

Q2 June 2021 Portfolio Statistics

	Q2 2021
<b>Total Asset Value</b>	<b>£83,918,000</b>
<b>Contracted Rent p.a.</b>	<b>£5,051,940</b>
<b>ERV</b>	<b>£5,538,963</b>
<b>Number of Assets</b>	<b>21</b>
<b>Number of Tenants</b>	<b>90</b>
<b>WAULT</b>	To break 6 years 9 months To expiry: 7 years 2 months
<b>Initial Yield</b>	<b>5.60%</b>
<b>Equivalent Yield</b>	<b>6.35%</b>
<b>Reversionary Yield</b>	<b>6.17%</b>
<b>Void Rate (ERV)</b>	<b>5.40%</b>
<b>Running Yield*</b>	<b>5.25%</b>

*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 includes Unit 2, Princes Gate, Harlow where an agreement for lease has been executed. On completion the void rate will fall to 4.0%
3. \* represents yield on gross purchase price