	1988	6,900
Retail Warehouses	Dumbarton, St James Retail Park	Out of town retail park	8	1990	6,700
Retail Warehouses	Glasgow, Auldhouse Retail Park	Suburban retail park	7	1991	10,900
Retail Warehouses	Stockton-on-Tees, Portrack Lane	Out of town retail warehouse	1	1996	11,300
Retail Warehouses	Leeds, Westside Retail Park*	Out of town retail warehouse	13	1993	10,600
Retail Warehouses	Newport, Harlech Retail Park*	Suburban retail park including a Tesco store of 4,747 sq m and a petrol filling station	6	1996	15,100
Retail Warehouses	Woking, Lion Retail Park*	Out of town retail park	7	1995	7,200
Supermarkets	Hereford, J Sainsbury	Edge of town store with petrol filling station	1	1986	5,200
Supermarkets	Portsmouth, J Sainsbury	Edge of town store	1	1988	5,400
Supermarkets	Preston, Bamber Bridge, J Sainsbury	Out of town store with petrol filling station	1	1989	7,600
Supermarkets	Birmingham, Selly Oak, J Sainsbury	Suburban store	1	1993	5,800
Supermarkets	Banbury, J Sainsbury	Suburban store with Petrol filling station	1	1994	6,900
Supermarkets	London N1, Islington, J Sainsbury	Town centre store	1	1995	6,200
Supermarkets	Cambridge, J Sainsbury	Suburban store	1	1995	7,600

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Supermarkets	Altrincham, J Sainsbury	Town Centre store including 235 sq m of other retail (long leasehold)	2	1997	7,000
Supermarkets	Cardiff, Roath, J Sainsbury	Out of town store including Homebase of 3,066 sq m	1	1997	10,800
Supermarkets	Swansea, J Sainsbury	Edge of town store with petrol filling station (long leasehold)	1	1997	7,200
Supermarkets	Southampton, Lordshill, J Sainsbury	Out of town store in district centre with petrol filling station and 4,883 sq m of other retail and leisure	1	1997	9,400
Supermarkets	Weston Super Mare, J Sainsbury	Out of town store with 4,835 sq m of other retail and a public house	1	1997	11,300
Supermarkets	Sheffield, J Sainsbury	Out of town store	1	1998	9,200
Supermarkets	London W4, Chiswick, J Sainsbury	Suburban store	2	1998	7,100
Supermarkets	Orpington, Locksbottom, J Sainsbury	Suburban store	2	1998	6,400
Supermarkets	London SE14, New Cross Gate, J Sainsbury*	Suburban store	5	1996	8,400
Supermarkets	Pontypridd, Tesco*	Out of town store with a petrol filling station	2	1987	7,100
Supermarkets	Newton Abbot, Tesco*	Out of town store with a petrol filling station	2	1995	6,600
Supermarkets	Ashford, Tesco*	Out of town store	1	1997	7,100
Supermarkets	Feltham, Tesco*	Suburban store with a petrol filling station	1	1997	5,800
Supermarkets	Ferndown, Tesco*	Neighbourhood shopping centre including a Tesco store of 5,766 sq m	1	1986	7,800

Properties valued between: £10m – £20m

Industrial and distribution	Greenford, Scottish & Newcastle Depot	High bay distribution facility	1	1998	12,000
Industrial and distribution	London SE3, Greenwich Quadrant	Modern industrial and distribution units	2	2002	12,400
Industrial and distribution	Coventry, New Century Park	Industrial and residential accommodation with potential development as a business park	53	1992	74,000
Offices – City	Eldon St 7/9 Broadgate House	Office building on basement and five upper floors	4	1900	1,800
Offices – City	London EC2, Eldon Street, Eldon House	Office building on basement, ground and six upper floors	7	1998	2,100
Offices – Other	Manchester, Elisabeth House	Office on basement, ground and six upper floors including ground and basement retail of 1,500 sq m	34	1990	8,700
Offices – Other	Solihul Plot D3 Blythe Valley	A two storey office building on a business park	1	2001	3,700
Offices – Other	Solihul Plot G Blythe Valley	A two storey office building on a business park	1	2001	5,000
Offices – West End	London W1, 251-256 Tottenham Court Road*	Office building of seven floors with ground floor retail	6	1955	3,200
Offices – West End	London SW1, Ebury Gate*	Office and residential building on basement, ground and six upper floors	5	1965	4,400
Residential	London EC1, City Road, St Marks Apartments	Residential Units			
Retail	Newcastle-Upon-Tyne, 72-76 Northumberland Street*	Two retail units on basement ground and three upper floors	2	1920	3,100
Retail	Newcastle-Upon-Tyne, 78-92 Northumberland Street* Retail	City centre variety store	2	1930	8,400
Retail	Liverpool, 58-72 Church Street*	Five storey retail and office property in the city centre	6	1960	5,500
Retail	Glasgow, 43-55 Argyle Street*	Three City centre retail units	3	1986	4,200
Retail	Glasgow, 78-90 Buchanan Street*	City centre retail on ground and basement with three floors of offices above	4	1986	3,700
Retail	Kingston-Upon-Thames, 51-52 Clarence Street*	Two town centre retail units within the pedestrianised area	2	1990	2,000
Retail	Camberley, Park Street & Princess Way*	House of Fraser Department store	2	1989	11,400
Retail	Carlisle, 26-40 English Street*	House of Fraser Department store	1	1996	8,900
Retail	Darlington, Blackwellgate*	House of Fraser Department store	1	1924	12,600
Retail	Grimsby, Victoria Street West*	House of Fraser Department store	1	1985	8,500
Retail	Hull, 1 Paragon Square*	House of Fraser Department store	1	1952	17,500
Retail	Leamington Spa, 78-86 The Parade*	House of Fraser Department store	1	1970	9,300
Retail	Leeds, 138-142 Briggate*	House of Fraser Department store	1	1996	10,700

