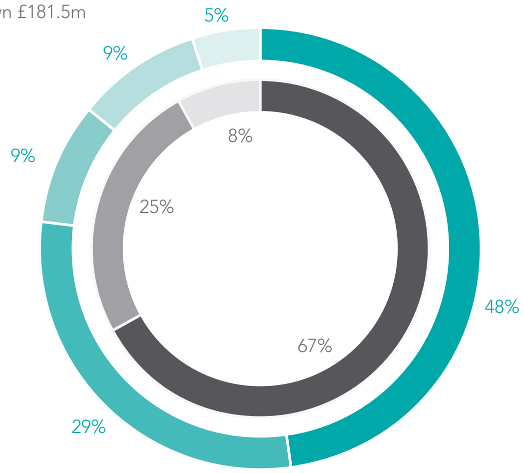
Appendix 1

Portfolio characteristics[1]

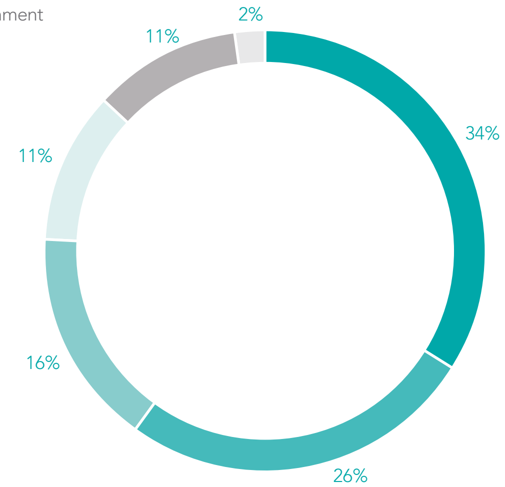
Locations
- North of Oxford Street £1,797.5m
- Rest of West End £1,087.9m
- City £356.3m
- Southwark £327.3m
- Midtown £181.5m

Business mix
- Office £2,507.0m
- Retail £955.4m
- Residential £288.1m



GPE tenant mix[1]

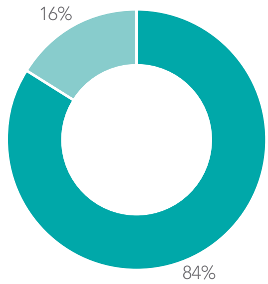
- Retailers and leisure
- Technology, media and telecoms
- Professional services
- Banking and finance
- Corporates
- Government



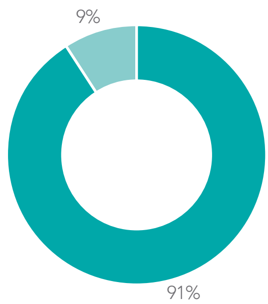
1. GPE share at 30 September 2016

Joint venture business – contribution to the Group

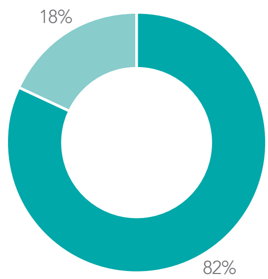
Property assets
- Wholly-owned £3,155.5m
- Joint ventures £595.0m



Net debt
- Wholly-owned £738.5m
- Joint ventures £74.1m



Net assets
- Wholly-owned £2,316.2m
- Joint ventures £510.6m



Appendix 1

Rental income

		Wholly-owned			Share of joint ventures			
		Rent roll £m	Reversionary potential £m	Rental values £m	Rent roll £m	Reversionary potential £m	Rental values £m	Total rental values £m
London North of Oxford Street	Office	27.2	7.7	34.9	–	–	–	34.9
	Retail	8.6	2.2	10.8	5.9	0.5	6.4	17.2
Rest of West End	Office	9.5	2.7	12.2	0.7	1.2	1.9	14.1
	Retail	8.1	2.7	10.8	2.1	0.1	2.2	13.0
Total West End		**53.4**	**15.3**	**68.7**	**8.7**	**1.8**	**10.5**	**79.2**
City, Midtown and Southwark	Office	27.3	9.7	37.0	9.7	2.2	11.9	48.9
	Retail	1.3	0.2	1.5	–	–	–	1.5
Total City, Midtown and Southwark		**28.6**	**9.9**	**38.5**	**9.7**	**2.2**	**11.9**	**50.4**
Total let portfolio		**82.0**	**25.2**	**107.2**	**18.4**	**4.0**	**22.4**	**129.6**
Voids				5.7			0.2	5.9
Premises under refurbishment				45.7			6.3	52.0
Total portfolio				**158.6**			**28.9**	**187.5**

