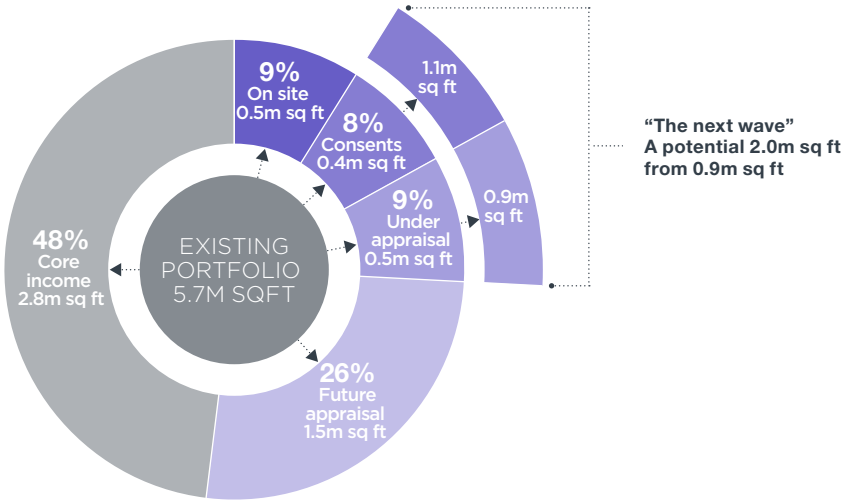


APPENDIX 4 PROJECTS

Portfolio composition (by area)



Net investment £m



Completions and capital expenditure



APPENDIX 4 PROJECTS

Project summary 2015-2016

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 projects²						
Turnmill EC1	–	41	70	2	Q1 2015	55.00
40 Chancery Lane WC2	–	61	102	10	Q2 2015	65.00
73 Charlotte Street W1	–	13	16	7	Q3 2015	Residential
White Collar Factory EC1	–	124	293	94	Q3 2016	c.55.00
Tottenham Court Walk W1	–	24	38	4	Q2 2015	Retail
	–	263	519	117		
2015/2016 – Consented						
The Copyright Building, 25-33 Berners Street W1	1.4	86	105	51	2017	c.77.50
80 Charlotte Street W1	4.3	234	380	175	2018	c.75.00
55-65 North Wharf Road W2	1.4	78	240	118	2018	c.60.00
	7.1	398	725	344		
Planning and design				27		
Other				51		
Capitalised interest				41		
Total (2015-2016)	7.1	661	1,244	580		

¹ Excluding projects that commence in 2017 and beyond (as at December 2014)

² Fixed price contracts (as at December 2014)

Project summary 2016 onwards

Property	Current net income £m pa	Pre-scheme area '000 sq ft	Proposed area '000 sq ft	Earliest possession Year	Comment
Consented					
1 Oxford Street W1	–	–	275	c.2018	Option site. Offices, retail and theatre
25 Savile Row W1	1.2	42	58	TBC	Residential and retail
	1.2	42	333		
Appraisals¹					
Wedge House SE1	0.2	39	110	2015	Planning submitted (hotel and offices)
Balmoral Grove N7	0.6	67	200	2015	Residential potential
Monmouth House EC1 ²	1.7	69	125	2017	
Network Building W1	2.4	64	100	2017	
19-35 Baker Street W1	5.3	146	250	2018	
Premier House SW1	1.9	62	80	2018	
Holden House W1	2.8	91	137	TBC	
	14.9	538	1,002		
Adjustment for joint project	(2.4)	(66)	(113)		19-35 Baker Street
	12.5	472	889		
Total (2016 onwards)	13.7	514	1,222		
Total (2015-2016)	7.1	661	1,244		
Total pipeline	20.8	1,175	2,466		

¹ Areas proposed are estimated from initial studies

² Includes 19-23 Featherstone Street EC1