

Table 1: Portfolio Statistics

Category	Q1 2023
Total Asset Value	£82,500,000 (1 & 2)
Contracted Rent pa	£5,535,787
ERV	£6,545,589 *
Number of Assets	21
Number of Tenants (Units)	81 (94)
WAULT	To break: 4 years 5 months To expiry: 5 years 7 months
Initial Yield	6.14%
Equivalent Yield	7.15%
Reversionary Yield	7.32%
Void Rate (ERV)	3.64%
Running Yield	5.75% (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 conditionally at £1.6m and due to complete in July 2023.
3. Yield on gross purchase price.

Note: The table above says Q1 2023 as the reporting period has changed to align with CIFCO financial year. This reporting period covers April 2023 – June 2023