Rent roll security, lease lengths and voids

		Wholly-owned			Joint ventures		
		Rent roll secure for five years %	Weighted average lease length Years	Voids %	Rent roll secure for five years %	Weighted average lease length Years	Voids %
London North of Oxford Street	Office	40.3	6.1	3.8	–	–	–
	Retail	55.8	6.0	4.1	64.8	5.3	–
Rest of West End	Office	32.2	3.3	3.5	34.5	3.2	–
	Retail	78.1	5.7	–	100.0	10.5	–
Total West End		**47.2**	**5.5**	**2.1**	**71.1**	**6.4**	**–**
City, Midtown and Southwark	Office	24.9	3.6	4.2	84.8	8.1	1.0
	Retail	40.5	8.3	–	100.0	11.3	–
Total City, Midtown and Southwark		**25.6**	**3.8**	**4.4**	**84.9**	**8.1**	**0.9**
Total portfolio		**39.6**	**4.9**	**3.6**	**78.4**	**7.3**	**0.6**

Rental values and yields

		Wholly-owned		Joint ventures		Wholly-owned		Joint ventures	
		Average rent £psf	Average ERV £psf	Average rent £psf	Average ERV £psf	Initial yield %	True equivalent yield %	Initial yield %	True equivalent yield %
London North of Oxford Street	Office	55	70	–	–	3.1	4.5	–	–
	Retail	56	67	127	139	3.0	3.7	4.5	4.0
Rest of West End	Office	60	82	19	51	2.8	4.7	0.5	3.9
	Retail	84	116	81	83	3.3	4.2	1.9	3.7
Total West End		**59**	**68**	**80**	**95**	**3.1**	**4.4**	**2.5**	**3.9**
City, Midtown and Southwark	Office	41	55	39	50	3.8	5.2	1.9	4.9
	Retail	63	70	36	42	4.5	5.0	3.3	4.8
Total City, Midtown and Southwark		**41**	**54**	**39**	**49**	**3.8**	**5.2**	**2.0**	**4.9**
Total portfolio		**51**	**64**	**52**	**60**	**3.3**	**4.6**	**2.2**	**4.4**

Appendix 1
How we manage risk

Market risk		
Risk	**Impact**	**Mitigation**
Central London real estate market underperforms other UK property sectors.	Reduced relative performance.	The execution of the Group's strategy covering the key areas of investment, development and asset management is adjusted and updated throughout the year, informed by regular research into the economy, investment and occupational markets. The Group's strategic priorities and transactions are considered in light of regular review of dashboard lead indicators and operational parameters. The Group aims to maintain low financial leverage throughout the property cycle.
Potential economic downturn.	Property valuations may decline, with reduced tenant demand for space.	Regular economic updates are received and scenario planning is undertaken for different economic cycles, including various potential UK exit arrangements from the EU. The Group aims to maintain low financial leverage throughout the property cycle.
Heightened political uncertainty and potential negative economic impact following EU referendum.	Reluctance by investors and occupiers to make investment decisions whilst outcomes remain uncertain and/or reduced attractiveness of London as a global commercial centre.	The Group's strategic priorities and transactions are considered in light of these uncertainties. Lobbying property industry matters is undertaken by active participation of the Executive Directors through relevant industry bodies. The Group aims to maintain low financial leverage throughout the property cycle.

