

<b>Category</b>	<b>Q4 2022</b>
<b>Total Asset Value</b>	<b>£94,110,000 (1 &amp; 2)</b>
<b>Contracted Rent p.a.</b>	<b>£5,387,194</b>
<b>ERV</b>	<b>£5,913,335</b>
<b>Number of Assets</b>	<b>21</b>
<b>Number of Tenants (Units)</b>	<b>78 (89)</b>
<b>WAULT</b>	<b>To break: 4 years 5 months To expiry: 6 years 0 months</b>
<b>Initial Yield</b>	<b>5.22%</b>
<b>Equivalent Yield</b>	<b>5.71%</b>
<b>Reversionary Yield</b>	<b>5.80%</b>
<b>Void Rate (ERV)</b>	<b>2.90%</b>
<b>Running Yield*</b>	<b>5.60% (3)</b>

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

Notes:

1. Asset values assume Knight Frank valuation at 31.03.2022.
2. Figures exclude Stanton; forward commitment exchanged conditionally at £1.6m.