**Table 1: Portfolio Statistics**

| Category | Q2 2024/25 |
|---|---|
| Capital Value | £81,775,000 (1) |
| Contracted Rent pa | £5,798,870 |
| ERV | £6,769,484* |
| Number of Assets | 22 |
| Number of Tenants (Units) | 82 (95) |
| WAULT | To break: 4 years 3 months<br>To expiry: 5 years 5 months |
| Initial Yield | 7.09% |
| Equivalent Yield | 7.15% |
| Reversionary Yield | 7.82% |
| Void Rate (ERV) | 4.67% |
| Running Yield | 5.92% (2) |

*ERV = Estimated Rental Value.*
*WAULT = Weighted Average Unexpired Lease Term.*
*Initial Yield based on contracted rent, ignoring rent-free incentives.*
**ERV from C&W 31/03/2024 valuation and assumes refurbishment of units at expiry.*

*Notes:*

1. Asset values reflect Cushman & Wakefield valuation as at 31/03/2024.
2. Yield on gross purchase cost.