

## Portfolio Statistics Q1 (March) 2019

	Q1 2019
Total Asset Value	£50,250,000
Contracted Rent p.a.	£3,133,005
ERV	£3,312,146
Number of Assets	12
Number of Tenants	33
WAULT (years)	To break 7 years 7 months To expiry: 8 years 11 months
Initial Yield	5.75%
Equivalent Yield	5.98%
Reversionary Yield	6.00%
Void Rate	0.3%

*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 purchase price of Lutea House, Brentwood. It also assumes the purchase of DW Fitness in Lincoln.