CWG

2025 YEAR END RESULTS INVESTOR PRESENTATION

CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

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All information is as of 31 December 2025 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 and Alstria
- Fellow of ICAEW and Honorary Fellow of the ACT

Sean Crosby

Managing Director of Finance

Chief Financial Officer from July 2026

- 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

Andrew King

Director of Investment

- 20+ 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

Ian Benham

Director & Group Financial Controller

- 20+ years financial experience
- Joined CWG in May 2022
- Former Audit Director at PwC
- Fellow of ICAEW







CONTENTS

GROUP OVERVIEW

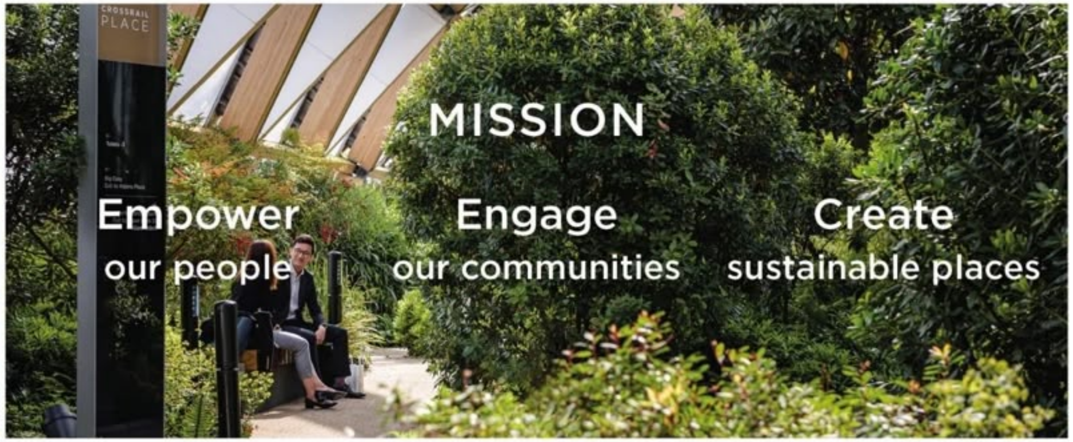
CANARY WHARF – WHERE AMBITION LIVES

Canary Wharf Group Investment Holdings plc (CWGIH) is the developer of one of the largest urban regeneration projects in Europe. The group develops, manages, and owns interests in 7.9 million sq ft of office space, 1.3 million sq ft of retail & leisure space, 1,100+ apartments complete and an additional 270+ residential units under construction. With a strong focus on sustainability and community engagement initiatives, CWGIH creates vibrant urban ecosystems that enhance the wellbeing of the people who live and work there.

CWGIH 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
We are committed to achieving the very best, with integrity

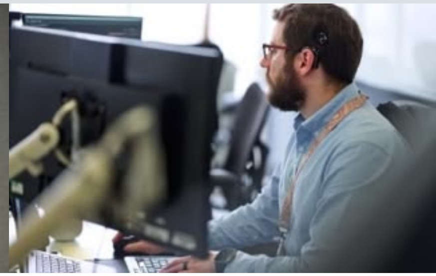
Collaboration
We make use of our vast experience and knowledge to work together for the best results

Engagement
We work to develop our people, communities, stakeholders, and sustainable environments. We want to be exceptional, while respecting others

Ownership
We take responsibility and pride in what we deliver – we know that each of us can make a real difference

Innovation
We embrace change and encourage innovation




2025 FULL YEAR REVIEW

BUSINESS HIGHLIGHTS

OUR ENVIRONMENT

Record Breaking Footfall
Over 76m visitors to Canary Wharf in 2025 (+5.4% vs FY24)

Eden Dock
Bridge opened May 2025 - final phase of Eden Dock project
Hosted the Big Lunch community event with HM The Queen
Sea Lanes Canary Wharf opening Summer 2026 – lifeguarded 50m natural water pool

Troubadour Theatre
1,200-seat theatre opened in October 2025 premiering the first-ever live stage adaptation of The Hunger Games

Amazing Grace
450+ guest music venue opened November 2025

OUR CUSTOMERS

Offices
Strongest leasing performance in more than a decade
780,000 sq ft let to diverse mix of customers

VISA	HSBC UK	UCL SCHOOL OF MANAGEMENT
300,000 sq ft	210,000 sq ft	150,000 sq ft
BBVA	zopa bank	smartestenergy
60,000 sq ft	45,000 sq ft	20,000 sq ft

Retail & Leisure
70 Lettings/Renewals Exchanged
New openings in the period include Hotel Chocolat café, Jenki, Crate Brewery, Intimissimi, Pure Seoul and T.M. Lewin

OUR BALANCE SHEET

Valuations Recovering
Fair value gain on office portfolio of £77m

Bonds Repayment
Retail loan now fully drawn and used to repay 2025 and 2026 bonds as of April 2026

8 Harbord Square Loan Extension
18-month loan extension agreed (£28m) to January 2027

New Revolving Credit Facility
Additional £30m RCF (total £130m) agreed to September 2027

CANARY WHARF HIGHLIGHTS

Eden Dock

Eden Dock Bridge

Third Space

Union Square Greening

Vertus Edit

Office

Pure Seoul

The Salad Project

Edible Planting

Crate

Sea Lanes

Run the Wharf

Canary Wharf Theatre

- Estate Greening
- Elizabeth line
- Jubilee line
- DLR
- Residential Areas
- Padel
- Life Sciences Hub
- Hotels & Aparthotels
- Nurseries, Schools & Universities
- Sports Centre & Gym
- Water Activation
- Health Centre

PROPERTY MARKET & VALUATIONS

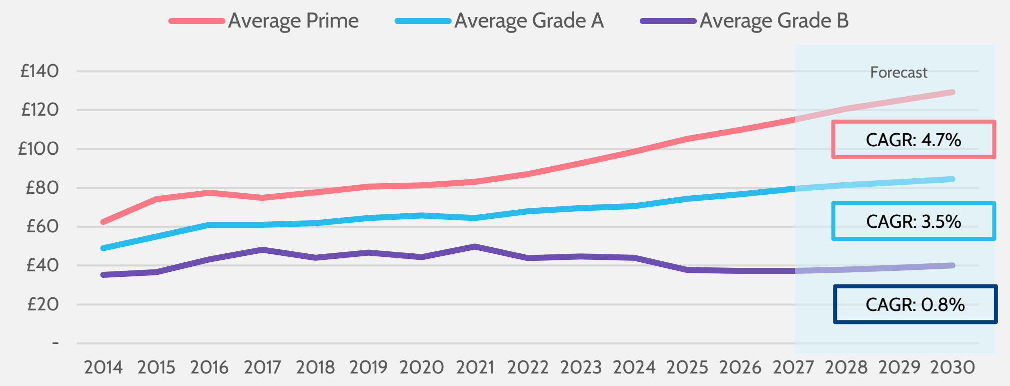
CENTRAL LONDON OFFICES – OCCUPIER MARKET REDUCING AVAILABILITY AND LIMITED PIPELINE

