



Dawnay, Day Treveria PLC

Interim Results to 30 June 2008

Presentation Team

Ian Henderson – Chairman
Dawnay, Day Treveria PLC
Email: ian.henderson@treveria.com

David Hunter – Chairman of TAM
Treveria Asset Management Limited (“TAM”)
D: +44 20 7667 1413
Email: david.hunter@treveria.com

Damian Wisniewski – Director
Treveria Asset Management Limited
D: +44 20 7667 1365
Email: damian.wisniewski@treveria.com

Chris Kingham – Director
Treveria Asset Management Limited
D: +44 20 7667 1400
Email: chris.kingham@treveria.com

    

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Highlights

- Property assets of €2,221 million, after revaluation, as at 30 June 2008 (31 December 2007: €2,333 million) reflecting a decline in valuation of c.6%
- €79.2 million of property disposals notarised since 30 June 2008 at a 10% premium to the 31 December 2007 valuation
- Gross rental income for the period rose 34% to €79.8 million (2007: €59.3 million)
- Adjusted profits after tax[1] of €17.4 million (2007: €20.3 million)
- Adjusted EPS[1] for the period of 2.85c (2007: 2.86c)
- Adjusted NAV[2] per share of 91.2c, a decrease of 19.2% from 112.9c as at 31 December 2007
- Total cash position of €152 million as at 30 June 2008
- Proposed name change

[1] Adjusted profits after tax and EPS exclude revaluation surplus, deferred tax, surrender premiums and derivative fair value movements
[2] Adjusted NAV excludes deferred tax and derivative financial instruments

Strategic review highlights

- The strategic review commenced on 9 June 2008
- Wide range of options considered; decision made that a sale of the whole Company is unlikely to produce the best outcome for shareholders
- Company will pursue strategy of targeted disposals and potential equity injection; discussions are ongoing with a preferred investor
- Unanticipated financial difficulties at Dawnay, Day created the need for a stable solution to the asset and property managers
- A subsidiary to the Company, Treveria Asset Management Ltd (“TAM”), has been established under the leadership of David Hunter to provide ongoing asset management services
- Unless protracted discussions can be quickly resolved, the Board intends to take unilateral action to bring in a third party to carry out the property management





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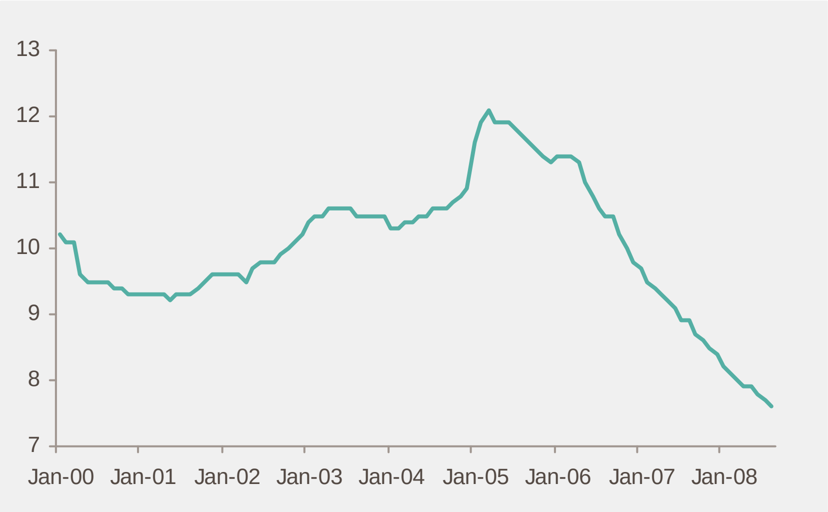
German economy remains resilient

- H1 2008 German GDP grew 1.2% compared to H2 2007
- Forecast GDP growth of 1.7% for 2008 and 0.8% in 2009 compared to Eurozone 1.2% and 0.1% respectively
- Unemployment down to 7.6% in August 2008, the lowest level since 1992

Year on year real GDP Growth

Source: Deutsche Bank

Unemployment rate (% of labour force)



