

Q1 March 2020 Portfolio Statistics

	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's Home Retail Ltd, Harlow although technically the lease remains with the Administrators at the time of reporting.
3. ** Income yield on original net purchase price.