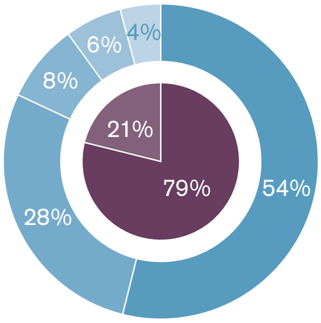
Appendix 1

Portfolio characteristics[1]

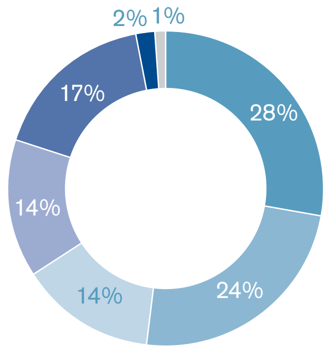
Our locations
- North of Oxford Street £1,346.3m
- Rest of West End £691.5m
- Southwark £204.4m
- Midtown £155.8m
- City £101.5m

Business mix
- Office £1,976.9m
- Retail £522.6m



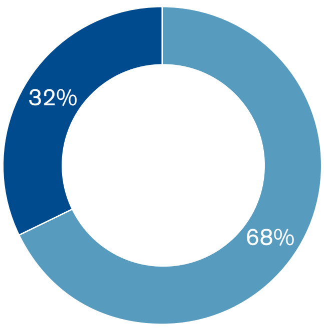
GPE tenant mix[1]

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



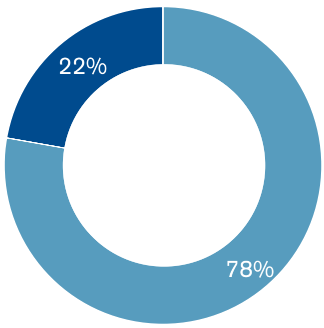
Joint venture business – contribution to the Group

Gross property assets[2]



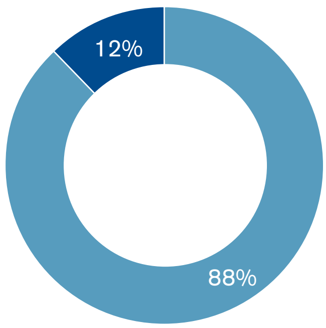
- Wholly-owned £2,022.6 million
- Joint ventures £953.8 million

Net assets[1]



- Wholly-owned £1,306.5 million
- Joint ventures £361.8 million

Net debt[1]



- Wholly-owned £782.7 million
- Joint ventures £101.9 million

1 GPE share.

2 100% values at 30 September 2013.

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	35.3	5.5	40.8	3.5	0.2	3.7	44.5
		Retail	7.0	1.3	8.3	5.2	1.2	6.4	14.7
	Rest of West End	Office	14.2	3.9	18.1	0.5	0.5	1.0	19.1
		Retail	8.3	1.5	9.8	1.2	0.5	1.7	11.5
	Total West End		**64.8**	**12.2**	**77.0**	**10.4**	**2.4**	**12.8**	**89.8**
	City, Midtown and Southwark	Office	9.1	0.7	9.8	9.4	1.7	11.1	20.9
		Retail	0.3	–	0.3	–	–	–	0.3
	Total City, Midtown and Southwark		**9.4**	**0.7**	**10.1**	**9.4**	**1.7**	**11.1**	**21.2**
Total let portfolio			**74.2**	**12.9**	**87.1**	**19.8**	**4.1**	**23.9**	**111.0**
Voids					3.4			2.7	6.1
Premises under development/refurbishment					16.2			6.6	22.8
Total portfolio					**106.7**			**33.2**	**139.9**