Source: Deutsche Bank

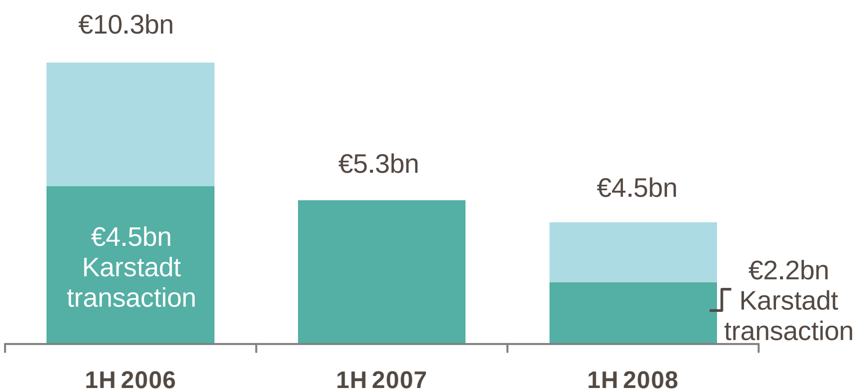
German retail market

- In the first half of 2008, retail spend[1] increased by 1.8% compared to the same period in 2007. However, after adjusting for inflation, retail spend was down 0.8%, food was down 4.2% whilst non-food was up 1.5%
- New entrants/formats:
  - Avanti – opened 5 stores and will open 5 more by end 2008
  - Takko – launched “Page-one”, an offer in high street locations
  - TK Maxx – has opened 9 stores in Germany and is planning 100 stores over the next 5 years
  - Primark – opened first German store in Bremen
- Department store operators are faced with extremely difficult trading conditions, recent insolvencies of Hertie and Sinn Leffers and mixed news from Karstadt parent Arcandor

[1] Excludes car & fuel sales

German retail property investment market

German Retail Investment Volumes



Source: Hahn/JLL

Transaction H1 2008

Key transactions	Type	Value (€m)	Buyer
Karstadt Portfolio	Department stores	2,234	Pirelli, PREEF, Generali, Borletti
Rhein – Galerie	Shopping Centre	210	Union Investment
City Center Bergedorf	Shopping Centre	144	Commerzbank
Mira Nordheide	Shopping Centre	120	GLL
Portfolio Elbe	Supermarket	142	AXA
B&B Portfolio	Supermarket	110	Shore Capital

Source: Hahn/JLL

- Commercial real estate transactions declined 57% in H1 2008 to €11.96bn. However, the decline in retail properties was only 15%
- German domestic investment in retail properties increased from 19% in H1 2007 to 25% in H1 2008 whilst that for open ended funds/speciality funds increased to 10% from 5%
- Open ended funds have started investing in retail warehouses, 40% of transactions in H1 2008 were by such funds (H1 2007: Nil)





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Property portfolio

Regional breakdown by rent

German Federal State	% Rent Roll	2007 GDP
North Rhine Westphalia	30.37%	2.60%
Lower Saxony	13.85%	1.80%
Bavaria	10.09%	2.90%
Schleswig Holstein	7.46%	1.40%
Baden Wurttemberg	6.65%	2.70%
Berlin	5.85%	1.80%
Hesse	5.77%	2.20%
Saxony	5.77%	2.70%
Rhineland Palatinate	4.67%	2.70%
Brandenburg	2.36%	2.20%
Saarland	2.04%	2.30%
Thuringia	1.80%	1.90%
Hamburg	1.08%	2.80%
Mecklenburg-Vorpommern	0.97%	2.50%
Bremen	0.77%	2.00%
Saxony-Anhalt	0.50%	2.40%

