Half year results

6 months to 30 September 2021

25 November 2021

OVERVIEW

NEW RIVER

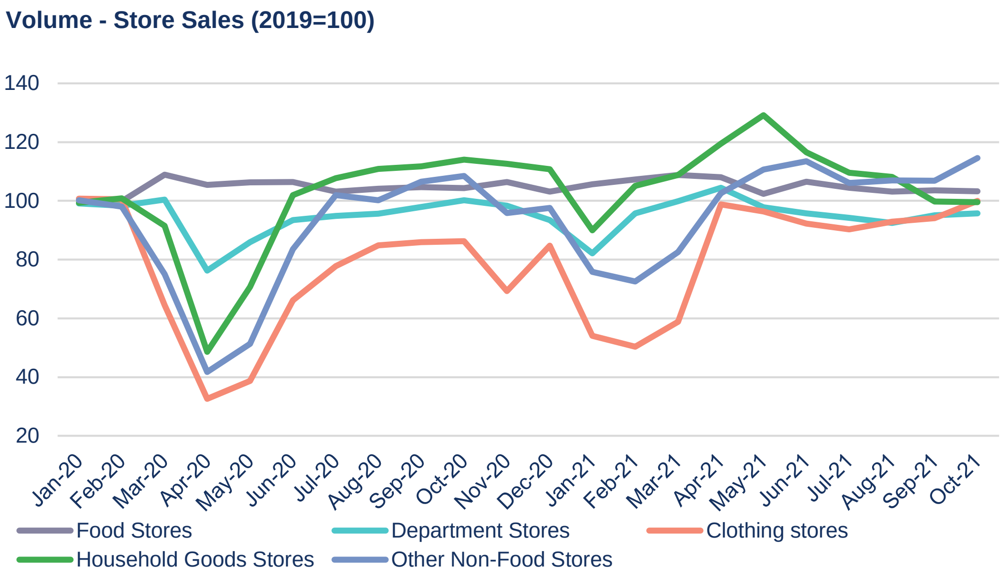
BALANCE SHEET SIGNIFICANTLY STRENGTHENED	REBUILDING UFFO	RESILIENT OPERATING PERFORMANCE	VALUATIONS STABILISING	POSITIVE STRATEGIC PROGRESS
• £252m disposals completed to date • £335m debt repaid • LTV <40% • No debt maturity until 2028	• UFFO up 67% • H1 FY22 dividend of 4.1p vs 3.0p for FY21 • Retail NPI up 6.8%	• Rent collection normalising • Leasing pricing >11% ahead of ERV • High occupancy of 96%	• Overall core portfolio stable • Accelerated growth in retail parks • Decline concentrated in Work Out	• Resilient retail defined • "Work Out" exit on track for end of FY23 • Regeneration - capital growth through Penge sale

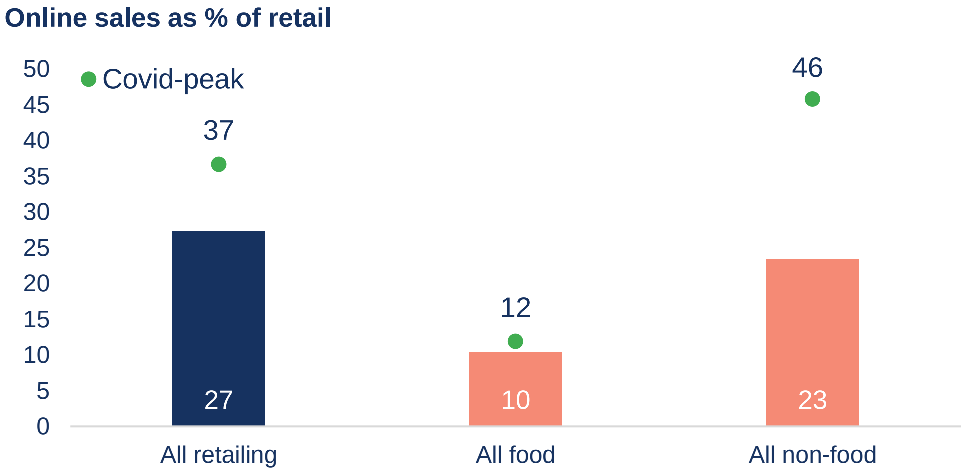
SUPPORTED BY AN **IMPROVING MARKET BACKDROP**

IMPROVING MARKET BACKDROP

NEW RIVER

- **Consumer Spending Rising;** retail sales volumes up +3.6% since March (up 7.0% vs pre-pandemic) of which non-food store sales volume up 23% since March and 4.4% vs pre-pandemic levels[1]
- **Online retail growth normalising;** online share of retail sales down 10% since peak pandemic levels and has remained at this level since April re-opening. Online share of non-food sales down 23%
- **Retail leasing improvement;** following retail re-opening net store openings up 4.7% (H1 2021) vs 5 year average, driven by convenience retail with +332 store openings[2]
- **Business failures significantly down;** in H1 2021 UK failures down 76%[3]
- **Significant sales improvement for our occupiers**;
  - B&M; LFL sales for first 6 weeks of Q3 14.7% higher than same period in 2019
  - M&S; food sales increased by 10% with full-price sales up 17% in 6 months to October 2021
  - Next; retail stores fulfilled 44% of online deliveries and returns in Sep 21 up from 34% in March 2021





Source: ONS

1 ONS | | 2 Local Data Company | 3 The Centre for Retail Research

OUR RESILIENT OPERATING PERFORMANCE

NEW RIVER

Robust rent collection

90%

H1 average cash collection

Affordable average rent

£11.51 psf

(March 2021: £11.51)

Strong lease pricing

384k sq ft

Long term deals
+11.6% ahead of ERV

High occupancy

95.8%

(March 2021: 95.8%)

Diversified occupier base

	Retailer	% NRR total rental income
1	B&M	2.8%
2	Poundland	2.8%
3	wilko	2.6%
4	PRIMARK	2.4%
5	Boots	2.3%
6	Superdrug	2.3%
7	TK Maxx	2.2%
8	M&S	2.0%
9	Sainsbury's	1.8%
10	Iceland	1.8%
Subtotal		**23.0%**
11-25	e.g. next, home bargains	16.1%
26-100	e.g. TESCO, COSTA COFFEE, GREGGS	27.4%
Total		**66.5%**

Key categories outside top 100

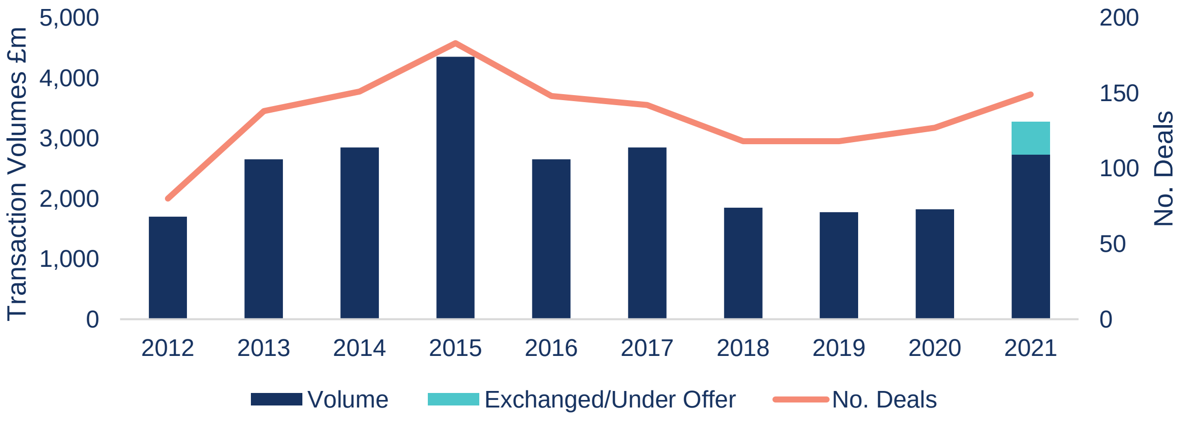
Retailer category	% rental income
Consumer Services	3.4%
Fast Food	2.2%
Home & Furniture	1.5%
Pharmacists, Opticians & Beauty Services	1.5%
Value Fashion	1.3%

