

Portfolio performance

		Wholly-owned £m	Share of joint venture £m	Total £m	Proportion of portfolio %	Valuation movement %
North of Oxford Street	Office	240.7	71.2	311.9	27.6	(29.3)
	Retail	68.1	71.0	139.1	12.3	(13.9)
Rest of West End	Office	142.0	96.8	238.8	21.2	(35.4)
	Retail	97.9	69.5	167.4	14.8	(12.1)
Total West End		548.7	308.5	857.2	75.9	(26.3)
City and Southwark	Office	148.5	17.6	166.1	14.7	(36.2)
	Retail	8.7	1.7	10.4	0.9	1.7
Total City and Southwark		157.2	19.3	176.5	15.6	(34.8)
Investment property portfolio		705.9	327.8	1,033.7	91.5	(27.9)
Development property		88.8	5.5	94.3	8.4	(28.9)
Total properties held throughout the year		794.7	333.3	1,128.0	99.9	(28.0)
Acquisitions		—	1.1	1.1	0.1	(44.8)
Total property portfolio		794.7	334.4	1,129.1	100.0	(28.0)

Portfolio characteristics

	Investment property portfolio £m	Properties under development £m	Total property portfolio £m	Office £m	Retail £m	Total £m	Net internal area sq ft 000's
North of Oxford Street	452.1	77.0	529.1	384.8	144.3	529.1	1,179.0
Rest of West End	406.2	—	406.2	238.8	167.4	406.2	891.1
Total West End	858.3	77.0	935.3	623.6	311.7	935.3	2,070.1
City and Southwark	176.5	17.3	193.8	180.7	13.1	193.8	674.6
Total	1,034.8	94.3	1,129.1	804.3	324.8	1,129.1	2,744.7
By use:							
	Office	717.5	86.8	804.3			
	Retail	317.3	7.5	324.8			
Total	1,034.8	94.3	1,129.1				
Net internal area sq ft 000's	2,555.0	189.7	2,744.7				

Total property return relative to IPD central London

Years to 31 March