Breakdown by market value

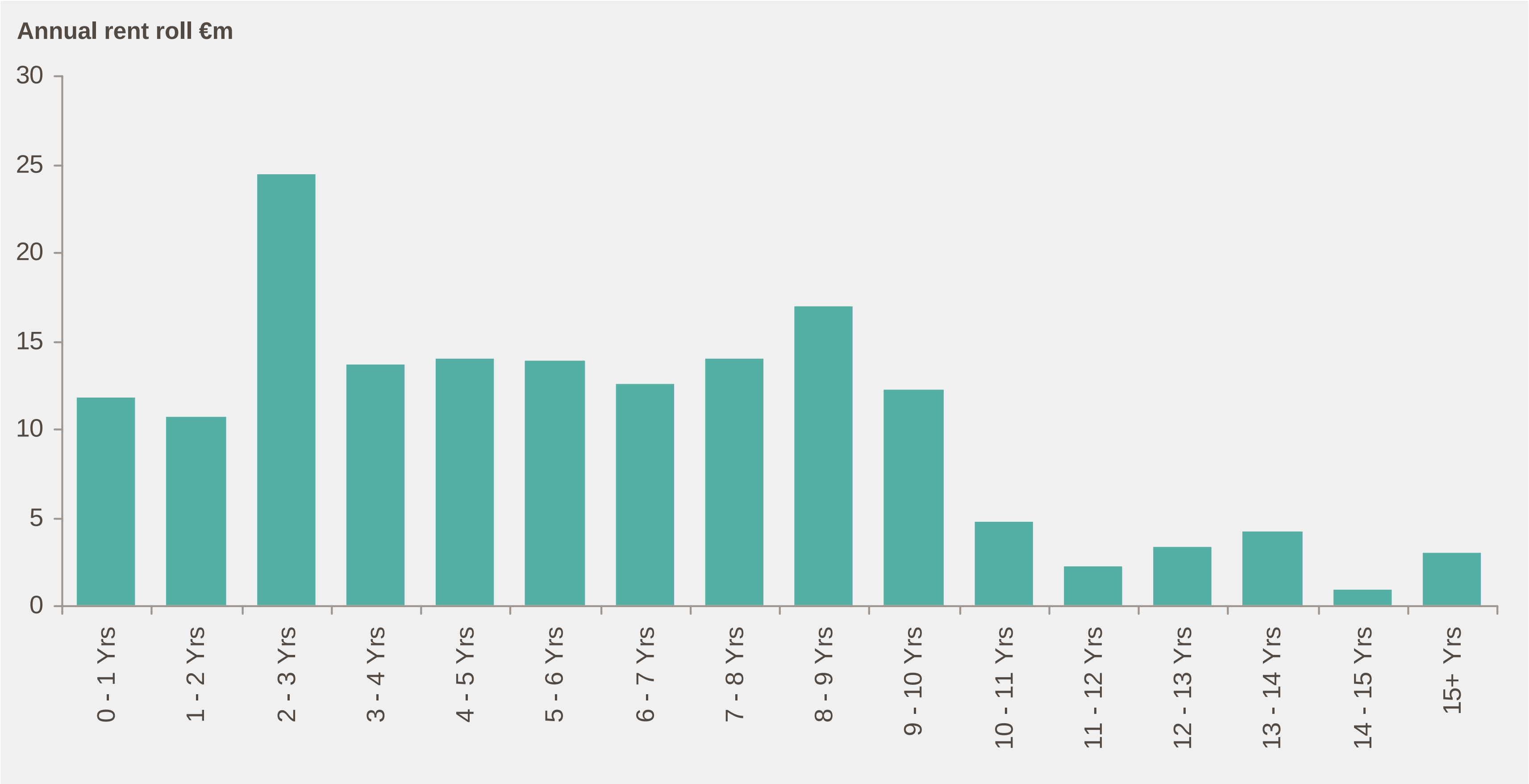
Former West Germany	81.5%
Former East Germany	11.0%
Berlin	7.5%

Portfolio analysis

Category	Properties	Area m²	Valuation (30/06/08) (€m)	% of portfolio	Valuation (% Change 31/12/07)	Gross Yield (%)	Net Yield (%)	Fully Let Net Yield (%)
High Street	259	613,000	957	43.09%	(3.79)%	6.85%	6.19%	6.69%
Shopping Centre	28	311,000	528	23.77%	(4.54)%	7.27%	6.59%	6.98%
Retail Warehouse	154	587,000	612	27.56%	(10.20)%	7.92%	7.35%	7.56%
Total Retail	**441**	**1,511,000**	**2,097**	**94.42%**	**(5.89)%**	**7.27%**	**6.63%**	**7.02%**
Mixed commercial	9	156,000	124	5.58%	(6.87)%	7.58%	7.26%	7.37%
Total Portfolio	**450**	**1,667,000**	**2,221**	**100%**	**(5.94)%**	**7.29%**	**6.66%**	**7.04%**