IMPROVING INVESTMENT MARKET

NEW RIVER

RETAIL PARKS

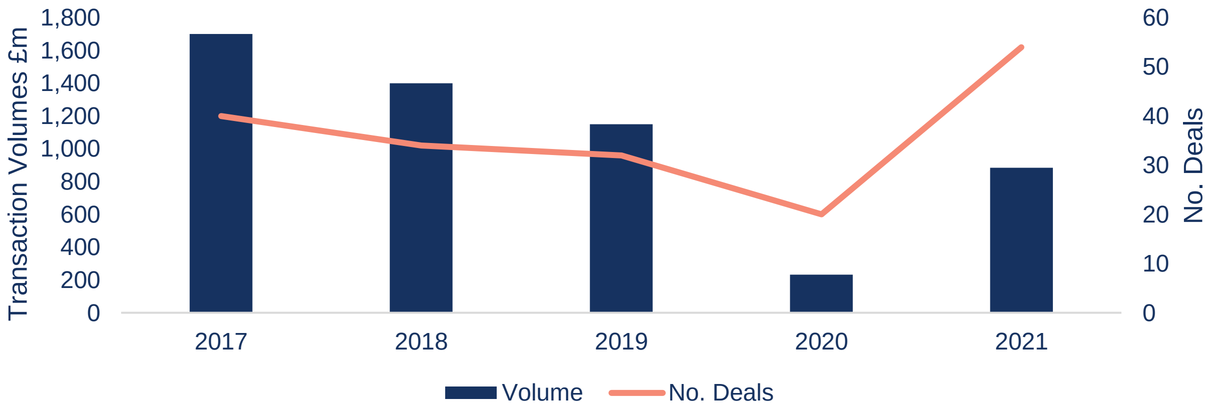
- **£2.7bn of transactions to end of Q3** with reported £0.6bn under offer or exchanged
- 2021 expected to record **2nd highest deal** volume in past 10 years
- Average deal size **£22m** with **multi-let assets** accounting for 60% of transactions (**NRR average size: £17.5m**)
- Significant weight of money entering sector from REITS, PE and institutions with continuing **yield compression**



Source: Cushman and Wakefield, Property Data

SHOPPING CENTRES

- **Significantly increased liquidity** - £885m of transactions to end of Q3
- Volumes **3x higher** than same period in 2020 and **£100m** higher than 2019
- **No. of deals at its highest level** vs past 5 years
- Average deal size **£16.4m** although renewed interest in larger lot sizes (**NRR average size: £18.0m**)
- Investor interest in **repurposing** opportunities and **counter-cyclical plays**

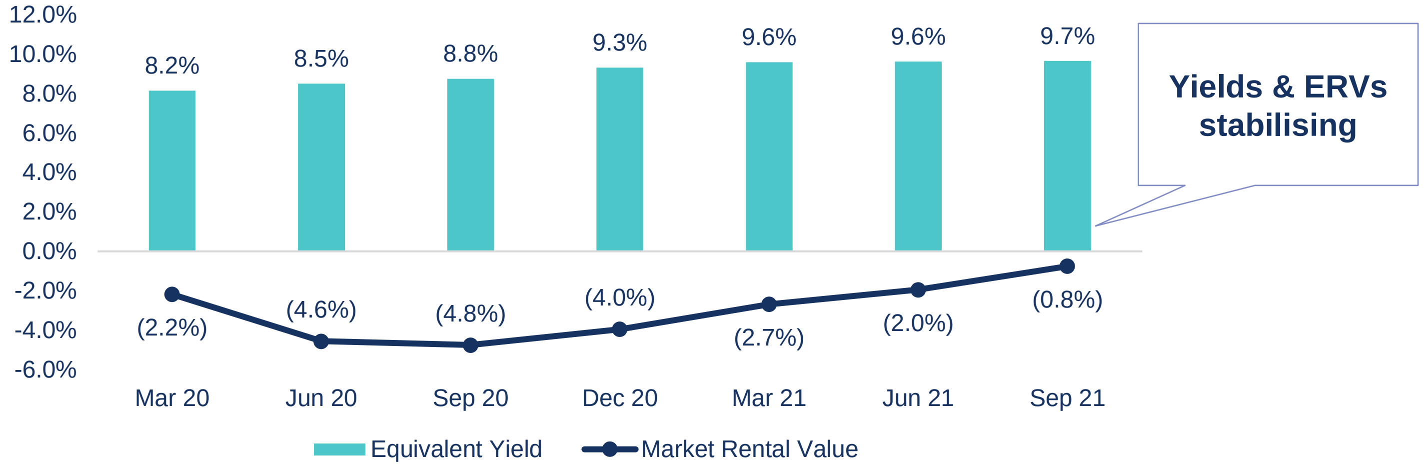


Source: Savills

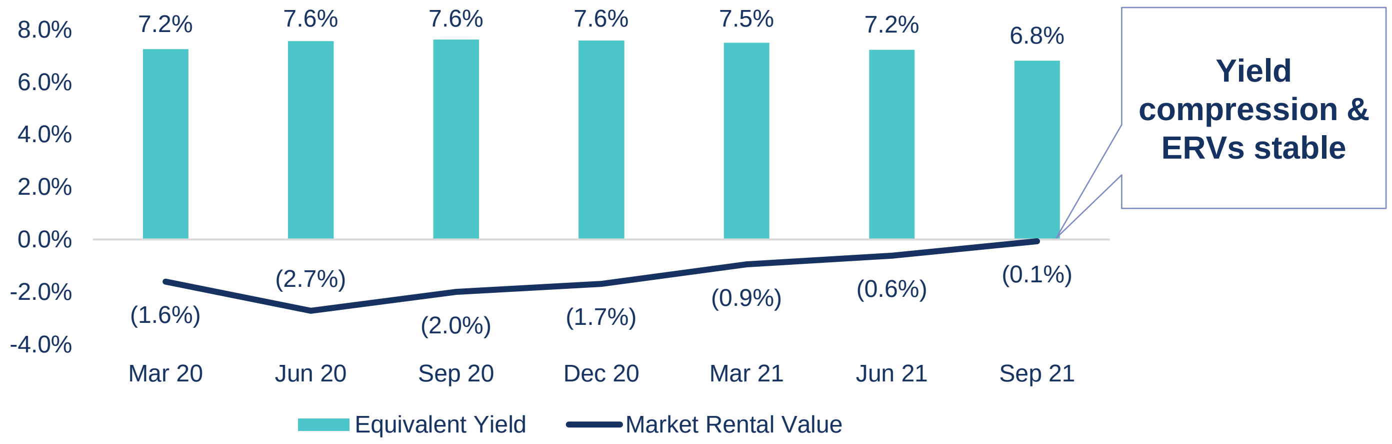
IMPROVING INVESTMENT MARKET

NEW RIVER

MSCI Shopping Centres



MSCI Retail Parks



Shopping centre buyer profile

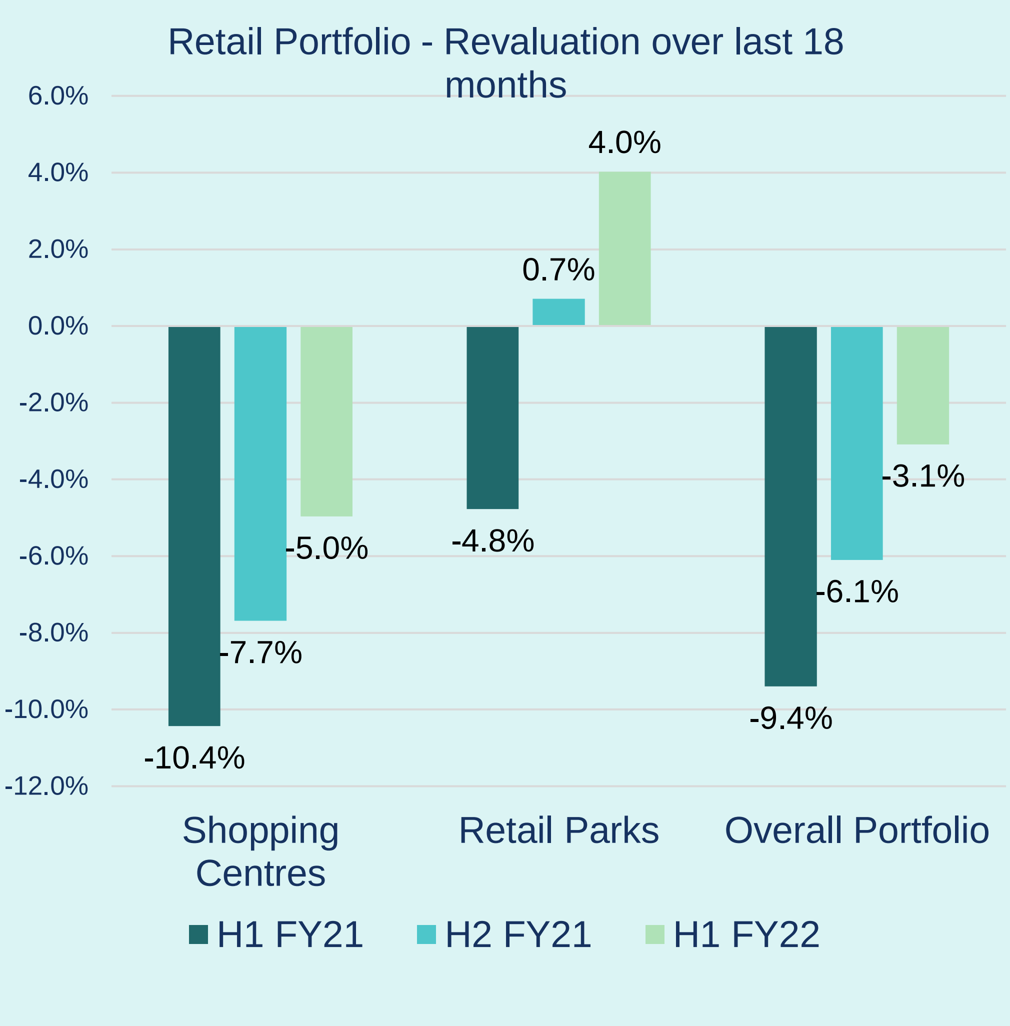
- Private equity and overseas capital have been the dominant buyers of shopping centres so far in 2021, responsible for 44% of all transactions by volume
- Local authorities acquired 7 centres this year (15% by volume) down from 11 centres in 2019 and 8 centres in 2020
- We expect to see more investor demand for opportunistic and repurposing acquisitions in 2022

