

## Our most distinctive features

**Largest UK property portfolio – continuous asset selection**

**Focused business – 97% of portfolio in Retail and London Offices**

**Earnings growth built in and with further potential**

**Secure risk profile, consistent, integrated business model**

**Superior total returns, outperforming competitors**

**Quality assets, best property in prime locations**

**Long leases, sustainable, assured cash flows**

**Actively adding value – intense pursuit of asset management and development gains**

**Financial acumen, accomplished deal-making and capital structuring**

**Able management, a key to all we do**