

Valuation Report

Valuation Advisory

Client: Civitas Social Housing plc

Property: All Properties owned by the Client

May | 2023



May, 9th, 2023

Civitas Social Housing PLC

6th Floor,
65 Gresham Street,
London,
EC2V 7NQ

FAO: Michael Wrobel – Chairman

Panmure Gordon (UK) Limited

40 Gracechurch Street
London, EC3V 0BT

FAO: Sapna Shah

Liberum Capital Limited

Ropemaker Place
25 Ropemaker Street
London EC2Y 9LY

FAO: Tim Medak & Mark Harrison

Dear Sirs,

Civitas Social Housing plc – Valuation of supported housing stock

We are pleased to attach our valuation report in connection with the above.

This report is confidential to the parties to which this report is addressed and to their professional advisors and is for the use of those parties only. Consequently, no responsibility is accepted to any third party other than as set out in section 1.4 of the valuation report.

Yours faithfully,



Mark Neve MRICS
Senior Director, Living Advisory
For and on behalf of Jones Lang LaSalle
Limited

Yours faithfully,



Richard Petty FRICS
Head of UK Living Advisory
For and on behalf of Jones Lang LaSalle
Limited

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1 Introduction

1.1. Instruction

Jones Lang LaSalle Limited (“JLL”, “we”, “us”, “our”) has been instructed to act for Civitas Social Housing PLC (the “Company” or the “Client”), Panmure Gordon (UK) Limited and Liberum Capital Limited in connection with the provision of a valuation of the assets of the Company, on the basis and for the purpose specified in this report and as required by The Panel on Takeovers and Mergers under Rule 29 of the City Code on Takeovers and Mergers (the “Takeover Code”) (the “Instruction”).

We understand that this Valuation Report is required for inclusion in a Rule 2.7 Announcement and in a takeover offer within the meaning of Part 28 of the Companies Act to be published by the Company in connection with the offer for the entire issued share capital of the Company (the “Transaction”), in accordance with the Takeover Code.

We have provided valuation advice in relation to the Company’s 687 investment properties (697 buildings) which are let as supported housing and leased to various housing providers as set out in the attached property schedule at Appendix 2 (the “Properties”). Please note that it has been agreed that the Properties will not be identified in this report in order to preserve the privacy of the occupants which include some very vulnerable individuals. However, we have adopted the unique reference numbers provided by the Company so the Properties can be identified if required.

1.2. Compliance

Our valuations have been prepared in accordance with the current Royal Institution of Chartered Surveyors’ Valuation – Global Standards, effective from January 2022, incorporating the IVS, and the RICS Valuation– Global Standards 2017 UK national supplement (the RICS Red Book). Our valuations may be subject to monitoring by the RICS.

This valuation report has been prepared by Mark Nevett MRICS, a Director of JLL (RICS Registered Valuer No. 1197767) and counter signed by Richard Petty FRICS, Lead Director for Residential Advisory (#0089005) both based in our London Office.

We confirm that we are acting as a valuation advisor and as an independent expert and that we have the knowledge, skills and understanding to undertake the valuation. Furthermore, we confirm that we satisfy the requirements of Rule 29.3(a) of the Takeover Code.

We further confirm that, in relation to our preceding financial year, the proportion of the total fees payable by the Client to our total fee income was less than 5% of our turnover and is therefore minimal.

1.3. Prior Involvement

JLL has valued every property purchased by the Company since December 2016 and again on a quarterly basis to inform the Company’s regular reporting. In addition, we have provided building survey advice prior to each transaction.

We do not consider that the above involvement represents a conflict of interest with respect to the Instruction and the Company has confirmed to us that it also considers this to be the case.

1.4. Reliance

This report is for the use of the addressees and the shareholders of the Company and is for the use of, and may be relied upon by, the addressees of the Valuation Report and the shareholders of the Company for the purpose of the Transaction and in accordance with the Takeover Code.

To the fullest extent permitted by law and the Takeover Code, we do not assume any responsibility, and will not accept any liability, to any other party or person for any loss suffered by any such other person as a result of, arising out of, or in accordance with, the Valuation Report.

For the purposes of the Takeover Code, we are responsible for this Valuation Report and accept responsibility for the information contained in this Valuation Report and confirm that, to the best of our knowledge (having taken all reasonable care to ensure this is the case), the information contained in this Valuation Report is in accordance with the facts and has no omissions likely to affect its import. This Valuation Report complies with the Takeover Code and we authorise its content for the purposes of Rule 29 of the Takeover Code.

1.5. Professional Indemnity Insurance

We will maintain for a period of six years following the date of delivery of this report professional indemnity insurance with a well-established insurance office or underwriter of repute at a level adequate for the purpose of this report for as long as such insurance remains available at commercially reasonable rates and terms (it being our duty to use all reasonable endeavours to obtain such terms and rates). Such insurance shall be written to cover our obligations to you, and we shall immediately inform you as soon as we become aware that any such insurance is not being maintained in accordance with this report or for any reason becomes void or unenforceable.

Save in respect of our liability for death or personal injury caused by our negligence, or the negligence of our employees, agents or subcontractors or for fraud or fraudulent misrepresentation (which is not excluded or limited in any way):

- we shall under no circumstances whatsoever be liable, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, loss of revenue or loss of anticipated savings, or for any indirect, special or consequential loss arising out of or in connection with this report; and
- notwithstanding the standard figure stated in the attached terms and conditions, given the aggregate value of the properties comprising the portfolio, our total liability in respect of all losses arising out of or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed £100,000,000 (one hundred million pounds) in aggregate to all addressees and the shareholders as relying parties together; and shall be limited to a maximum of £5,000,000 (five million pounds) per individual property in aggregate to all addressees and the shareholders as relying parties together.

1.6. Basis and Date of Valuation

We have provided our opinion of value of the Properties, if they were each sold subject to their leases in independent transactions, in accordance with International Financial Reporting Standards as they relate to Investment Properties.

Our valuations have been prepared on the basis of Market Value which is defined in VPS4.4 of the RICS Red Book as follows:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

The Valuation Date is **31 March 2023**.

This valuation has been carried out on a desktop basis, although JLL has inspected all the Properties prior to acquisition and, corporately, has a good and sufficient knowledge of them.

1.7. Date of Report

The date of the report is 9 May 2023.

1.8. Market conditions explanatory note: Conflict in Ukraine

The war in Ukraine is continuing and its wider long-term implications remain unknown. At the present time, certain locations within Europe are facing difficult investment market conditions as a direct result of the war.

For the avoidance of doubt, due to the functioning nature of the market, our valuation is NOT reported as being subject to ‘material valuation uncertainty’ as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

This explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly, we highlight the critical importance of the valuation date and advise you to keep the valuation under regular and early review.

2 The Properties

2.1 Location

The following table provides a breakdown of the portfolio by government region:

Region	Properties
East Midlands	56
East of England	38
London	26
North East	62
North West	102
South East	66
South West	119
Wales	33
West Midlands	89
Yorkshire & the Humber	96
Total	687

2.2 Title

In providing our valuation, we have assumed that each property benefits from good and marketable title and that there are no encumbrances or unduly onerous or unusual easements, restrictions, outgoings or conditions, likely to have an adverse effect upon the value of each property or the wider portfolio.

2.3 Tenure

	Properties
Freehold	654
Leasehold	28
Freehold and Leasehold	5
Total	687

2.4 Occupational Leases

The properties are let to 18 housing providers on the basis of full repairing and insuring leases with lease terms ranging from 13.6 years to 34.8 years, with a weighted average unexpired lease term at the valuation date of 21.5 years. In addition, one of the properties is a vacant office unit which is being marketed currently.

The rent payable under the leases is generally subject to annual upward-only rent reviews index-linked to the Consumer Price Index (CPI), at either the annual increase in CPI or CPI plus 1%.

A schedule detailing rents, housing providers and salient lease terms at an individual property level is attached at Appendix 3.

Prior to each acquisition, we have been provided with either emailed summaries, Heads of Terms documents, or draft copies of the leases for the Properties by the Company. The occupational leases for the Properties are generally similar, and we have listed the salient typical lease terms below:

Headlease Summary	Description
Landlord	SPV(s) wholly owned by the Company.
Tenant	Relevant RP
Authorised Use	Specialist supported housing within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 / C2 Registered Care.
Premises	We have not seen a definitive lease plan for all properties/sites but assume that the demises will include the building and all alterations or additions including all Landlord fixtures and fittings including electrical and service installations at each property, except in relation to the long leasehold where the position varies from property to property.
Lease Term	Originally 20 to 35 years term certain, including the initial lease terms and the Landlord only 'put option' requiring the Tenant to take a further lease.
Annual rent reviews	Upward only annual reviews at either CPI or CPI plus 1%.
Repairs, maintenance and insurance	Full repairing leases. Landlord insures the property against usual risks with the insurance premium paid by the Tenant.
Alienation	The Tenant can assign the Lease to a party nominated by the Landlord with the prior written consent of the Landlord subject to a range of conditions, including that the assignor and any guarantor enters into an authorised guarantee agreement. The Tenant can underlet a residential unit by way of an assured shorthold tenancy for a term not exceeding 12 months or may grant a licence for a period not exceeding 12 months depending on the type of property and occupier.
Alterations	No structural alterations or additions to the Premises, or other alterations or additions affecting the external appearance of the Building, or erection of new structures. No internal non-structural alterations to the Building without the Landlord's prior written consent (such consent not to be unreasonably withheld).
Void Fund	RP to establish a void fund for rent payment where voids.
Sinking Fund	RP to establish a sinking fund for programme of maintenance and repairs.
Acquisition or renewal at expiry	No additional rights or obligations for an additional lease at the end of the relevant term certain.
Exclusion from LTA 1954	Notices have been served on the Tenant in relation to the subject properties confirming that provisions of sections 24-28 of the LTA 1954 are excluded in relation to the tenancies created by each initial and further lease.

We confirm that the general lease terms listed above are typical from our experience of specialist supported housing, and they include acceptable institutional terms, with no onerous covenants. Moreover, this form of lease is accepted and agreed by housing providers which specialise in providing similar accommodation in the sector.

2.5 Rental Income

Accounting rent information has been provided by the Company and we have relied on it as being complete and accurate. All rents adopted are included in Appendix 3 and also summarised in the following table:

Region	Annual rent
East Midlands	£4,987,281
East of England	£2,823,703
London	£7,157,356
North East	£3,583,969
North West	£5,671,042
South East	£5,544,606
South West	£8,045,705
Wales	£5,964,451
West Midlands	£6,529,455
Yorkshire & the Humber	£6,026,921
Total	£56,334,488

2.6 Energy Performance Certificates (EPCs)

Energy Performance Certificates (EPCs) are required for all homes which are placed on the market for private sale or letting. The certificate records how energy efficient a property is as a building and provides a rating between A (best) and G (worst). They are produced using standard methods and assumptions about energy usage so that the energy efficiency of one building can easily be compared with another building of the same type. An EPC is always accompanied by a Recommendation Report that lists cost effective and other measures (such as low and zero carbon generating systems) to improve the energy rating. A rating is also given showing what could be achieved if all the recommendations were implemented.

As a result of the Energy Efficiency Regulations 2015, the Minimum Energy Efficiency Standards (MEES) came into effect on the 1st April 2018 for new leases and lease renewals/extensions from 1st April 2023 for all existing leases. The standards make it unlawful for properties with F or G Energy Performance Certificates (EPC) to be let, without implementing cost-effective energy efficiency improvements or fulfilling an exemption criterion.

We understand that all properties have EPCs with at least an E rating, with the exception of one property, 16 Bracken Hill in Mirfield, where works are currently being carried out.

3 Valuation Methodology

3.1 Investment Valuation Approach

We have formed our principal opinions of value using an investment approach. This means that we have considered the rental income currently payable; the next uplift due in that income on review; the likelihood of a continuation of that rental income – with growth in accordance with the leases – over the remaining terms; and then a long-term reversion which, in our opinion, should be based on the likely ability of the Properties to continue to generate rent through supported housing occupation, as distinct from a reversion to vacant possession value.

We recognise that there is, of course, a risk involved in both assessing the value of the rental income over the remaining terms of the leases and a greater risk in predicting that income will continue beyond the end of the existing leases. However, that is a balanced judgement which, in our view, can properly be reflected in the exit yield applied to the final year's income and in the overall return to a purchaser.

We have adopted appropriate taxation calculated for every property based on its value and on the assumption of the sale of the property assets directly as opposed to shares of an SPV. We have considered the individual characteristics of the Properties.

3.2 Rental Income and CPI Inflation

We have had regard to the prevailing rental income for each lease over the next 12 months. The aggregate prevailing passing rent for the portfolio based on the current occupational leases is £56,334,488 per annum.