Retail park buyer profile

- Funds, Private Equity and REITs were the most active, acquiring over two thirds of all stock in 2021 so far
- Demand remains particularly strong for DIY, food and discounter subsectors

OUR VALUATIONS ARE STABILISING

30 September 2021	Valuation (£m)	Portfolio Weighting	Average lot size (£m)	Valuation Movement H1	EY %
Shopping Centres – Core	214	30%	18.8	-0.4%	9.4%
Shopping Centres – Regen	209	30%	41.3	-1.6%	6.6%
Retail Parks	159	23%	17.5	+4.0%	7.2%
Total excl. Work Out & Other	**582**	**83%**		**+0.4%**	**7.9%**
Shopping Centres – Work Out	104	15%	8.0	-18.9%	15.0%
Other (small high street portfolio)	16	2%	1.8	-5.9%	8.0%
Total	**702**	**100%**		**-3.1%**	**9.0%**



- **Retail parks –** accelerated capital growth
- **Core and Regeneration Shopping centres** broadly stable – decline concentrated in Work Out assets

FINANCE REVIEW

Will Hobman:
Chief Financial Officer

POSITIONED FOR GROWTH

NEW RIVER

Completed disposal activity has reset LTV position

- LTV reduced to 39.4% from 50.6% in March - within management guidance
- Proforma LTV of 38.0% including £17 million of retail disposals completed so far in H2

Balance sheet remains fully unsecured with improved maturity and substantial liquidity

- Repaid £335 million of drawn bank debt to improve UFFO efficiency
- Undrawn RCF maturity extended from August 2023 to August 2024; closest maturity on drawn debt in March 2028
- Balance sheet remains fully unsecured, with £162 million of unrestricted cash and available liquidity

UFFO and dividend improving; delivering cost efficiencies to support future UFFO growth

- H1 UFFO of £15.5 million exceeds entire FY21 UFFO of £11.5 million
- H1 dividend declared of 4.1 pence per share, equivalent to 80% of UFFO per revised dividend policy announced at full year
- Finance cost savings of £7 million per annum unlocked in H1; admin cost efficiencies identified to support future UFFO growth

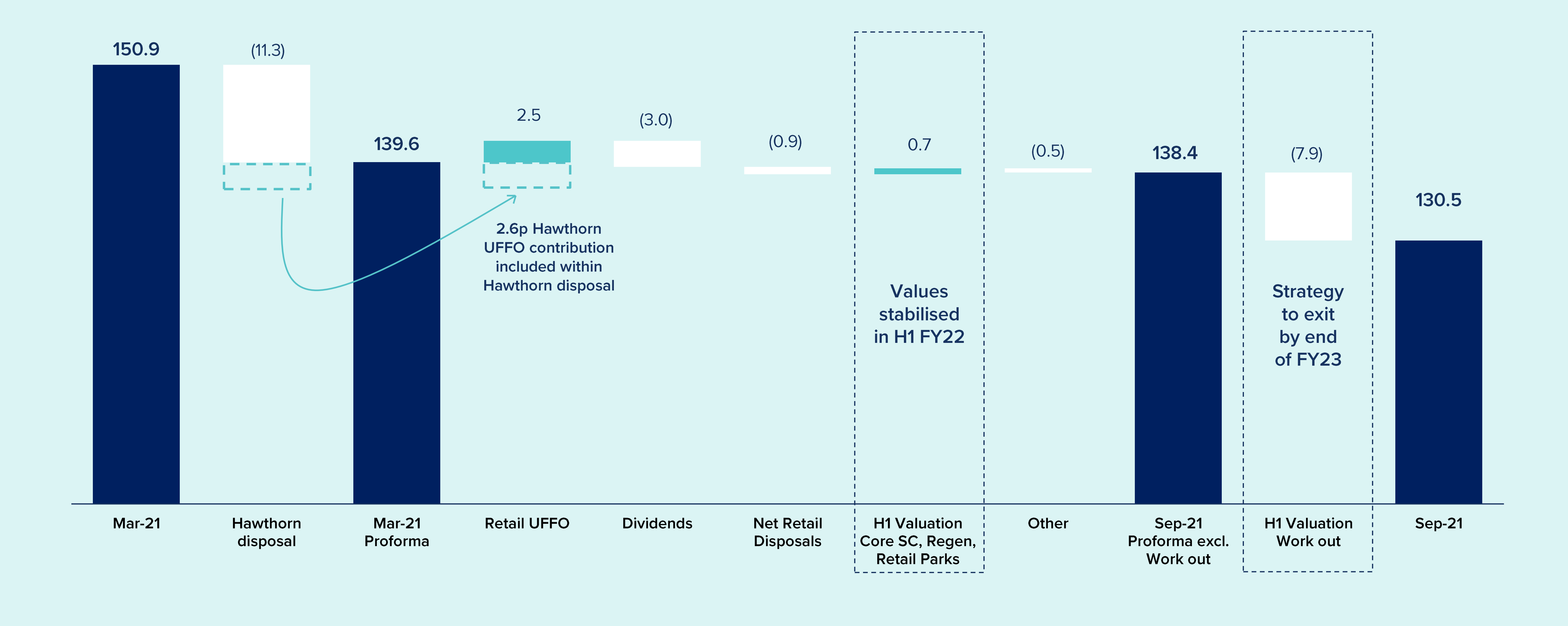
BALANCE SHEET STRENGTH RESTORED

NEW RIVER

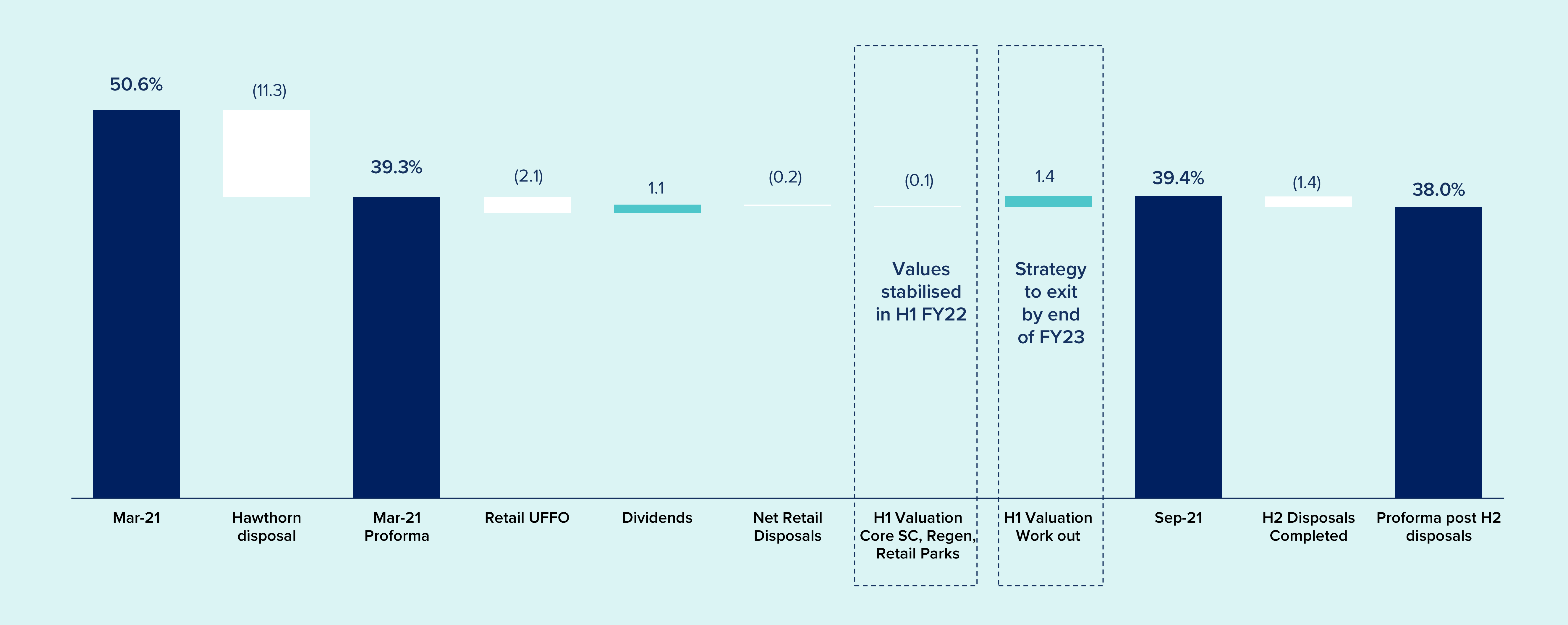
- Investment property was £702m at 30 September 2021 (March 2021: £974m); decrease from March due predominantly to Hawthorn disposal
- Cash holdings reduced closer to pre-pandemic levels, and Borrowings reduced following the repayment of £170m of RCF and the cancellation of £165m term loan
- Balance sheet remains fully unsecured and closest maturity on drawn debt in March 2028
- EPRA NTA per share is 131p, compared to 151p per share at 31 March 2021, due to the impact of the Hawthorn disposal (-11p) and valuation decline in the Work Out portfolio (-8p)
- Following Hawthorn disposal, LTV has reduced to 39.4% from 50.6% at 31 March 2021; now in-line with management guidance and reduced to 38.0% proforma for post period end disposals; significant headroom re-established across all five NRR financial policies