HIGHLIGHTS

- CWG's strongest leasing performance in more than a decade
- Central London availability fell 7% year-on-year to 20.6m sq ft; Docklands saw a sharper 45% annual decline, now 42% below its 10-year average
- Limited development pipeline persists, 47% of total space under construction is let or under offer
- Current supply/demand dynamic ideal combination for significant near to medium term prime rental growth

City Average Rent Forecast

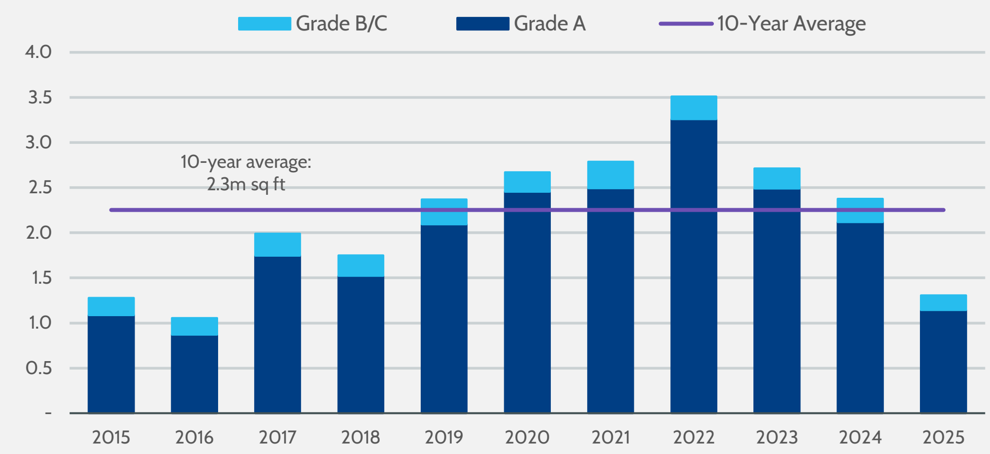
£ per sq ft



Source: Savills Research

Docklands Annual Availability

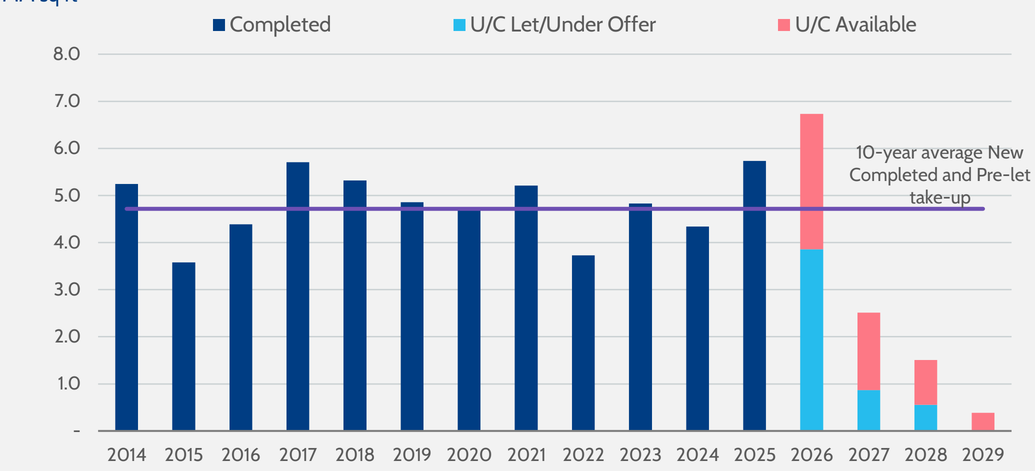
MM sq ft



Source: CBRE Research

Committed Central London Development Pipeline

MM sq ft



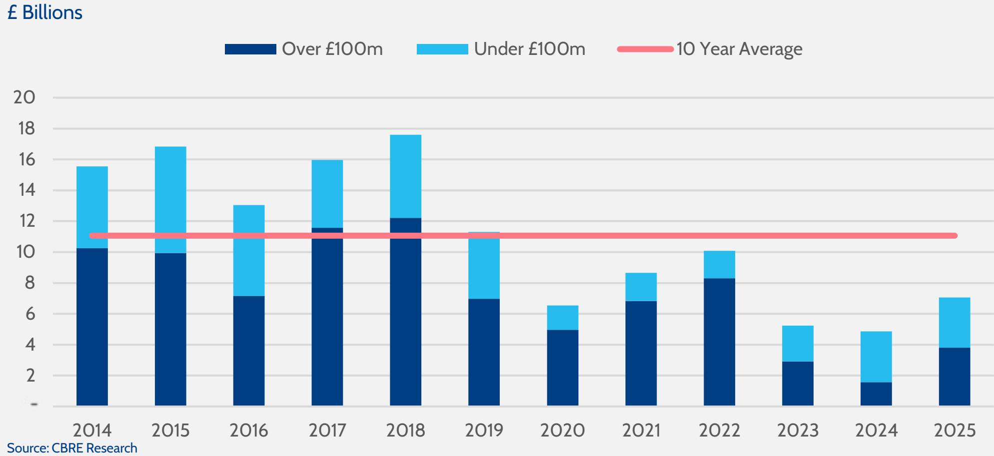
Source: CBRE Research

CENTRAL LONDON OFFICES – INVESTMENT MARKET
STABILISING MARKET CONDITIONS

HIGHLIGHTS

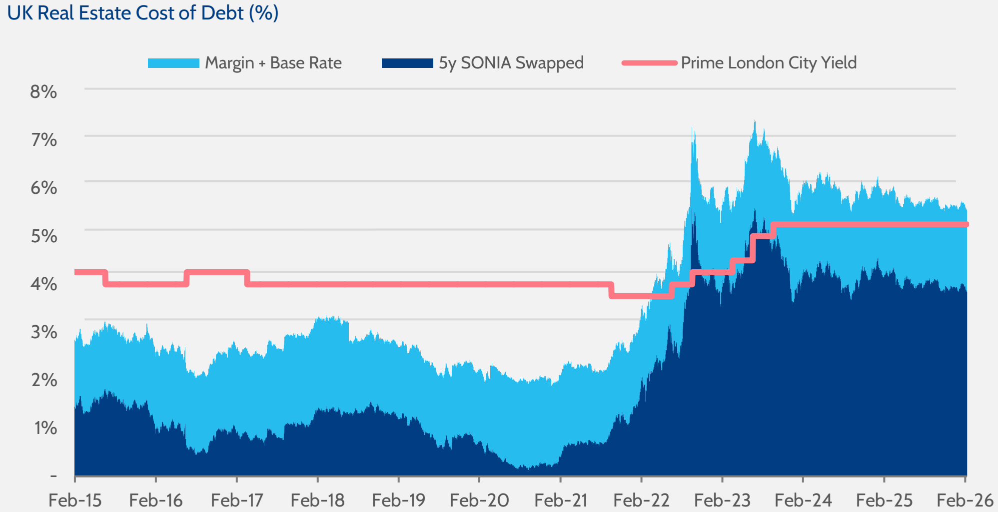
- 2025 transaction volumes of £7.1bn, 45% up on 2024 and the best year since 2022
- 18 deals over £100m transacted, up from 11 in 2024
- Overseas investors made significant return to the market, deploying £3.7bn in 2025, up 89% from 2024
- Geopolitical and economic uncertainty slowed interest rate reductions and increased gilt pricing

