

Q1 March 2021 Portfolio Statistics

	Q1 2021
Total Asset Value	£83,918,000
Contracted Rent p.a.	£5,004,824
ERV	£5,556,641
Number of Assets	21
Number of Tenants	90
WAULT	To break 7 years 0 months To expiry: 8 years 6 months
Initial Yield	5.60%
Equivalent Yield	6.16%
Reversionary Yield	6.24%
Void Rate	5.72%
Running Yield*	5.20%

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

Notes:

1. Asset values assume Knight Frank valuation at 31.03.2021
2. Stated void rate 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 present time.
3. The data includes the proposed purchase at Ipswich (Cavendish St).
4. * represents yield on gross purchase price.