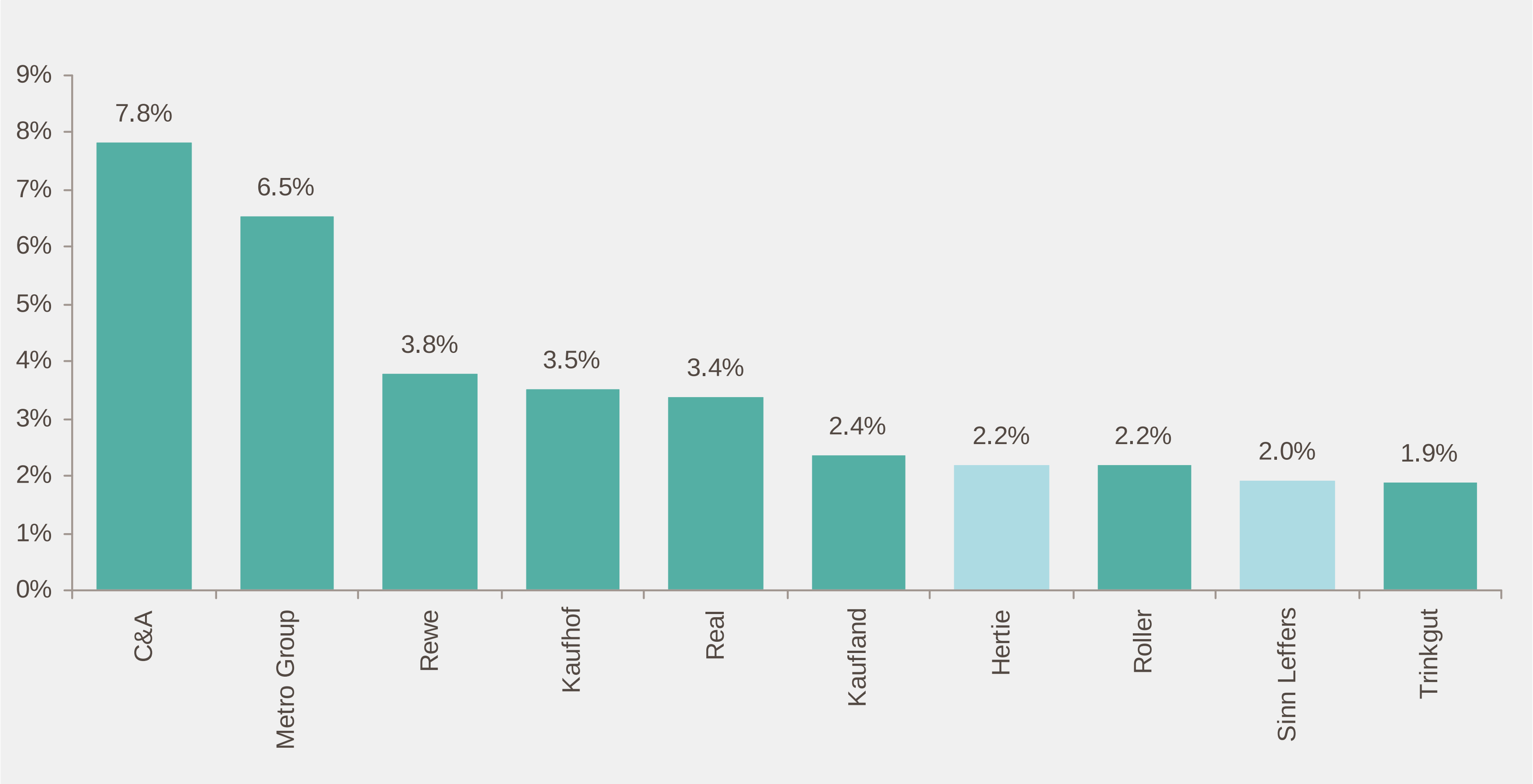
Note: Net yields calculated post deduction of non-recoverable costs, ground rents, purchaser costs and capital expenditure

