



2024 HALF YEAR RESULTS INVESTOR PRESENTATION



CANARY WHARF
GROUP
INVESTMENT HOLDINGS PLC



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All information is as of 30 June 2024 unless otherwise indicated.

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Presenters



Becky Worthington
Chief Financial Officer

- 25+ years of financial experience
- Joined CWG in March 2021
- Former CFO of iQ Student Accommodation, Countryside and Quintain, and former NED of British Land; current NED and Chair of Audit Committee for Alstria
- Fellow of ICAEW and Honorary Fellow of the ACT



Andrew King
Director of Investment

- 15+ years of financial experience
- Joined CWG in September 2013
- Former Director of FP&A and Head of Business Appraisal
- PhD in Chemistry from the University of Manchester



Sean Crosby
Director of Commercial Finance and Group Treasury

- 15+ years of financial experience
- Joined CWG in January 2022
- Former Director of Finance of Intu Properties
- Chartered Accountant (Canada), Master of Professional Accounting and Bachelor of Commerce from Canadian universities



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GROUP OVERVIEW





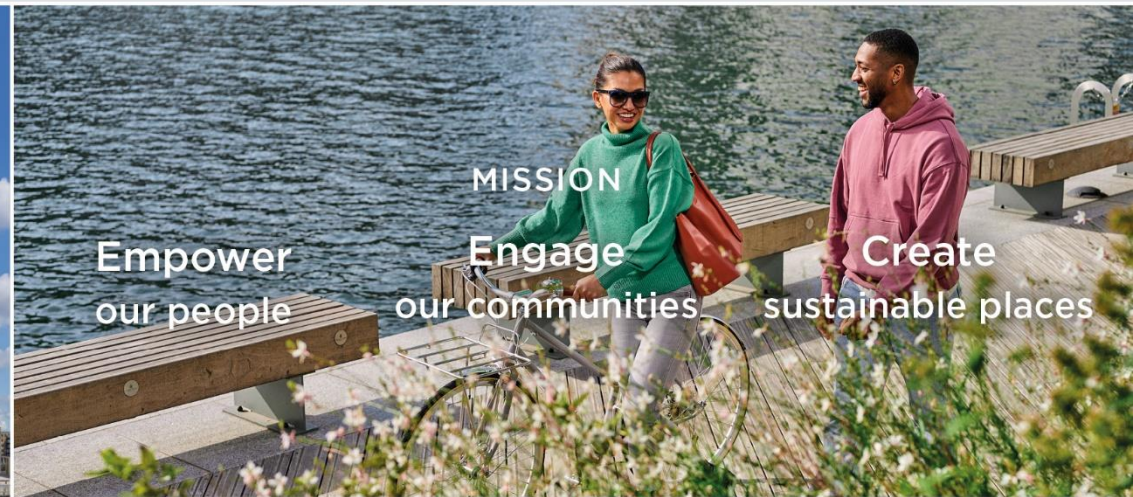
Introduction

Canary Wharf Group Investment Holdings plc (CWG) is the developer of one of the largest urban regeneration projects in Europe, and the UK's largest single site listed REIT. The group manages and owns interests in 7.9 million sq ft of office space, 1.2 million sq ft of retail & leisure space, 2,300+ apartments complete and an additional 2,000+ residential units under construction on the Estate. With a strong focus on sustainability and community engagement initiatives, CWG creates vibrant urban ecosystems that enhance the wellbeing of the people who live and work on the Estate.

CWG is owned by Brookfield Property Partners and Qatar Investment Authority, two of the world's largest commercial real estate companies and funds respectively.

PURPOSE

Bringing people together to enhance lives, now and in the future



VALUES

Excellence

Commit to achieving the best with integrity

Collaboration

Make use of our vast experience and knowledge to work effectively together

Engagement

Develop our people, our communities, our stakeholders and our sustainable environments

Ownership

Take responsibility and pride in what we deliver. Everyone has the opportunity to make a difference

Innovation

Embrace change and encourage innovation





DIVERSIFICATION

TRANSFORMATION

AMENITIES



Tech



Life Sciences



Education



F&B



Experiences



Hospitality



Business Highlights



Operations

Record breaking footfall
over 35m visitors to the Estate in H1 2024
(+8% vs H1 2023)

Middle Dock

Due to launch October 2024
our newest public realm project, a prime example of
our ambition to create spaces that work for nature
as well as people

Over 3,500 people living on the Estate
and 150k within 1 mile



Leasing

50 retail lettings exchanged YTD
including new tenants KIKO, Swarovski and Next
£8m of rent p.a. secured

Morgan Stanley commitment to 2038
deed of variation agreed in March 2024
to remain at 20 Bank Street (EMEA HQ)

Barclays commitment to 2039
5 year lease extension agreed in December 2023
on One Churchill Place (Global HQ)



Financing

£1.5bn of new and refinanced debt
1/5 Bank Street (£467m)

5 year extension agreed, maturing in 2029

One Churchill Place (£399m + £75m)
5 year extension agreed on existing £399m facility,
additional £75m facility drawn, both maturing 2039

25 Churchill Place (£339m)
5 year extension agreed, maturing in 2030

3 & 15 West Lane (£80m)
£80m Construction Loan agreed

15/20 Water Street (£132m)
5 year loan agreed, maturing in 2029



PROPERTY MARKET & VALUATIONS



Central London Offices - competition for high quality stock with limited pipeline

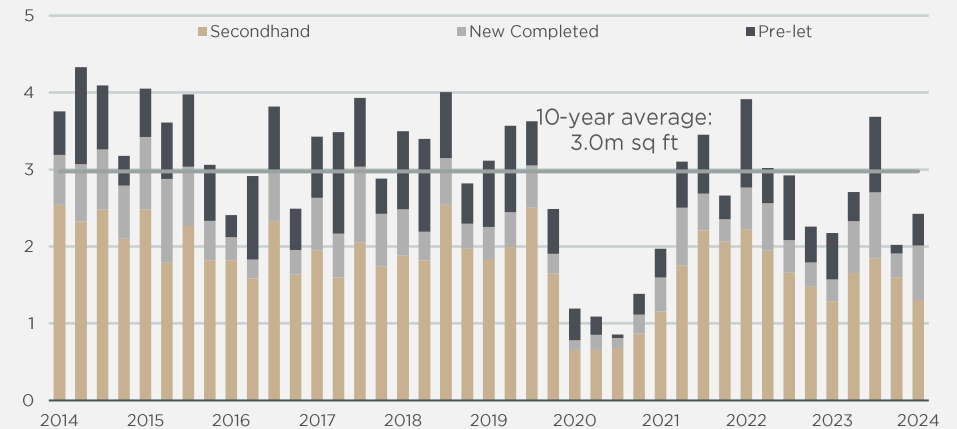


Highlights

- Take-up in 2024 broadly flat, but Under Offers 10% and active demand well above year averages
- 70% of take-up was new Grade A stock
- Committed pipeline thin with occupiers looking further ahead

