Table 1: Portfolio Statistics

Category	Q4 2025/26
Capital Value	**£80,850,000** (1)
Contracted Rent pa	**£5,619,273**
ERV	**£6,558,271*** (2)
Number of Assets	**21**
Number of Tenancies (Units)	**83 (88)**
WAULT	**To break: 3 years 4 months** **To expiry: 4 years 3 months**
Initial Yield	**6.18%**
Equivalent Yield	**7.70%**
Reversionary Yield	**7.84%**
Void Rate (ERV)	**3.90%**
Running Yield	**5.79%** (3)

ERV = Estimated Rental Value.
WAULT = Weighted Average Unexpired Lease Term.
Initial Yield based on contracted rent, ignoring rent-free incentives.
**ERV from C&W 31/03/2026 valuation and assumes refurbishment of units at expiry.*

Notes:

1. Asset values reflect Cushman & Wakefield valuation as at 31/03/2026
2. ERV reflects sale of Omron House, Milton Keynes
3. Yield on gross purchase cost.