We have adopted our 2% assumption in line with the Bank of England's long-term inflation targets for the CPI. The index has recently displayed significant volatility, due to a variety of factors, such as fuel shortages as a result of the Ukraine crisis and supply-chain issues. However, over the medium to long-term, we expect that the short-term factors will diminish, and the CPI figure should return to levels in line with Bank of England targets.

3.3 Leasehold Enfranchisement Risk

We have seen commissioned legal advice in relation to the leasehold enfranchisement risk in medium term leases, and in particular with consideration of lease structures similar to those prevalent in the subject portfolio (e.g. 15 years initial term with an accompanying reversionary lease for 10 years). On a strict interpretation of the Leasehold Reform Act 1967, the proposed lease structure appears to meet its requirements in the sense that enfranchisement would be avoided.

However, the structure is, arguably, calculated to avoid enfranchisement, and should a lessee attempt to enforce its rights, it is possible that the court would uphold the lessee's position. It is likely that the court would determine that two consecutive leases which total in excess of 21 years without a break or an option to avoid the second lease, would be construed as a single uninterrupted lease. We therefore acknowledge that there is a risk of enfranchisement.

4 Valuation

4.1 Market Value

In our opinion, the aggregate Market Value of the individual freehold and leasehold interests in the subject Properties, after deduction of estimated purchasers' costs, is (rounded):

£978,150,000

(Nine Hundred and Seventy-Eight Million One Hundred and Fifty Thousand Pounds)

4.2 Breakdown between Freehold and Leasehold

A breakdown of our opinion of Market Values by Tenure is provided as follows:

	Properties	Sum of Market Values
Freehold	654	£948,220,300
Leasehold	28	£26,540,334
Freehold and Leasehold	5	£3,386,940
Total	687	£978,147,574

Appendix 1

General Terms and Conditions

1. AGREEMENT

1.1. These Terms together with any Engagement set out the terms on which JLL will provide the Services to the Client. Each of the provisions provided in the Agreement are severable and distinct from the others.

1.2. The Engagement shall prevail to the extent of any conflict between the Terms, and the Engagement. The Agreement supersedes any previous arrangement concerning its subject matter. Unless the Parties agree otherwise, these Terms shall apply to any future instructions from the Client, although such instructions may be subject to a separate Engagement.

2. INTERPRETATION

The following definitions and rules of interpretation apply in these Terms:

2.1. Definitions

“Affiliates” includes in relation to either Party each and any subsidiary or holding company of that Party and each and any subsidiary of a holding company of that Party and any business entity from time to time controlling, controlled by, or under common control with, that Party, and **“holding company”** means a holding company as defined in section 1159 of the Companies Act 2006 or a parent undertaking as defined in section 1162 and schedule 7 of the Companies Act 2006, and **“subsidiary”** means a subsidiary as defined in section 1159 of the Companies Act 2006 or a subsidiary undertaking as defined in section 1162 and schedule 7 of the Companies Act 2006;

“Agreement” means any Engagement and these Terms together;

“Client” means the Party who enters into the Agreement with JLL;

“Data Protection Legislation” shall mean GDPR, Data Protection Act 2018. and any national laws, regulations and secondary legislation implementing or supplementing GDPR in force in the United Kingdom from time to time;

“Engagement” means the agreement, letter of engagement or engagement agreement or email and any schedules/appendices sent to the Client by JLL (or agreed in writing) which sets out details of the Services to be provided to the Client pursuant to the Agreement;

“GDPR” means the General Data Protection Regulation ((EU) 2016/679) retained as law in the United Kingdom by s.3 of the European Union (Withdrawal) Act 2018 and in this Agreement: “controller”, “processor”, “data subject”, “personal data”, “personal data breach”, “supervisory authority”, and

“processing” shall have the meaning set out in the GDPR, and references to “personal data” shall in addition mean personal data related to the Agreement.

“Insolvent” means in relation to:

- (a) a company (including any body corporate), that it:
 - (i) is unable to pay its debts as they fall due;
 - (ii) becomes or is deemed insolvent;
 - (iii) has a notice of intention to appoint an administrator filed at Court in respect of it, has an administrator appointed over, or has an administration order in relation to it, or has appointed a receiver or an administrative receiver over, or an encumbrancer takes possession of or sells the whole or part of its undertaking, assets, rights or revenue;
 - (iv) passes a resolution for its winding up or a court of competent jurisdiction makes an order for it to be wound up or dissolved or it is otherwise dissolved (other than a voluntary winding up solely for the purpose of a solvent amalgamation or reconstruction); or
 - (v) enters into an arrangement, compromise or composition in satisfaction of its debts with its creditors or any class of them or takes steps to obtain a moratorium or making an application to a court of competent jurisdiction for protection of its creditors;
- (b) a partnership, that it is dissolved by reason of the bankruptcy of one or more of its partners;
- (c) an individual, that they are bankrupt; or
- (d) a Party based outside England and Wales, that it is considered insolvent by the laws applicable to that Party;

“JLL” means Jones Lang LaSalle Limited of 30 Warwick Street London W1B 5NH registered in England and Wales with company number 01188567 and/or any Affiliate of JLL that provides the Services to the Client;

“Materials” means all materials, equipment, documents and other property of JLL made available to the Client by JLL in carrying out the Services;

“Party” means either the Client or JLL (as the context requires) and **“Parties”** shall mean both of them;

“Services” means the Services set out in the Engagement or as otherwise agreed in writing between the Parties;

“**Terms**” means these terms and conditions.

2.2. Unless the context otherwise requires, words in the singular shall include the plural and, in the plural, shall include the singular.

2.3. A reference to a statute or statutory provision is a reference to it as it is in force as at the date of the Agreement and shall include all subordinate legislation made as at the date of the Agreement under that statute or statutory provision.

2.4. A reference to writing or written unless otherwise specified herein includes email.

2.5. Any words following the terms including, include, in particular or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

2.6. Headings are for convenience only and do not affect the interpretation of this Agreement.

3. SERVICES

3.1. JLL shall provide the Services using reasonable care and skill.

3.2. JLL has no obligation to provide any services other than the Services and has no obligation to provide nor any liability for:

- a) an opinion on the price of a property (unless specifically agreed in writing);
- b) any advice regarding the condition of a property (unless specifically agreed in writing);
- c) the security or management of a property unless specifically instructed to arrange it;
- d) the safety of any third party entering any premises; or
- e) the management or payment of any third party suppliers.

3.3. Where the Parties have agreed that JLL shall carry out estate agency business, JLL shall (i) report in writing all offers it receives regarding the relevant property; and (ii) comply with its obligations under the Estate Agents Act 1979 and regulations made under that Act together with any other similar laws and regulations.

3.4. Where agreed in writing JLL shall use reasonable endeavours to meet any performance dates. JLL shall not be responsible for any failure to meet performance dates due to

causes outside its reasonable control and time shall not be of the essence for the performance of the Services.

3.5. JLL shall have the right to make any changes to the Services which are necessary to comply with any applicable law, regulation, safety or public health requirement, or any applicable government guidance which do not materially affect the nature or quality of the Services and JLL shall notify the Client in any such event.

3.6. Without prejudice to clause 9.2(b), JLL will take all appropriate steps to identify, prevent or manage a conflict of interest that may arise in the course of business. In the event that an actual or potential conflict of interest is identified, JLL will recommend a course of action.

4. CLIENT OBLIGATIONS

4.1. The Client shall:

- a) immediately notify JLL if any details or requirements set out in the Engagement are incomplete or inaccurate;
- b) co-operate with JLL in all matters relating to the Services;
- c) provide JLL, its employees, agents, consultants and subcontractors, with access to the relevant property as reasonably required by JLL to provide the Services; and
- d) obtain and maintain all necessary licences, permissions and consents which may be required by the Client before the date on which the Services are to start.

4.2. The Client shall promptly provide JLL with such information and materials as it may reasonably require in order to supply the Services and warrants that:

- a) such information is complete and accurate and was obtained and prepared in accordance with all applicable laws;
- b) it shall ensure that where the information and material include representations or descriptions of a property, that such information and material contain no misrepresentation or false impression;
- c) where the Client will advertise a property under JLL’s logo, that such advertisement (including its content and context in which it will appear) is approved in writing by JLL prior to its publication; and

d) it shall immediately notify JLL on becoming aware of any changes or issues that may render inaccurate any information or material provided to JLL.

4.3. In the event of any act or omission by the Client in breach of the Agreement or failure by the Client to perform any relevant obligation (Client Default):

a) JLL shall without limiting its other rights or remedies have the right to suspend performance of the Services until the Client remedies the Client Default, and to rely on the Client to relieve JLL from the performance of any of its obligations to the extent the Client Default prevents or delays JLL's performance of any of its obligations; and

b) JLL shall not be liable for any costs or losses sustained or incurred by the Client arising directly or indirectly from the Client Default.

4.4. The Client is responsible for effecting and maintaining adequate property and public liability insurance in relation to its activities and any relevant properties owned or occupied by it and shall be responsible for the safety of any person entering the relevant properties.

4.5 Where the Client constitutes more than one legal person, the liability of such persons shall be joint and several.

5. PAYMENTS

5.1. Whenever possible, the fees and expenses (if known) for the Services shall be as set out in the Engagement. Where fees and expenses for the Services are not specified in writing, JLL shall be entitled to the fee specified by the Royal Institution of Chartered Surveyors (RICS) or if there is none specified, by any other applicable professional body chosen by JLL (acting in a reasonably commercial manner) or, if none is specified, a fair and reasonable fee by reference to time spent delivering the Services; and reimbursement of any expenses properly incurred by JLL on the Client's behalf.

5.2. All amounts payable by the Client under the Agreement are exclusive of value added tax (VAT) or similar taxes which the Client shall pay at the applicable rate.

5.3. In consideration of the provision of the Services, the Client shall pay each invoice submitted by JLL in accordance with the Agreement within 28 days from the date of invoice.

5.4. If the Client fails to settle any payment due to JLL under the Agreement by the due date for payment, then JLL reserves the right to charge late payment interest after the due date on the overdue amount at the rate of 4 per cent per annum above the

Bank of England's official bank rate from time to time. Such interest shall accrue on a daily basis from the due date until actual payment of the overdue amount, whether before or after judgment. The Client shall pay the interest together with the overdue amount.

5.5. If the Agreement is terminated prior to the Services being completed, JLL shall, without limitation to its other rights and remedies under this Agreement or at law, be entitled to receive from the Client a reasonable fee proportionate to the part of the Services performed to the date of termination.

6. INTELLECTUAL PROPERTY RIGHTS

6.1. JLL retains all copyright (and all other intellectual property rights) in all materials, reports, systems and other deliverables which it produces or develops for the purposes of this Agreement, or which it uses in the provision of the Services. For this purpose **"intellectual property rights"** means patents, utility models, rights to inventions, copyright and related rights, trademarks and service marks, trade names and domain names, trade secrets, rights in get-up, goodwill and the right to sue for passing off or unfair competition, rights in designs, rights in computer software, database rights, rights to preserve the confidentiality of information (including know-how and trade secrets) and any other intellectual property rights, including all applications for (and rights to apply for and be granted), renewals or extensions of, and rights to claim priority from, such rights and all similar or equivalent rights or forms of protection which subsist or will subsist, now or in the future, in any part of the world.

6.2. The Client shall have an irrevocable, royalty-free, non-exclusive licence to use the Materials for the purposes for which they are prepared by JLL, subject to JLL having received full payment for the Services in accordance with the Agreement. Such licence shall be capable of sub-licence by the Client to its employees, agents and subcontractors and shall survive termination. No third party has any right to use any such Materials without JLL's specific consent. JLL shall not be liable for the use of any Material for any purpose other than that for which JLL provided it to the Client.

6.3 Nothing in this clause 6 shall affect the Client's intellectual property rights that pre-exist the Services. The Client shall grant to JLL an irrevocable, royalty-free, non-exclusive, sub-licensable licence to use such pre-existing intellectual property rights for the purpose of carrying out the Services.

7. CONFIDENTIALITY

7.1 Except where disclosure is required by law, each party and that party's Affiliates must maintain the confidentiality of the other party's information and must not disclose any information

received in confidence from the other party for a period of three years (or any longer period if so required by law) after termination or expiry of this Agreement.

7.2 Where JLL delivers services to or is approached to deliver services to another party JLL shall not be required to use or disclose to the Client any information known to JLL, which is confidential to another party.

8. LIABILITY

8.1. a) JLL shall under no circumstances whatsoever be liable, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, loss of revenue or loss of anticipated savings, or for any indirect, special or consequential loss arising out of or in connection with the Agreement and/or the Services;

b) JLL's total liability in respect of all losses arising out of or in connection with the Agreement and/or the Services, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed £5 million; and

c) nothing in the Agreement limits any liability which cannot legally be limited, including but not limited to, liability for: death or personal injury caused by negligence; or fraud or fraudulent misrepresentation.

