

<b>Category</b>	<b>Q1 2022</b>
<b>Total Asset Value</b>	<b>£94,110,000</b>
<b>Contracted Rent p.a.*</b>	<b>£5,355,618</b>
<b>ERV</b>	<b>£5,912,985</b>
<b>Number of Assets</b>	<b>21</b>
<b>Number of Tenants (Units)</b>	<b>78 (88)</b>
<b>WAULT</b>	<b>To break: 6 years 6 months To expiry: 6 years 7 months</b>
<b>Initial Yield</b>	<b>5.00%</b>
<b>Equivalent Yield</b>	<b>5.86%</b>
<b>Reversionary Yield</b>	<b>6.28%</b>
<b>Void Rate (ERV)</b>	<b>2.01%</b>
<b>Running Yield**</b>	<b>5.36%</b>

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

**Notes:**

Asset values Knight Frank valuation as at 31.03.2022.

\* As at 1.5.22

\*\* Yield on gross purchase price.