Central London Take-up Q2 2024

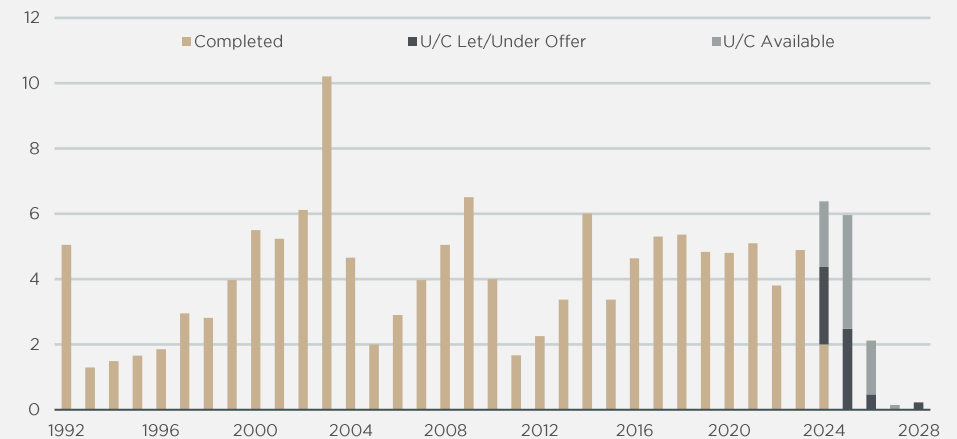
(MM sq. ft.)



Source: CBRE Research

Central London Development Pipeline

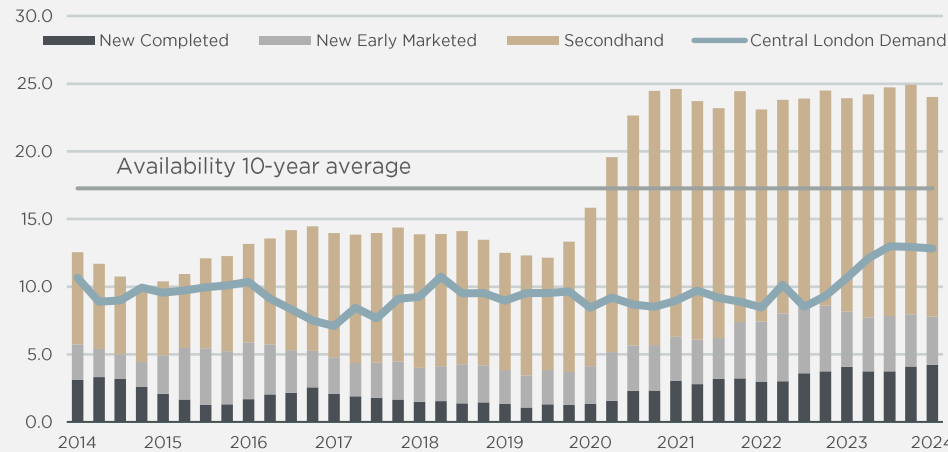
(MM sq. ft.)



Source: CBRE Research

Central London Availability and Active Demand

(MM sq. ft.)



Source: Savills Research, Cushman & Wakefield Research



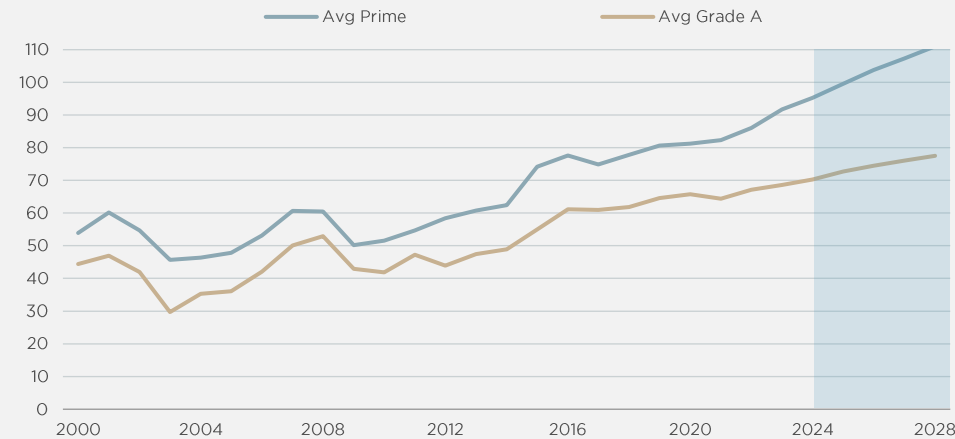
Investment Market – modest recovery to follow reducing interest rates

Highlights

- H1 2024 central London investment volumes at £1.8bn, lowest H1 since 1998. Albeit City submarket Q2 volumes up 157% versus Q1
- Property returns expected to improve, with yields stabilising and strong rental growth forecast
- Property yields likely to face pressure to follow declining interest rates

Flight to quality – on average 30% premium for higher quality space

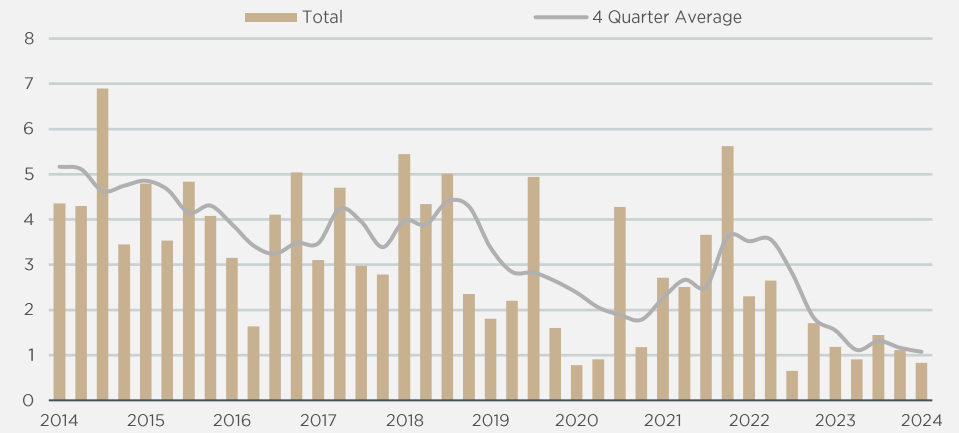
City Average Prime and Average Grade A Rent Forecasts (Q2 2024) (£ per sq. ft.)