8.2. JLL shall have no liability for the consequences, including delay in or failure to provide the Services:

a) due to any failure by the Client or any representative or agent of the Client to provide information or other material that JLL reasonably requires promptly, or where that information or material provided is inaccurate or incomplete;

b) to the extent that the Client or someone on the Client's behalf for whom JLL is not responsible is responsible, and where JLL is one of the parties liable in conjunction with others, JLL's liability shall be limited to the share of loss reasonably attributable to JLL on the assumption that all other parties pay the share of loss attributable to them (whether or not they do); or

c) due to any failure by the Client or any representative or agent of the Client to follow JLL's advice or recommendations.

8.3. JLL owes no duty of care and has no liability to anyone but the Client unless specifically agreed in writing by JLL.

9. TERMINATION

9.1. Without limiting its other rights or remedies, either Party may terminate the Agreement by giving the other Party 28 days' written notice.

9.2. Without limiting its other rights or remedies, either Party may terminate the Agreement with immediate effect by giving written notice to the other Party if:

a) the other Party commits a material breach of the Agreement and (if such a breach is remediable) fails to remedy that breach within 14 days of that Party being notified in writing to do so;

b) a conflict of interest arises which prevents JLL continuing to act for the Client; or

c) the other Party becomes Insolvent.

9.3. Without limiting its other rights or remedies, JLL may suspend provision of the Services under the Agreement or any other contract between the Client and JLL if the Client becomes Insolvent, or JLL reasonably believes that the Client is about to become Insolvent, or if the Client fails to pay any amount due under the Agreement on the due date for payment.

9.4. On termination of the Agreement for any reason:

a) the Client shall immediately pay to JLL all of JLL's outstanding unpaid invoices and interest and, in respect of Services supplied but for which no invoice has been submitted and associated expenses, JLL shall submit an invoice, which shall be payable by the Client immediately on receipt;

b) the Client shall return any Materials which have not been fully paid for;

c) JLL may, to comply with legal, regulatory or professional requirements, keep one copy of all Material which is what was supplied by or on behalf of the Client in relation to the Services;

d) the accrued rights, remedies, obligations and liabilities of the Parties as at expiry or termination shall be unaffected, including the right to claim damages in respect of any breach of the Agreement which existed at or before the date of termination or expiry; and

e) clauses which expressly or by implication survive termination shall continue in full force and effect.

9.5. JLL may destroy any hard copy and electronic files it has in its possession after six years from the earlier of completion of the Services or termination of the Agreement.

10. DATA PROTECTION

10.1. JLL (including third parties as described in our Privacy Statement available at www.jll.co.uk) may process in hard copy and/or in electronic form, personal data regarding the Client, its officers and any other individuals connected with the Client ('Client Contacts'). It may also verify the identity of Client Contacts including carrying out checks with third parties such as financial probity, anti-money laundering or sanctions-checking agencies. To facilitate compliance with money laundering regulations and avoid duplication of due diligence, the Client acknowledges that JLL may share Client contacts' personal data with such third party agencies and JLL Affiliates.

10.2 Unless the Agreement and factual arrangements dictate otherwise, as between the Parties for the purposes of the Agreement, the Client is deemed to be the controller and JLL is deemed to be the processor. The Client will ensure that any transfer of personal data to JLL (and any sub-processors under clause 10.11) complies with the Data Protection Legislation. In providing the Services, JLL in its role as processor shall comply with the Data Protection Legislation as it relates to data processors. Nothing within the Agreement relieves either Party of its own direct responsibilities and liabilities under the Data Protection Legislation.

10.3 JLL shall not process personal data other than in relation to the documented instructions of the Client, unless it is required to process the personal data by any law to which it is subject. In such a case JLL shall inform the Client of that legal requirement before complying with it, unless that law prohibits JLL from doing so.

10.4 JLL shall ensure that it and any third party with access to the personal data has appropriate technical and organisational security measures in place, to guard against the unauthorised or unlawful processing of personal data and against the accidental or unlawful destruction, loss, alteration, unauthorised disclosure of, or access to, the personal data. Upon a written request, JLL shall provide to the Client a general description of the security measures it has adopted.

10.5 JLL shall take reasonable steps to ensure any person that has access to personal data is made aware of their responsibilities, and subject to enforceable duties of confidentiality.

10.6 JLL shall notify the Client without undue delay if it:

10.6.1 receives a request for access from an individual, or a request relating to any of the other individuals' rights available under the Data Protection Legislation, in respect of personal data;

10.6.2 receives any enquiry or complaint from a data subject, supervisory authority or third party regarding the processing of the personal data; and

10.6.3 becomes aware of a personal data breach affecting personal data, unless the breach is unlikely to result in a risk to the rights and freedoms of data subjects.

10.7 JLL shall assist and provide all information reasonably requested in writing by the Client in relation to data protection impact assessments or 'prior consultation' with supervisory authorities or matters under clause 10.6.

10.8 JLL shall maintain all the records and information necessary to demonstrate its compliance with the requirements set out in this clause 10.

10.9 JLL shall allow the Client (or its appointed auditor) to audit JLL's compliance with this clause 10. The Client agrees to give reasonable notice of any audit, to undertake any audit during normal business hours, to take steps to minimise disruption to JLL's business, and not exercise this right of audit more than once every year unless instructed otherwise by a supervisory authority.

10.10 JLL shall, upon receipt of a written request, from the Client delete or return all personal data at the end of the provision of the Services. JLL may retain copies of the personal data in accordance with any legal or regulatory requirements, or any guidance that has been issued in relation to deletion or retention by a supervisory authority.

10.11 JLL shall only engage a sub-processor where:

10.11.1 the Client has agreed in writing to the engagement of the sub-processor; or

10.11.2 the sub-processor is an Affiliate of JLL or a service provider engaged by JLL to support the infrastructure and administration of its business (with details maintained at <http://www.jll.co.uk/sub-processors>).

10.12 JLL shall ensure that any arrangements between JLL and a sub-processor are governed by a written contract including terms which offer at least the same level of protection for personal data as those set out in this clause. Where JLL intends to engage a new sub-processor under 10.11.2 and the Client objects, then the Client may choose to terminate the Services in accordance with clause 9.

10.13 In accordance with clause 12.1, JLL shall remain liable for the acts and omissions of its sub-processors.

10.14 JLL shall only transfer personal data outside the UK and European Economic Area where it has ensured the transfer complies with the Data Protection Legislation.

11. FORCE MAJEURE

11.1. Neither Party shall be liable to the other Party as a result of any delay or failure to perform its obligations under the Agreement as a result of any event beyond the reasonable control of either Party including strikes, lock-outs or other industrial disputes (whether involving the workforce of JLL or any other party), failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, an international, national or regional emergency has been declared, a period of quarantine recommended or imposed by any applicable government, epidemic, pandemic, public health emergency, compliance with any law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or subcontractors.

11.2. If such an event prevents either Party from performing any of their obligations under the Agreement for a period of more than four weeks, the affected Party shall, without limiting their other rights or remedies, have the right to terminate the Agreement immediately by giving written notice to the Party.

11.3. This clause does not apply to the payment of fees or expenses due to JLL by the Client.

12. GENERAL

12.1. **Subcontracting.** JLL may subcontract or deal in any other manner with all or any of its rights or obligations under the Agreement to any third party or agent provided that:

- (i) where JLL subcontracts or delegates its obligations at the specific request of the Client, JLL shall have no liability for the acts or omissions of the third party or agent; and
- (ii) otherwise, JLL shall remain liable for the acts or omissions of the third party or agent, unless the Client agrees to rely only on the third party or agent, such agreement not to be unreasonably withheld.

12.2. **Notices.** a) Any notice or other communication, including the service of any proceedings or other documents in any legal action given to a Party under or in connection with the Agreement shall be in writing, addressed to that Party at its registered office (if it is a company) or its principal place of business (in any other

case) or such other address as that Party may have specified to the other Party in writing in accordance with this clause, and shall be delivered personally or sent by pre-paid first class post or commercial courier. Any notice or other communication sent to a Party located in a different country to the sending Party must be sent by commercial courier;

b) A notice or other communication shall be deemed to have been received: if delivered personally, when left at the address referred to in clause 12.2.a); if sent by pre-paid first class post at 9.00 am on the second business day after posting; or if sent by commercial courier, on the date and at the time that the courier's delivery receipt is signed. For this purpose, a business day means a day (other than a Saturday or Sunday) on which banks are open for business in London.

12.3. **Severance.** a) If any provision or part-provision of the Agreement is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of the Agreement;

b) If any provision or part-provision of the Agreement is invalid, illegal or unenforceable, the Parties shall negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable, and, to the greatest extent possible, achieves the intended commercial result of the original provision.

12.4. **Waiver.** A waiver of any right under the Agreement or law is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default. No failure or delay by a Party in exercising any right or remedy provided under the Agreement or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict its further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

12.5. **No Partnership or Agency.** Nothing in the Agreement is intended to, or shall be deemed to, establish any partnership or joint venture between the Parties, nor constitute either Party the agent of the other for any purpose. Neither Party shall have authority to act as agent for, or to bind, the other Party in any way.

12.6. **Third parties.** Subject to clause 12.8, a person who is not a Party to the Agreement shall not have any rights to enforce the Agreement unless specifically agreed in writing.

12.7. **Variation.** Except as set out in these Terms, no variation of the Agreement, including the introduction of any additional terms and conditions, shall be effective unless it is agreed in writing and signed by both Parties. Unless otherwise expressly agreed, variation of these Terms does not require the consent of any third party (whether any employee referred to in clause 12.8 or otherwise).

12.8. **Protection of Employees.** Save in respect of fraud or criminal conduct no employee of JLL or any Affiliate has any personal liability to the Client nor to anyone representing the Client. Neither the Client nor anyone representing the Client may make a claim or bring proceedings against an employee or former employee personally. Any such employee of JLL is entitled to enforce this provision pursuant to the Contracts (Rights of Third Parties) Act 1999.

12.9. **Directors.** Some employees of JLL have the title of “director”. The Client acknowledges that this does not mean they hold the office of director for the purposes of the Companies Act 2006. Rather, it means that they hold a senior role as an employee of JLL.

12.10. **Complaints.** JLL’s complaints procedure is available on request.

12.11. **Publicity.** Neither Party may publicise or issue any specific information to the media about the Services or the Agreement’s subject matter without the consent of the other.

12.12. **Criminal Activity.** To comply with the law and professional rules on suspected criminal activity JLL is required to verify the identity of its clients and understand their business. Upon request, the Client will promptly provide to JLL evidence of the Client’s identity, management or ownership. Where JLL is required by law to obtain similar evidence for another party to a transaction, the Client will provide all reasonable assistance to obtain such evidence. JLL may also need to provide such evidence to another party’s agents and the Client consents to the release of such information. If a Party fails to provide such evidence the transaction and Services may not be able to proceed. JLL is required by law to report to the appropriate authorities any knowledge or suspicion of money laundering or terrorist financing. JLL may be unable to inform the Client of any disclosure and may have to stop the Services for a period of time without explanation.

12.13. **Anti-bribery and corruption.** Both parties shall comply with all applicable laws, statutes, regulations, relating to

anti-bribery and anti-corruption including but not limited to the Bribery Act 2010.

12.14. **RICS.** JLL is regulated by RICS for the provision of surveying services and agrees to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As a RICS regulated firm JLL has committed to cooperate with RICS to ensure compliance with its standards. JLL’s nominated RICS contact is Luis Campbell, Head of Compliance: emeacompliance@eu.jll.com.

12.16. **Governing Law.** The Agreement and any disputes arising from it (including non-contractual claims and disputes) are governed by English Law.

12.17. **Jurisdiction.** Each Party irrevocably agrees that the English courts shall have exclusive jurisdiction over any dispute or claim arising out of or in connection with this agreement or its subject matter or formation (including non-contractual disputes or claims).

12.17. **Language.** These Terms are provided in English and JLL will communicate with the Client in English.

12.18. **Survival.** Clauses 5 to 10 shall survive termination of the Agreement.

Appendix 2

General Principles

General Principles

Adopted in the preparation of Valuations and Reports

These General Principles should be read in conjunction with JLL's General Terms and Conditions of Business except insofar as this may be in conflict with other contractual arrangements.