Proportionally Consolidated		September 2021	March 2021
		£m	£m
Properties at valuation	HAWTHORN DISPOSAL	702.3	974.2
Other Assets		100.2	117.2
Cash	DEBT REDUCTION	37.3	154.3
Borrowings		(313.7)	(647.6)
Other Liabilities		(124.0)	(137.7)
IFRS net assets		**402.1**	**460.4**
EPRA NTA per share		**131p**	**151p**
LTV		**39.4%**	**50.6%**

EPRA NTA PER SHARE (PENCE)



LOAN TO VALUE WITHIN GUIDANCE AND VALUATIONS STABILISING



CAPITAL ALLOCATION: RETURN FOCUSED STRATEGY

NEW RIVER

COMPLETED DISPOSALS
+
LTV <40%

As we complete disposals currently exchanged or under offer, we expect to accumulate c.**£50m** of surplus capital to invest

SURPLUS CAPITAL

INVEST INTO EXISTING PORTFOLIO
- REGENERATION
- ACCRETIVE AM PROJECTS

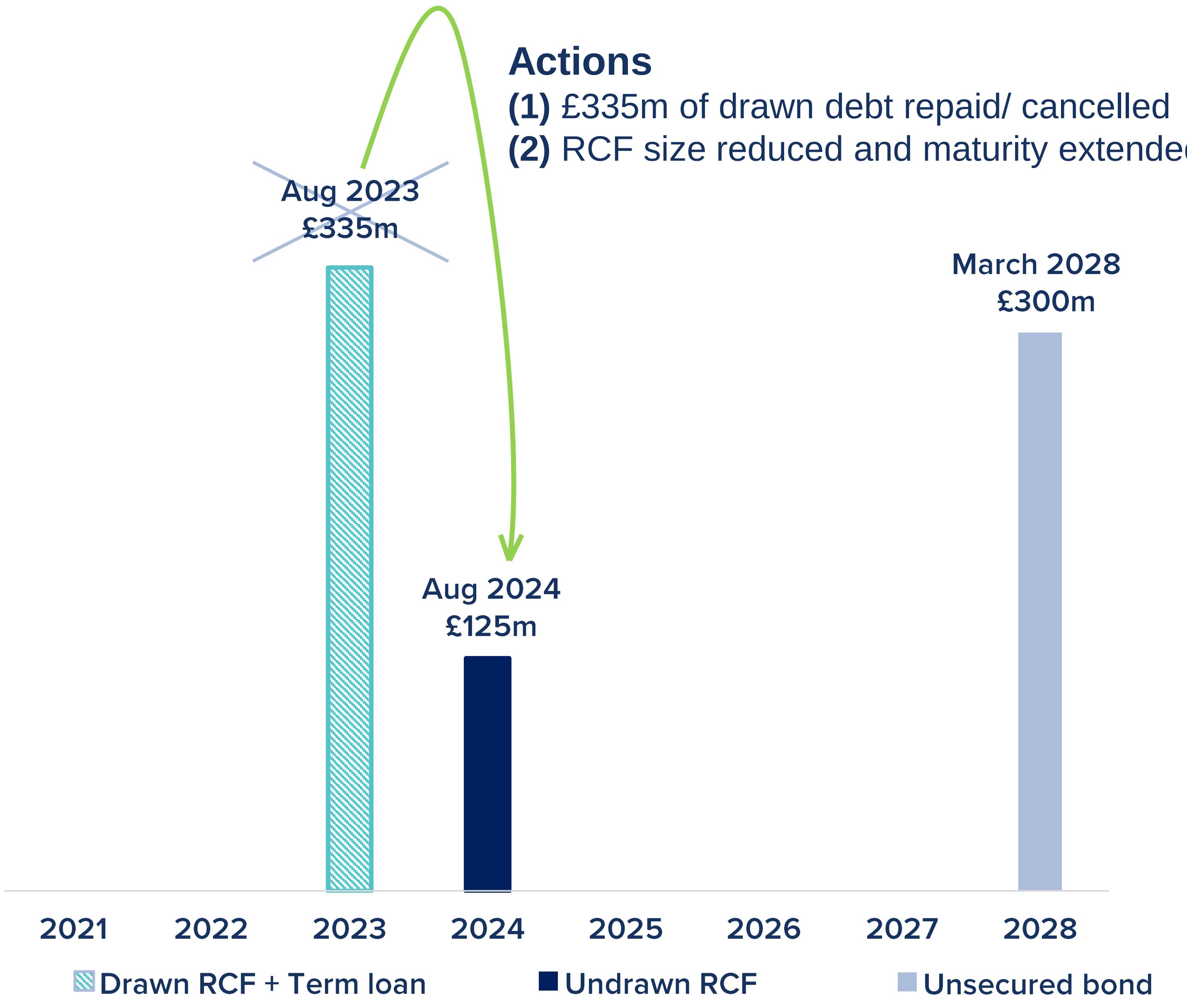
INVEST INTO DIRECT MARKET
- ON BALANCE SHEET
- IN CAPITAL PARTNERSHIP

SHARE BUYBACK
- AUTHORITY TO BUY UP TO 10% OF SHARES

DEBT STRUCTURE & MATURITY: IMPACT OF H1 ACTIONS

NEW RIVER

Actions
(1) £335m of drawn debt repaid/ cancelled
(2) RCF size reduced and maturity extended



Impact
(1) £335m of drawn debt repaid/ cancelled

- Improved UFFO efficiency
  - £7m annual finance cost saving
  - Will see benefit of saving in H2 FY22
- Improved already conservative covenant headroom
- Now in compliance with all NRR Financial Policies
- £300m bond now only drawn debt

(2) RCF size reduced and maturity extended

- Fully undrawn £125m RCF - £162m cash & liquidity
- £50m accordion to increase RCF to £175m
- Improved maturity
  - Weighted average maturity increased to 5.2 yrs
  - Closest maturity on drawn debt in March 2028
- Blended cost of debt of 3.4%

- **Balance sheet remains unsecured**

FINANCIAL POLICIES: FULLY COMPLIANT

NEW RIVER

Financial Policies	Policy	FY21 Reported	HY22 Reported	Improvement vs FY21?
LTV	Guidance <40% Policy <50%	51%	39%	✓
Balance sheet gearing	<100%	104%	65%	✓
Net debt: EBITDA	<10x	14.6x	6.9x	✓
Interest cover	>2.0x	2.3x	2.7x	✓
Dividend cover	>100%	127%	125%[1]	=

1. FY21 proforma cover same as FY21 reported given cover is dictated by dividend policy which is set at 80% of UFFO i.e. c. 125% cover

- Conservative financial policies form a key component of financial risk management strategy
- Impact of Covid on portfolio valuation and EBITDA in FY21 meant that we were not compliant with LTV, gearing and net debt: EBITDA policies in FY21, although still comfortably within covenants
- Post pub disposal and subsequent debt reduction, NRR compliant with all financial policies
- New dividend policy will ensure dividend is sustainable and remains fully covered going forward