Central London Capital Transactions



Source: CBRE Research

UK Cost of Debt



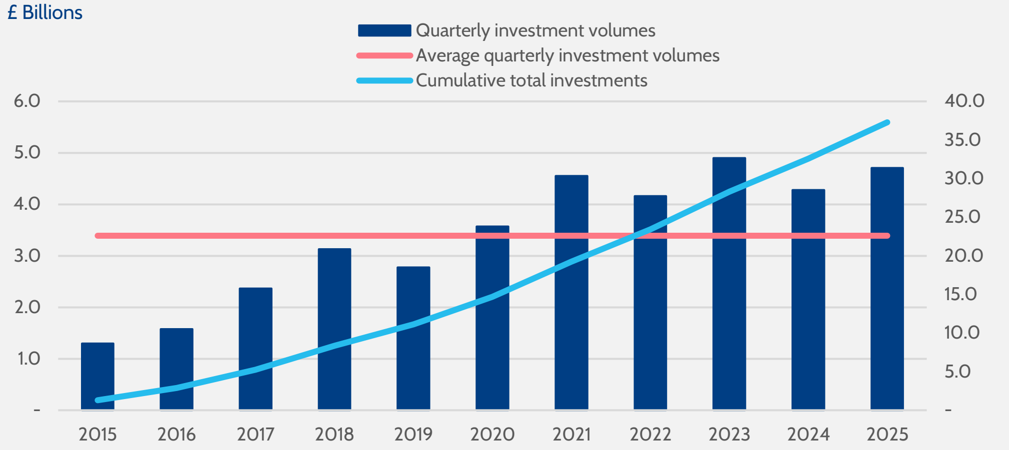
Source: Savills Research

UK BUILD-TO-RENT MARKET REMAINS RESILIENT, SUPPORTED BY CONSTRAINED SUPPLY

HIGHLIGHTS

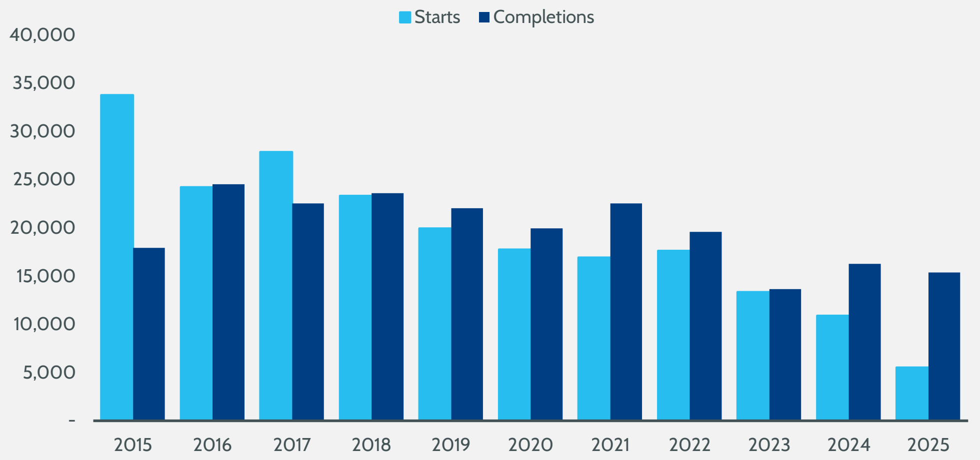
- Multifamily housing units under construction at the end of 2025 down 34% from the peak in 2023
- Continued pressure on retail Buy to Let market supports BTR growth
- BTR Investment market continues to grow, up 10% from 2024 led by Single Family transactions (up 54%)
- Renters' Rights Act to take effect 1 May 2026