Source: CBRE Research

Central London Capital Transactions

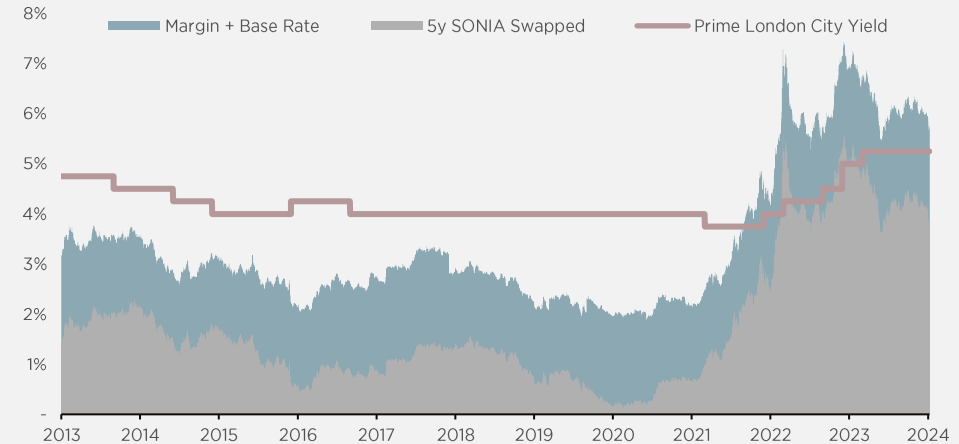
(£ Billions)



Source: CBRE Research

Central London Development Pipeline

UK Real Estate Cost of Debt (%)



Source: Savills Research

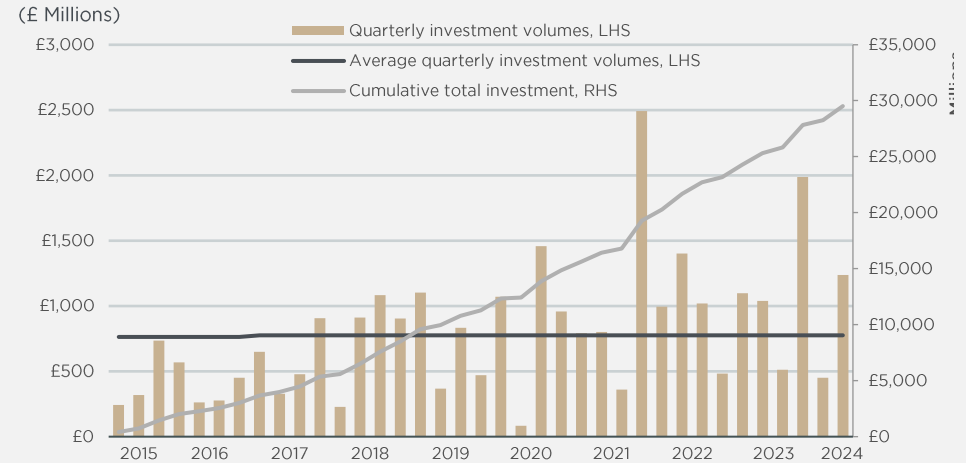
UK Build-to-Rent – strong liquidity with occupational market continuing to perform



HIGHLIGHTS

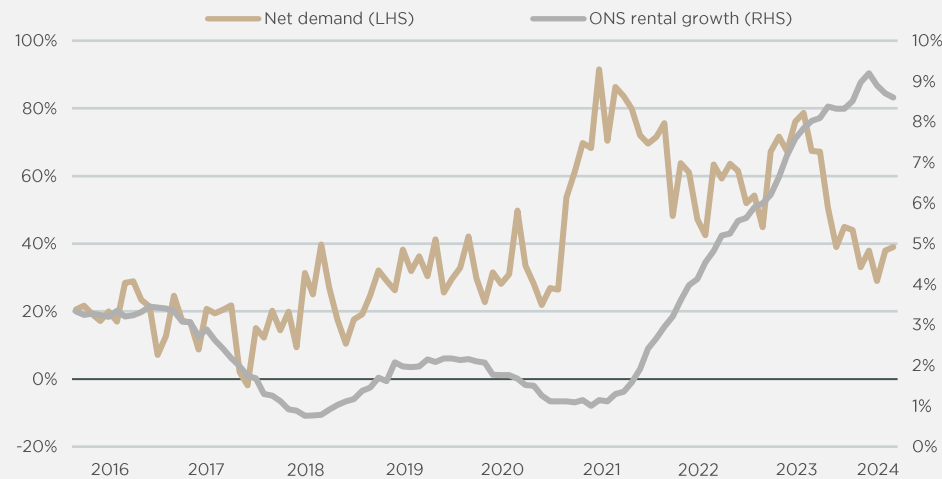
- Investment volumes remain above long-term average
- Rental growth remains above inflation
- BTR supply constrained by build cost and planning

