

Interim Results Presentation



Capital & Regional



11th September 2001



2001 Interim Results

	6 months to 24 June 2001	6 months to 24 June 2000	year to 25 Dec 2000
Profit and Loss Account			
Profit before tax	£4.8m	£10.4m	£14.2m
Tax	£0.3m	£0.4m	£0.4m
Revenue earnings per share	5.3p	6.1p	9.5p
Dividends per share	2.5p	2.25p	5.5p
Income cover - recurring	1.5	1.5	1.5



2001 Interim Results

	6 months to 24 June 2001	6 months to 25 Dec 2000	6 months to 24 June 2000
Revenue profit	£5.2m	£3.5m	£5.8m
UITF 28 effect	(£0.8m)	£0.4m	£0.4m
Revenue profit - restated	£4.4m	£3.9m	£6.2m
Profit on sale of investment properties and investments	£0.4m	(£0.1m)	£4.2m
Profit before tax	£4.8m	£3.8m	£10.4m



2001 Interim Results

	As at 24 June 2001	As at 25 Dec 2000	As at 24 June 2000
Balance Sheet			
Fully diluted shareholders funds *	£330.2m	£364.8m	£418.1m
Fully diluted NAV per share	362p	361p	378p
NN NAV per share**	330p	324p	334p
Gearing - CULS converted	137%	159%	133%

* After share-buy backs

**Net Asset Value per share after contingent deferred tax and adjustment of debt to market value



NAV Analysis

	£million	pence per share (diluted)
25 December 2000	365	361
Revaluation	(15)	(16)
Share purchases	(23)	14
Retained profit	3	3
24 June 2001	330	362



Operating Review

Shopping Centres*

	June 2001	Dec 2000	June 2000	6 months
Net income	£37.0m	£36.0m	£32.4m	2.8%
ERV	£43.8m	£43.2m	£42.1m	1.4%
Valuation	£469.3m	£478.9m	£480.5m	-
Capex	£4m			
Income return	3.5% **			
Capital return	-2.8%			
Total return	0.7%			
Av equiv yield	8.03%	7.7%		
Initial yield	7.25%	6.8%		

* 8 core centres

** First 6 months



Operating Review

Shopping Centres *

Deal rate	119 transactions (176 in 2000)
Void level	3% (from 3.8%)
Ancillary income	+34% to 5.6% net rental level
Footfall	+7.4% (net Pallasades/Liberty 2)

* 8 core centres



Shopping Centres

Portfolio Highlights - 6 months

Shopping City, Wood Green

Refurbishment complete
All Sports, Blue Inc, Woolworths
Footfall up 17% (4.75m)

The Ashley Centre, Epsom

Re-modelling centre
New retailers / extensions
Footfall up 17% (3.3m)

Trinity Centre, Aberdeen

Fully let
Footfall up 9%

Alhambra Centre, Barnsley

Primark / TK Maxx
Perfume Shop, Bodycare, Adams
Catering offer
Footfall up 10.4% (4m)



Shopping Centres

Portfolio Highlights - 6 months

The Pallasades, Birmingham

Railtrack negotiations
American Express,
Mobile Styles, Bodycare

Liberty 2, Romford

The Post Office / Junior
Dolphin site planning

The Howgate Centre, Falkirk

Quiz / Clinton Cards

Selborne Walk, Walthamstow

First Sport / Millets



Retail Parks

Existing Portfolio:

	Existing sq ft	Proposed sq ft	Additional Floorspace sq ft	Under Construction sq ft
Hull	180,000	355,000	175,000	75,000
Beckton	140,000	190,000	50,000	50,000
Aylesbury	95,000	200,000	105,000	
Renfrew	210,000	250,000	40,000	
Stratford	155,000	230,000	75,000	
Swansea	80,000	160,000	80,000	
Wembley	230,000	230,000	-	
Smaller parks	330,000	330,000	-	
Total	1,420,000	1,945,000	525,000	125,000



Retail Parks

New Developments:

	Existing sq ft	Proposed sq ft
Glasgow (Auchinlea)	95,000	600,000
Oldbury Phase I	0	120,000
Phase II	0	130,000
Total	95,000	850,000



Operating Review

Retail Parks

- Initial yield 4.5% rising to 6.4% in Dec 2002
 - Equivalent yield 7.1%
 - Av. retail passing rent £10.89 psf
 - ERV £13.15 psf
 - Valuation £226.4m
 - Capex £5.9m (6 months)
-



Retail Parks

Portfolio Highlights - 6 months

Aylesbury

Planning submitted
50% pre-let
Big Box anchor

Beckton

Detailed planning obtained
Unit let at £20 per sq ft

Hull

B&Q unit complete
Commence refurbishment
Unit let at £20 per sq ft
Next phase 100,000 sq ft

Stratford

Larger Matalan store
Planning submitted
Big Box pre-let

Auchinlea/Junction 10

Financing progress

Oldbury

Financing progress



Portfolio Highlights - 6 months

Milton Keynes

Successful trading - 4m visitors

Snozone break-even

Castleford

Planning obtained

27% pre-let

41% in solicitors' hands

Braehead

Planning submitted

Castrop-Rauxel

Planning on-going



Outlook

- **Retail and leisure focus**
 - shopping centres
 - retail parks
 - Xscape
 - **Capital strategy**
 - joint ownership
 - reduced gearing
 - share buy-backs
 - **Management**
 - leverage skills
-



Retail Parks

Capital Expenditure Programme

	£m	Status	Funding
Existing Portfolio	23	Committed including under construction	Existing facilities
	44	Proposed subject to further lettings and planning	Increased facilities
	67		
New Developments	95	Proposed subject to further lettings	Development partnership
	52	Proposed subject to lettings and planning	Development partnership
	147		
Total	214		