1 RICS Valuation - Global Standards (effective 31 January 2022)

All work is carried out in accordance with the Professional Standards, Valuation Technical and Performance Standards and Valuation Applications contained in the current RICS Valuation – Global Standards published by the Royal Institution of Chartered Surveyors and the RICS Valuation – Global Standards 2017 – UK national supplement as applicable (“the RICS Red Book”), by valuers who conform to the requirements thereof. Our Valuations may be subject to monitoring by the RICS. The valuations are undertaken by currently Registered RICS Valuers.

2 Valuation Basis:

Our reports state the purpose of the valuation and, unless otherwise noted, the basis of valuation is as defined in “the RICS Red Book”. The full definition of the basis, which we have adopted, is set out in our report and appended to these General Principles.

3 Assumptions and Special Assumptions:

Where we make an ‘assumption’ or ‘special assumption’ in arriving at our valuations, we define these terms in accordance with “the RICS Red Book” as follows:

Assumption: A supposition taken to be true.

Special Assumption: An assumption that either assumes facts that differ from the actual facts existing at the valuation date, or that would not be made by a typical market participant in a transaction on the valuation date.

We will not take steps to verify any assumptions.

4 Disposal Costs Taxation and Other Liabilities:

No allowances are made for any expenses of realisation, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we take into account purchaser’s costs in investment valuations in accordance with market conventions.

No allowance is made for the possible impact of potential legislation which is under consideration.

Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

5 Sources of Information:

Where we have been provided with information by the client, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

In respect of valuations for loan security purposes, commissioned by a lending institution, we may also rely on information provided to us by the Borrower or its advisors. In such cases, we have similarly assumed that all information is correct, complete, up-to-date and can be relied upon and that no pertinent information has been withheld.

6 Title and Tenancy Information:

We do not normally read leases or documents of title. We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation we recommend that reliance should not be placed on our interpretation without verification by your lawyers. We have assumed that all information provided by the client, or its agents, is correct, up to date and can be relied upon.

7 Tenants:

Although we reflect our general understanding of a tenant's status in our valuations i.e. the market's general perception of their creditworthiness, enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed, unless we are informed otherwise, that the tenants are capable of meeting their financial obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

8 Measurements/Floor Areas:

All measurement is carried out in accordance with either the International Property Measurement Standards (IPMS) or the Code of Measuring Practice (6th Edition) issued by the Royal Institution of Chartered Surveyors, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the International Property Measurement Standards (IPMS) or the Code of Measuring Practice referred to above.

9 Site Areas:

Site areas are generally calculated using proprietary digital mapping software and are based on the site boundaries indicated to us either at the time of our inspection, or on plans supplied to us. No responsibility is accepted if the wrong boundaries are indicated to us.

10 Estimated Rental Values:

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of capital value and is generally on the basis of Market Rent, as defined in "the RICS Red Book". Where circumstances dictate that it is necessary to utilise a different rental value in our capital valuation, we will generally set out the reasons for this in our report. Such a figure does not necessarily represent the amount that might be agreed by negotiation, or determined by an Expert, Arbitrator or Court, at rent review or lease renewal or the figure that might be obtained if the property or unit were being let on the open market.

11 Town Planning, Acts of Parliament and Other Statutory Regulations:

Information on town planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available electronic or other sources. It is obtained purely to assist us in forming an opinion of capital value and should not be relied upon for other purposes. If reliance is required we recommend that verification be obtained from lawyers that:

- i the position is correctly stated in our report;
- ii the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities; and
- iii that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory and EC regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace, the Energy Performance of Buildings Directive and any applicable bye laws. All buildings are assumed to have Energy Performance Certificates.

Our valuation does not take into account any rights, obligations or liabilities, whether prospective or accrued, under the Defective Premises Act 1972, or the Health and Safety at Work etc. Act 1974.

12 Structural Surveys:

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspection, or costs of repair which are brought to our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects. Unless stated otherwise in our reports we assume any tenants are fully responsible for the repair of their demise either directly or through a service charge.

13 Modern Methods of Construction (MMC)

If the subject property falls within the category of Modern Methods of Construction as defined by MHCLG (MMC), and we are not aware or made aware during the valuation process, we shall not be liable for any resulting loss or lending decision. We assume that any MMC properties have appropriate BOPAS accreditation or equivalent.

14 Deleterious Materials:

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

15 Site Conditions:

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

16 Environmental Contamination:

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

17 Insurance:

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

Composite Panels

Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available, or may only be available on onerous terms.

Terrorism

Our valuations have been made on the basis that the properties are insured against risks of loss or damage including damage caused by acts of Terrorism as defined by the Terrorism Act 2000. We have assumed that the insurer, with whom cover has been placed, is reinsured by the Government backed insurer, Pool Reinsurance Company Limited.

Flood and Rising Water Table

Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available, or may only be available on onerous terms.

18 Outstanding Debts:

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

19 Confidentiality and Third Party Liability:

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

20 Statement of Valuation Approach:

We are required to make a statement of our valuation approach. The following provides a generic summary of our approach.

Income producing properties will be valued by using either the Discounted Cash Flow (DCF) approach or the traditional investment approach.

The DCF valuation approach involves projecting estimated cash flows over an assumed investment holding period, plus a terminal value at the end of that period, usually arrived at on a conventional All Risks Yield (“ARY”) basis. The cash flow is then discounted back to the present day at an appropriate discount rate that reflects both market and property specific risks.

To arrive at the estimated net cash flow, we reflect the investment’s specific leasing pattern (or other sources of income generation, where for example there are no leases as such) including rent reviews, lease renewals or re-lettings on lease expiry, void costs while parts of the property are vacant, non-recoverable outgoings and anticipated capital outlays (for example on refurbishment or upgrade). We apply explicit growth assumptions to the income and costs in line with market derived forecasts.

For properties valued having regard to their trading potential, we have regard to the future revenues and costs associated with the operation of the property, in line with market practice.

The terminal value reflects our projection of future income at the assumed exit date taking account of such factors as implicit, anticipated rental growth, the unexpired term and the reversionary nature of any leases. The assumed exit date should reflect market practice, which will vary between sectors; and have regard to the economic life of the asset.

The traditional investment approach involves the application of a capitalisation rate, as a multiplier, against the current and, if any, reversionary income streams. Following market practice, we construct our valuations adopting ‘hardcore’ methodology where the reversions are generated from regular short-term uplifts of market rent. We would normally apply a term and reversion approach where the next event is one which fundamentally changes the nature of the income or characteristics of the investment. Where there is an actual exposure to, or a risk of, irrecoverable costs, including those of achieving a letting, an allowance is reflected in the valuation.

Vacant buildings may be valued and analysed using any of the above methodologies and also by using the **comparison method** having regard to other capital value transactions where applicable.

Where land is held for development, we adopt the comparison method when there is good evidence, and/or the **residual method**, particularly on more complex and bespoke proposals.

21 Capital Expenditure Requirement:

Where buildings are undergoing works, such as refurbishment or repairs, or where developments are in progress, we have relied upon cost information supplied to us by the client or their appointed specialist advisors.

22 Goodwill, Fixtures and Fittings:

Unless otherwise stated our valuation excludes any additional value attributable to goodwill, or to fixtures and fittings which are only of value, in situ, to the present occupier.

23 Plant and Machinery:

No allowance has been made for any plant, machinery or equipment unless it forms an integral part of the building and would normally be included in a sale of the building.

24 Services:

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

25 Land and Building Apportionments:

When instructed, we will provide apportionments between land and buildings for depreciation purposes only. Such apportionments are not valuations and should not be used for any other purpose unless specified in the report.

26 Portfolio Valuations:

In respect of valuations of portfolios of properties, our overall valuation is an aggregate of the individual values of each individual property. The valuation assumes, therefore, that each property would be marketed as an individual property and not as part of a portfolio. Consequently no portfolio premium or discount has been reflected and any consequence of marketing a range of individual properties together has also not been reflected in our valuations. However, if adjoining or complementary properties might achieve a higher value by being marketed together (known as “prudent lotting”), we have reported the higher value that would emerge.

27 Rating:

Any information regarding rating has generally been obtained from the Valuation Office website. We will not investigate whether any rating assessment is a fair assessment or considered the likelihood of an appeal being successful.

27 Plans and Maps:

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence and may include mapping data from Ordnance Survey © Crown Copyright. All rights are reserved.

Appendix 3

Property Schedule

CSH plc
 Whole stock valuation
 31 March 2023

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0000221	West Midlands	1	Leasehold	Falcon	1	CPI + 1%	£239,948	5.45%	£13,052
p0000222	East Midlands	1	Freehold	Falcon	6	CPI + 1%	£848,702	5.05%	£47,702
p0000223	South East	1	Freehold	Falcon	4	CPI + 1%	£815,868	5.04%	£45,750
p0000224	South West	1	Freehold	Falcon	1	CPI + 1%	£497,894	5.04%	£27,731
p0000225	Greater London	1	Freehold	Falcon	12	CPI + 1%	£4,424,552	5.02%	£249,753
p0000226	South West	1	Freehold	Falcon	3	CPI + 1%	£789,598	5.03%	£44,185
p0000227	Greater London	1	Freehold	Falcon	9	CPI + 1%	£3,083,313	5.03%	£174,143
p0000228	Greater London	1	Leasehold	Encircle	29	CPI + 1%	£9,279,654	7.81%	£798,318
p0000229	South West	1	Freehold	Westmoreland	1	CPI	£431,650	5.25%	£24,042
p0000230	South West	1	Freehold	Falcon	4	CPI + 1%	£697,117	5.03%	£38,944
p0000231	Greater London	1	Freehold	Westmoreland	18	CPI	£6,054,680	5.21%	£341,805
p0000232	South East	1	Freehold	Falcon	4	CPI + 1%	£1,171,955	5.03%	£65,868
p0000233	East of England	1	Leasehold	Falcon	1	CPI + 1%	£248,991	5.04%	£13,580
p0000234	East of England	1	Leasehold	Falcon	1	CPI + 1%	£249,353	5.03%	£13,580
p0000235	East of England	1	Leasehold	Falcon	1	CPI + 1%	£248,991	5.04%	£13,580
p0000236	East of England	1	Leasehold	Falcon	1	CPI + 1%	£248,991	5.04%	£13,580
p0000237	Greater London	1	Freehold	Falcon	22	CPI + 1%	£6,308,788	6.98%	£491,877
p0000238	Greater London	1	Freehold	Encircle	39	CPI + 1%	£12,056,805	5.52%	£626,000
p0000239	South West	1	Freehold	Falcon	4	CPI + 1%	£635,174	5.03%	£35,450
p0000240	South East	1	Freehold	Falcon	5	CPI + 1%	£1,598,385	5.03%	£90,093
p0000241	South West	1	Freehold	Falcon	6	CPI + 1%	£1,535,687	5.03%	£86,491
p0000242	Greater London	1	Freehold	Falcon	7	CPI + 1%	£2,745,061	5.03%	£155,130
p0000243	South East	1	Freehold	Falcon	17	CPI + 1%	£4,714,365	5.04%	£266,843
p0000244	South East	1	Freehold	Falcon	13	CPI + 1%	£4,944,981	5.04%	£279,922
p0000245	West Midlands	1	Freehold	Falcon	1	CPI + 1%	£374,493	5.03%	£20,701
p0000246	South West	1	Freehold	Falcon	3	CPI + 1%	£634,435	5.03%	£35,408
p0000247	West Midlands	1	Freehold	Falcon	5	CPI + 1%	£1,256,508	5.04%	£70,760
p0000248	South West	1	Freehold	Falcon	4	CPI + 1%	£798,411	5.03%	£44,713
p0000249	North West	1	Freehold	Falcon	3	CPI + 1%	£557,813	5.03%	£31,075
p0000250	North West	1	Freehold	Auckland	8	CPI	£1,387,059	5.35%	£81,999
p0000251	North East	1	Freehold	IKE	8	CPI	£1,218,829	5.28%	£68,758
p0000252	North East	1	Freehold	IKE	22	CPI	£3,331,642	5.29%	£189,085
p0000253	North East	1	Freehold	IKE	5	CPI	£762,186	5.30%	£42,974
p0000254	North East	1	Freehold	IKE	11	CPI	£1,671,617	5.28%	£94,542
p0000255	North East	1	Freehold	IKE	4	CPI	£612,070	5.30%	£34,379
p0000256	North East	1	Freehold	IKE	3	CPI	£462,609	5.29%	£25,784
p0000257	North East	1	Freehold	IKE	2	CPI	£312,019	5.28%	£17,190
p0000258	North East	1	Freehold	IKE	5	CPI	£762,186	5.30%	£42,974
p0000259	North East	1	Freehold	IKE	3	CPI	£462,615	5.29%	£25,784