Rent roll security, lease lengths and voids

			Wholly-owned			Joint ventures		
			Rent roll secure for five years %	Weighted average lease length Years	Vacancy %	Rent roll secure for five years %	Weighted average lease length Years	Vacancy %
London	North of Oxford Street	Office	58.3	9.9	4.1	100.0	11.6	–
		Retail	37.0	5.0	–	87.1	8.1	–
	Rest of West End	Office	7.4	2.1	5.6	47.5	5.5	8.9
		Retail	41.5	5.2	–	100.0	13.5	–
	Total West End		**42.6**	**7.0**	**3.8**	**91.1**	**9.8**	**0.7**
	City, Midtown and Southwark	Office	72.6	7.6	–	20.2	4.2	13.4
		Retail	89.3	17.1	–	–	–	–
	Total City, Midtown and Southwark		**73.0**	**7.8**	**–**	**20.2**	**4.2**	**13.4**
Total let portfolio			**46.5**	**7.1**	**3.2**	**57.6**	**7.2**	**8.2**

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	49	46	84	88	2.5	4.8	–	4.7
		Retail	38	47	103	115	4.3	5.0	4.4	5.0
	Rest of West End	Office	39	52	15	29	2.9	4.7	2.5	5.0
		Retail	62	71	46	65	3.2	4.6	3.6	4.6
	Total West End		**46**	**49**	**69**	**77**	**2.9**	**4.8**	**2.8**	**4.9**
	City, Midtown and Southwark	Office	33	43	33	42	5.3	5.7	5.7	6.0
		Retail	24	28	–	32	5.8	5.6	–	–
	Total City, Midtown and Southwark		**32**	**42**	**33**	**42**	**5.3**	**5.7**	**5.7**	**6.0**
Total portfolio			**44**	**48**	**45**	**51**	**3.1**	**4.9**	**3.9**	**5.3**

Appendix 1

The Group views effective risk management as integral to the delivery of superior returns to shareholders. Principal risks and uncertainties facing the business and the processes through which the Company aims to manage those risks are:

Risk and impact	Mitigation
Market risk	
Central London real estate market underperforms other UK property sectors leading to poor relative financial results	Research into the economy and the investment and occupational markets is evaluated as part of the Group's annual strategy process covering the key areas of investment, development and asset management and updated regularly throughout the year. Regular review of dashboard lead indicators and operational parameters.
Economic recovery falters resulting in worse than expected performance of the business given decline in economic output	Regular economic updates are received and scenario planning is undertaken for different economic cycles. 67% of income from committed developments already secured.
Investment	
Not sufficiently capitalising on market investment opportunities through difficulty in sourcing investment opportunities at attractive prices, poor investment decisions and mistimed recycling of capital	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 churn 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, mix and lot size reduces liquidity and relative property performance	Regular review of portfolio mix and asset concentration. Where appropriate, consideration given to undertaking acquisitions and/or development projects in joint venture or forward funding.
Asset Management	
Failure to maximise income from investment properties through poor management of voids, mis-pricing, low tenant retention, sub-optimal rent reviews, tenant failures and inappropriate refurbishments	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. The Group has a diverse tenant base with its ten largest tenants representing only 32% of rent roll. Tenant's 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.
Development management	
Poor development returns relating to: – incorrect reading of the property cycle; – inappropriate location; – failure to gain viable planning consents; – level of speculative development; – construction cost inflation; – contractor availability and insolvency risk; – a building being inappropriate to tenant demand; – quality and benchmarks of the completed buildings; – construction and procurement delays; – ineffective marketing to prospective tenants; and – poor development management.	See market risk 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. 67% of income from committed developments already secured. In-house Project Management team utilise appropriate procurement methods to optimise the balance of price certainty and risk. 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' needs and aspirations are identified during the planning application and design stages. 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. Proactive 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 Leasing team liaise with external advisers on a regular basis and marketing timetables designed in accordance with leasing objectives. 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.

Appendix 1

Risk and impact	Mitigation
Development management continued	
Level of development undertaken as a percentage of the portfolio leads to 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 when pre-lets obtained and/or market supply considered to be sufficiently constrained.
Financial risks	
Limited availability of further capital constrains the growth of the business	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.
Adverse market movements negatively impact on debt covenants through increased interest rates or a fall in capital values	Regular review of current and forecast debt levels and financing ratios. 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 2013. We estimate that values could fall by 32% from their 30 September 2013 levels before Group debt covenants could be endangered.
Inappropriate capital structure results in sub-optimal NAV per share growth	Regular review of current and forecast debt and gearing levels and financing ratios.
People	
Correct level, mix and retention of people to execute our Business Plan. Strategic priorities not achieved because of inability to attract, develop, motivate and retain talented employees	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 appraisal system to provide regular assessment of individual performance and identification of training needs.
Regulatory	
Adverse regulatory risk including tax, planning, environmental legislation and EU directives 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 or injury to employees, contractors or tenants and 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 and tenant safety. On developments, 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.