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Property use type	Property name	Property description	Number of leases	Date built or last refurbished	Area in sq.metres
Retail	Middlesbrough, 37 Linthorpe Road*	House of Fraser Department store	1	1956	12,100
Retail	Plymouth, 40-46 Royal Parade*	House of Fraser Department store	1	1990	17,100
Retail	Solihull, 20-66 Station Road*	Retail and residential units	19	1955	3,700
Retail Warehouses	Elgin, Springfield Retail Park	Out of town retail park	6	1987	8,500
Retail Warehouses	Camberley, Homebase	Out of town retail warehouse adjacent to a retail park	1	1995	4,000
Retail Warehouses	Ewell, Homebase	Suburban freestanding retail warehouse	1	1995	4,400
Retail Warehouses	Feltham, Homebase	Out of town freestanding retail warehouse	1	1995	3,400
Retail Warehouses	Richmond-upon-Thames, Homebase	Two suburban retail warehouses	1	1995	4,100
Retail Warehouses	Plymouth, Marsh Mills Retail Park	Out of town retail park	6	1996	3,600
Retail Warehouses	Bath, Homebase	Edge of town freestanding retail warehouse	1	2000	4,300
Retail Warehouses	Wrexham, Homebase	Out of town retail warehouse on a retail park	1	2000	6,000
Retail Warehouses	Dumfries, Cuckoo Bridge Ret Pk	Retail warehouse park	7	2002	13,950
Retail Warehouses	Stockton Teesside Park Phase 2	Development land adjacent to Stockton on Tees Retail Park			
Retail Warehouses	Bath, Weston Lock Retail Park*	Two retail warehouse units with 109 car spaces in an edge of town location	2	1998	2,300
Retail Warehouses	Cardiff, Wenvoe Retail Park*	Two retail warehouses with 185 car spaces in an edge of town location	2	1998	3,900
Retail Warehouses	Cwmbran, Retail Park*	Out of town retail park	9	1985	11,700
Retail Warehouses	Eastleigh, Retail Park*	Out of town retail park	4	1985	5,600
Retail Warehouses	Kingston-Upon-Hull, Kingswood Retail Park*	Out of town retail park	8	2001	12,000
Retail Warehouses	Mansfield, St Peter's Retail Park*	Out of town retail park	9	2002	7,400
Shopping Centres	Aberdeen, St Nicholas Centre*	Covered City centre shopping mall with two floors of offices above	28	1985	7,200
Shopping Centres	Londonderry, Lisnagelvin Shopping Centre*	District shopping centre including a Tesco store of 4,025 sq m and a petrol filling station	20	1994	9,500
Supermarkets	Bedford, Kempston, J Sainsbury	Suburban store with 2,058 sq m of other retail (long leasehold)	1	1975	7,900
Supermarkets	London W13, West Ealing, J Sainsbury	Town centre store with 1,108 sq m of other retail	1	1980	6,100
Supermarkets	Beckenham, J Sainsbury	Town centre store	1	1980	3,800
Supermarkets	London E17, Walthamstow, J Sainsbury	Town centre store with 373 sq m of other retail (long leasehold)	1	1981	5,400
Supermarkets	Chadwell Heath, J Sainsbury	Suburban store	1	1983	5,000
Supermarkets	Birkenhead, J Sainsbury	Suburban store with petrol filling station.	1	1984	3,500
Supermarkets	Cardiff, Thornhill, J Sainsbury	Out of town store including petrol filling station and 466 sq m of other retail	1	1984	5,200
Supermarkets	York, J Sainsbury	Edge of town store with 3,026 sq m of other retail	1	1984	8,000
Supermarkets	Kimberley, J Sainsbury	Town centre store	1	1985	5,300
Supermarkets	Hanley, J Sainsbury	Edge of town store with petrol filling station	1	1987	5,600
Supermarkets	Leicester, J Sainsbury	Edge of town store with 2,823 sq m of other retail	2	1987	7,800
Supermarkets	Worcester, Blackpole, J Sainsbury	Suburban store with petrol filling station	1	1993	4,600
Supermarkets	Newport, J Sainsbury	Out of town store with 190 sq m of other retail	1	1994	5,000
Supermarkets	Bradford, J Sainsbury	Suburban store with petrol filling station and including Homebase of 3,693 sq m	1	1995	9,000
Supermarkets	Burton Upon Trent, J Sainsbury	Town centre store	1	1997	6,300
Supermarkets	London E18, South Woodford, J Sainsbury	Town centre store with a cinema and 1,115 sq m of other retail	1	1999	6,500
Supermarkets	Lincoln, Tesco*	Edge of town supermarket with petrol filling station	1	1985	6,500
Supermarkets	Coleraine, Riverside Retail Park*	Edge of town supermarket with two retail warehouse units	3	1998	6,500
Supermarkets	Nottingham, Bulwell, Tesco*	Suburban store with a petrol filling station	2	1996	4,900
Supermarkets	Barnstaple, Tesco*	Out of town store	1	1998	5,800
Supermarkets	Formby, Tesco*	Suburban store	1	1995	5,000
Supermarkets	London E3, Bromley by Bow, Tesco*	Suburban store with a petrol filling station	1	1982	6,500
Supermarkets	Maidstone, Grove Green, Tesco*	Neighbourhood shopping centre including a Tesco store of 3,829 sq m and a petrol filling station	7	1994	3,800

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