

Table 1: Portfolio Statistics

| Category | Q2 2023 |
|----------------------------------|---|
| Total Asset Value | £82,500,000 (1 & 2) |
| Contracted Rent pa | £5,630,003 |
| ERV | £6,536,909 * |
| Number of Assets | 21 |
| Number of Tenants (Units) | 81 (94) |
| WAULT | To break: 4 years 2 months To expiry: 5 years 4 months |
| Initial Yield | 6.5% |
| Equivalent Yield | 7.0% |
| Reversionary Yield | 7.6% |
| Void Rate (ERV) | 2.89% |
| Running Yield | 5.85% (3) |

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

*ERV from C&W 31/03/2023 valuation and assumes refurbishment of units at expiry

Notes:

1. Asset values reflect Cushman & Wakefield valuation at 31/03/2023.
2. Figures exclude Stanton; forward commitment exchanged at £1.6m and expected to complete in October 2023.
3. Yield on gross purchase price.