BTR investment volumes above 10yr average



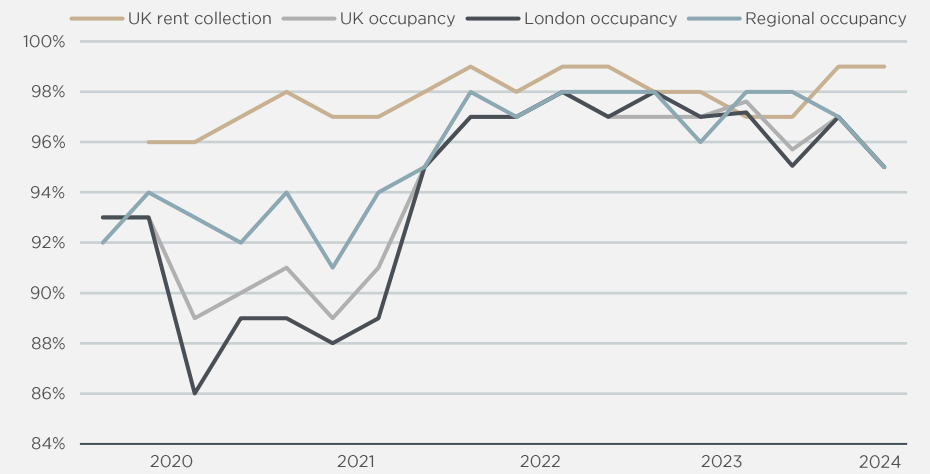
Source: CBRE Research

Rental growth remains strong despite demand returning to historic levels



Source: CBRE Research

Occupancy remains strong with excellent collection rates



Source: CBRE Research

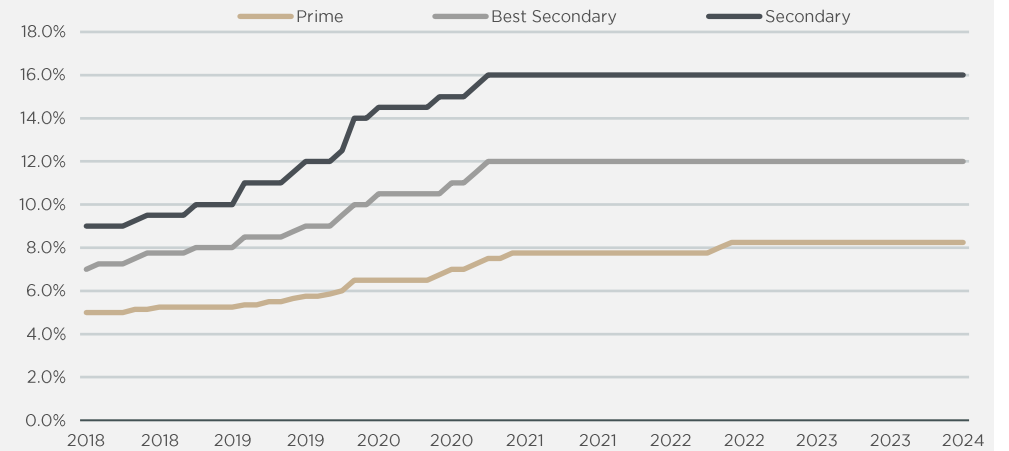


Retail - resilient consumer confidence supports stable performance

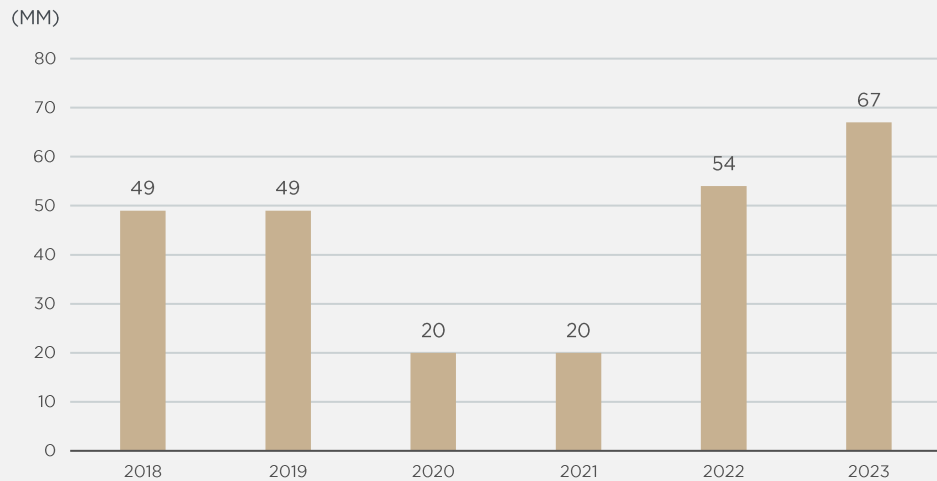
Highlights

- Limited transactions in the market proving benchmark yields
- Rental growth across the market remains low, although market is polarised towards best in class
- Continued strong footfall growth