RECOVERY FROM COVID-19 UNDERWAY

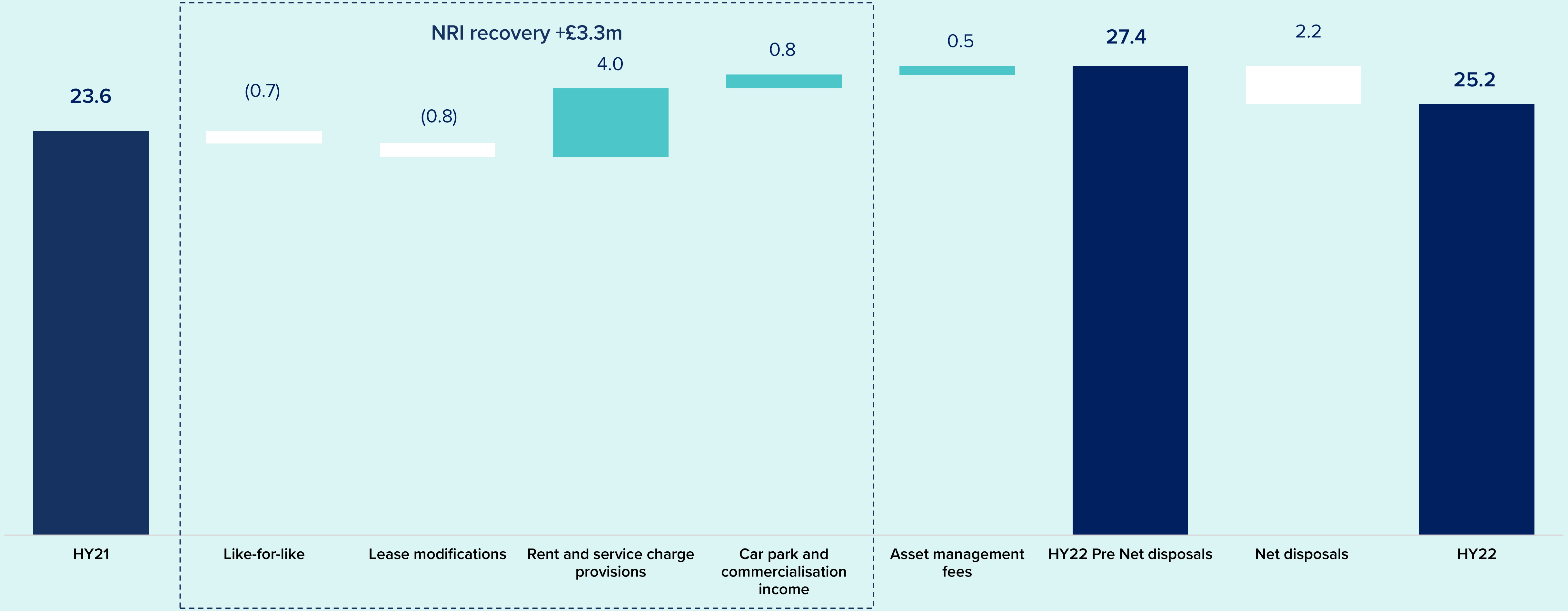
NEW RIVER

- Underlying Funds From Operations ("UFFO") £15.5 million, compared to £9.3 million in HY21 and £11.5 million in FY21
- Retail net property income increased to £25.2 million, despite £67.4 million of disposals in FY21, as Covid-19 disruption started to abate
- Retail Administrative expenses of £6.0 million; at CME in September announced target of 15% annualised admin cost reduction by end of FY23
- Contribution from Hawthorn of £7.8 million, increased due to £3.3 million of insurance proceeds received and reduction in COVID-19 restrictions
- Decrease in net finance costs due to RCF – both reduction in LIBOR rate in Q1 and reduction in drawn amount in Q2; majority of £7 million annualised saving to follow in H2
- Ordinary dividend declared of 4.1 pence per share for HY22, in-line with the new dividend policy linking dividend to UFFO

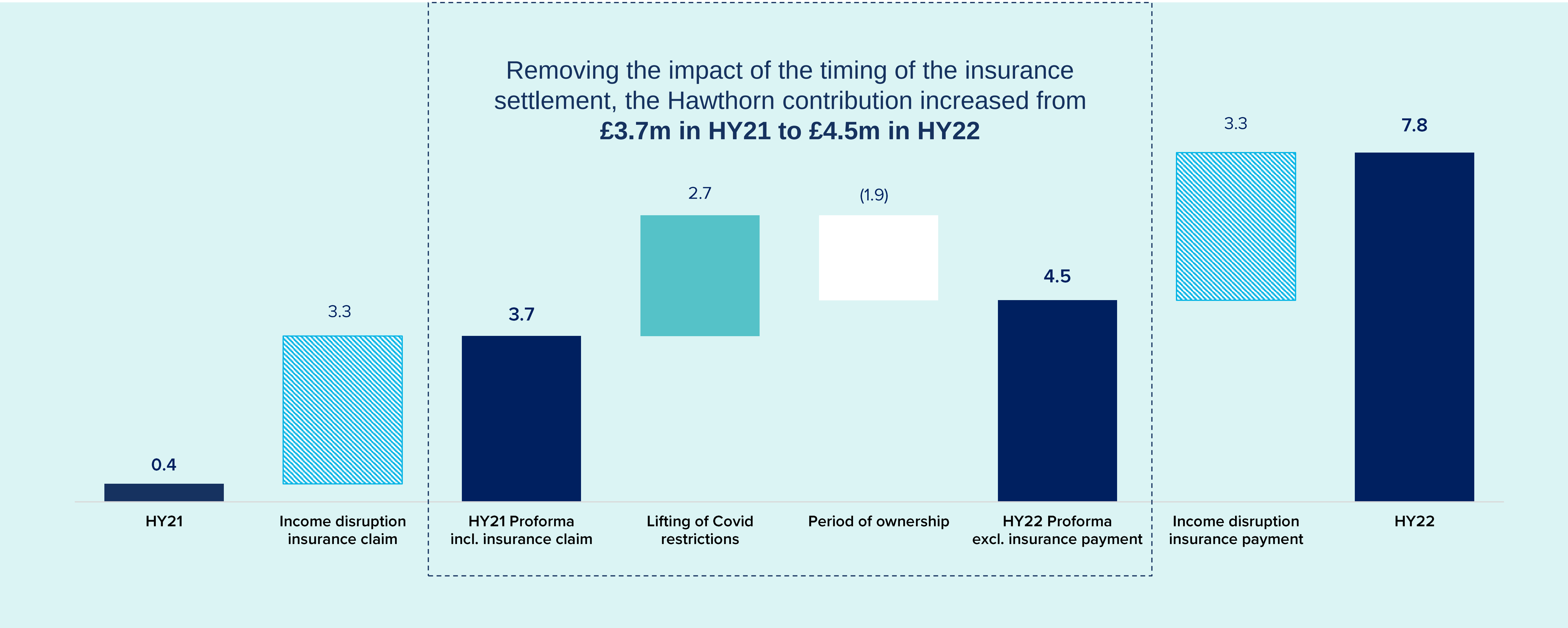
Proportionally consolidated	HY22	HY21
	£m	£m
Revenue	38.3	41.6
Property operating expenses	(13.1)	(18.0)
Net property income	**25.2**	**23.6**
Administrative expenses	(6.0)	(6.1)
Other income	-	2.7
Contribution from Hawthorn	*7.8*	*0.4*
Net finance costs	(11.4)	(12.3)
Taxation	(0.1)	1.0
UFFO	**15.5**	**9.3**
UFFO per share	**5.1p**	**3.0p**
Ordinary dividend per share	**4.1p**	**-**
Ordinary dividend cover[1]	**125%**	**-**
Weighted average # shares	**307m**	**306m**

1. Calculated with reference to Underlying Funds From Operations.

RETAIL NET PROPERTY INCOME BRIDGE (£M)



CONTRIBUTION FROM HAWTHORN (£M)



DIVIDEND POLICY: SUSTAINABLE, FLEXIBLE AND FULLY COVERED

NEW RIVER

POLICY AIM

- Progressive, flexible and fully covered
- Factors in underlying trading conditions and allows appropriate capital and operational decisions

QUANTUM

- 80% of Underlying Funds From Operations to be paid out as dividends

FREQUENCY IN FY22 AND BEYOND

- Paid twice per annum
- Declared within half and full year results

REIT COMPLIANCE

- Topped up at the full year to ensure REIT compliance if required
- So blended rate could be moderately higher than 80% headline

- In September paid dividend for FY21 of 3.0 pence per share, first dividend under new policy
- H1 dividend declared of 4.1 pence per share, equivalent to 80% of H1 UFFO per share of 5.1 pence
- Next dividend will be declared within full year results announcement
- Fully covered total dividend to be paid during FY22 of 7.1 pence per share which represents a yield of over 9% on our current share price