Investment management		
Risk	**Impact**	**Mitigation**
Incorrect reading of the property cycle through poor investment decisions and/or mis-timed recycling of capital.	Not sufficiently capitalising on market investment conditions.	The Group has dedicated resources whose remit is to constantly research each of the sub-markets within central London seeking the right balance of investment and development opportunities suitable for current and anticipated market conditions. Regular review of property cycle by reference to dashboard of lead indicators. Detailed due diligence is undertaken on all acquisitions prior to purchase to ensure appropriate returns. Business plans are produced on an individual asset basis to ensure the appropriate rotation of those buildings with limited relative potential performance. Regular review of the prospective performance of individual assets and their business plans with joint venture partners.
Inappropriate asset concentration, building mix, tenant covenant quality and exposure, and lot size.	Reduced liquidity and relative property performance.	Regular review of portfolio mix and asset concentration. Adjustment of the portfolio as appropriate through undertaking acquisitions and/or development projects in joint venture or forward funding. The Group has a diverse tenant base with its ten largest tenants representing only 29.6% of rent roll. Tenants' covenants are analysed and security sought as appropriate as part of the lease approval process. Regular contact with tenants is maintained to identify if tenants are suffering financial difficulties and their proposed actions.

Appendix 1

Asset management		
Risk	**Impact**	**Mitigation**
Poor management of voids, rental mis-pricing, low tenant retention, sub-optimal rent reviews, tenant failures and inappropriate refurbishments.	Failure to maximise income from investment properties.	The Group's in-house asset management and leasing teams proactively manage tenants to ensure changing needs are met with a focus on retaining income in light of vacant possession requirements for refurbishments and developments and liaise regularly with external advisers to ensure correct pricing of lease transactions. Tenants' covenants are analysed and security sought as appropriate as part of the lease approval process. Regular contact with tenants is maintained to identify if tenants are suffering financial difficulties and their proposed actions. Although tenants all-in occupational costs are expected to increase in 2017 given the increase in business rates, our low average office rents of only £46.20 per sq ft are expected to provide some protection to our tenants.

Development management		
Risk	**Impact**	**Mitigation**
Poor execution of development programme through: – incorrect reading of the property cycle; – inappropriate location; – failure to gain viable planning consents; – failure to reach agreement with adjoining owners on acceptable terms; – level of speculative development; – incorrect cost estimation; – construction cost inflation; – contractor availability and insolvency risk; – insufficient human resources; – a building being inappropriate to tenant demand; – weak demand for residential apartments; – quality and benchmarks of the completed buildings; – construction and procurement delays; – ineffective marketing to prospective tenants; and – poor development management.	Poor development returns.	See Market risk on page above. Prior to committing to a development the Group conducts a detailed Financial and Operational appraisal process which evaluates the expected returns from a development in light of likely risks. During the course of a development, the actual costs and estimated returns are regularly monitored to signpost prompt decisions on project management, leasing and ownership. Early engagement and strong relationships with planning authorities. Early engagement with adjoining owners. Benchmarking of costs with comparative schemes. In-house Project Management team utilise appropriate procurement methods to optimise the balance of price certainty and risk with construction costs now fixed on over 95% of committed schemes' capital expenditure. Internal and external resourcing requirements regularly reviewed by the Executive Committee, Development Director and Head of Projects. Third party resource expertise used to support in-house teams, where appropriate. Due diligence is undertaken of the financial stability of demolition, main contractors and material sub-contractors prior to awarding of contracts. Working with agents, potential occupiers' and purchasers' needs and aspirations are identified during the planning application and design stages. In-house Leasing/Marketing team liaise with external advisers on a regular basis and marketing timetables designed in accordance with leasing/marketing objectives. All our major developments are subject to BREEAM ratings with a target to achieve a rating of 'Very Good' on major refurbishments and 'Excellent' on new build properties. Pro-active liaison with existing tenants before and during the development process. Selection of contractors and suppliers based on track record of delivery and credit worthiness. In-house Project Management team closely monitor construction and manage contractors to ensure adequate resourcing to meet programme. Regular review of the prospective performance of individual assets and their business plans with joint venture partners. Post-completion reviews undertaken on all developments to identify best practice and areas for improvement.
An inappropriate level of development undertaken as a percentage of the portfolio.	Underperformance against KPIs.	Regular review of the level of development undertaken as a percentage of portfolio, including the impact on the Group's income profile and financial gearing, amongst other metrics. Developments only committed to when pre-lets obtained and/or market supply considered to be sufficiently constrained.