UK Shopping Centre Benchmark Yields

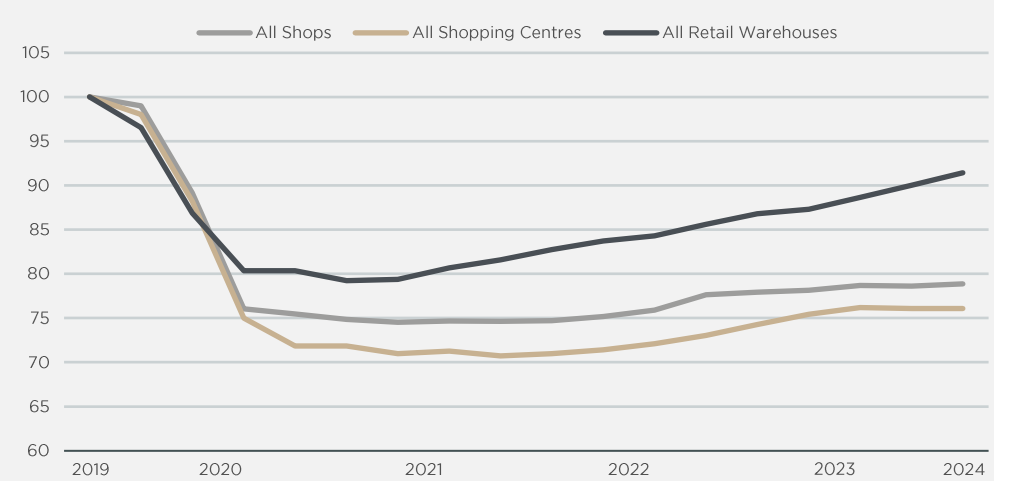


Canary Wharf Footfall Data



Source: Canary Wharf Group

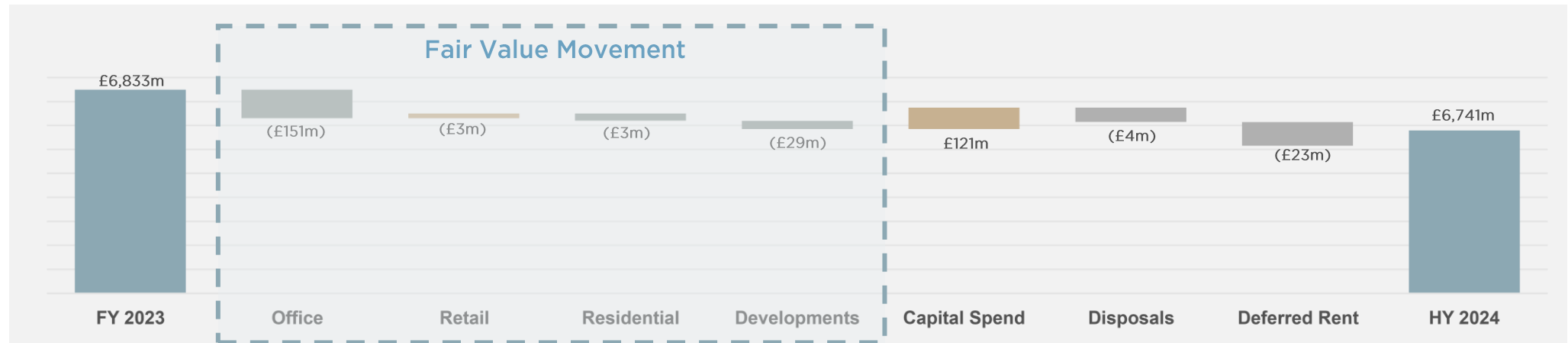
Average Prime Rent Index



Source: CBRE Research



Valuation Movements & Drivers



Office:

- Market driven yield expansion driving valuation reduction
- ERVs flat

Retail:

- Slight value increase driven by strength of operational performance

Residential (BTR):

- Abolition of Multiple Dwelling Relief and slight yield expansion driving valuation offsetting rental growth

Developments:

- £23m being deferred rent on plot lease

	FY 2023	HY 2024	HY 2024	HY 2024	HY 2024	HY 2024
Excludes JVs & other associates	Market Value	Capital Spend	Disposals	Deferred Rent	Fair Value Movement	Market Value
Office	£4,343m	£78m	-	-	(£151m)	£4,270m
Retail	£1,161m	£3m	-	-	(£3m)	£1,161m
Residential	£599m	£2m	-	-	(£3m)	£598m
Developments	£730m	£38m	(£4m)	(£23m)	(£29m)	£712m
Total Portfolio	£6,833m	£121m	(£4m)	(£23m)	(£186m)	£6,741m

	FY 2023	HY 2024	HY 2024
	Weighted Average Yield ⁽¹⁾	Yield Shift	Weighted Average Yield ⁽¹⁾
Office	6.2%	0.1%	6.3%
Retail	5.4%	0.1%	5.5%
Residential (BTR)	4.1%	0.1%	4.2%

1. Weighted average equivalent yield for Office and Retail. Weighted average Initial yield for BTR (excludes affordable, joint ventures and other investments)



OPERATING & FINANCIAL PERFORMANCE



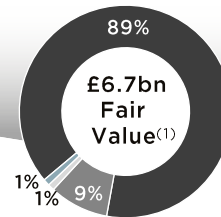
Operating Highlights

Resilient operating performance

Office	
Number of Properties ⁽¹⁾	12
Total NIA (m sq. ft.) ⁽¹⁾	6.9
Fair Value ⁽¹⁾	£4,270m
Occupancy ⁽²⁾	88.5 %
Rental Income ⁽¹⁾	£113.8m
WAULT to expiry	10.6 years
78% of NIA ⁽¹⁾ / 70% of Rental Income ⁽¹⁾	

Retail & Leisure	
Number of Properties	19
Total NIA (m sq. ft.)	1.2
Fair Value	£1,161m
Occupancy	95.7%
Rental Income	£34.2m
WAULT to expiry	8.8 years
13% of NIA ⁽¹⁾ / 21% of Rental Income ⁽¹⁾	

Build to rent	
Number of Properties ⁽¹⁾	4
Total NIA (m sq. ft.) ⁽¹⁾	0.8
Fair Value ⁽¹⁾	£598m
Occupancy	91.8%
Rental Income ⁽¹⁾	£14.6m
Number of Flats ⁽¹⁾	955
9% of NIA ⁽¹⁾ / 9% of Rental Income ⁽¹⁾	



■ Investment Properties

■ Properties Under Construction

■ Land

■ Trading Properties

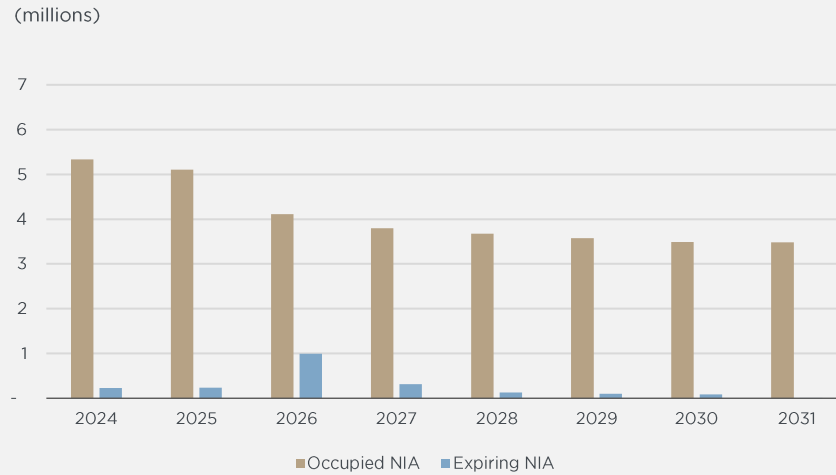
Data as at 30 June 2024 unless otherwise stated

1. CWGIH properties excluding share of joint ventures and other investments
 2. Excludes 10 Cabot Sq and 15 Westferry Circus as not actively being relet