BTR Investment Volumes Above 10-Year Average



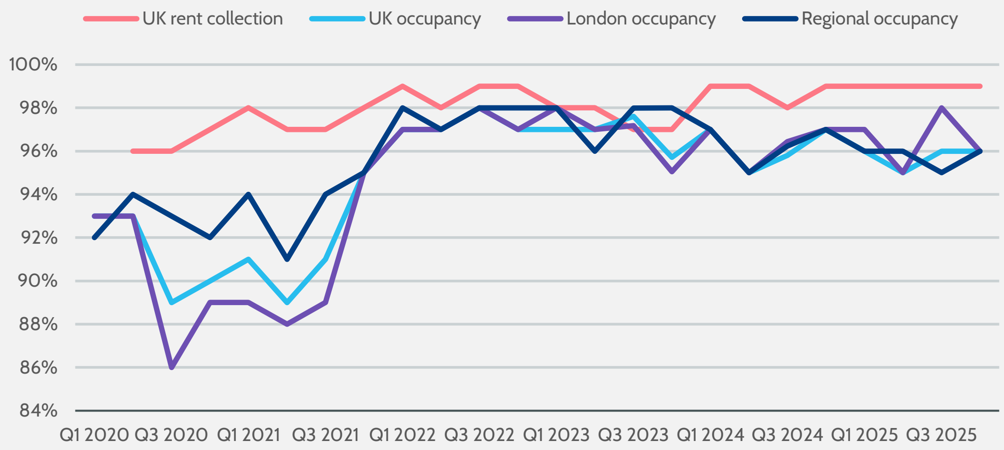
Source: CBRE Research

New Build London Development



Source: CBRE Research, Molior Research

Occupancy Remains Strong with Excellent Collection Rates



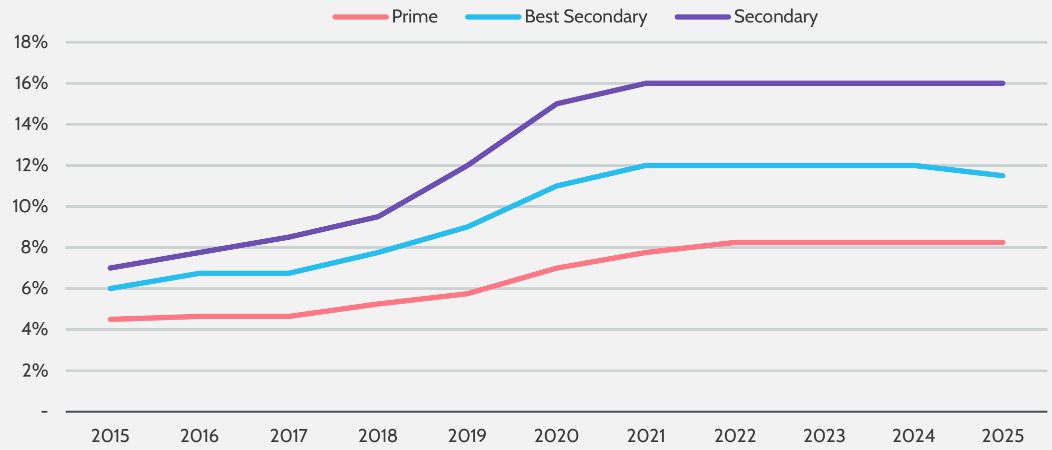
Source: CBRE Research

RETAIL – RESILIENT OCCUPIER MARKET COUPLED WITH IMPROVED INVESTMENT MARKET SENTIMENT

HIGHLIGHTS

- Retail sector continues to perform well despite challenges from economic uncertainty and consumer caution
- Strengthening occupational demand and signs of rental growth increased investor confidence across prime shopping centres
- Continued placemaking in Canary Wharf driving footfall and sales figures, contributing to increase in ERVs

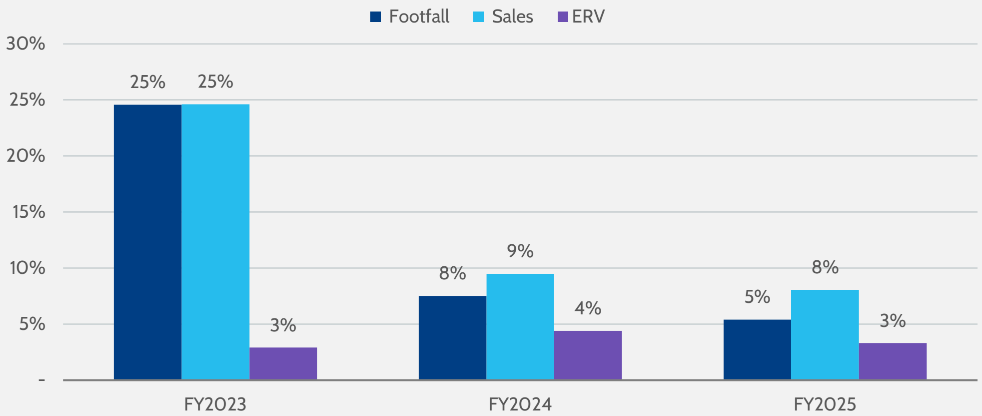
UK Shopping Centre Benchmark Yields



Source: CBRE Research

Canary Wharf Footfall, Retailer Sales Data and Malls ERV

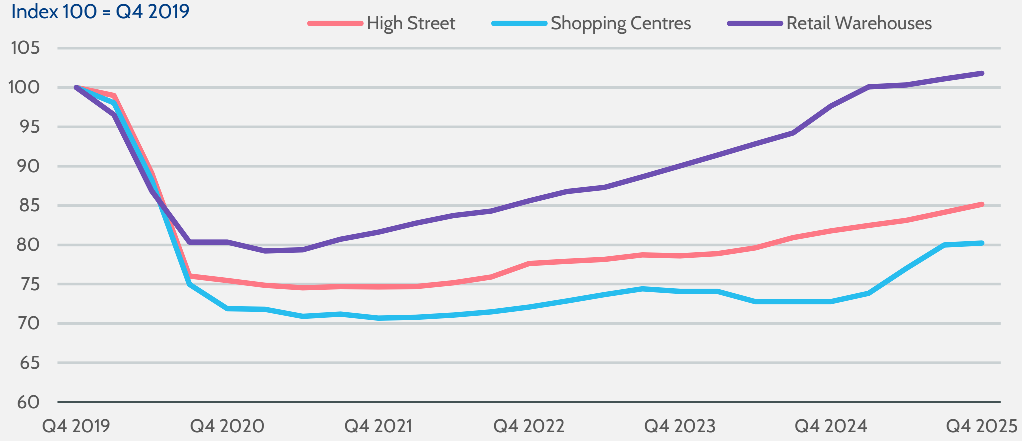
Year on Year Growth (%)



Source: CWG (Unaudited)

UK Retail Average Prime Rent Index

Index 100 = Q4 2019



Source: CBRE Research

VALUATION MOVEMENTS & DRIVERS

HIGHLIGHTS

Office:
- Significant CWG leasing activity in the year and improved wider market conditions

Retail:
- Positive new leasing activity and continued rental growth

Residential (BTR):
- Occupational stabilisation of Vertus Edit apartments

	31 Dec 2024 Market Value	Capital Spend	Disposals	Movement in Tenant Incentives & Negotiation Costs	Fair Value Change	31 Dec 2025 Market Value	31 Dec 2024 Weighted Average Yield [1]	31 Dec 2025 Weighted Average Yield [1]
Office	£4,248m	£33m	-	£8m	£77m	£4,366m	6.3%	6.3%
Retail	£1,181m	£9m	-	(£8m)	£23m	£1,205m	5.5%	5.5%
Residential (BTR)	£208m	£2m	-	£9m	(£10m)	£209m	4.5%	5.1%
Developments	£592m	£20m	-	£8m	(£22m)	£598m		
Investment properties	£6,229m	£64m	-	£17m	£68m	£6,378m		
Held for Sale	£470m	-	(£470m)	-	-	-		
Trading properties	£55m	-	(£13m)	-	-	£42m		
Total	**£6,754m**	**£64m**	**(£483m)**	**£17m**	**£68m**	**£6,420m**		

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

OPERATING & FINANCIAL PERFORMANCE

OPERATING HIGHLIGHTS

OFFICE

Number of Properties	12
Total NIA (m sq ft)	6.9
Fair Value	£4,366m
Occupancy [(1)]	92.5%
Rental Income	£224.9m
WAULT to expiry [(1)]	10.1 years