Appendix 1

Financial risks		
Risk	**Impact**	**Mitigation**
Limited availability of further capital.	Growth of business is constrained or unable to execute business plans.	Cash flow and funding needs are regularly monitored to ensure sufficient undrawn facilities are in place. Funding maturities are managed across the short, medium and long term. The Group's funding measures are diversified across a range of bank and bond markets. Strict counterparty limits are operated on deposits.
Increased interest rates and/or a fall in capital values.	Adverse market movements negatively impact on debt covenants.	Consistent policy of conservative financial leverage. Regular review of current and forecast debt levels and financing ratios under various market scenarios. Our annual Business Plan which is regularly updated includes stress tests considering the impact of a significant deterioration in the markets in which we operate. Formal policy to manage interest rate exposure by having a high proportion of debt with fixed or capped interest rates through derivatives. Significant headroom over all financial covenants at 30 September 2016. We estimate that, absent any mitigating management actions, values could fall by around 60% from their 30 September 2016 levels before Group debt covenants could be endangered.
Inappropriate capital structure.	Sub-optimal NAV per share growth.	Regular review of current and forecast capital requirements and gearing levels and financing ratio.
People		
Risk	**Impact**	**Mitigation**
Incorrect level and mix/retention of people to execute our business plan, combined with inability to attract, develop, motivate and retain talent.	Strategic priorities not achieved.	Regular review is undertaken of the Group's resource requirements and succession planning. The Company has a remuneration system that is strongly linked to performance and a formal six-monthly appraisal system to provide regular assessment of individual performance and identification of training and development needs. Benchmarking of remuneration packages of all employees is undertaken annually. High profile, attractive development programme and high quality assets to manage.
Regulatory		
Risk	**Impact**	**Mitigation**
Adverse regulatory risk, including tax, planning, environmental and other legislation increases cost base.	Reduces flexibility and may influence potential investor and occupier interest in buildings.	Senior Group representatives spend considerable time, using experienced advisers as appropriate, to ensure compliance with current and potential future regulations. Lobbying property industry matters is undertaken by active participation of the Executive Directors through relevant industry bodies. Environmental Policy Committee meets at least quarterly to consider strategy in respect of environmental legislation.
Health and Safety incidents. Loss of life or injury to employees, contractors, members of the public or tenants.	Resultant reputational damage.	The Group has dedicated Health and Safety personnel to oversee the Group's management systems which include regular risk assessments and annual audits to proactively address key Health and Safety areas including employee, contractor, members of the public and tenant safety. On all construction projects, the Group operates a pre-qualification process to ensure selection of competent consultants and contractors which includes a Health and Safety assessment. Contractors' responses to accidents and near misses are actively monitored and followed-up by our Project Managers and Head of Sustainability, with reporting to the Executive Committee and Board as appropriate.

Appendix 1

Business interruption risk		
Risk	Impact	Mitigation
An external event such as a power shortage, extreme weather, environmental incident, civil unrest or terrorist or cyber attack that significantly affects the Group's operations, particularly given our portfolio concentration in central London.	Significant damage, disruption and/or reputational damage to the Group's portfolio and operations.	The Group has a Business Continuity Plan with predetermined processes and escalation for the Crisis Management Team. Asset emergency plans exist for individual properties. Physical security measures are in place at properties and security threats are regularly assessed through links with security agencies. Regular testing of IT security is undertaken. The Group's insurance policies include cover for catastrophic events including fire, storm, riots and terrorism.

Appendix 2

Portfolio performance

		Wholly-owned £m	Share of joint ventures £m	Total £m	Proportion of portfolio %	Valuation movement %
North of Oxford Street	Office	753.9	–	753.9	20.1	(4.2)
	Retail	250.1	118.2	368.3	9.8	(4.5)
	Residential	4.7	3.7	8.4	0.2	(13.2)
Rest of West End	Office	253.6	102.5	356.1	9.5	(6.8)
	Retail	186.4	76.4	262.8	7.0	(0.9)
	Residential	14.0	5.8	19.8	0.5	(5.2)
Total West End		1,462.7	306.6	1,769.3	47.1	(4.4)
City, Midtown and Southwark	Office	548.1	253.6	801.7	21.4	(5.6)
	Retail	27.4	1.9	29.3	0.8	11.3
	Residential	1.2	0.1	1.3	–	(23.2)
Total City, Midtown and Southwark		576.7	255.6	832.3	22.2	(5.1)
Investment property portfolio		**2,039.4**	**562.2**	**2,601.6**	**69.3**	**(4.6)**
Development property*		1,083.8	32.8	1,116.6	29.8	(1.5)
Total properties held throughout the period		**3,123.2**	**595.0**	**3,718.2**	**99.1**	**(3.7)**
Acquisitions		32.3	–	32.3	0.9	(1.5)
Total property portfolio		**3,155.5**	**595.0**	**3,750.5**	**100.0**	**(3.7)**

* Including trading properties.