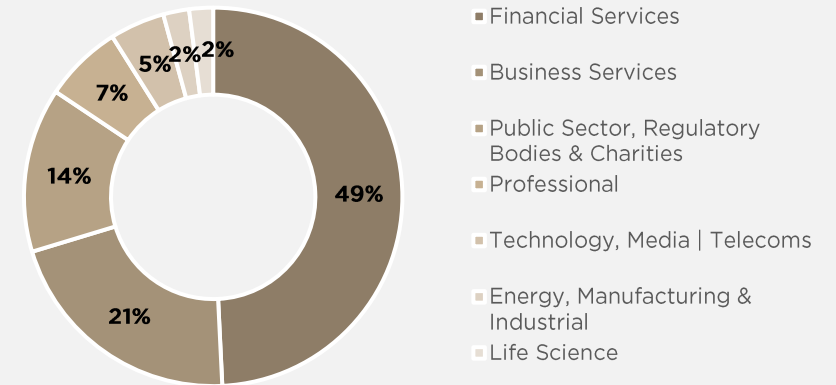


Long lease tenure with an increasingly diversified customer base

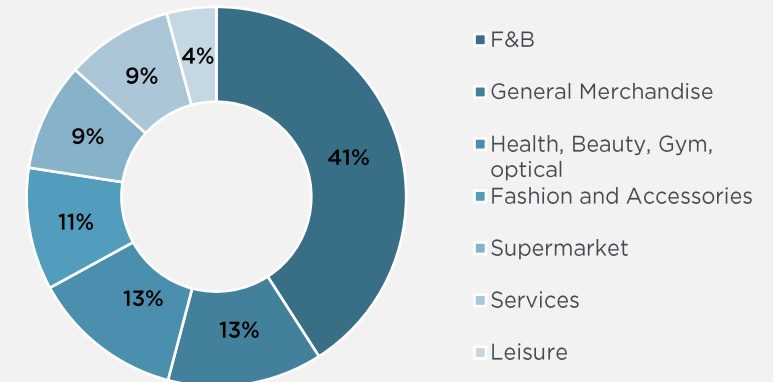
Office Lease Expiry ⁽¹⁾



Office Split by Tenant Sector ⁽²⁾



Retail Split by Tenant Category ⁽²⁾



1. Data as at 30 June 2024. Calculated to the earlier of lease expiry or the next break option
 2. Data as at 30 June 2024. Includes joint venture investments



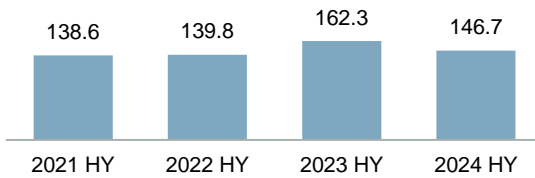
Financial Highlights

Stable underlying performance excluding the impact of one-off transactions

KEY FINANCIAL HIGHLIGHTS

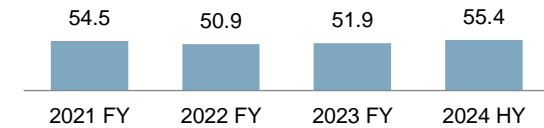
Underlying Gross Profit

(£m)



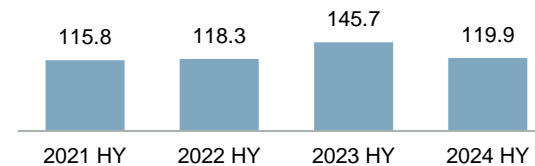
Look through LTV ⁽¹⁾

(%)



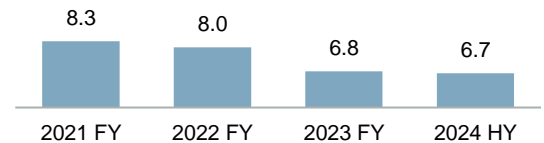
Underlying Operating Profit

(£m)



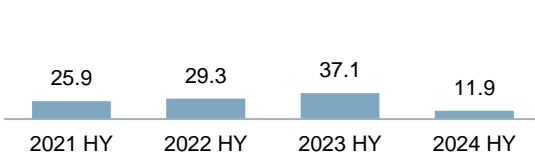
GAV ⁽²⁾

(£b)



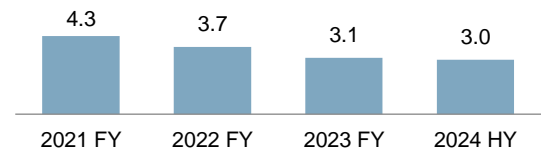
Underlying Profit Before Tax

(£m)



Adjusted NAV ⁽³⁾

(£b)



Data as at 30 June 2024 unless otherwise stated

1. Look through LTV is calculated by reference to net debt excluding derivative financial instruments

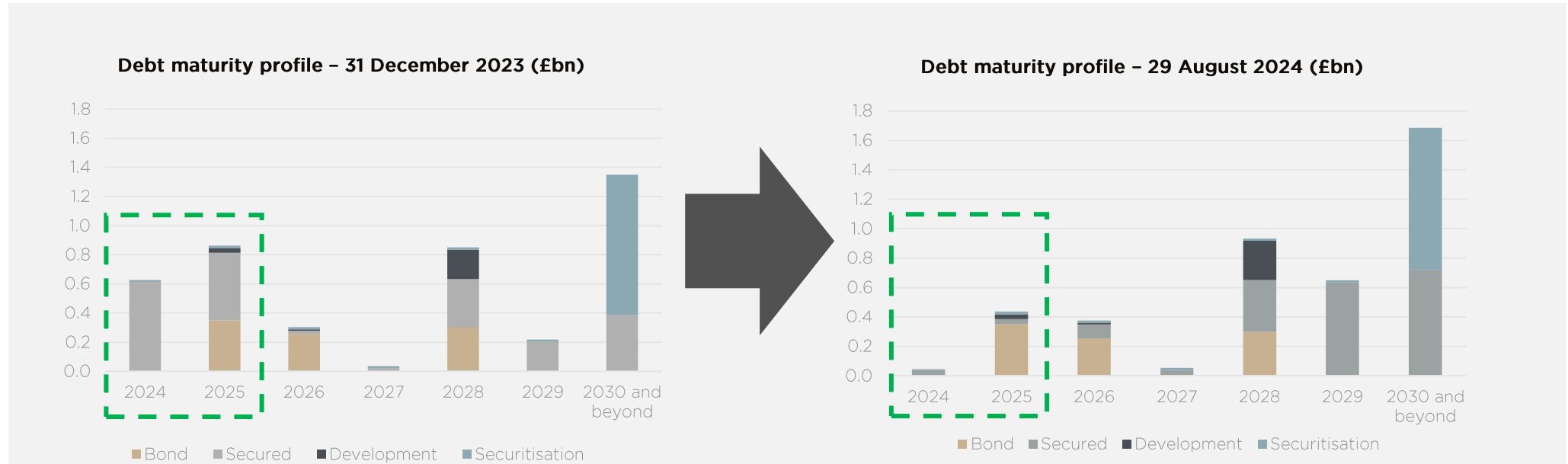
2. CWGIH's fair value of properties excluding share of joint ventures and other investments