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0000260	South West	1	Freehold	Westmoreland	6	CPI	£1,043,569	5.03%	£58,563
p0000261	South West	1	Freehold	Westmoreland	4	CPI	£691,369	5.09%	£39,005
p0000262	South West	1	Freehold	Westmoreland	3	CPI	£520,611	5.09%	£29,253
p0000263	South West	1	Freehold	Westmoreland	3	CPI	£520,611	5.09%	£29,253
p0000264	South West	1	Freehold	Auckland	18	CPI	£2,941,118	5.35%	£174,457
p0000265	South West	1	Freehold	Auckland	8	CPI	£1,307,809	5.35%	£77,175
p0000266	South West	1	Freehold	Auckland	7	CPI	£1,145,773	5.34%	£67,528
p0000267	Wales	1	Freehold	Westmoreland	11	CPI	£1,916,822	5.07%	£108,874
p0000268	South West	1	Freehold	Auckland	4	CPI	£805,542	5.34%	£47,441
p0000269	North West	1	Freehold	Hilldale	1	CPI	£199,590	5.33%	£11,374
p0000270	North West	1	Leasehold	Hilldale	1	CPI	£173,818	5.33%	£9,878
p0000271	North West	1	Leasehold	Hilldale	1	CPI	£186,705	5.33%	£10,623
p0000272	North West	1	Freehold	Hilldale	1	CPI	£188,497	5.33%	£10,726
p0000273	North West	1	Freehold	Hilldale	1	CPI	£199,590	5.33%	£11,374
p0000274	North West	1	Freehold	Hilldale	1	CPI	£263,952	5.32%	£15,110
p0000275	North West	1	Leasehold	Hilldale	1	CPI	£253,803	5.32%	£14,511
p0000276	North West	1	Leasehold	Hilldale	1	CPI	£173,818	5.33%	£9,878
p0000277	North West	1	Freehold	Hilldale	1	CPI	£173,818	5.33%	£9,878
p0000278	North West	1	Leasehold	Hilldale	1	CPI	£225,793	5.32%	£12,869
p0000279	North West	1	Freehold	Hilldale	1	CPI	£264,099	5.32%	£15,110
p0000280	North West	1	Leasehold	Hilldale	1	CPI	£186,705	5.33%	£10,623
p0000282	Greater London	1	Freehold	Auckland	6	CPI	£2,262,631	5.29%	£132,855
p0000283	South East	1	Freehold	Westmoreland	4	CPI	£611,950	5.07%	£34,354
p0000284	Yorkshire and the Humber	1	Freehold	Westmoreland	3	CPI	£404,510	5.05%	£22,458
p0000285	Wales	1	Freehold	Westmoreland	4	CPI	£622,369	5.06%	£34,550
p0000286	Greater London	1	Freehold	Auckland	5	CPI	£1,912,172	5.31%	£113,022
p0000287	South East	1	Freehold	Auckland	7	CPI	£1,738,536	5.27%	£101,863
p0000288	South West	1	Freehold	Westmoreland	4	CPI	£767,767	5.02%	£42,494
p0000289	South East	1	Freehold	Westmoreland	7	CPI	£2,001,830	5.01%	£112,553
p0000290	South East	1	Freehold	Trinity	9	CPI	£1,412,950	5.30%	£79,891
p0000291	South East	1	Freehold	Trinity	14	CPI	£2,627,623	5.30%	£149,129
p0000292	South East	1	Freehold	Trinity	8	CPI	£1,506,525	5.30%	£85,217
p0000293	Greater London	1	Freehold	Auckland	8	CPI	£2,287,363	5.32%	£135,418
p0000294	South West	1	Freehold	Westmoreland	8	CPI	£1,813,325	5.04%	£101,348
p0000295	South West	1	Freehold	Westmoreland	4	CPI	£910,933	5.05%	£50,674
p0000296	South West	1	Freehold	Westmoreland	3	CPI	£685,793	5.04%	£38,005
p0000297	South West	1	Freehold	Westmoreland	4	CPI	£910,933	5.05%	£50,674
p0000298	South West	1	Freehold	Westmoreland	3	CPI	£685,793	5.04%	£38,005
p0000299	South West	1	Freehold	Westmoreland	2	CPI	£461,125	5.03%	£25,337
p0000300	South West	1	Freehold	Westmoreland	3	CPI	£685,793	5.04%	£38,005
p0000301	South West	1	Freehold	Auckland	4	CPI	£908,406	5.29%	£53,200
p0000302	South West	1	Freehold	Auckland	4	CPI	£908,406	5.29%	£53,200
p0000303	East Midlands	1	Freehold	Inclusion	34	CPI + 1%	£6,233,581	5.63%	£406,979

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0000304	East Midlands	1	Freehold	Inclusion	22	CPI + 1%	£4,278,041	5.62%	£263,272
p0000305	West Midlands	1	Freehold	Inclusion	19	CPI + 1%	£3,696,478	5.62%	£227,366
p0000306	South East	1	Freehold	Hilldale	8	CPI	£3,043,389	5.34%	£174,278
p0000307	West Midlands	1	Freehold	Trinity	4	CPI	£766,798	5.37%	£43,792
p0000308	West Midlands	1	Freehold	Trinity	1	CPI	£327,988	5.35%	£18,345
p0000309	South West	1	Freehold	Westmoreland	8	CPI	£2,282,138	5.10%	£130,466
p0000310	West Midlands	1	Freehold	Trinity	3	CPI	£546,124	5.37%	£30,995
p0000311	West Midlands	1	Freehold	Trinity	6	CPI	£930,081	5.37%	£53,134
p0000312	West Midlands	1	Freehold	Trinity	5	CPI	£851,577	5.38%	£48,705
p0000313	West Midlands	1	Freehold	Trinity	2	CPI	£347,549	5.36%	£19,482
p0000314	South East	1	Freehold	Westmoreland	7	CPI	£1,900,565	5.10%	£108,554
p0000315	South East	1	Freehold	Westmoreland	9	CPI	£2,433,988	5.10%	£139,183
p0000316	South East	1	Freehold	Westmoreland	6	CPI	£1,626,034	5.10%	£92,789
p0000317	East of England	1	Freehold	Auckland	6	CPI	£976,310	5.34%	£55,519
p0000318	West Midlands	1	Freehold	Trinity	3	CPI	£607,162	5.37%	£34,537
p0000319	North West	1	Leasehold	Trinity	7	CPI	£1,419,363	5.33%	£82,514
p0000320	North West	1	Freehold	Trinity	4	CPI	£813,667	5.33%	£47,151
p0000321	North West	1	Freehold	Trinity	4	CPI	£813,667	5.33%	£47,151
p0000322	West Midlands	1	Freehold	Falcon	3	CPI + 1%	£542,170	5.04%	£30,571
p0000323	South West	1	Freehold	Falcon	3	CPI + 1%	£612,523	5.04%	£34,594
p0000324	West Midlands	1	Freehold	Westmoreland	5	CPI	£1,153,628	5.25%	£65,226
p0000325	East of England	1	Freehold	Falcon	3	CPI + 1%	£758,437	5.04%	£42,510
p0000326	East Midlands	1	Freehold	Falcon	3	CPI + 1%	£444,041	5.04%	£24,927
p0000327	East Midlands	1	Freehold	Falcon	3	CPI + 1%	£653,970	5.04%	£36,959
p0000328	East Midlands	1	Freehold	Falcon	3	CPI + 1%	£653,970	5.04%	£36,959
p0000329	East of England	1	Freehold	Auckland	1	CPI + 1%	£371,796	5.36%	£21,693
p0000330	South West	1	Freehold	Auckland	2	CPI + 1%	£610,344	5.38%	£36,076
p0000331	East Midlands	1	Freehold	Falcon	4	CPI + 1%	£1,064,851	5.04%	£60,550
p0000332	Greater London	1	Freehold	Auckland	5	CPI + 1%	£1,467,604	5.38%	£87,501
p0000333	East of England	1	Freehold	Auckland	19	CPI + 1%	£3,253,671	5.39%	£195,074
p0000334	South East	1	Freehold	Auckland	2	CPI + 1%	£788,841	5.38%	£46,759
p0000335	South East	1	Freehold	Westmoreland	10	CPI	£2,625,014	5.24%	£148,842
p0000336	South East	1	Freehold	Auckland	9	CPI + 1%	£2,603,114	5.26%	£152,022
p0000337	South West	1	Freehold	Falcon	8	CPI + 1%	£2,056,837	5.04%	£117,495
p0000338	East Midlands	1	Leasehold	Westmoreland	14	CPI	£2,660,372	5.20%	£149,921
p0000339	South East	1	Freehold	Westmoreland	5	CPI	£1,103,980	5.23%	£62,193
p0000340	North East	1	Freehold	Falcon	21	CPI	£2,968,135	5.35%	£173,818
p0000341	North East	1	Freehold	Falcon	15	CPI	£2,123,723	5.34%	£124,156
p0000342	North East	1	Freehold	Falcon	8	CPI	£1,138,053	5.34%	£66,216
p0000343	North East	1	Freehold	Falcon	2	CPI	£291,655	5.34%	£16,554
p0000344	North East	1	Freehold	Falcon	5	CPI	£711,523	5.36%	£41,385
p0000345	North East	1	Freehold	Falcon	33	CPI	£4,312,570	5.34%	£252,706
p0000346	North East	1	Leasehold	Falcon	19	CPI	£2,730,490	5.35%	£159,821

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p0000347	South East	1	Freehold	Falcon	5	CPI	£1,067,100	5.36%	£62,412
p0000348	South East	1	Freehold	Falcon	1	CPI	£241,721	5.35%	£13,671
p0000349	South East	1	Freehold	Falcon	1	CPI	£241,721	5.35%	£13,671
p0000350	South East	1	Freehold	Falcon	1	CPI	£241,721	5.35%	£13,671
p0000351	South East	1	Leasehold	Falcon	1	CPI	£241,721	5.35%	£13,671
p0000352	South East	1	Freehold	Falcon	3	CPI	£641,364	5.38%	£37,447
p0000353	East Midlands	1	Freehold	Inclusion	4	CPI	£591,459	5.52%	£35,400
p0000354	West Midlands	1	Freehold	Inclusion	9	CPI	£2,169,385	5.51%	£131,038
p0000355	South West	1	Freehold	Inclusion	11	CPI	£1,720,976	5.51%	£109,912
p0000356	Yorkshire and the Humber	1	Freehold	Inclusion	8	CPI	£1,176,888	5.50%	£70,801
p0000357	South East	1	Freehold	Inclusion	6	CPI	£837,396	5.50%	£53,100
p0000358	South East	1	Freehold	Inclusion	9	CPI	£1,450,193	5.50%	£87,359
p0000359	South East	1	Freehold	Inclusion	8	CPI	£1,076,795	5.50%	£68,517
p0000360	West Midlands	1	Freehold	Inclusion	4	CPI	£498,491	5.51%	£29,691
p0000361	West Midlands	1	Freehold	Inclusion	7	CPI	£998,569	5.50%	£59,952
p0000362	North West	1	Freehold	Inclusion	9	CPI	£1,195,719	5.51%	£71,943
p0000363	Yorkshire and the Humber	1	Freehold	Inclusion	13	CPI	£1,722,804	5.51%	£103,917
p0000364	Yorkshire and the Humber	1	Freehold	Inclusion	8	CPI	£1,049,719	5.50%	£63,071
p0000365	Yorkshire and the Humber	1	Freehold	Inclusion	17	CPI	£2,248,744	5.51%	£135,891
p0000366	Yorkshire and the Humber	1	Freehold	Inclusion	16	CPI	£2,117,618	5.51%	£127,898
p0000367	Yorkshire and the Humber	1	Freehold	Inclusion	16	CPI	£2,192,915	5.51%	£132,466
p0000368	Yorkshire and the Humber	1	Freehold	Inclusion	28	CPI	£3,740,465	5.51%	£239,808
p0000369	East Midlands	1	Freehold	Auckland	5	CPI	£897,603	5.32%	£52,014
p0000370	East Midlands	1	Freehold	Auckland	4	CPI	£716,735	5.35%	£41,662
p0000371	East Midlands	1	Freehold	Auckland	3	CPI	£539,896	5.35%	£31,208
p0000372	East Midlands	1	Freehold	Auckland	2	CPI	£363,894	5.33%	£20,805
p0000373	East Midlands	1	Freehold	Auckland	2	CPI	£363,894	5.33%	£20,805
p0000374	East Midlands	1	Freehold	Auckland	2	CPI	£364,330	5.33%	£20,831
p0000375	East Midlands	1	Freehold	Auckland	2	CPI	£364,330	5.33%	£20,831
p0000376	East Midlands	1	Freehold	Auckland	2	CPI	£364,330	5.33%	£20,831
p0000377	Yorkshire and the Humber	1	Freehold	IKE	5	CPI	£687,896	5.34%	£38,967
p0000378	South West	1	Freehold	Westmoreland	3	CPI	£600,563	5.05%	£33,226
p0000379	South West	1	Freehold	Westmoreland	3	CPI	£600,563	5.05%	£33,226
p0000380	South West	1	Freehold	Westmoreland	3	CPI	£600,563	5.05%	£33,226
p0000381	South West	1	Freehold	Auckland	7	CPI	£1,351,537	5.30%	£78,339
p0000382	South West	1	Freehold	Auckland	9	CPI	£1,734,633	5.30%	£100,722
p0000383	South West	1	Freehold	Auckland	6	CPI	£1,160,322	5.30%	£67,148
p0000384	South West	1	Freehold	Auckland	4	CPI	£774,209	5.32%	£44,765
p0000385	South West	1	Freehold	Westmoreland	10	CPI	£1,971,531	5.02%	£110,755
p0000386	South West	1	Freehold	Westmoreland	8	CPI	£1,476,412	5.02%	£81,919
p0000387	South West	1	Freehold	Westmoreland	15	CPI	£2,952,153	5.02%	£166,132
p0000388	North West	1	Freehold	Trinity	7	CPI	£1,347,238	5.35%	£78,857
p0000389	North West	1	Freehold	My Space	8	CPI	£1,412,144	5.35%	£92,558

