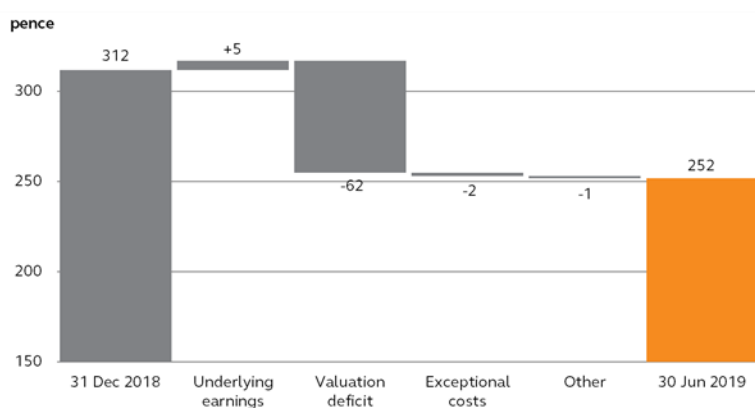


Graphs / tables

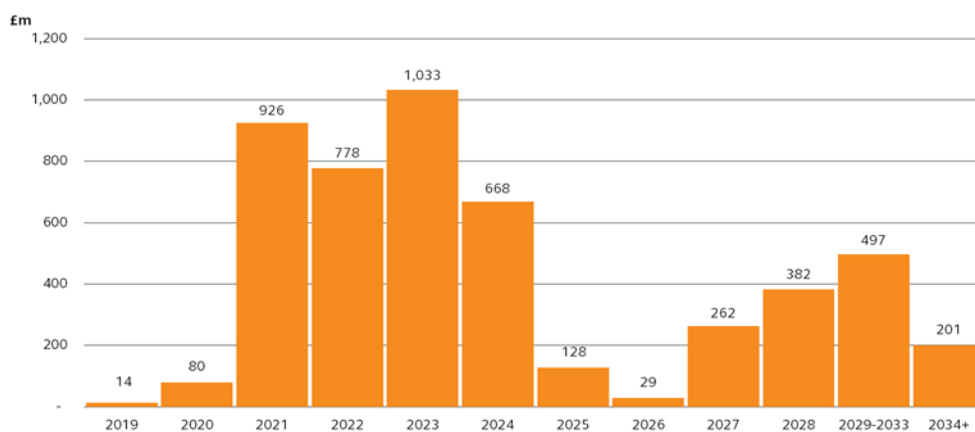
1.

The key drivers of the 60 pence decrease in NAV per share (diluted, adjusted) to 252 pence are summarised in the chart below.



2.

The chart below illustrates the debt maturity profile and although the debt market is more cautious at the moment, we have no major refinancing requirement due until 2021. The long-term viability of the business depends our ability to refinance debt as it falls due.



Note: Debt maturity chart at 30 June 2019 pro forma to include repayments of £210m on SGS term loan (maturity 2021) and £100m on RCF (maturity 2021), both made in July 2019.