82% of NIA / 72% of Rental Income

RETAIL & LEISURE

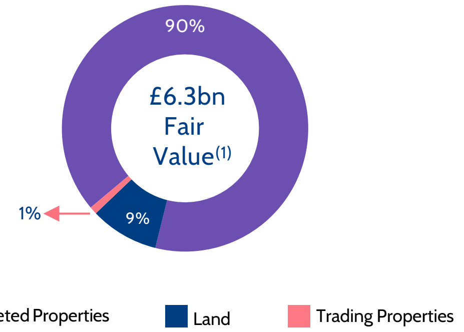
Number of Properties	19
Total NIA (m sq ft)	1.2
Fair Value	£1,205m
Occupancy	98.1%
Rental Income	£73.5m
WAULT to expiry	9.1 years

14% of NIA / 23% of Rental Income

BUILD TO RENT

Number of Properties	5
Total NIA (m sq ft)	0.3
Fair Value	£209m
Occupancy [(2)]	94.1%
Rental Income [(2)]	£16.8m
Number of Apartments	697

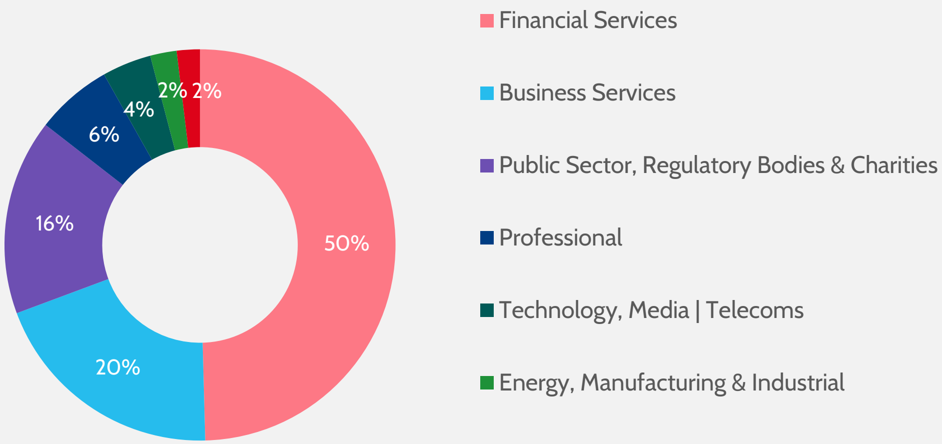
4% of NIA / 5% of Rental Income



1. Excludes 10 Cabot Sq and 15 Westferry Circus as not actively being relet
2. Includes affordable and intermediate assets (30 Harbord Square, 50 Harbord Square and 65 Harbord Square)

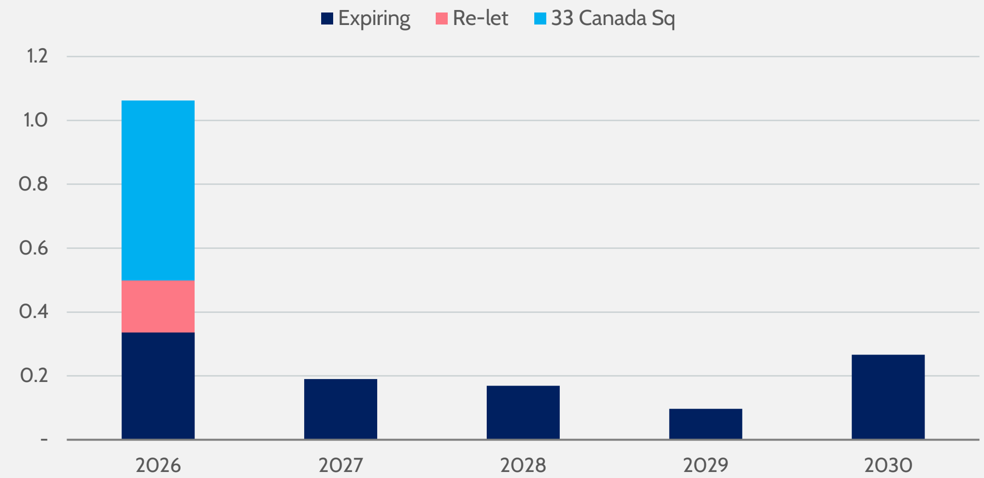
LONG LEASE TENURE WITH A DIVERSE CUSTOMER BASE

Office Split by Tenant Sector [1]

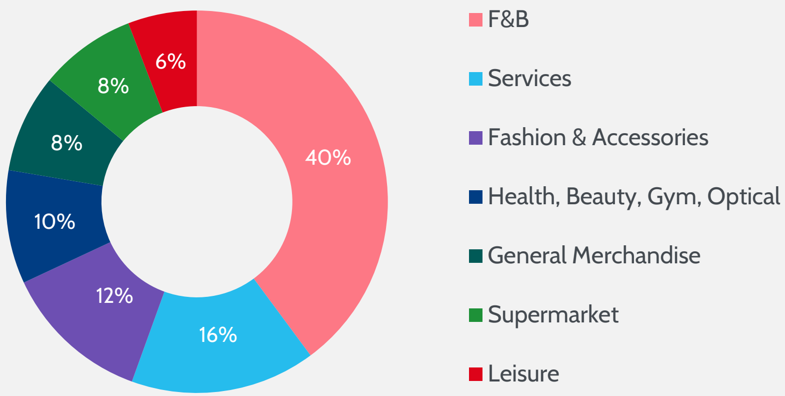


Office Lease Expiry [2]

Expiring NIA (MM sq ft)



Retail Split by Tenant Category [1]

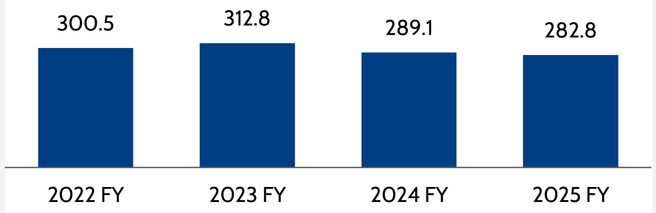


1. Data as at 31 December 2025. Includes joint ventures and investments
2. Data as at 31 December 2025. Calculated to the earlier of lease expiry or the next break option

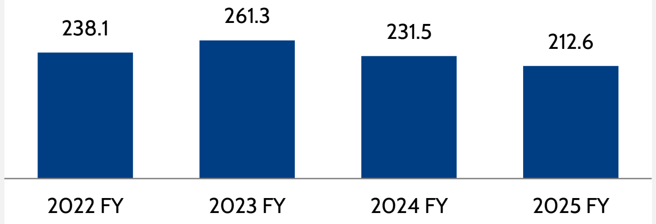
FINANCIAL HIGHLIGHTS

KEY FINANCIAL HIGHLIGHTS

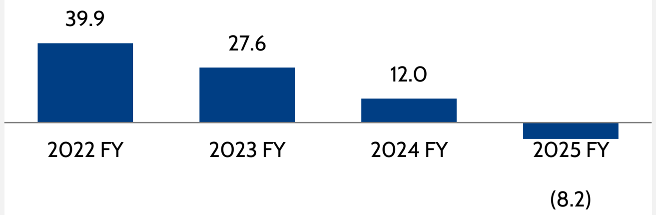
Underlying Gross Profit
(£m)