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p0000390	North West	1	Freehold	Trinity	6	CPI	£1,187,373	5.34%	£69,418
p0000391	North West	1	Freehold	Trinity	6	CPI	£1,249,374	5.34%	£73,072
p0000392	Yorkshire and the Humber	1	Freehold	New Walk	10	CPI + 1%	£1,375,138	5.32%	£79,488
p0000393	Yorkshire and the Humber	1	Freehold	New Walk	4	CPI + 1%	£553,546	5.34%	£31,795
p0000394	Yorkshire and the Humber	1	Freehold	New Walk	25	CPI + 1%	£3,422,842	5.32%	£198,719
p0000395	Yorkshire and the Humber	1	Freehold	New Walk	4	CPI + 1%	£553,546	5.34%	£31,795
p0000396	Yorkshire and the Humber	3	Freehold	New Walk	15	CPI + 1%	£2,058,343	5.32%	£119,231
p0000397	North East	1	Freehold	New Walk	10	CPI + 1%	£1,375,138	5.32%	£79,488
p0000398	North East	1	Freehold	New Walk	9	CPI + 1%	£1,238,838	5.32%	£71,539
p0000399	North East	1	Freehold	New Walk	22	CPI + 1%	£3,013,211	5.32%	£174,873
p0000400	North East	1	Freehold	New Walk	9	CPI + 1%	£1,238,838	5.32%	£71,539
p0000401	North East	1	Freehold	New Walk	6	CPI + 1%	£830,258	5.31%	£47,693
p0000402	North East	1	Freehold	New Walk	12	CPI + 1%	£1,647,928	5.32%	£95,385
p0000403	North East	1	Freehold	New Walk	11	CPI + 1%	£1,511,720	5.32%	£87,436
p0000404	North East	1	Freehold	New Walk	20	CPI + 1%	£2,740,745	5.32%	£158,975
p0000405	North East	1	Freehold	New Walk	12	CPI + 1%	£1,647,928	5.32%	£95,385
p0000406	East of England	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000407	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000408	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000409	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000410	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000411	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000412	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000413	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000414	Greater London	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000415	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000416	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000417	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000418	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000419	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000420	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000421	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000422	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000423	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000424	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000425	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000426	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000427	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000428	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000429	North East	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000430	Yorkshire and the Humber	1	Freehold	New Walk	1	CPI + 1%	£102,101	5.29%	£5,640
p0000431	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£589,509	5.31%	£34,054
p0000432	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£589,509	5.31%	£34,054

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p0000433	Yorkshire and the Humber	1	Freehold	Falcon	2	CPI	£395,995	5.32%	£22,702
p0000434	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£589,509	5.31%	£34,054
p0000435	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£589,509	5.31%	£34,054
p0000436	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£589,509	5.31%	£34,054
p0000437	Yorkshire and the Humber	1	Freehold	Falcon	7	CPI	£1,360,666	5.32%	£79,458
p0000438	South West	1	Freehold	Pivotal	15	CPI + 1%	£3,104,548	5.32%	£181,785
p0000439	South West	1	Freehold	Pivotal	17	CPI + 1%	£3,181,655	5.32%	£186,313
p0000440	South West	1	Freehold	Pivotal	10	CPI + 1%	£1,832,018	5.32%	£107,065
p0000441	South West	1	Freehold	Pivotal	11	CPI + 1%	£2,024,750	5.33%	£118,386
p0000442	South West	1	Freehold	Pivotal	7	CPI + 1%	£1,513,309	5.32%	£88,305
p0000443	South West	1	Freehold	Pivotal	7	CPI + 1%	£1,513,309	5.32%	£88,305
p0000444	South West	1	Freehold	Pivotal	9	CPI + 1%	£1,397,620	5.32%	£81,512
p0000445	South West	1	Freehold	Pivotal	6	CPI + 1%	£712,467	5.32%	£41,241
p0000446	South West	1	Freehold	Pivotal	4	CPI + 1%	£478,908	5.31%	£27,494
p0000447	South West	1	Freehold	Pivotal	5	CPI + 1%	£595,706	5.31%	£34,368
p0000448	South West	1	Freehold	Pivotal	5	CPI + 1%	£595,706	5.31%	£34,368
p0000449	South West	1	Freehold	Pivotal	6	CPI + 1%	£683,673	5.32%	£39,543
p0000450	South West	1	Freehold	Pivotal	4	CPI + 1%	£478,908	5.31%	£27,494
p0000451	South West	1	Freehold	Pivotal	6	CPI + 1%	£532,461	5.32%	£30,646
p0000452	South West	1	Freehold	Pivotal	5	CPI + 1%	£565,764	5.31%	£32,605
p0000453	South West	1	Freehold	Pivotal	9	CPI + 1%	£1,546,020	5.32%	£90,245
p0000454	South West	1	Freehold	Pivotal	18	CPI + 1%	£2,719,622	5.32%	£159,142
p0000455	South West	1	Freehold	Pivotal	14	CPI + 1%	£2,101,843	5.33%	£122,915
p0000456	South West	1	Freehold	Pivotal	6	CPI + 1%	£683,673	5.32%	£39,543
p0000457	South West	1	Freehold	Pivotal	13	CPI + 1%	£1,947,657	5.33%	£113,858
p0000458	South West	1	Freehold	Pivotal	6	CPI + 1%	£935,151	5.32%	£54,341
p0000459	South West	1	Freehold	Falcon	6	CPI	£1,198,372	5.32%	£69,900
p0000460	South West	1	Freehold	Falcon	6	CPI	£1,198,372	5.32%	£69,900
p0000461	South West	1	Freehold	Falcon	4	CPI	£903,737	5.32%	£52,574
p0000462	South West	1	Freehold	Falcon	6	CPI	£1,198,372	5.32%	£69,900
p0000463	South West	1	Freehold	Falcon	6	CPI	£1,192,650	5.35%	£69,900
p0000464	South West	1	Freehold	Pivotal	15	CPI + 1%	£2,252,323	5.33%	£131,972
p0000465	North West	1	Freehold	Harbour Light	16	CPI	£1,746,911	5.58%	£102,822
p0000466	North West	0	Freehold	Harbour Light	11	CPI	£1,800,805	5.58%	£106,035
p0000467	North West	1	Freehold	Harbour Light	7	CPI + 1%	£841,811	5.35%	£48,840
p0000468	North West	1	Freehold	Harbour Light	6	CPI + 1%	£798,003	5.35%	£46,270
p0000469	North West	1	Freehold	Harbour Light	6	CPI + 1%	£896,369	5.35%	£52,054
p0000470	North West	1	Freehold	Harbour Light	1	CPI + 1%	£150,519	5.30%	£8,354
p0000471	North West	1	Freehold	Harbour Light	2	CPI + 1%	£229,904	5.31%	£12,853
p0000472	North West	1	Freehold	Harbour Light	3	CPI + 1%	£437,721	5.33%	£25,063
p0000473	North West	1	Freehold	Harbour Light	3	CPI + 1%	£437,721	5.33%	£25,063
p0000474	North West	1	Freehold	Harbour Light	14	CPI + 1%	£1,640,101	5.35%	£95,753
p0000475	North West	1	Freehold	Harbour Light	6	CPI + 1%	£626,086	5.41%	£36,630

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0000476	North West	1	Freehold	Harbour Light	5	CPI + 1%	£877,423	5.40%	£51,411
p0000477	North West	1	Freehold	Harbour Light	23	CPI + 1%	£2,549,615	5.37%	£149,734
p0000478	North West	1	Freehold	Harbour Light	3	CPI + 1%	£334,992	5.40%	£19,279
p0000479	North West	1	Freehold	Harbour Light	5	CPI + 1%	£537,844	5.40%	£31,329
p0000480	North West	1	Freehold	Harbour Light	5	CPI + 1%	£550,627	5.41%	£32,132
p0000481	North West	1	Freehold	Harbour Light	6	CPI + 1%	£659,906	5.40%	£38,558
p0000482	Greater London	1	Freehold	Harbour Light	6	CPI + 1%	£854,927	5.40%	£50,126
p0000483	North West	1	Freehold	Harbour Light	7	CPI + 1%	£1,054,757	5.38%	£61,693
p0000484	Greater London	1	Freehold	Harbour Light	4	CPI + 1%	£421,607	5.40%	£24,420
p0000485	North West	1	Freehold	Harbour Light	3	CPI + 1%	£389,917	5.40%	£22,557
p0000486	North West	1	Freehold	Harbour Light	16	CPI + 1%	£1,644,535	5.37%	£96,395
p0000487	North West	1	Freehold	Harbour Light	5	CPI + 1%	£604,593	5.41%	£35,345
p0000488	North West	1	Freehold	Harbour Light	4	CPI + 1%	£443,438	5.40%	£25,705
p0000489	North West	1	Freehold	Harbour Light	2	CPI + 1%	£291,653	5.39%	£16,709
p0000490	North West	1	Freehold	Harbour Light	5	CPI + 1%	£550,627	5.41%	£32,132
p0000491	North West	1	Freehold	Harbour Light	8	CPI + 1%	£1,185,838	5.38%	£69,405
p0000492	East of England	1	Freehold	Inclusion	5	CPI	£637,975	5.48%	£37,084
p0000493	East of England	1	Freehold	Inclusion	5	CPI	£637,975	5.48%	£37,084
p0000494	East Midlands	1	Freehold	Inclusion	3	CPI	£383,418	5.45%	£21,957
p0000495	East Midlands	1	Freehold	Inclusion	2	CPI	£262,142	5.46%	£14,848
p0000496	East of England	1	Freehold	Inclusion	5	CPI	£609,146	5.50%	£37,599
p0000497	East Midlands	1	Freehold	Inclusion	5	CPI	£609,146	5.50%	£37,599
p0000498	North West	1	Freehold	Trinity	3	CPI + 1%	£405,653	5.34%	£23,302
p0000499	North West	1	Freehold	Trinity	4	CPI + 1%	£748,487	5.36%	£43,592
p0000500	North West	1	Freehold	Trinity	4	CPI + 1%	£736,800	5.45%	£43,592
p0000501	Yorkshire and the Humber	1	Freehold	Trinity	1	CPI + 1%	£190,473	5.32%	£10,680
p0000502	West Midlands	1	Freehold	Trinity	10	CPI	£1,732,443	5.36%	£102,151
p0000503	East of England	1	Freehold	Trinity	17	CPI	£4,672,641	5.40%	£278,659
p0000504	West Midlands	1	Freehold	Auckland	8	CPI	£1,818,194	5.45%	£109,159
p0000505	West Midlands	1	Freehold	Falcon	6	CPI	£1,385,958	5.48%	£83,545
p0000506	West Midlands	1	Freehold	Falcon	2	CPI	£466,669	5.50%	£27,848
p0000507	South West	1	Freehold	Pivotal	6	CPI + 1%	£901,822	5.40%	£53,173
p0000508	South West	1	Freehold	Pivotal	4	CPI + 1%	£1,193,939	5.37%	£70,265
p0000509	South West	1	Freehold	Pivotal	10	CPI + 1%	£1,513,873	5.34%	£88,622
p0000510	South West	1	Freehold	Pivotal	10	CPI + 1%	£1,599,489	5.34%	£93,686
p0000511	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000512	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000513	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000514	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000515	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000516	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000517	West Midlands	1	Freehold & Leasehold	Inclusion	2	CPI	£235,513	5.42%	£13,605
p0000518	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730

