

Portfolio Statistics Q1 (March) 2020

Important note – the tables below and the data used in this report reflects the current portfolio incorporating the two acquisitions at Epsom and Johnsons, Milton Keynes. The data therefore varies from Q4 2019 which had assumed the acquisition of Concorde & Delta Industrial Estate, Norwich. Due to the impact of COVID-19 and the uncertainty created within the property market the decision was taken to place this acquisition on hold until further notice. The data therefore excludes this Norwich property.

Q1 2020	
Total Asset Value	£52,490,000
Contracted Rent p.a.	£3,393,112
ERV	£3,609,037
Number of Assets	14
Number of Tenants	38
WAULT (years)	To break 6 years 8 months To expiry: 8 years 5 months
Initial Yield	5.78%
Equivalent Yield	6.41%
Reversionary Yield	6.40%
Void Rate	3.96%
Running Yield**	5.97%

ERV = Estimated Rental Value
WAULT = Weighted Average Unexpired Lease Term

Notes:

1. Asset value accords with Knight Frank valuation as at 31 March 2020 plus the recent Q1 acquisitions at cost.
2. The stated **void rate** includes Lewis Homecare Ltd, Harlow although technically the lease remains with the Administrators at the time of reporting.
3. ** Income yield on original net purchase price.