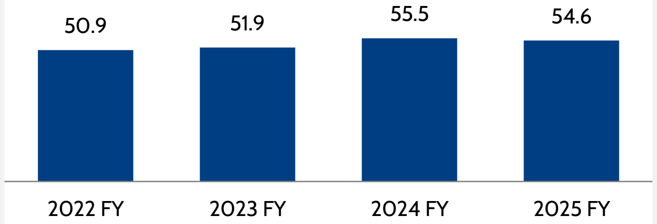
Underlying Operating Profit
(£m)



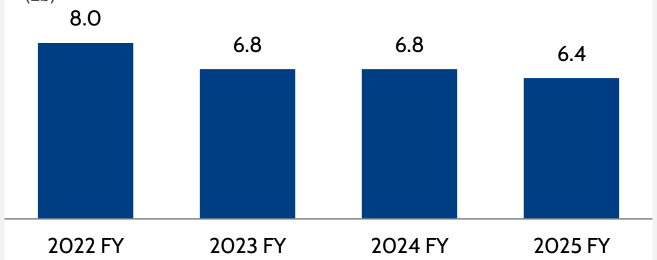
Underlying (Loss)/Profit Before Tax
(£m)



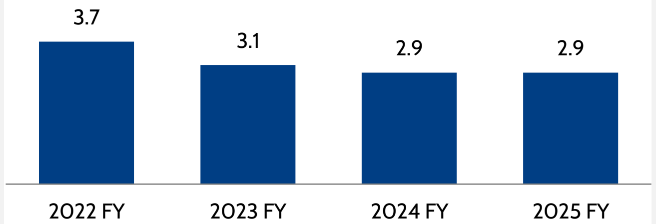
Look through LTV [1]
(%)



GAV [2]
(£b)



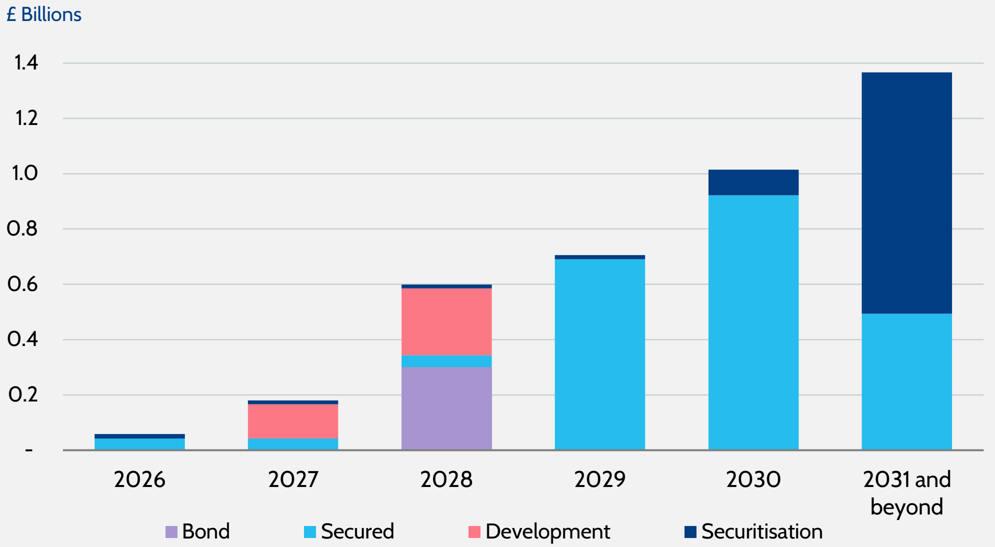
Adjusted NAV [3]
(£b)



Data as at 31 December 2025 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

Debt Maturity Profile



Debt Portfolio Highlights - including share of investments and joint ventures [1]

89.0%	Secured debt as % of total debt
5.5 Years	Weighted average maturity
5.8%	Weighted average cost of debt
91.9%	Fixed & capped debt

Bond Covenants [2]

52.1%	Total LTV Ratio
43.9%	Priority LTV Ratio
1.04x	Unencumbered Investment Property Ratio
1.26x	Fixed Charge Coverage Ratio

Data as at 31 December 2025 unless otherwise stated
1. Including share of investments and joint ventures; proforma for refinancing of 2026 green bonds
2. Bond covenant calculation workings detailed in Appendix

APPENDIX

FINANCIAL POLICY FRAMEWORK

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

1	Leverage Policy	• Target LTV at or below 50%
2	Liquidity	• Maintain sufficient short-term liquidity through cash retention and revolving credit facilities • Best-in-class shareholders with long term outlook
3	Funding Mix	• Target LTV at or below 50%
4	Maturity Profile	• Proactively address approaching maturities • Extend and stagger maturity profile to reduce refinancing risk
5	Interest and FX Risk Hedging	• Ensure a majority of borrowing is fixed or capped to reduce exposure to rising interest rates • Foreign currency debt fully hedged
6	Dividend Policy	• Remain focused on value creation through cash generation and developments • Dividend policy in line with UK REIT regulations

SUMMARY FINANCIAL STATEMENTS

Balance Sheet

£m	31 December 2025	31 December 2024
Investment properties	6,440.4	6,291.3
Right of use asset	1.3	1.3
Plant and equipment	8.6	6.9
Investments in joint ventures	132.0	99.0
Other investments	19.4	10.8
Derivative financial instruments	3.7	25.8
Non current receivables	102.5	85.8
Total non current assets	**6,707.9**	**6,520.9**
Trading properties held for sale	42.0	54.8
Derivative financial instruments	10.3	-
Trade and other receivables	134.3	125.6
Cash and cash equivalents	249.1	245.3
Total current assets	**435.7**	**425.7**
Assets held for sale	-	495.6
	435.7	921.3
Total assets	**7,143.6**	**7,442.2**
Current portion of long term borrowings	(423.8)	(562.9)
Current tax liabilities	(11.4)	(10.5)
Trade and other payables	(309.3)	(311.1)
Derivative financial instruments	-	(0.5)
Total current liabilities	**(744.5)**	**(885.0)**
Liabilities associated with assets held for sale	-	(319.7)
	(744.5)	(1,204.7)
Borrowings	(3,410.2)	(3.229.4)
Derivative financial instruments	(82.2)	(76.0)
Lease liabilities	(63.8)	(63.7)
Deferred tax liabilities	(13.0)	(12.7)
Provisions	(5.7)	(1.4)
Total non current liabilities	**(3,574.9)**	**(3,383.2)**
Total liabilities	**(4,319.4)**	**(4,587.9)**
Net assets	**2,824.2**	**2,854.3**
Total equity	**2,824.2**	**2,854.3**

