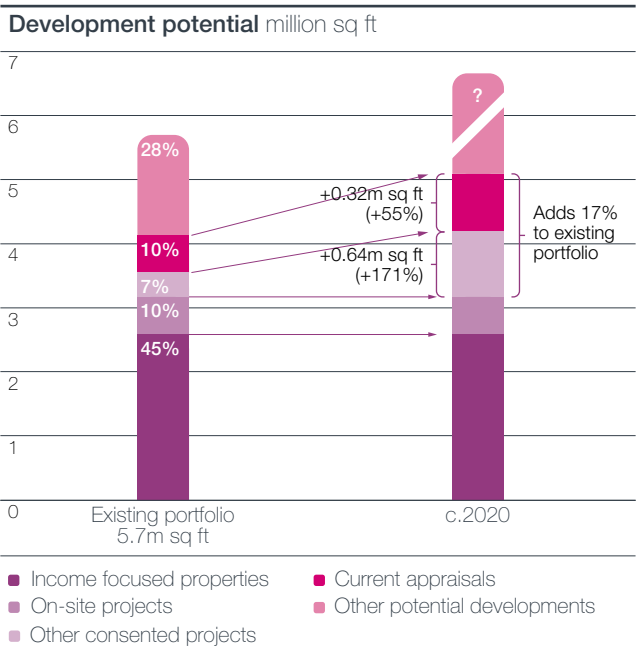
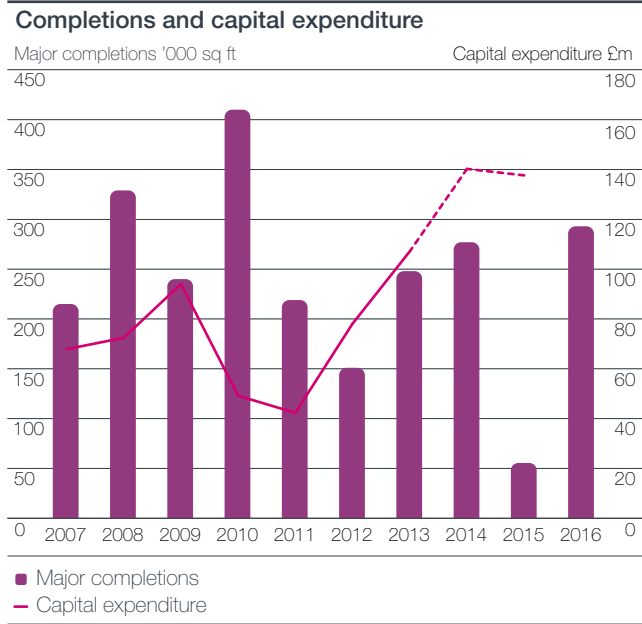


APPENDIX 4 PROJECTS



APPENDIX 4 PROJECTS

Project summary 2014-2016

Property	Current net income £m pa	Pre-scheme area '000 sq ft	Proposed area '000 sq ft	Capital expenditure to complete ¹	Delivery date	Current office ERV £ per sq ft
On-site projects³						
Turnmill EC1	–	41	70	12	Q3 2014	55.00
40 Chancery Lane WC2	–	61	102	24	Q4 2014	65.00
Queens W2	–	–	21	9	Q4 2014	Residential
73 Charlotte Street W1	–	13	16	10	Q3 2015	Residential
White Collar Factory EC1	–	124	293	121	Q3 2016	c.50.00
1-2 Stephen Street W1	–	82 ²	84	9	Q2 2014	c.62.50
	–	321	586	185		
2014 – Consented						
Tottenham Court Walk W1	0.7	24	40	12	Q2 2015	Retail
	0.7	24	40	12		
2015/2016 – Consented						
80 Charlotte Street W1	1.9	234	380	150	H2 2017	c.65.00
55-65 North Wharf Road W2	1.3	78	240	110	2018	c.57.50
	3.2	312	620	260		
Planning and design				16		
Other				87		
Capitalised interest				35		
Total (2014-2016)	3.9	657	1,246	595		

¹ Excluding projects that commence in 2016 and beyond (as at December 2013)

² Includes redundant storage space – now offices

³ Fixed price contracts

Project summary 2015 onwards

Property	Current net income £m pa	Pre-scheme area '000 sq ft	Proposed area '000 sq ft	Earliest possession year	Comment
Consented					
Wedge House SE1	0.2	39	80	2014	Rolling break from 2014. Offices Option site. Offices, retail & theatre
1 Oxford Street W1	–	–	275	c.2017	
	0.2	39	355		
Appraisals					
Jaeger House W1	0.9	25	c.30	2014	Potential sale
Balmoral Grove N7	0.6	67	c.200	2014	Residential potential
9 Prescot Street E1	1.2	103	c.113	2015	
25 & 29 Berners Street W1	1.4	79	c.100	2016	Tenant can break earlier
Monmouth House EC1	1.4	42	c.75	2016	
Network Building W1	2.3	64	c.100	2017	
Mark Square House EC2	1.5	62	c.70	2018	
19-35 Baker Street W1	5.1	146	c.250	2018	
Premier House SW1	1.9	62	c.80	2018	
	16.3	650	1,018		
Adjustments for JVs	(2.3)	(66)	(113)		19-35 Baker Street
	14.0	584	905		
Total (2015 onwards)	14.2	623	1,260		
Total pipeline	18.1	1,280	2,506		