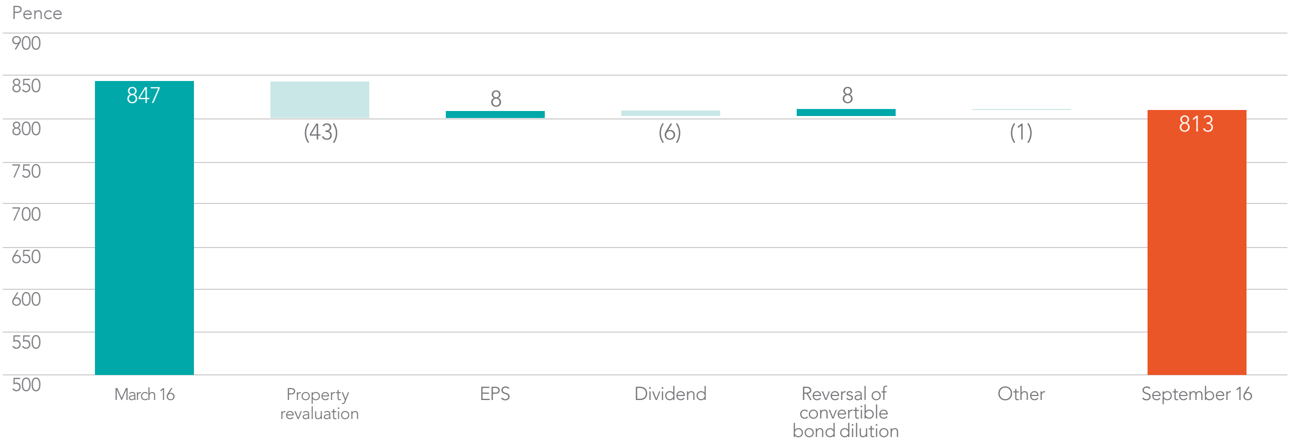
Portfolio characteristics

		Investment properties £m	Development properties* £m	Total property portfolio £m	Office £m	Retail £m	Residential £m	Total £m	Net internal area sq ft 000's
North of Oxford Street		1,130.6	666.9	1,797.5	1,111.4	419.7	266.4	1,797.5	1,368
Rest of West End		671.0	416.9	1,087.9	561.6	506.4	19.9	1,087.9	603
Total West End		**1,801.6**	**1,083.8**	**2,885.4**	**1,673.0**	**926.1**	**286.3**	**2,885.4**	**1,971**
City, Midtown and Southwark		832.3	32.8	865.1	834.0	29.3	1.8	865.1	1,484
Total		**2,633.9**	**1,116.6**	**3,750.5**	**2,507.0**	**955.4**	**288.1**	**3,750.5**	**3,455**
By use:	Office	1,901.8	605.2	2,507.0					
	Retail	702.0	253.4	955.4					
	Residential	30.1	258.0	288.1					
Total		**2,633.9**	**1,116.6**	**3,750.5**					
Net internal area sq ft 000's		2,706	749	3,455					

