

Portfolio performance to 30 September 2010

		Wholly-owned £m	Share of joint venture £m	Total £m	Proportion of portfolio %	Six month valuation movement %
North of Oxford Street	Office	398.0	90.2	488.2	33.5	6.9
	Retail	91.1	86.4	177.5	12.2	9.5
Rest of West End	Office	91.4	111.6	203.0	13.9	7.2
	Retail	77.0	96.0	173.0	11.9	5.6
Total West End		657.5	384.2	1,041.7	71.5	7.2
City and Southwark	Office	136.6	66.3	202.9	13.9	4.3
	Retail	17.3	1.9	19.2	1.4	3.7
Total City and Southwark		153.9	68.2	222.1	15.3	4.2
Investment property portfolio		811.4	452.4	1,263.8	86.8	7.1
Development property		–	68.0	68.0	4.7	21.1
Total properties held throughout the period		811.4	520.4	1,331.8	91.5	7.3
Acquisitions		55.5	68.2	123.7	8.5	1.7
Total portfolio		866.9	588.6	1,455.5	100.0	6.8

Portfolio characteristics as at 30 September 2010

		Investment properties £m	Development properties £m	Total property portfolio £m	Office £m	Retail £m	Total £m	Net internal area sq ft 000's
North of Oxford Street		721.2	59.4	780.6	583.9	196.7	780.6	1,348
Rest of West End		376.0	–	376.0	203.1	172.9	376.0	840
Total West End		1,097.2	59.4	1,156.6	787.0	369.6	1,156.6	2,188
City and Southwark		290.3	8.6	298.9	278.6	20.3	298.9	1,057
Total		1,387.5	68.0	1,455.5	1,065.6	389.9	1,455.5	3,245
By use:	Office	1,001.2	64.4	1,065.6				
	Retail	386.3	3.6	389.9				
Total		1,387.5	68.0	1,455.5				
Net internal area sq ft 000's		3,117	128	3,245				