Appendix 2

Portfolio performance to 30 September 2013

		Wholly-owned £m	Joint ventures £m	Total £m	Proportion of portfolio %	Valuation movement %
North of Oxford Street	Office	742.7	85.6	828.3	33.1%	5.6%
	Retail	104.7	108.2	212.9	8.5%	6.2%
Rest of West End	Office	441.1	15.4	456.5	18.3%	3.3%
	Retail	211.0	24.1	235.1	9.4%	10.6%
Total West End		1,499.5	233.3	1,732.8	69.3%	5.7%
City, Midtown and Southwark	Office	163.7	139.1	302.8	12.1%	2.8%
	Retail	4.7	–	4.7	0.2%	4.6%
Total City, Midtown and Southwark		168.4	139.1	307.5	12.3%	2.8%
Investment property portfolio		1,667.9	372.4	2,040.3	81.6%	5.2%
Development property		262.3	104.5	366.8	14.7%	15.8%
Total properties held throughout the period		**1,930.2**	**476.9**	**2,407.1**	**96.3%**	**6.7%**
Acquisitions		92.4	–	92.4	3.7%	(1.7%)
Total property portfolio		**2,022.6**	**476.9**	**2,499.5**	**100.0%**	**6.4%**

Portfolio characteristics as at 30 September 2013

		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		1,133.7	212.6	1,346.3	1,064.5	281.8	1,346.3	1,478
Rest of West End		691.5	–	691.5	456.5	235.0	691.5	672
Total West End		**1,825.2**	**212.6**	**2,037.8**	**1,521.0**	**516.8**	**2,037.8**	**2,150**
City, Midtown and Southwark		307.5	154.2	461.7	455.9	5.8	461.7	1,387
Total		**2,132.7**	**366.8**	**2,449.5**	**1,976.9**	**522.6**	**2,499.5**	**3,537**
By use:	Office	1,640.9	336.0	1,976.9				
	Retail	491.8	30.8	522.6				
Total		**2,132.7**	**366.8**	**2,499.5**				
Net internal area sq ft 000's		3,098	439	3,537				

Appendix 3

Debt analysis [1]

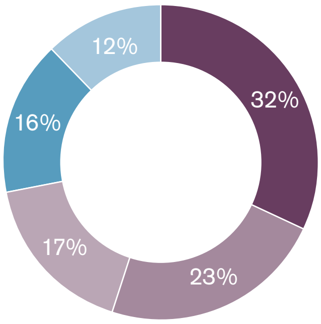
	Pro forma* £m	Sept 2013 £m	March 2013 £m
Net debt excluding JVs (£m)	589.1	**782.7**	658.9
Net gearing	35.2%	**46.9%**	42.8%
Total net debt including 50% JV non-recourse debt (£m)	691.0	**884.6**	761.1
Loan-to-property value	28.7%	**35.4%**	32.7%
Total net gearing	41.3%	**53.0%**	49.5%
Interest cover		**2.8x**	2.4x
Weighted average interest rate		**3.2%**	3.7%
Weighted average cost of debt		**3.7%**	4.3%
% of debt fixed/hedged		**78%**	71%
Cash and undrawn facilities (£m)	503	**310**	282

* Pro forma for deferred consideration due on 100 Bishopsgate, EC2 selldown and announced property sales which had not completed at period end (including creation of the GHS Limited Partnership).

