

Q4 December 2020 Portfolio Statistics

	Q4 2020
Total Asset Value	£76,600,000
Contracted Rent p.a.	£4,527,397
ERV	£5,138,446
Number of Assets	19
Number of Tenants	73
WAULT	To break 7 years 2 months To expiry: 9 years 0 months
Initial Yield	5.61%
Equivalent Yield	6.35%
Reversionary Yield	6.44%
Void Rate	6.50%
Running Yield*	5.57%

ERV = Estimated Rental Value

WAULT = Weighted Average Unexpired Lease Term

Notes:

1. Asset value accords with Knight Frank valuation as at 31/03/20 with subsequent new acquisitions at cost.
2. The stated **void rate** is based on ERV and includes Lewis's Home Retail Limited, Princes Close, Harlow and Units 2/3 Pasadena Trading Estate, Harlow, although technically both leases remain in the hands of the Administrators at the time of reporting.
3. For the purposes of reporting, we have assumed the purchase of Coventry.
4. * Income yield on original net purchase price.