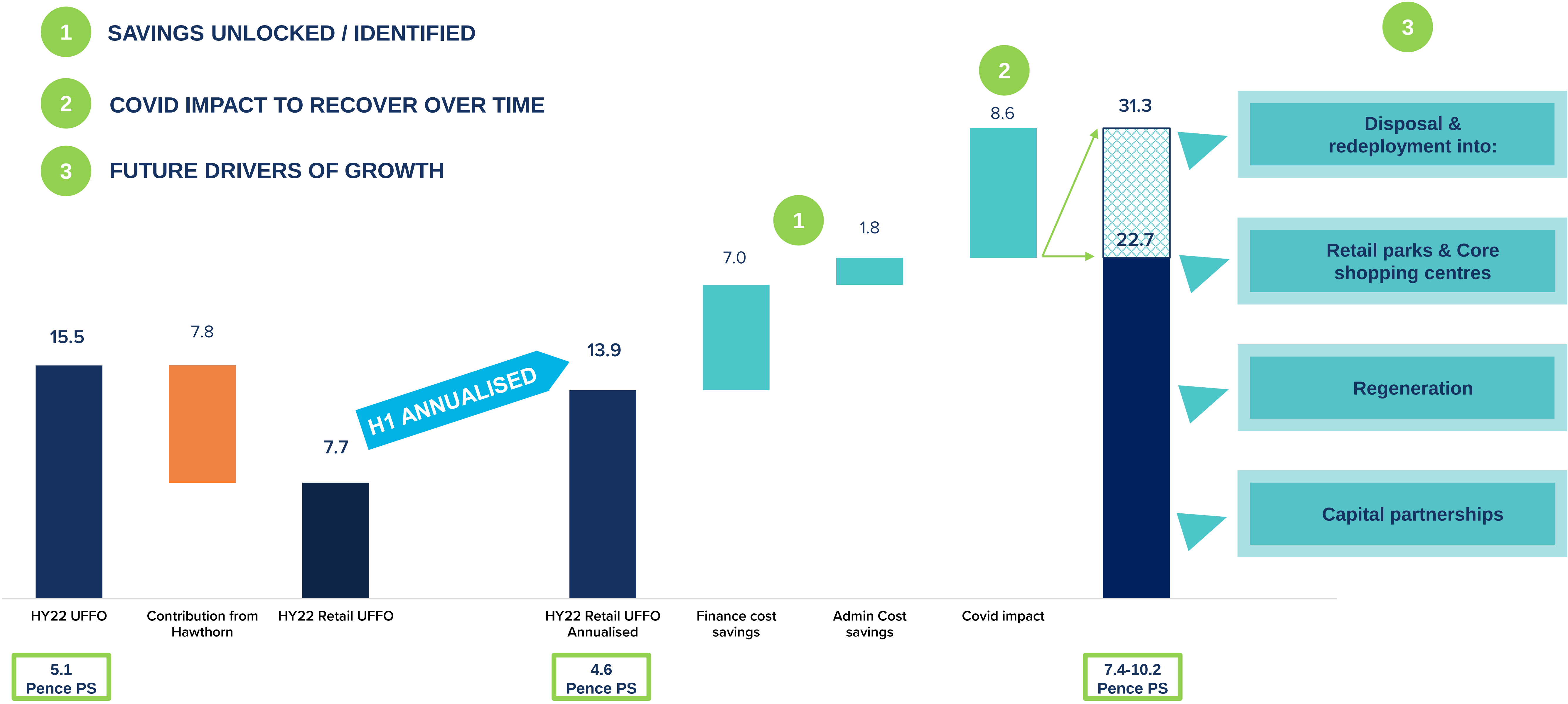
LOOKING AHEAD:
UFFO BUILDING BLOCKS (£M)

NEW RIVER

1 SAVINGS UNLOCKED / IDENTIFIED

2 COVID IMPACT TO RECOVER OVER TIME

3 FUTURE DRIVERS OF GROWTH



STRATEGIC UPDATE

Allan Lockhart:
Chief Executive

REVISED RETAIL STRATEGY

Our revised retail strategy aims to deliver a consistent **10% total accounting return** underpinned by a:

- **Resilient retail portfolio**, focused on **Retail Parks, Core Shopping Centres** and **Regeneration**, and
- **Strong and flexible balance sheet**

September 2021
Segmentation

Medium term priorities

Exit Work Out assets by end of FY23

4 of 11 assets sold
4 assets – repositioning underway

Deliver capital growth through **Regeneration**

Penge sold at 35% premium to book value

Enhance returns & risk profile through **redeployment**, predominantly into retail parks

Potential assets under consideration in BRAVO partnership

REGENERATION: HIGHLIGHTS THIS YEAR

NEW RIVER

OUR REGENERATION ACTIVITY:

- Replaces surplus retail space with sustainable alternative uses, predominantly residential
- Provides exciting opportunity to improve our local communities and deliver meaningful capital growth

- In October we **disposed of our Regeneration Shopping Centre in Penge** to leading residential developer
  - Acquired in December 2015 for £6.9 million we spent a further £2.3 million to unlock opportunity to deliver >250 new homes
  - Gross proceeds of £12.4 million (35% premium to March 2021 valuation) and unlevered IRR of 11%
- **Secured final planning consent for 670,000 sq ft in Cowley and Burgess Hill**
- At **Cowley** we are **under offer** and expect to complete the transaction before end of FY22
- **Bexleyheath** latest designs demonstrate **potential for c.600 residential units** & we are holding **pre-application discussions** with the Council
- **At Grays we are in discussions with a potential JV partner** to collaborate with after securing outline planning consent

INCREASING FOCUS ON ESG

- Formalising **net zero pathway**; submission to Science Based Targets initiative (SBTi) in Jan 2022
- Signatory of **Better Building Partnership Climate Commitment**
- Completed **net zero asset plans** to provide visibility on materiality
- 100% of assets now have **Environmental & Social Implementation Plans**; focus on **occupier data collection**
- **13% uplift in our 2021 GRESB score**
- Achieved **Gold** in EPRA Sustainability Best Practice Recommendations Awards

Last year we set the following carbon reduction targets, aligned with a 1.5°C scenario, using the Science Based Target initiative (SBTi) methodology and we commit to disclosing our progress against these targets annually:

2021
Net Zero Commitment public and sign the Better Building Partnership Climate Commitment

2025
Achieve net zero carbon for all corporate related carbon emissions (Scope 1, 2 and 3 emissions)

2040
Achieve net zero carbon on all operational (Scope 1 and 2 emissions) from the directly managed areas across our portfolio

2050
Achieve net zero carbon in terms of operational and embodied emissions (scope 1, 2 and 3 emissions) at a corporate level and across our portfolio, whether assets are directly managed or managed by third parties

OUTLOOK

Consumer spend rebound and retailers performing well despite headwinds

Balance sheet significantly strengthened

Clear role for physical retail in multichannel strategies

Revised strategy underway; reshaping on track and close to surplus capital

Increasing liquidity in investment market supporting valuation growth

Well positioned to deliver 10% total accounting return over medium term

APPENDICES

NEW RIVER

PRESENTATION TEAM

NEW RIVER

Allan Lockhart

Chief Executive

- Co-founded NewRiver in 2009 as Property Director. Appointed CEO effective 1 May 2018
- Started his career with Strutt & Parker in 1988 advising major property companies and institutions on retail investment and development
- In 2002, Allan was appointed as Retail Director of Halladale plc and was responsible for the acquisition and management of over 20 shopping centres and several profitable retail developments
- Responsible for NewRiver's property strategy including acquisitions, disposals, asset management and risk-controlled development

Will Hobman

Chief Financial Officer

- Will is a Chartered Accountant with over 10 years of experience, having qualified at BDO LLP working in its Audit and Corporate Finance departments.
- Before joining NewRiver in June 2016, Will worked at British Land for 5 years in a variety of finance roles, latterly in Investor Relations, and formerly within the Financial Reporting and Financial Planning & Analysis teams.
- Will obtained a BArch (Hons) in Architecture from Nottingham University before obtaining his ACA qualification.

PERFORMANCE TRACK RECORD

NEW RIVER

	HY22	FY21	HY21
Underlying FFO ('UFFO')	£15.5m	£11.5m	£9.3m
Underlying FFO ('UFFO') per share	5.1p	3.8p	3.0p
Ordinary dividend per share	4.1p	3.0p	-
Total dividend per share	4.1p	3.0p	-
Total dividend cover (based on UFFO)	125%	127%	-
EPRA Net tangible asset (NTA) per share	131p	151p	171p
Total accounting return	-11.3%	-24.9%	-14.9%
Portfolio (NRR share)	£702m	£974m	£1,058m
Net debt	£276.4m	£493.3m	£508.7m
LTV	39.4%	50.6%	48.1%
Cost of debt[1]	3.4%	3.2%	3.3%
Interest cover ratio[2]	2.7	2.3x	3.5x
Debt maturity[3]	5.2 years	4.3 years	4.8 years
Retail occupancy	95.8%	95.8%	96.2%
Average retail rent per sq ft	£11.51	£11.51	£11.85

1. Assumes revolving credit facility is fully drawn
2. Interest cover calculation now aligned to covenant calculation and comparatives restated
3. Contracted weighted average debt maturity on total debt. September 2021 position includes impact of one-year RCF extension agreed post period end

OUR PROVEN BUSINESS MODEL

Leveraging out platform / disciplined balance sheet

We leverage the scale and expertise of our platform, underpinned by a conservative and unencumbered balance sheet, to drive further returns. This includes using our platform to manage assets owned by third parties or which we own through capital partnerships with third parties.