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p0000519	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000520	West Midlands	1	Freehold & Leasehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000521	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000522	West Midlands	1	Leasehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000523	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000524	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000525	West Midlands	1	Leasehold	Inclusion	4	CPI	£458,638	5.46%	£27,210
p0000526	West Midlands	1	Freehold	Inclusion	5	CPI	£570,264	5.47%	£34,012
p0000527	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000528	West Midlands	1	Freehold	Inclusion	1	CPI	£134,737	5.42%	£7,730
p0000529	West Midlands	1	Freehold & Leasehold	Inclusion	4	CPI	£458,638	5.46%	£27,210
p0000530	East Midlands	1	Leasehold	Trinity	12	CPI	£2,275,163	5.45%	£136,831
p0000531	South West	1	Freehold	Falcon	3	CPI	£664,202	5.35%	£38,896
p0000532	West Midlands	1	Freehold	Trinity	4	CPI	£815,155	5.37%	£47,902
p0000533	North East	1	Freehold	Falcon	5	CPI	£966,687	5.37%	£57,015
p0000534	East Midlands	1	Freehold	Falcon	4	CPI	£735,588	5.36%	£43,212
p0000535	East Midlands	1	Freehold	Falcon	6	CPI	£1,097,439	5.37%	£64,817
p0000536	East of England	1	Freehold	Auckland	4	CPI	£950,071	5.40%	£56,422
p0000537	East of England	1	Freehold	Auckland	4	CPI	£1,037,965	5.35%	£61,124
p0000538	West Midlands	1	Freehold	Inclusion	3	CPI	£709,308	5.57%	£41,936
p0000539	South East	1	Freehold	Westmoreland	9	CPI	£2,612,291	5.05%	£146,400
p0000540	Greater London	1	Freehold	Auckland	23	CPI	£17,495,188	5.08%	£989,683
p0000541	East Midlands	1	Freehold	Falcon	35	CPI	£13,472,332	5.09%	£762,977
p0000542	Greater London	1	Freehold	Auckland	28	CPI	£11,101,457	5.11%	£631,432
p0000543	Greater London	1	Freehold	Auckland	22	CPI	£10,400,218	5.12%	£591,893
p0000544	Greater London	1	Freehold	Falcon	35	CPI	£4,715,821	5.13%	£268,540
p0000545	Greater London	1	Freehold	Falcon	8	CPI	£2,515,104	5.12%	£142,914
p0000546	East Midlands	1	Freehold	Auckland	20	CPI	£11,080,410	5.11%	£630,234
p0000547	Yorkshire and the Humber	1	Freehold	Falcon	56	CPI	£24,586,903	5.09%	£1,392,261
p0000548	East Midlands	1	Freehold	Falcon	3	CPI + 1%	£603,525	5.10%	£34,120
p0000549	South West	1	Freehold	Auckland	1	CPI + 1%	£385,832	5.36%	£22,511
p0000550	South West	1	Freehold	Auckland	1	CPI + 1%	£402,709	5.31%	£23,319
p0000551	South West	1	Freehold	Falcon	3	CPI + 1%	£781,164	5.04%	£43,855
p0000552	East of England	1	Freehold	Falcon	4	CPI + 1%	£870,629	5.04%	£48,947
p0000553	West Midlands	1	Freehold	Falcon	3	CPI + 1%	£729,885	5.04%	£40,937
p0000554	West Midlands	1	Freehold	Auckland	6	CPI + 1%	£1,263,458	5.36%	£75,068
p0000555	Greater London	1	Freehold	Auckland	7	CPI + 1%	£2,632,259	5.36%	£156,835
p0000556	West Midlands	14	Freehold	Auckland	32	CPI + 1%	£5,283,417	5.28%	£310,720
p0000557	South West	1	Freehold	Falcon	7	CPI + 1%	£1,689,270	5.03%	£95,306
p0000558	South West	0	Freehold	Falcon	0	CPI	£112,361	7.82%	£9,000
p0000559	West Midlands	1	Freehold	Auckland	3	CPI + 1%	£723,745	5.14%	£40,973
p0000560	South West	1	Freehold	Westmoreland	1	CPI	£396,874	5.28%	£22,181
p0000561	West Midlands	1	Freehold	Falcon	4	CPI + 1%	£843,898	5.03%	£47,322

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p0000562	East Midlands	1	Freehold	Westmoreland	3	CPI	£693,137	5.23%	£38,848
p0000563	South West	1	Freehold	Auckland	4	CPI + 1%	£954,963	5.14%	£54,260
p0000564	Greater London	1	Freehold	Auckland	6	CPI + 1%	£2,172,629	5.34%	£128,968
p0000565	Greater London	1	Freehold	Westmoreland	6	CPI	£2,141,726	5.24%	£121,530
p0000566	West Midlands	1	Freehold	Westmoreland	7	CPI	£1,376,912	5.22%	£77,594
p0000567	South East	1	Freehold	Auckland	1	CPI + 1%	£489,584	5.14%	£27,559
p0000568	West Midlands	1	Freehold	Westmoreland	3	CPI	£690,079	5.20%	£38,453
p0000569	Greater London	1	Freehold	Auckland	3	CPI + 1%	£1,138,761	5.38%	£67,786
p0000570	Greater London	1	Freehold	Auckland	3	CPI + 1%	£1,141,899	5.38%	£67,974
p0000571	Greater London	1	Freehold	Auckland	4	CPI + 1%	£1,459,501	5.38%	£87,077
p0000572	West Midlands	1	Freehold	Falcon	4	CPI + 1%	£976,016	5.04%	£54,941
p0000573	South West	1	Freehold	Falcon	5	CPI + 1%	£1,049,147	5.04%	£59,039
p0000574	South West	1	Freehold	Falcon	8	CPI + 1%	£2,182,331	5.04%	£123,419
p0000575	East of England	1	Freehold	Falcon	1	CPI + 1%	£442,808	5.06%	£24,740
p0000576	West Midlands	1	Freehold	Auckland	6	CPI + 1%	£1,762,606	5.36%	£104,931
p0000577	West Midlands	1	Freehold	Falcon	3	CPI + 1%	£716,152	5.03%	£40,114
p0000578	Greater London	1	Freehold	Auckland	6	CPI + 1%	£2,280,944	5.34%	£135,416
p0000579	Greater London	1	Freehold	Auckland	5	CPI + 1%	£2,178,360	5.34%	£129,272
p0000580	Greater London	1	Freehold	Auckland	5	CPI + 1%	£1,816,281	5.36%	£108,107
p0000581	South East	1	Freehold	Westmoreland	4	CPI	£958,619	5.25%	£54,239
p0000583	West Midlands	1	Freehold	Falcon	2	CPI + 1%	£641,260	5.19%	£36,434
p0000584	South West	1	Freehold	Westmoreland	5	CPI	£1,412,902	5.23%	£79,939
p0000585	East Midlands	1	Freehold	Trinity	5	CPI	£1,117,740	5.36%	£66,064
p0000586	East Midlands	1	Freehold	Trinity	5	CPI	£1,117,740	5.36%	£66,064
p0000587	East Midlands	1	Freehold	Trinity	3	CPI	£563,874	5.38%	£33,032
p0000588	East Midlands	1	Freehold	Trinity	1	CPI	£193,607	5.34%	£11,011
p0000589	East Midlands	1	Freehold	Trinity	3	CPI	£1,117,740	5.36%	£66,064
p0000590	East Midlands	1	Freehold	Trinity	2	CPI	£378,252	5.37%	£22,021
p0000591	East Midlands	1	Freehold	Trinity	2	CPI	£378,252	5.37%	£22,021
p0000592	South East	1	Freehold	Chrysalis	12	CPI	£1,583,307	5.34%	£93,443
p0000593	South East	1	Freehold	Chrysalis	5	CPI	£659,777	5.39%	£38,934
p0000594	South East	1	Freehold	Chrysalis	8	CPI	£1,058,073	5.34%	£62,295
p0000595	South East	1	Freehold	Chrysalis	22	CPI	£2,893,064	5.34%	£171,312
p0000596	East of England	1	Freehold	Falcon	6	CPI	£1,577,536	5.30%	£92,548
p0000597	South East	1	Freehold	Auckland	4	CPI	£1,281,438	5.28%	£74,807
p0000598	West Midlands	1	Freehold	Falcon	3	CPI	£614,078	5.36%	£35,853
p0000599	South East	1	Freehold	Auckland	4	CPI	£1,538,757	5.31%	£90,357
p0000600	South West	1	Freehold	Trinity	8	CPI	£2,128,723	5.28%	£124,846
p0000601	South West	1	Freehold	Trinity	1	CPI	£455,957	5.32%	£26,483
p0000602	South West	1	Freehold	Trinity	10	CPI	£2,599,149	5.28%	£152,590
p0000603	South West	1	Freehold	Trinity	4	CPI	£1,134,228	5.28%	£66,206
p0000604	South West	1	Freehold	Trinity	6	CPI	£1,658,099	5.28%	£97,103
p0000605	South West	1	Freehold	Trinity	7	CPI	£1,893,232	5.28%	£110,974

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p0000606	South West	1	Freehold	Trinity	6	CPI	£1,583,155	5.28%	£92,689
p0000607	South West	1	Freehold	Trinity	3	CPI	£904,095	5.31%	£52,965
p0000608	East Midlands	1	Freehold	Trinity	8	CPI	£1,606,788	5.33%	£94,745
p0000609	East Midlands	1	Freehold	Trinity	9	CPI	£1,792,541	5.33%	£105,762
p0000610	East Midlands	1	Freehold	Trinity	7	CPI	£1,308,555	5.33%	£77,118
p0000611	West Midlands	1	Freehold	Chrysalis	7	CPI	£2,038,139	5.07%	£115,011
p0000612	West Midlands	1	Freehold	Chrysalis	6	CPI	£1,452,860	5.07%	£81,718
p0000613	West Midlands	1	Freehold	Chrysalis	8	CPI	£2,998,901	5.07%	£169,490
p0000614	West Midlands	1	Freehold	Chrysalis	5	CPI	£1,458,803	5.07%	£82,081
p0000615	West Midlands	1	Freehold	Chrysalis	9	CPI	£2,572,346	5.07%	£145,277
p0000616	West Midlands	1	Freehold	Chrysalis	7	CPI	£2,251,966	5.07%	£127,117
p0000617	West Midlands	1	Freehold	Chrysalis	9	CPI	£2,572,346	5.07%	£145,277
p0000618	West Midlands	1	Freehold	Chrysalis	8	CPI	£2,572,346	5.07%	£145,277
p0000619	West Midlands	1	Freehold	Chrysalis	4	CPI	£1,185,791	5.06%	£66,585
p0000620	Wales	1	Freehold	Chrysalis	4	CPI	£817,722	5.30%	£46,146
p0000621	North West	1	Freehold	Hilldale	13	CPI	£2,520,394	5.29%	£149,538
p0000772	Yorkshire and the Humber	1	Freehold	Falcon	4	CPI	£624,804	5.36%	£35,494
p0000773	Yorkshire and the Humber	1	Freehold	Falcon	4	CPI	£624,804	5.36%	£35,494
p0000774	North West	1	Leasehold	Falcon	2	CPI	£420,455	5.35%	£23,663
p0000775	South West	1	Freehold	Falcon	5	CPI	£829,197	5.37%	£47,325
p0000776	West Midlands	1	Freehold	Blue Square	4	CPI	£638,846	5.32%	£35,988
p0000777	North West	1	Freehold	Encircle	19	CPI	£3,298,444	5.07%	£179,788
p0000778	North West	1	Freehold	Encircle	12	CPI	£2,087,497	5.07%	£113,550
p0000779	South West	1	Freehold	Pivotal	10	CPI + 1%	£2,018,779	5.33%	£118,158
p0000780	North West	1	Freehold	Encircle	2	CPI	£449,214	5.33%	£25,233
p0000781	Yorkshire and the Humber	1	Freehold	Encircle	25	CPI	£4,125,164	5.34%	£236,563
p0000782	West Midlands	1	Freehold	Falcon	8	CPI	£1,584,149	5.11%	£88,762
p0000783	West Midlands	1	Freehold	Falcon	7	CPI	£1,373,754	5.11%	£76,887
p0000784	West Midlands	1	Freehold	Falcon	24	CPI	£4,370,188	5.11%	£245,505
p0000785	West Midlands	1	Freehold	Falcon	14	CPI	£2,441,671	5.12%	£137,150
p0000786	West Midlands	1	Freehold	Chrysalis	3	CPI	£882,692	5.11%	£49,133
p0000787	South East	1	Freehold	Falcon	5	CPI	£913,463	5.37%	£53,457
p0000788	North East	1	Freehold	Falcon	17	CPI	£3,620,196	5.34%	£207,404
p0000789	South East	1	Freehold	Falcon	4	CPI	£773,171	5.37%	£45,141
p0000790	East of England	1	Freehold	Encircle	14	CPI	£3,868,026	5.37%	£227,877
p0000791	Yorkshire and the Humber	1	Freehold	Falcon	4	CPI	£569,645	5.41%	£33,308
p0000792	Yorkshire and the Humber	1	Freehold	Falcon	4	CPI	£569,645	5.41%	£33,308
p0000793	Yorkshire and the Humber	1	Freehold	Falcon	4	CPI	£569,260	5.41%	£33,285
p0000794	Yorkshire and the Humber	1	Freehold	Falcon	6	CPI	£849,397	5.41%	£49,962
p0000795	Yorkshire and the Humber	1	Freehold	Falcon	5	CPI	£709,710	5.40%	£41,635
p0000796	Yorkshire and the Humber	1	Freehold	Falcon	3	CPI	£429,837	5.40%	£24,981
p0000797	Yorkshire and the Humber	1	Freehold	Falcon	18	CPI	£3,127,475	5.40%	£185,297
p0000825	West Midlands	1	Freehold	Falcon	4	CPI	£692,913	5.40%	£40,729