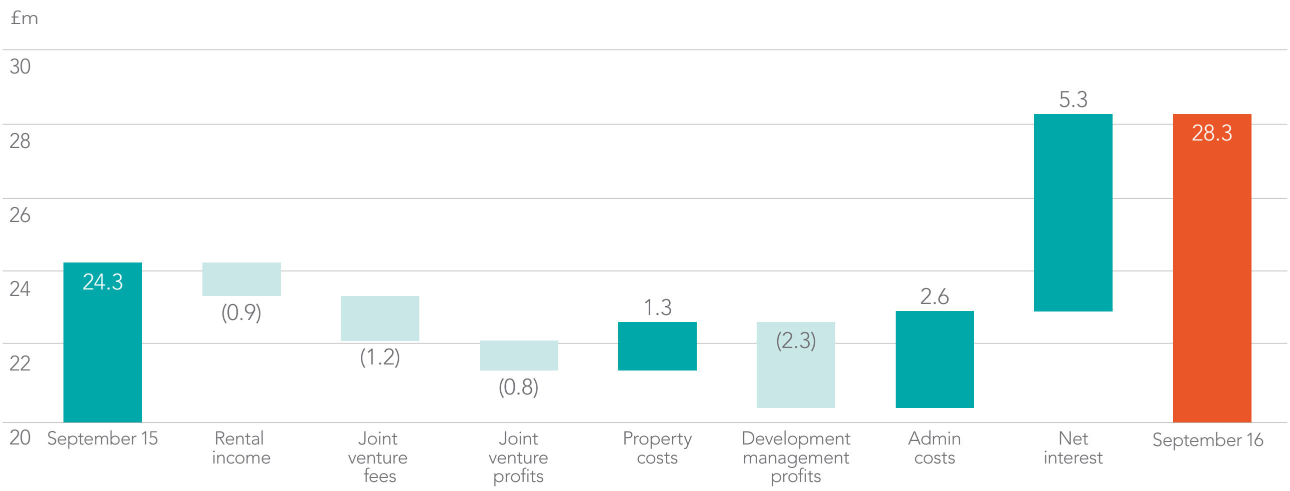
* Including trading properties.

Appendix 3

EPRA net assets per share



EPRA profit before tax

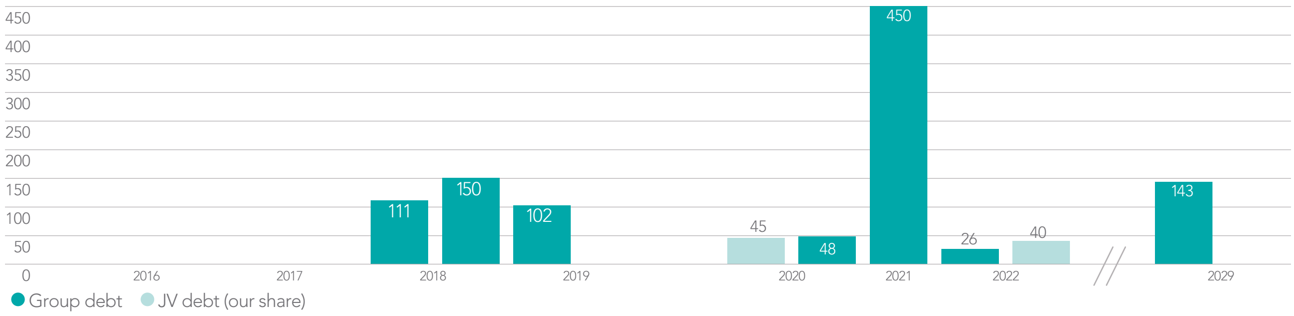


Debt analysis

	Sept 2016 £m	March 2016 £m
Net debt excluding JVs (£m)	**738.5**	568.0
Net gearing	**26.1%**	19.5%
Total net debt including 50% JV non-recourse debt (£m)	**812.6**	644.1
Loan-to-property value	**21.7%**	17.4%
Total net gearing	**28.7%**	22.1%
Interest cover	**n/a**	12.5x
Weighted average interest rate	**3.3%**	3.7%
Weighted average cost of debt	**3.9%**	3.9%
% of debt fixed/hedged	**80%**	100%
Cash and undrawn facilities (£m)	**301**	472

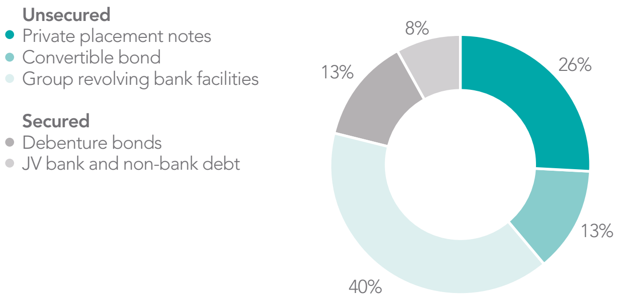
Appendix 3

Debt maturity profile[1] £m



1. Based on committed facilities at 16 November 2016, post one year maturity extension of RCF.

Diversified sources of debt funding[1]