Profitable capital recycling

We regularly assess potential upside opportunities in disposing of assets and recycling capital into new opportunities, and we have a track record of doing this profitably. These disposals are typically of mature assets where our estimates of forward looking returns are below target levels, assets where we believe the risk profile has changed, or assets sold to special purchasers.

Disciplined Stock Selection

We target high yielding assets with low risk characteristics in our key sectors of community shopping centres and conveniently-located retail parks. We acquire these assets either directly or through capital partnerships . Our significant market experience and in-depth analysis enable us to price risk appropriately and buy assets at the right prices.

Active asset management

We enhance and protect income returns through our asset management initiatives, which range from the deployment of targeted capex to improve asset environments to measures to reduce occupational costs for occupiers. We draw on our in-house expertise, a deep understanding of our market and strong relationships with our occupiers to achieve this.

Risk-controlled development

We create income and capital growth through our risk-controlled development pipeline. Our in-house development team works with stakeholders to obtain valuable planning consents, which we can develop ourselves or sell to crystallise a profit. Our risk controlled approach means that we will not commit to developments without securing significant pre-lets or pre-sales.

Our ESG objectives

PORTFOLIO SEGMENTATION:
KEY CHARACTERISTICS

NEW RIVER

	Retail Parks	Shopping Centres - Core	Shopping Centres - Regen	Shopping Centres - Work Out	Other
Valuation	£159m	£214m	£209m	£104m	£16m
Portfolio Weighting	23%	30%	30%	15%	2%
Number of Assets	18	14	5	13	5
Average Lot Size (100% Share)	£17.5m	£18.8m	£41.3m	£8.0m	£1.8m
Occupancy Rate	97.8%	96.2%	95.2%	95.2%	84.1%
Retention Rate	100%	96.9%	73.6%	89.4%	100%
Net Initial Yield	7.1%	9.7%	6.0%	11.0%	4.5%
Equivalent Yield	7.2%	9.4%	6.6%	15.0%	8.0%
H1 FY22 Valuation Movement	+4.0%	-0.4%	-1.6%	-18.9%	-5.9%
H2 FY21 Valuation Movement	+0.7%	-8.5%	-3.0%	-13.1%	-11.6%
H1 FY21 Valuation Movement	-4.8%	-10.4%	-6.9%	-15.1%	-16.4%

TOP 10 ASSETS BY VALUE

NEW RIVER

Name	Floor area '000 sq ft	Gross rent (NR Share)	Occupancy	Key occupiers
Broadway Shopping Centre & Broadway Square Retail Park, Bexleyheath	532,000	£9.5m	96%	Sainsbury's, M&S, Boots, Wilko
Abbey Centre, Newtownabbey	320,000	£5.4m	94%	Primark, Next, Argos, New Look
Priory Meadow Shopping Centre, Hastings	286,000	£4.4m	93%	Primark, M&S, WH Smith, Boots
Templars Square Shopping Centre, Cowley, Oxford	264,000	£2.8m	89%	Sainsbury's, Poundland, Superdrug
Grays Shopping Centre, Grays	215,000	£1.8m	100%	Poundland, Wilko, Iceland
Hillstreet Shopping Centre, Middlesbrough	240,000	£3.0m	100%	Superdrug, EE, Home Bargains
The Avenue, Newton Mearns	199,000	£2.4m	98%	M&S Simply Food, Boots, Superdrug
Kittybrewster Retail Park, Aberdeen	154,000	£1.6m	93%	DFS, B&M, TK Maxx
Capitol Shopping Centre, Cardiff	170,000	£1.9m	100%	Boots, Tesco, The Gym
Hollywood Retail & Leisure Park, Barrow	125,000	£1.5m	100%	Aldi, Apollo Cinemas, Dunelm

Aggregate value of top 10 assets: £377 million (NRR share), 54% of total portfolio

RETAIL LEASE PROFILE

	Passing rent of leases expiring £m	ERV of leases expiring £m	Passing rent subject to review £m	ERV of leases subject to review £m
FY22	5.4	5.7	3.1	2.4
FY23	7.4	8.6	2.8	2.2
FY24-25	13.4	14.9	6.5	6.0
Total	26.2	29.2	12.4	10.6

RECONCILIATION OF IFRS LOSS AFTER TAXATION TO UFFO

NEW RIVER

	HY22 £m	HY21 £m
Loss after taxation	**(49.9)**	(92.3)
Adjustments		
Revaluation of investment properties	24.6	92.9
Revaluation of joint ventures’ investment properties	(2.4)	1.8
Changes in fair value of financial instruments and associated close out costs	(0.6)	1.2
Loss on disposal of investment properties	2.0	2.1
Loss on disposal of subsidiary	39.4	2.2
Deferred tax	1.9	0.1
Acquisition costs	-	0.1
EPRA earnings	15.0	8.1
Depreciation of properties	0.4	0.3
Forward looking element of IFRS 9	(0.3)	0.6
Abortive fees	0.2	0.3
Share-based payment charge	0.2	-
Underlying Funds From Operations	**15.5**	9.3

ADJUSTED FUNDS FROM OPERATIONS (AFFO)

NEW RIVER

	HY22 £m	HY21 £m
Gross rental income (GRI)	48.3	52.1
UFFO before void costs for repairs	16.1	9.7
Net contribution to R&M through service charge attributable to vacant units (A)	(0.6)	(0.4)
Underlying Funds From Operations (UFFO)	15.5	9.3
Essential capital expenditure undertaken outside service charge (B)	(0.5)	(0.5)
Total maintenance capex incurred by NewRiver (A + B)	(1.1)	(0.9)
Other adjustments (Rent free, Tenant incentives, L&L & Depreciation)	(1.5)	(0.1)
Adjusted Funds From Operations (AFFO)	12.9	8.3
Maintenance capex as percentage of UFFO	7.3%	10.2%
Maintenance capex as percentage of GRI	2.3%	1.8%
Maintenance capex as a percentage of GAV	0.3%	0.1%

Analysis of capital expenditure	HY22 £m	HY21 £m	Criteria	Capitalised	Recoverable from tenants
Essential	0.5	0.5	Works required to maintain physical environment in state of good repair	✓	✗
Asset management	7.7	3.8	Works planned, committed and undertaken linked to a future income stream	✓	✗
Development capex	0.6	1.0	Capital expenditure linked to properties disclosed in the risk-controlled development pipeline	✓	✗
Total	8.8	5.3			

FINANCIAL POLICIES AND ADDITIONAL GUIDELINES

NEW RIVER

	Financial Policies	Proportionally consolidated 30 Sept 2021	Proportionally consolidated 31 March 2021
Net debt		£276.4m	£493.3m
Principal value of gross debt		£318.1m	£653.1m
Weighted average cost of drawn debt[1]		3.4%	3.2%
Weighted average debt maturity[2]		5.2 years	4.3 yrs
LTV	Guidance <40% Policy <50%	39%	51%
		HY22	HY21
Net debt: EBITDA[3]	<10x	6.9x	9.0x
Interest cover	>2.0x	2.7x	3.5x
Dividend cover[4]	>100%	125%	N/a
		Group 30 Sept 2021	Group 31 March 2021
Balance sheet gearing	<100%	65%	104%

Additional Guidelines	Guideline	Reported
Single tenant concentration	<5%	2.8% (B&M and Poundland)
Development expenditure	<10% of GAV	<1%
Risk-controlled development	>70% pre-let or pre-sold on committed	100%
Pub weighting	<30% of GAV	N/A following Hawthorn disposal

1. Cost of debt assuming £125 million revolving credit facility is fully drawn
2. September 2021 debt maturity includes impact of one-year RCF extension agreed post period end
3. EBITDA on a 12 month look back basis
4. Calculated with reference to UFFO

LOAN TO VALUE

	30 Sept 2021 £m	31 March 2021 £m
Borrowings	295.8	629.7
Cash and cash equivalents	(34.6)	(150.5)
Net debt	261.2	479.2
Equity attributable to equity holders of the parent	402.1	460.4
Net debt to equity ratio (‘Balance sheet gearing’)	65%	104%
Share of joint ventures’ and associates’ borrowings	17.9	17.9
Share of joint ventures’ and associates’ cash and cash equivalents	(2.7)	(3.8)
Group's share of net debt	276.4	493.3
Carrying value of investment property and public houses	637.0	851.9
Carrying value of managed houses	-	52.7
Carrying value of assets held for sale	18.1	25.5
Share of joint ventures’ and associates’ carrying value of investment properties	47.2	44.1
Group's share of carrying value of investment properties	702.3	974.2
Net debt to property value ratio (‘Loan to value’)	39.4%	50.6%