Income Statement

£m	31 December 2025	31 December 2024
Revenue	504.7	499.2
Cost of sales	(221.9)	(210.1)
Underlying gross profit	**282.8**	**289.1**
Other (expenses)/income	(0.3)	1.1
Share of (loss)/profit of joint ventures	(7.7)	1.9
Administrative expenses	(62.2)	(60.6)
Underlying operating profit	**212.6**	**231.5**
Net financing costs		
– financing income	13.1	15.5
– financing charges	(233.9)	(235.0)
Underlying (loss)/profit before tax	**(8.2)**	**12.0**
Capital and other revenue	-	27.5
Capital and other cost of sales	-	2.6
Loss on disposal	-	(2.5)
Share of profit/(loss) of joint ventures after tax – capital	13.3	(23.8)
Revaluation of other investments	(1.0)	(7.0)
Change in fair value of property assets	68.3	(236.4)
Change in fair value of derivative financial instruments	(9.5)	71.9
Other financing costs	(4.4)	(4.6)
Profit/(loss) before tax	**58.5**	**(160.3)**
Tax (charge)/credit	(0.8)	1.4
Net profit/(loss)	**57.7**	**(158.9)**

BOND COVENANT WORKINGS

Total and Priority LTV Ratio £m	
Current borrowings	423.8
Long term borrowings [1]	3,410.2
Less cash [1]	(249.1)
Consolidated Indebtedness	3,584.9
Less green bonds	(561.2)
Consolidated Priority Indebtedness	3,023.7
Consolidated total assets [2]	7,129.6
Less cash [1]	(249.1)
Total Assets	6,880.5
Total LTV Ratio	52.1%
Priority LTV Ratio	43.9%

Fixed Charge Coverage Ratio £m	
Adjusted EBITDA [3]	278.1
Adjusted interest	220.5
FCCR	1.26x

Unencumbered Property Ratio (excl Land) £m	
Unencumbered investment property assets	582.0
Green bond	561.2
Unencumbered Test (excl Land)	1.04 x

Unencumbered Investment Property Assets £m	
Retail Malls [4]	198.2
10 Cabot Square	210.0
15 Westferry Circus	64.0
7 Westferry Circus	80.1
Other [5]	29.7
Unencumbered Pool	582.0

Data as at 31 December 2025 unless otherwise stated
1. Consists of balance sheet line item value
2. Consolidated total assets consists of total assets as they appear in the financial statements excluding movement in mark-to-market valuation of financial assets
3. EBITDA is adjusted for one-off items as per terms included in the Final Offering Memorandum
4. Includes Retail Malls where the Retail financing is secured but undrawn at 31 December 2025
5. Other includes Water Pavilions, Infrastructure Car Parks and other smaller income producing property

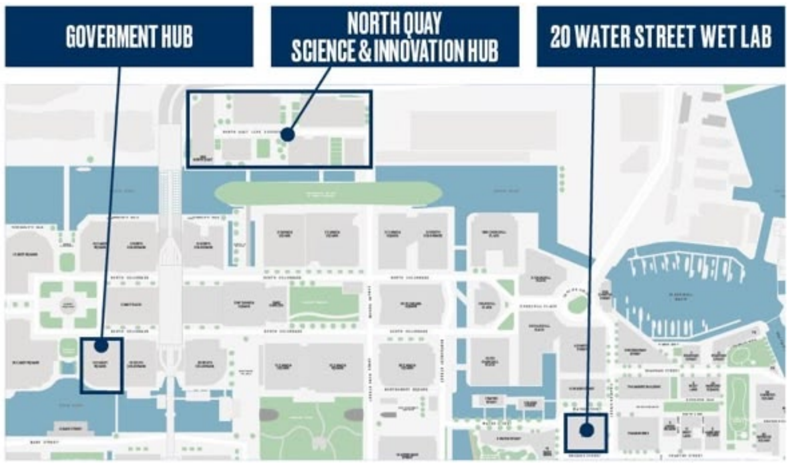
A GROWING SCIENCE & INNOVATION COMMUNITY

40+ SCIENCE & HEALTHCARE ORGANISATIONS ALREADY AT CANARY WHARF

NHS Barts Health NHS Trust · imu · MyricxBio · hVIVO · Genomics england

CYTOSPIRE · tenpoint THERAPEUTICS · HCA Healthcare UK

UK Health Security Agency · AVIADOBIO · Medicines and Healthcare Products Regulatory Agency (MHRA, NIBSC, CPRD) · NHS England London



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Joint Venture Partner at One North Quay
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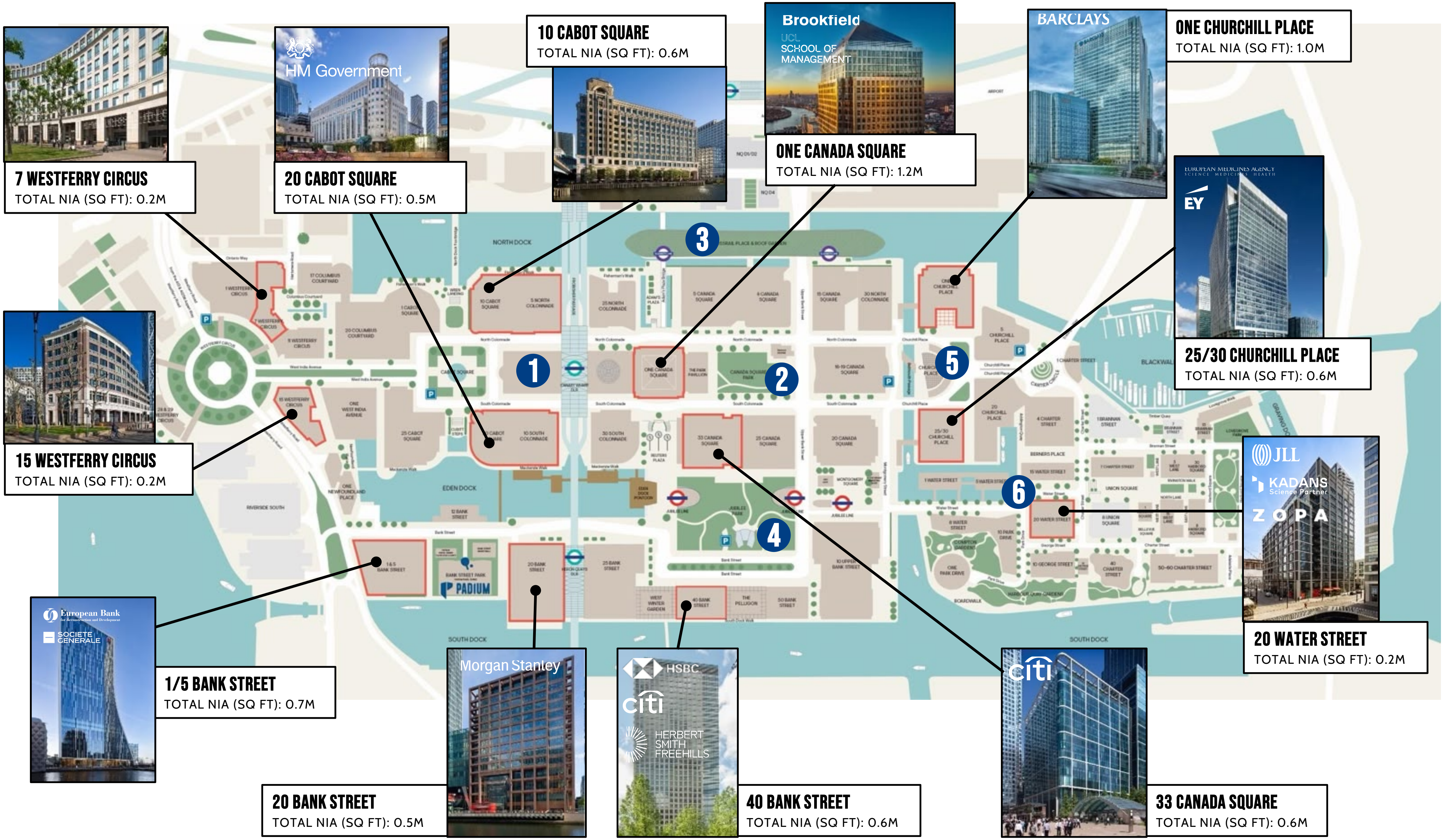
TECH, REGULATION, FINANCE