3. Adjusted NAV excludes deferred tax and fair value adjustments on derivatives.



Capital Structure

£1.5bn refinanced YTD, significantly reducing debt maturity profile



Debt Portfolio Highlights - including share of investments and joint ventures - at 29 August 2024

78.4% Secured debt as % of total debt

5.8 Years Weighted average maturity

5.4% Weighted average cost of debt

92.9% Fixed & capped debt

Bond Covenants ⁽¹⁾

52.9% Total LTV Ratio

40.3% Priority LTV Ratio

1.51x Unencumbered Investment Property Ratio

1.23x Fixed Charge Coverage Ratio

Data as at 30 June 2024 unless otherwise stated
 (1) Bond covenant calculation workings detailed in Appendix



DEVELOPMENT



Development Update

One of the largest sustainable developers in the UK with over 11 million sq. ft. of sustainable certified buildings

Properties Under Construction

3 & 15 WEST LANE

Residential – Short Stay Q4-24 Completion Date 378 Units Fully owned

1 CHARTER STREET

Aparthotel Q1 2026 Completion Date 279 Units Joint venture

Greening of the Estate

MIDDLE DOCK

Practical completion of main areas and commencement of bridge works confirmed for October 2024

Pipeline

ONE NORTH QUAY

Life Sciences Campus Q4-27 Completion Date 538 NIA (k sq. ft.) Joint venture



ENVIRONMENTAL,
SOCIAL & GOVERNANCE
(ESG)

AMBITION INTO ACTION

Environmental, Social & Governance (ESG) Case Studies



Driving Circularity: Driving circularity by recycling aggregate between construction sites



- ★ Working together with our supply chain to identify opportunities to trial circular economy innovations
- ★ Identified an opportunity to reuse demolition materials between sites and worked with London Concrete to crush and stockpile 2,500 tonnes of material
- ★ Used 38.5 tonnes of that material to pour a new 225m³ roof slab on a Wood Wharf building
- ★ Looking to follow this model for similar innovation projects in the future



Climate Action: Providing training to our supply chain to help achieve shared goals



- ★ A significant amount of CWG's emissions come from our supply chain, which is why we are working closely with them to set measurable targets
- ★ We have launched two supplier training programmes, Heart of the City and Contingent, to help them calculate their emissions footprint, set targets and create a realistic decarbonisation plan
- ★ The Heart of the City programme currently has 27 of our highest emitting SME suppliers taking part, and an estimated 78% of them will be ready to submit their Science Based Targets by the end of August
- ★ The Contingent programme works with larger companies, and has 17 suppliers currently enrolled

Environmental, Social & Governance (ESG) Case Studies



Nature Positive: Creating a place for nature and people at Middle Dock



- ★ Creating a new way for the public to engage with the water in Canary Wharf, and providing the space for biodiversity to thrive in an urban environment
- ★ Collaboration with the Eden Project, Transport for London and the Canal & River Trust
- ★ Delivering biodiversity net gain through interventions like artificial reefs and hanging shellfish habitats
- ★ Reducing the urban heat island effect, supporting our resilience against climate impacts
- ★ Launching in October 2024



Social Impact: Supporting our community via the Community Grants Programme



- ★ In 2023, we launched our Community Grants Programme to support community organisations delivering programmes across key themes: Education, Skills & Employment, and Wellbeing & Biodiversity
- ★ Last year we supported 67 community organisations with grants ranging from £400 to £10,000
- ★ This year we are partnering with East End Community Foundation (EECF) who have over 30 years' experience working with organisations in East London
- ★ Two funding rounds delivered to date in 2024, third round to be delivered in September