Diversified sources of debt funding[1]

Unsecured
- Private placement notes
- Group revolving bank facilities
- Convertible bond

Secured
- Debenture bonds
- JV bank and non-bank debt



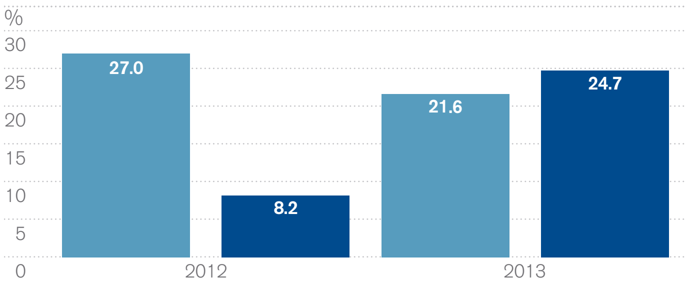
1. Based on drawn position at 30 September 2013.

EPRA performance measures

Measure	Sept 2013	Sept 2012
EPRA earnings	**£14.3m**	£8.9m
EPRA earnings per share	**4.2p**	2.9p
	Sept 2013	March 2013
EPRA net assets	**£1,677.7m**	£1.533.9m
EPRA net assets per share	**487p**	446p
EPRA triple net assets	**£1,642.5m**	£1,491.4m
EPRA triple net assets per share	**476p**	434p

Appendix 3

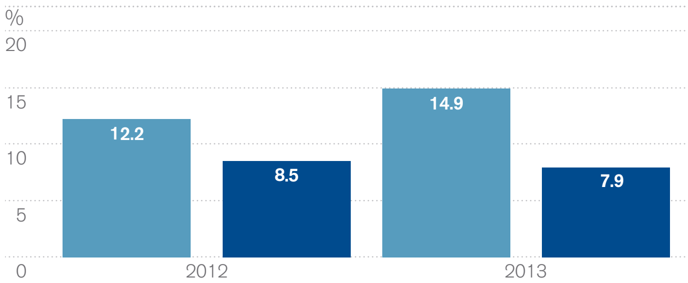
Total Shareholder Return (TSR)*



Commentary

The TSR of the Group was 21.6% for the year compared to 24.7% for the FTSE 350 Real Estate (excluding agencies).

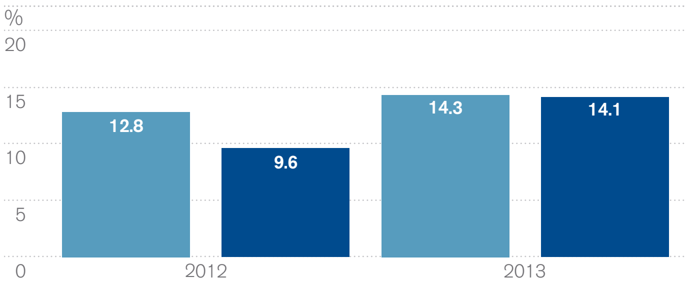
Adjusted net assets per share growth*



Commentary

Adjusted net assets per share increased by 14.9% over the year as property values grew and the Group benefited from the impact of its successful asset management activity and returns from its near-term development programme.

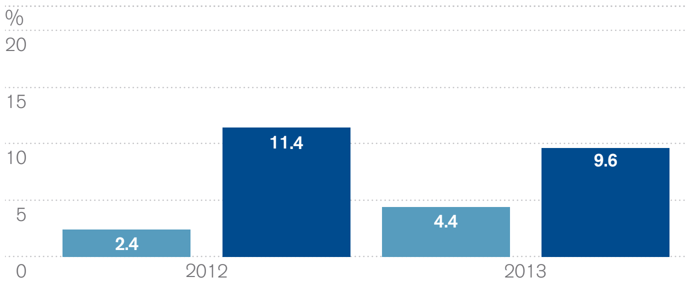
Total Property Return (TPR)*



Commentary

The Group generated a portfolio TPR of 14.3% in the year whereas the benchmark produced a total return of 14.1% resulting in an absolute outperformance of 0.2 percentage points and a relative outperformance of 0.1 percentage points.

Vacancy*



Commentary

Vacancy is designed to show how effective the Group is at letting available space in the portfolio.

The Group's vacancy rate was 4.4% compared to the benchmark of 9.6% resulting in an outperformance of 5.2 percentage points.

GPE Benchmark

*Year to September