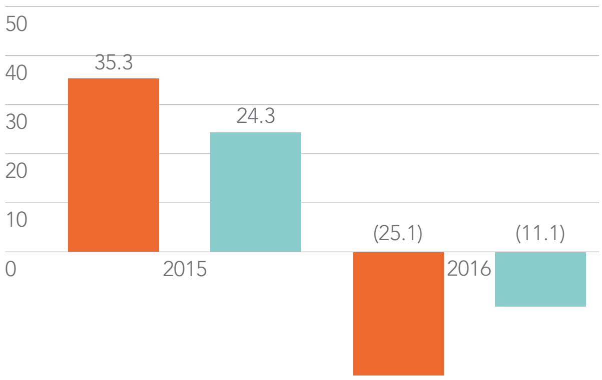
1. Total facilities.

EPRA performance measures

Measure	Definition of Measure	Sept 2016	Sept 2015
EPRA earnings	Recurring earnings from core operational activities	**£28.3m**	£24.3m
EPRA earnings per share	EPRA earnings divided by the weighted average number of shares	**8.3p**	7.1p
Diluted EPRA earnings per share	EPRA earnings divided by the diluted weighted average number of shares	**8.3p**	6.9p
EPRA costs (by portfolio value)	EPRA cost (including direct vacancy costs) divided by market value of the portfolio	**0.8%**	1.0%
		Sept 2016	March 2016
EPRA net assets	Net assets adjusted to exclude the fair value of financial instruments	**£2,786.2m**	£3,079.5m
EPRA net assets per share	EPRA net assets divided by the number of shares at the balance sheet date on a diluted basis	**813p**	847p
EPRA triple net assets	EPRA net assets amended to include the fair value of financial instruments and debt	**£2,713.7m**	£3,022.6m
EPRA triple net assets per share	EPRA triple net assets divided by the number of shares at the balance sheet date on a diluted basis	**792p**	831p
EPRA NIY	Annualised rental income based on cash rents passing at the balance sheet date less non-recoverable property operating expenses, divided by the market value of the property increased by estimated purchasers' costs	**2.8%**	2.8%
EPRA "topped up" NIY	EPRA NIY adjusted to include rental income in rent-free periods (or other unexpired lease incentives)	**3.2%**	3.1%
EPRA vacancy	ERV of non-development vacant space as a percentage of ERV of the whole portfolio	**6.2%**	7.0%

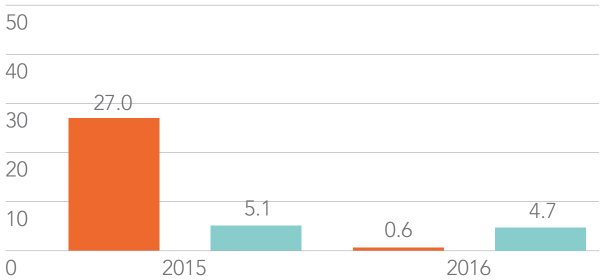
Appendix 3

Total Shareholder Return (%) (TSR)*



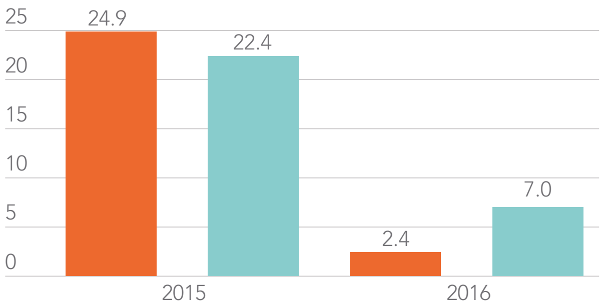
Commentary
The TSR of the Group was down 25.1% for the year compared to 11.1% down for the FTSE 350 Real Estate (excluding agencies).

EPRA net assets per share growth (%) (NAV growth)*



Commentary
EPRA net assets per share increased by 0.6% over the year as the reduction in value of the portfolio was marginally outweighed by retained earnings and the reversal of the convertible bond dilution.

Total Property Return (%) (TPR)*



Commentary
The Group generated a portfolio TPR of 2.4% in the year whereas the benchmark produced a total return of 7.0%, resulting in an absolute underperformance of 4.6 percentage points, and a relative underperformance of 4.2 percentage points.

GPE Benchmark

* Year to September