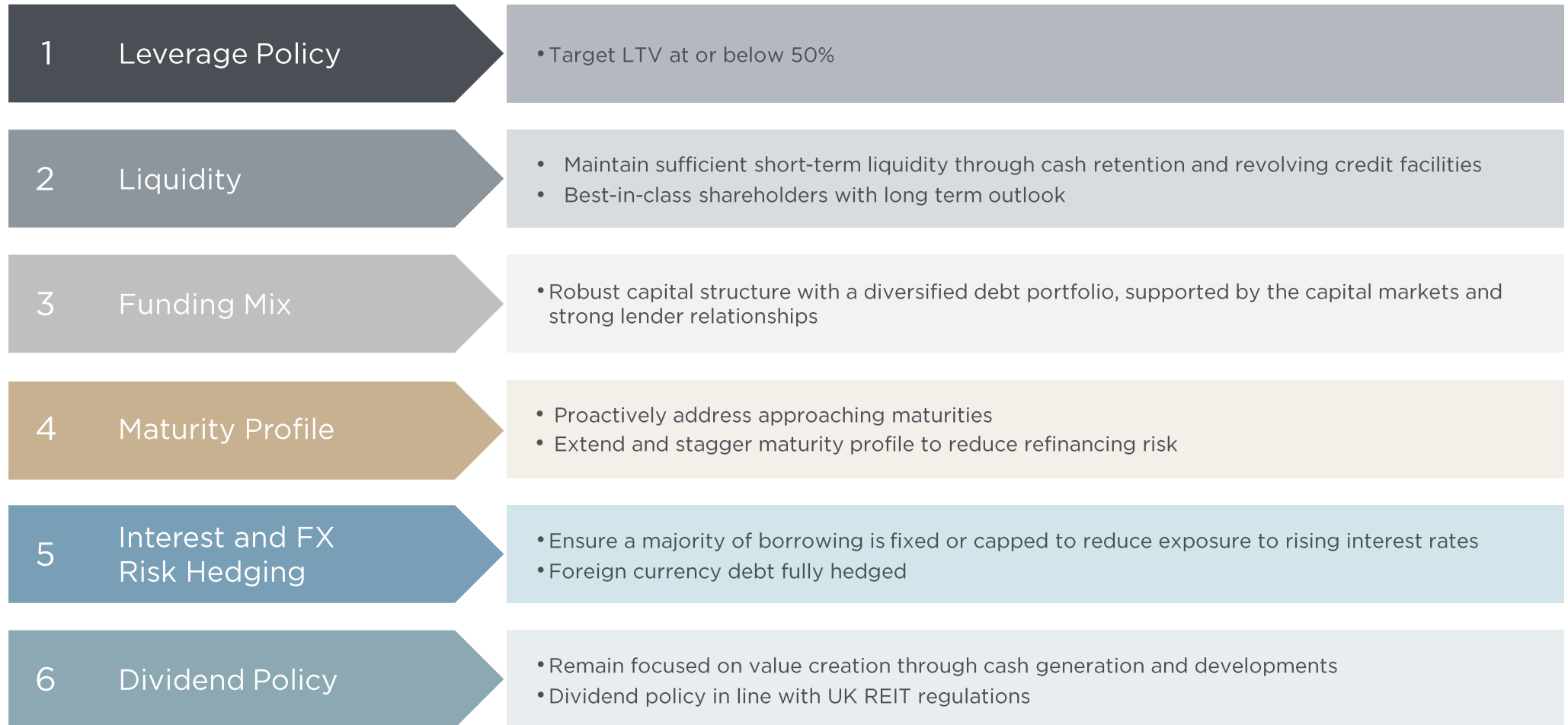


APPENDIX



Financial Policy Framework

Robust financial policy to support business requirements whilst reducing unnecessary financial risk





Summary Financial Statements

Balance Sheet

£m	2024 H1	2023 FY
Investment properties	6,746.2	6,837.1
Right of use asset	1.4	1.4
Plant and equipment	9.5	8.1
Investments in joint ventures	91.4	101.3
Other investments	12.0	17.8
Derivative financial instruments	12.8	8.9
Non current receivables	72.5	42.9
Total non current assets	6,945.8	7,017.5
Trading properties held for sale	57.4	58.4
Derivative financial instruments	6.8	19.1
Current tax assets	-	-
Trade and other receivables	173.0	146.2
Cash and cash equivalents	364.0	840.3
Total current assets	601.2	1,064.0
Total assets	7,547.0	8,081.5
Current portion of long term borrowings	(982.0)	(1,053.9)
Current tax liabilities	(12.2)	(10.5)
Trade and other payables	(326.1)	(399.3)
Total current liabilities	(1,320.3)	(1,463.7)
Borrowings	(3,171.3)	(3,395.8)
Derivative financial instruments	(77.6)	(135.3)
Lease liabilities	(63.6)	(63.6)
Deferred tax liabilities	(13.7)	(15.1)
Provisions	(1.4)	(1.6)
Total non current liabilities	(3,327.6)	(3,611.4)
Total liabilities	(4,647.9)	(5,075.1)
Net assets	2,899.1	3,006.4
Total equity attributable to members of the Company	2,889.1	3,006.4

Income Statement

£m	2024 H1	2023 H1
Revenue	247.7	253.4
Cost of sales	(101.0)	(91.1)
Underlying gross profit	146.7	162.3
Other income	0.4	6.3
Share of profits of joint ventures and associates	1.6	1.0
Administrative expenses	(28.8)	(23.9)
Underlying operating profit	119.9	145.7
Net financing costs		
- financing income	8.9	4.3
- financing charges	(116.9)	(112.9)
Underlying profit before tax	11.9	37.1
Capital and other revenue	27.5	-
Capital and other cost of sales	(2.9)	-
Share of joint ventures and associates after tax - capital	(10.7)	(7.6)
Revaluation of other investments	(5.8)	(5.7)
Change in fair value of property assets	(194.3)	(473.0)
Change in fair value of derivative financial instruments	65.8	56.8
Other financing costs	(2.3)	(2.3)
(Loss)/profit before tax	(110.8)	(394.7)
Tax	(0.9)	(0.9)
Net (loss)/profit	(111.7)	(395.6)



Bond Covenant Workings

Total and Priority LTV Ratio	
£m	
Current borrowings	982.0
Long term borrowings	3,171.3
Less cash	(364.0)
Consolidated Indebtedness	3,789.3
Less green bond	(903.6)
Consolidated Priority Indebtedness	2,885.7
Consolidated total assets ⁽³⁾	7,527.4
Less cash	(364.0)
Total Assets	7,163.4
Total LTV Ratio	52.9%
Priority LTV Ratio	40.3%

Fixed Charge Coverage Ratio	
£m	
Adjusted EBITDA ⁽¹⁾	278.2
Adjusted interest	226.9
FCCR	1.23x

Unencumbered Property Ratio (exc Land)	
£m	
Unencumbered investment property assets	1,362.9
Green bond	(903.6)
Unencumbered Test (exc Land)	1.51x

Unencumbered Investment Property Assets	
£m	
Retail Malls	887.9
10 Cabot Square	207.5
15 Westferry Circus	66.7
7 Westferry Circus	81.4
Other ⁽²⁾	119.4
Unencumbered Pool	1,362.9

(1) EBITDA is adjusted for one-off items as per terms included in the Final Offering Memorandum

(2) Other includes Water Pavilions, Infrastructure Car Parks, 12 Bank Street and other smaller income producing property

(3) Consolidated total assets consists of total assets as they appear in the financial statements excluding movement in mark-to-market valuation of financial assets

Single Let buildings



BARCLAYS

ONE CHURCHILL PLACE

TOTAL NIA (M SQ.FT.): 1,004,438



Morgan Stanley

20 BANK STREET

TOTAL NIA (M SQ.FT.): 546,538



HM Government

20 CABOT SQUARE

TOTAL NIA (M SQ.FT.): 537,184



Citi

33 CANADA SQUARE

TOTAL NIA (M SQ.FT.): 562,745

Multi Let Buildings



EUROPEAN MEDICINES AGENCY
SCIENCE MEDICINES HEALTH

EY

25/30 CHURCHILL PLACE

TOTAL NIA (M SQ.FT.): 558,266

EBRD

SOCIETE GENERALE

1/5 BANK STREET

TOTAL NIA (M SQ.FT.): 717,202

Brookfield
Moody's

UCL
SCHOOL OF MANAGEMENT

ONE CANADA SQUARE

TOTAL NIA (M SQ.FT.): 1,198,764

citi

HERBERT SMITH FREEHILLS

40 BANK STREET

TOTAL NIA (M SQ.FT.): 603,961

JLL

KADANS
Science Partner

20 WATER STREET

TOTAL NIA (M SQ.FT.): 208,234

7 & 15 WESTFERRY CIRCUS

TOTAL NIA (M SQ.FT.): 329,977




CANARY WHARF
GROUP
INVESTMENT HOLDINGS PLC