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**Central London Property: Safe
haven or growth opportunity?**

Karen Mason
Chair
TAG Property Group



**TAG Property
GROUP**
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**London's Central Property: Safe Haven or Growth
Opportunity?**

The retail occupiers' perspective



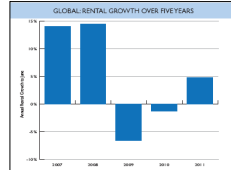
Regent Street

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TOP TEN GLOBAL LOCATIONS

City	Location	US\$m/yr	€m/yr
New York	5th Avenue	2,250	16,704
Hong Kong	Causeway Bay	1,943	14,436
Hong Kong	Central	1,619	12,032
Hong Kong	Tsim Sha Tsui	1,377	10,224
New York	East 57th Street	1,200	8,909
Tokyo	Ginza	1,044	7,750
Sydney	Pitt Street Mall	995	7,384
Paris	Avenue des Champs Elysées	992	7,364
Tokyo	Omotesando	960	7,130
London	New Bond Street	930	6,901



- Emergence of dual track global occupier market
- China and India outperformance – international demand
- Middle East, Africa and Europe - restrained

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London – Sexy Retail City



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London – Biggest Global Shopping City



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West End – Unique Appeal for Occupiers



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**London – Number One Destination for World's Top
Retailers**



Abercrombie & Fitch



Oxford Street

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London – Luxury Retail



Bond Street



Mount Street



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Managed Estates
Tenant Mix + Control = Performance





Marylebone High Street
Carnaby Street
Mount Street

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Further Catalysts for Growth




=GROWTH OPPORTUNITY

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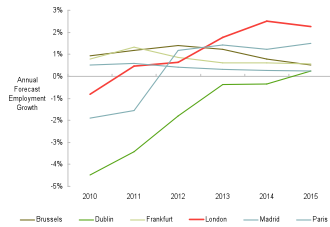
Sustainable or Bubble?




Oxford Street
Selfridges

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London outperforms other European cities



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Conclusion

London property is offering:

- Much more than a safe haven
- Be location specific



Topshop – Kate Moss

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