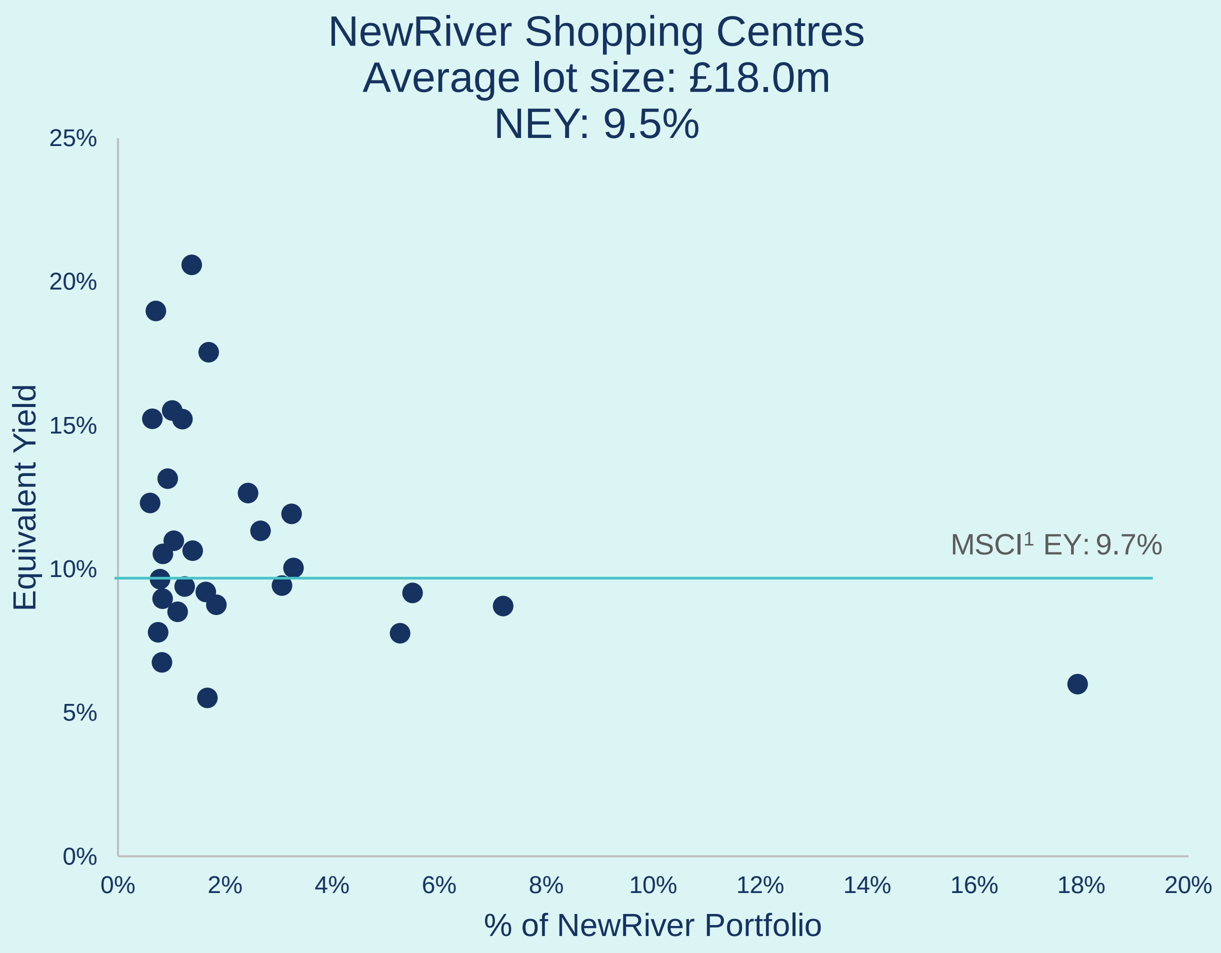
NUMBER OF SHARES

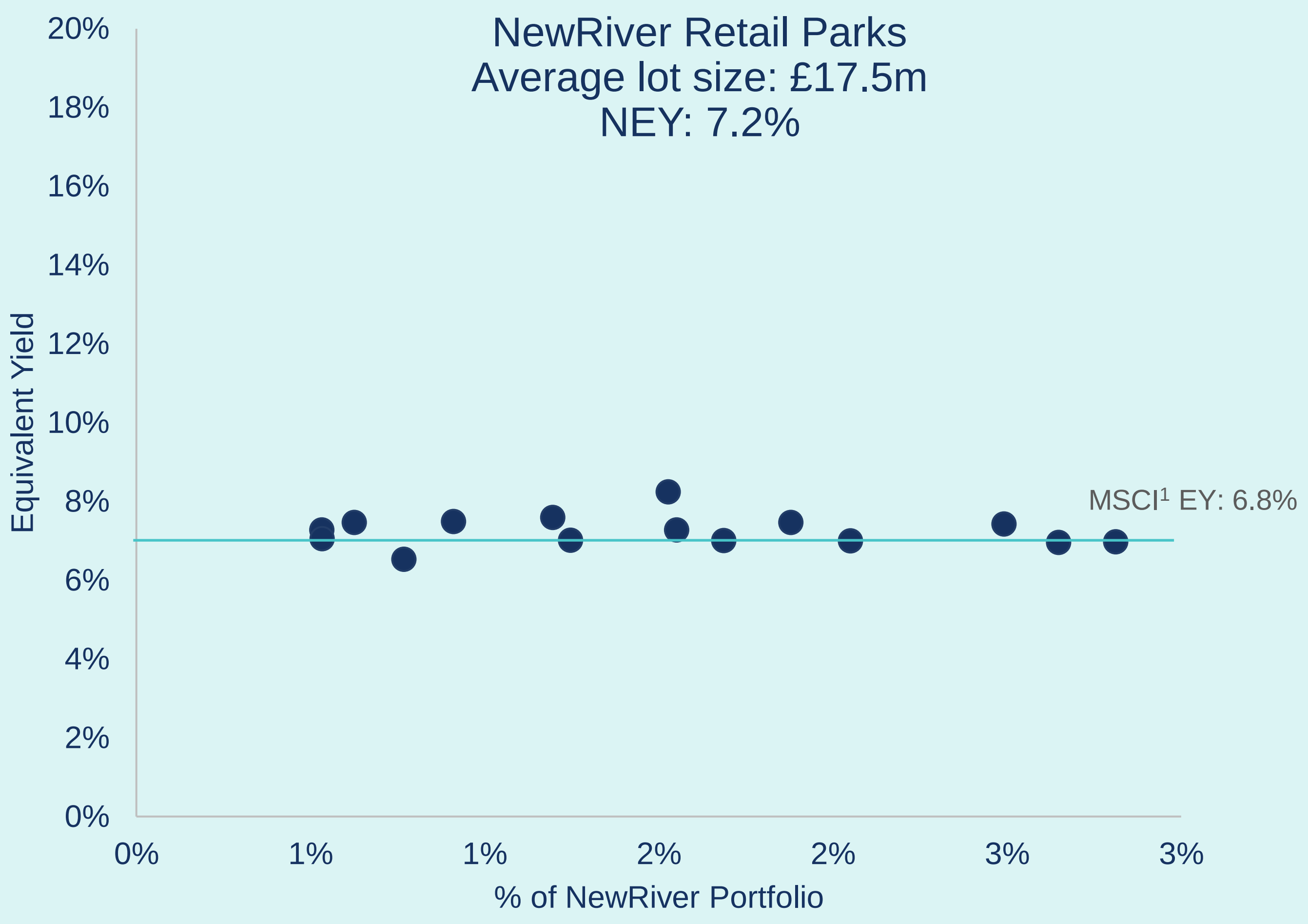
Number of shares (m)	30 Sept 2021	31 March 2021
Weighted average – basic[1]	306.6	306.4
Weighted average – diluted[2]	307.6	307.2
Year end – basic[3]	307.0	306.5
Year end – diluted[4]	308.0	307.3

1. For the purposes of Basic EPS, FFO and EPRA
2. For the purposes of Diluted EPS and EPRA
3. For the purposes of Basic Net Assets per share and EPRA NTA per share
4. For the purposes of Diluted Net Assets per share and EPRA NTA per share

VALUATION ANALYSIS FOR SHOPPING CENTRES AND RETAIL PARKS: HIGH CASH YIELD, LOW AVERAGE LOT SIZE

NEWRIVER





1. MSCI Quarterly Index, September 2021

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None of the future projections, expectations, estimates or prospects in this document should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of the assumptions, fully stated in the document. As a result, you are cautioned not to place reliance on such forward looking statements as a prediction of actual results or otherwise. The information and opinions contained in this document are provided as at the date of this document and are subject to change without notice. No one undertakes to update publicly or revise any such forward looking statements.

This presentation should also be read in the light of the Company’s results announcement for the six months ended 30 September 2021. No statement in this document is or is intended to be a profit forecast or profit estimate or to imply that the earnings of the Company for the current or future financial years will necessarily match or exceed the historical or published earnings of the Company.

NEW RIVER

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