Portfolio analysis (cont'd)



Weighted average lease length of 5.29 years (assuming tenants leave at first expiry/do not exercise extension options)

Portfolio analysis (cont'd)



Top 10 tenants make up 35.81 % of total rent roll

Asset management – leasing activities

- ERV of vacant space as of 30 June 2008: 5.5% of current rent roll
- Vacant space by portfolio area as at 30 June 2008: 8.8%

Activity in six months to June 30 2008	Leases signed	Annual rent
New leases signed – previously let space	145	€3.18m
New leases signed – previously vacant space	58	€0.23m
Total new leases	**203**	**€3.41m**
Indexation uplift in six months to June 30 2008	**281**	**€0.83m**

- Berlin – Heads of Terms signed over vacant store at annual rent of €756,000
- Darmstadt – Heads of Terms signed over vacant store at annual rent of €540,000
- ERV of vacant space post Berlin and Darmstadt lettings: 4.72% of rent roll

Sales programme

- Company continues to progress a selective sales programme
- Sales focused on ex-growth assets and opportunistic disposals
- Notarised sales since 30 June 2008:
  - Sales price – €79.2m
  - Book value Dec 07 – €71.7m
  - Book value Jun 08 – €68.0m
- Heads of Terms signed:
  - Agreed price – €51.6m
  - Book value Dec 07 – €53.5m
  - Book value Jun 08 – €50.8m
- Cottbus capital commitment of €75.5 million removed





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Financials – adjusted income statement

	6 months to 30 June 2008 €000s	6 months to 30 June 2007 €000s	12 months to 31 December 2007 €000s
Rent	79,788	59,319	129,951
Direct costs	(14,797)	(8,846)	(20,094)
Gross profit	**64,991**	**50,473**	**109,857**
Administrative expenses	(2,435)	(1,536)	(4,426)
Other expenses	(688)	(599)	(1,804)
Adjusted[1] operating profit	**61,868**	**48,338**	**103,627**
Net financial costs	(44,099)	(27,381)	(65,089)
Adjusted[1] profit before tax	**17,769**	**20,957**	**38,538**
Current tax	(1,601)	(453)	(2,533)
Adjusted profit after tax	16,168	20,504	36,005
Adjusted minority interests	1,221	(160)	383
Adjusted earnings	**17,389**	**20,344**	**36,388**
Adjusted[1] EPS	**2.85c**	**2.86c**	**5.3c**

[1] Adjusted earnings excludes revaluation deficit/surplus, deferred tax, surrender premiums and derivative financial instruments. The weighted average number of shares used for the six months to 30 June 2008 for Adjusted EPS calculations is 609.6 m

Analysis of rental income and service charge

	6 months to 30 June 2008 €000s	6 months to 30 June 2007 €000s	12 months to 31 December 2007 €000s
Gross rental income	81,134	62,218	131,978
Less: bad debts	(1,346)	(2,899)	(2,027)
	79,788	**59,319**	**129,951**
Service charge income	11,696	10,689	22,155
Service charge expenditure	(15,146)	(12,727)	(26,003)
Ground rents and lease payments	(3,243)	(810)	(3,114)
Repairs and maintenance	(1,504)	(853)	(1,188)
Asset management fee	(4,596)	(3,531)	(8,394)
Property management fee	(2,004)	(1,614)	(3,550)
	(14,797)	**(8,846)**	**(20,094)**
Net rental income	**64,991**	**50,473**	**109,857**

Net rental income up 29% from H1 2007 and 9% from H2 2007

Financials – balance sheet

	30 June 2008	31 December 2007
Investment properties	**2,221**	**2,333**
Current assets		
Cash	152	177
Others	42	31
	194	**208**
Current liabilities	(44)	(51)
Total assets less current liabilities	**2,371**	**2,490**
Bank loans	(1,803)	(1,774)
Deferred tax	(20)	(26)
Net assets	**548**	**690**
Adjusted NAV per share, c	**91.2c**	**112.9c**

As at 30 June 2008, cash balance was €152m of which €88m was held by the parent company. Current cash position in parent of c. €75m after debt repayment of €25.3m since 1 July 2008