An interdisciplinary and extraordinary environment

CANARY WHARF – OFFICES AND RETAIL MALLS



1 CABOT PLACE

2 CANADA PLACE

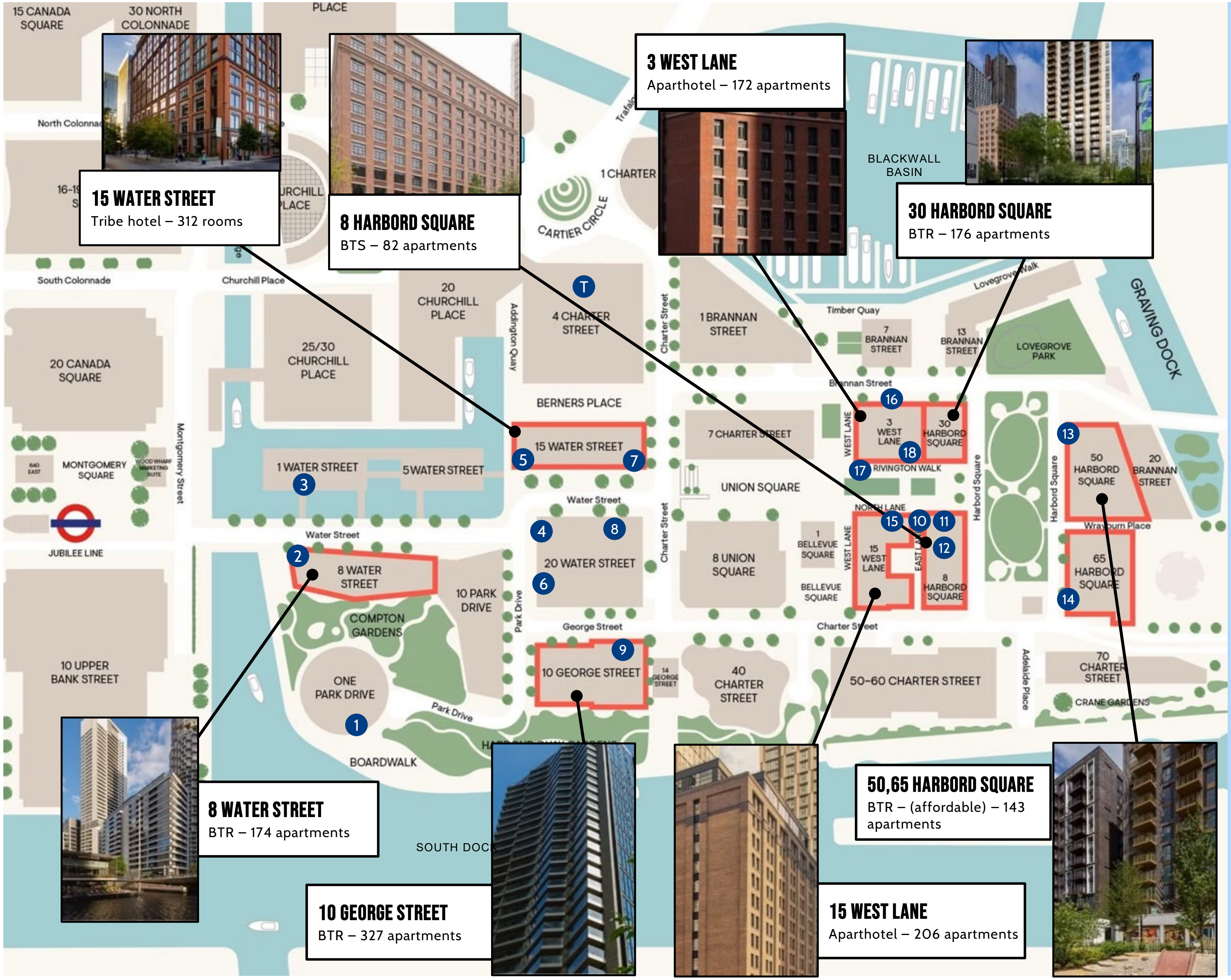
3 CROSSRAIL PLACE

4 JUBILEE PLACE

5 CHURCHILL PLACE

6 WOOD WHARF

WOOD WHARF – RESIDENTIAL AND HOSPITALITY



KEY RETAILERS

- T TROUBADOUR THEATRE
- 1 ROE
- 2 WHOLE FOODS
- 3 HAWSKMOOR
- 4 CRATE BREWERY
- 5 DISHOOM
- 6 QUBE
- 7 FEELS LIKE JUNE
- 8 BROADWICK STUDIO
- 9 EMILIA'S PASTA
- 10 WAYNE SALON
- 11 AWE NAILS
- 12 THE FLOWER CLUB
- 13 IN2SPORTS
- 14 MORRISONS DAILY
- 15 PAWSOME
- 16 THE ISLAND - PILATES
- 17 SIGNORELLI
- 18 MAMA LI


CWG