Banking

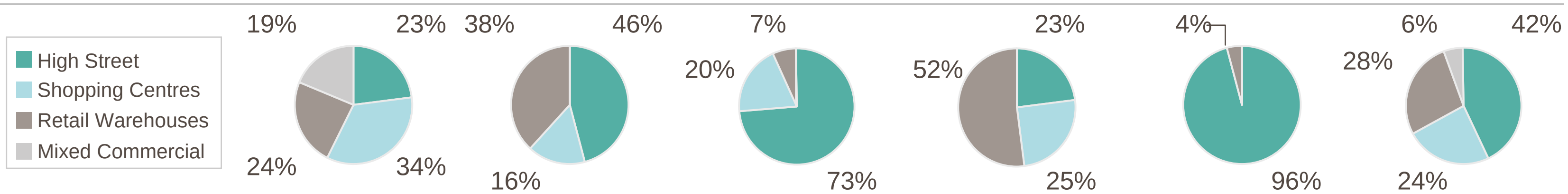
- Bank borrowings as at 30 June 2008: €1,820m with weighted interest rate of 4.9% (31 December 2007 : 4.9%)
- All debt facilities are currently non-recourse to the ultimate parent
- Loan to value ratio as at 30 June 2008: 82.0% (gross), 75.1% (net of cash). Corresponding figures at 31 December 2007 were 76.7% and 69.1%, respectively
- Interest cover remains substantial
- Market value of fixed rates, swaps and caps as at 30 June 2008: +€60.0m, equivalent to 9.9c per share before tax, which is not included in adjusted NAV
- Existing facilities are due to be refinanced between January 2011 and November 2012

Loan covenants summary

- Recent valuations are placing pressure on LTV covenants
  - Agreed 15 month waiver of hard breach LTV covenant with Eurohypo, with the facility now in cash trap
  - One other facility likely to go into cash trap after bank's adoption of 30 June 2008 valuations
- Interest cover remains substantial: net rental income for H1 2008 was 145% of interest costs excluding amortisation (149% for the whole of 2007)
- Sales notarised will reduce LTV ratios and improve interest cover

Loan covenants (cont'd)

Portfolio summary[1]



		DB/Citi 1	DB/Citi 2	ABN Amro	Eurohypo	JPMorgan Chase	Total
Portfolio summary[1]	GAV	€664.3m	€304.1m	€539.0m	€568.5m	€134.7m	€2,210.6m[2]
Debt terms	Expiry date	20-Jan-11	20-Jul-11	15-Jul-11	25-Jul-12	19-Nov-12	
	Balance[3]	€564.0m	€227.1m	€438.9m	€466.5m	€98.5m	€1,795.0m
	Cash trap LTV	80%	80%	85%	80%	78%	
	Hard breach LTV	95%	95%	95%	Waived until 31-Dec-09	78%	
	Hard breach ICR	125%	125%	120%	120%	115%	
Actual	ICR[4]	149%	142%	144%	143%	122%	
	LTV[4]	84.9%	74.7%	81.4%	82.1%	73.1%	80.8%

[1] Values as at 30 June 2008. Valuation by DTZ Debenham Tie Leung Limited
[2] Excludes €10.4 million of unencumbered assets
[3] as at 29 September 2008
[4] ICR as at last quarterly report date. LTV based on DTZ 30 June 2008 valuation and debt balance as at 29 September 2008

Summary

- German economy remains relatively resilient
- Good quality diversified property portfolio assembled with numerous asset management opportunities remaining
- Disposal programme commenced and capital commitments reduced
- Focus on managing existing portfolio to generate value
- Strategic review ongoing
- Asset and property management teams being stabilised
- Focus on cash preservation and stabilization of capital base





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Dawnay, Day Treveria PLC (AIM:DTR)

Shares in issue	603,468,809 as at 30 June 2008 603,468,809 as at 26 September 2008
Admission to AIM	14 December 2005
Board of Directors	Ian Henderson, Chairman Martin Bruehl Chris Lovell David Parnell Manfred Maus
Chairman of the Investment Committee	David Hunter