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p0000826	East Midlands	1	Freehold	BeST	5	CPI	£419,419	5.33%	£24,072
p0000827	North West	1	Freehold	BeST	5	CPI	£472,224	5.33%	£27,191
p0000828	North West	1	Freehold	BeST	5	CPI	£338,326	5.31%	£19,776
p0000829	North West	1	Freehold	BeST	5	CPI	£458,151	5.32%	£26,309
p0000830	North West	1	Freehold	BeST	5	CPI	£456,144	5.32%	£26,191
p0000831	North West	1	Freehold	BeST	2	CPI	£269,459	5.31%	£15,185
p0000832	North West	1	Freehold	BeST	4	CPI	£333,784	5.32%	£19,540
p0000833	North West	1	Freehold	BeST	4	CPI	£338,705	5.32%	£19,305
p0000834	North West	1	Freehold	BeST	8	CPI	£668,671	5.34%	£38,786
p0000835	South East	1	Freehold	BeST	4	CPI	£475,110	5.32%	£27,309
p0000836	West Midlands	1	Freehold	BeST	5	CPI	£459,154	5.32%	£26,367
p0000837	Yorkshire and the Humber	1	Freehold	BeST	5	CPI	£499,157	5.33%	£28,781
p0000838	East Midlands	1	Freehold	BeST	5	CPI	£484,139	5.32%	£27,839
p0000839	East Midlands	3	Freehold	BeST	12	CPI	£1,219,260	5.32%	£70,921
p0000840	Yorkshire and the Humber	1	Freehold	BeST	6	CPI	£942,975	5.35%	£54,971
p0000841	North West	1	Freehold	BeST	4	CPI	£414,411	5.33%	£23,778
p0000842	South West	1	Freehold	BeST	6	CPI	£743,382	5.34%	£43,200
p0000843	South West	1	Freehold	BeST	3	CPI	£543,307	5.33%	£32,194
p0000844	South West	1	Freehold	BeST	5	CPI	£538,092	5.33%	£31,017
p0000845	South West	1	Freehold	BeST	4	CPI	£345,420	5.32%	£20,246
p0000846	South West	1	Freehold	BeST	5	CPI	£597,903	5.34%	£34,607
p0000847	East Midlands	1	Freehold	BeST	5	CPI	£467,083	5.32%	£26,838
p0000848	North West	1	Freehold	BeST	5	CPI	£314,342	5.31%	£17,833
p0000849	North West	1	Freehold	BeST	4	CPI	£396,191	5.32%	£22,660
p0000850	North West	1	Freehold	BeST	4	CPI	£335,310	5.31%	£19,069
p0000851	North West	1	Freehold	BeST	5	CPI	£434,159	5.32%	£24,896
p0000852	North West	1	Freehold	BeST	4	CPI	£497,154	5.33%	£28,663
p0000853	North West	1	Freehold	BeST	6	CPI	£536,088	5.34%	£30,958
p0000854	North West	1	Freehold	BeST	3	CPI	£391,254	5.32%	£22,365
p0000855	North West	1	Freehold	BeST	4	CPI	£253,011	5.32%	£14,243
p0000856	North West	1	Freehold	BeST	3	CPI	£260,992	5.32%	£14,714
p0000857	North West	1	Freehold	BeST	3	CPI	£213,518	5.31%	£11,948
p0000858	North West	1	Freehold	BeST	3	CPI	£213,518	5.31%	£11,948
p0000859	North West	1	Freehold	BeST	3	CPI	£213,518	5.31%	£11,948
p0000860	West Midlands	1	Freehold	BeST	4	CPI	£302,859	5.32%	£17,186
p0000861	West Midlands	1	Freehold	BeST	5	CPI	£481,130	5.32%	£27,662
p0000862	West Midlands	1	Freehold	BeST	5	CPI	£456,298	5.33%	£26,250
p0000863	East Midlands	1	Freehold	BeST	4	CPI	£327,743	5.32%	£18,657
p0000864	Yorkshire and the Humber	1	Freehold	BeST	5	CPI	£813,773	5.33%	£47,202
p0000865	Yorkshire and the Humber	1	Freehold	BeST	4	CPI	£602,906	5.34%	£34,902
p0000866	Yorkshire and the Humber	1	Freehold	BeST	4	CPI	£490,056	5.32%	£28,192
p0000867	Yorkshire and the Humber	1	Freehold	BeST	6	CPI	£667,671	5.34%	£38,727
p0000868	Yorkshire and the Humber	1	Freehold	BeST	5	CPI	£486,243	5.33%	£28,015

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p0000869	Yorkshire and the Humber	1	Freehold	My Space	2	CPI	£160,548	5.54%	£9,912
p0000870	Yorkshire and the Humber	1	Freehold	BeST	7	CPI	£686,430	5.32%	£39,704
p0000871	North West	1	Freehold	BeST	5	CPI	£432,353	5.33%	£24,837
p0000872	North West	1	Freehold	BeST	6	CPI	£579,972	5.33%	£33,489
p0000873	South East	1	Freehold	BeST	5	CPI	£688,532	5.34%	£39,963
p0000874	West Midlands	1	Freehold	BeST	6	CPI	£495,152	5.33%	£28,545
p0000875	West Midlands	1	Freehold	BeST	6	CPI	£631,793	5.34%	£36,608
p0000876	East Midlands	1	Freehold	BeST	6	CPI	£567,059	5.33%	£32,724
p0000877	North West	1	Freehold	BeST	3	CPI	£309,382	5.31%	£17,539
p0000878	North West	1	Freehold	BeST	6	CPI	£517,070	5.34%	£29,840
p0000879	North West	1	Freehold	BeST	4	CPI	£261,467	5.31%	£14,714
p0000880	North West	1	Freehold	My Space	7	CPI	£1,010,275	5.68%	£67,341
p0000881	North West	1	Freehold	My Space	6	CPI	£718,464	5.69%	£46,683
p0000882	North West	1	Leasehold	My Space	12	CPI	£1,558,112	5.58%	£105,128
p0000883	East Midlands	1	Freehold	BeST	15	CPI	£1,963,322	5.31%	£114,239
p0000884	East Midlands	1	Freehold	BeST	5	CPI	£396,697	5.32%	£22,718
p0000885	North East	1	Freehold	My Space	15	CPI	£1,987,345	5.63%	£129,923
p0000886	North West	1	Leasehold	My Space	8	1.00%	£1,047,036	6.19%	£75,252
p0000887	North West	1	Freehold	My Space	10	CPI	£1,622,662	5.66%	£109,790
p0000888	North West	1	Freehold	My Space	11	CPI	£1,610,154	5.69%	£108,599
p0000889	West Midlands	1	Freehold	BeST	12	CPI	£1,770,769	5.33%	£103,292
p0000890	East Midlands	1	Freehold	BeST	5	CPI	£504,162	5.34%	£29,075
p0000891	West Midlands	1	Freehold	Qualitas	60	CPI	£23,850,399	5.07%	£1,338,375
p0000892	Yorkshire and the Humber	1	Freehold	Qualitas	20	CPI	£11,457,042	5.08%	£642,910
p0000893	East Midlands	1	Freehold	Qualitas	20	CPI	£8,814,752	5.06%	£494,368
p0000894	North West	1	Freehold	Qualitas	40	CPI	£16,358,821	5.07%	£917,948
p0000895	Yorkshire and the Humber	1	Freehold	Qualitas	20	CPI	£7,228,542	5.06%	£405,313
p0000896	Yorkshire and the Humber	1	Freehold	Qualitas	20	CPI	£7,777,615	5.06%	£436,140
p0000897	East of England	1	Freehold	Falcon	4	CPI	£656,734	5.33%	£38,221
p0000898	East of England	1	Freehold	Falcon	4	CPI	£656,734	5.33%	£38,221
p0000899	East of England	1	Freehold	Falcon	14	CPI	£2,432,219	5.30%	£142,136
p0000900	East of England	1	Freehold	Falcon	4	CPI	£656,734	5.33%	£38,221
p0000901	West Midlands	1	Freehold	Inclusion	5	CPI	£937,106	5.37%	£53,573
p0000902	North West	1	Freehold	BeST	6	CPI	£2,974,043	5.35%	£170,611
p0000903	East of England	1	Freehold	Falcon	6	CPI	£992,229	5.32%	£57,756
p0000904	North East	1	Freehold	Falcon	6	CPI	£1,069,280	5.32%	£60,650
p0000928	North West	1	Freehold	Inclusion	9	CPI	£1,765,450	5.35%	£104,087
p0000929	South East	1	Freehold	Falcon	25	CPI	£4,761,403	5.10%	£261,171
p0000930	East of England	1	Freehold	Falcon	4	CPI	£898,430	5.09%	£50,166
p0000931	South West	1	Freehold	Inclusion	13	CPI	£3,395,569	5.26%	£191,334
p0000932	North East	1	Freehold	Falcon	15	CPI	£2,460,859	5.08%	£134,242
p0000933	North East	1	Freehold	Falcon	42	CPI	£1,985,295	5.13%	£112,730
p0000934	East of England	1	Freehold	Falcon	11	CPI	£2,129,842	5.29%	£120,661

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p0000935	Greater London	1	Freehold	Encircle	6	CPI	£1,635,511	5.28%	£95,301
p0000936	Greater London	1	Freehold	Falcon	6	CPI	£1,717,239	5.32%	£100,644
p0000937	South West	1	Freehold	Auckland	5	CPI	£792,407	5.29%	£44,601
p0000938	South West	1	Freehold	Auckland	3	CPI	£479,441	5.29%	£26,760
p0000939	North West	1	Freehold	Encircle	18	CPI	£2,743,985	5.35%	£162,441
p0000964	North West	1	Freehold	BeST	7	CPI	£1,079,838	5.38%	£63,892
p0000965	East Midlands	1	Freehold	Chrysalis	3	CPI + 1%	£530,764	5.27%	£29,570
p0000966	West Midlands	1	Freehold	Chrysalis	3	CPI + 1%	£501,153	5.26%	£27,852
p0000967	South East	0	Freehold	Westmoreland	0	CPI	£68,798	5.20%	£3,708
p0000968	South West	0	Freehold	Westmoreland	0	CPI	£110,128	5.25%	£5,982
p0000969	West Midlands	0	Freehold	Inclusion	20	CPI	£4,579,783	5.29%	£260,217
p0000974	South West	1	Freehold	Encircle	3	CPI	£550,731	5.37%	£32,358
p0000975	South West	1	Freehold	Encircle	11	CPI	£2,001,611	5.36%	£118,644
p0000976	East of England	1	Freehold	Auckland	5	CPI	£1,325,282	5.14%	£75,492
p0000977	East of England	1	Freehold	Auckland	6	CPI	£2,141,224	5.14%	£122,290
p0000978	East of England	1	Freehold	Auckland	15	CPI	£1,603,087	5.33%	£94,716
p0000979	East of England	1	Freehold	Auckland	5	CPI	£1,564,359	5.14%	£89,229
p0000980	East of England	1	Freehold	Auckland	3	CPI	£999,711	5.15%	£56,866
p0000981	South East	1	Freehold	Auckland	4	CPI	£572,458	5.33%	£33,422
p0000982	East of England	1	Freehold	Auckland	5	CPI	£1,197,670	5.14%	£68,154
p0000983	East of England	1	Freehold	Auckland	4	CPI	£2,060,893	5.14%	£117,682
p0000984	East of England	1	Freehold	Auckland	3	CPI	£1,673,479	5.14%	£95,436
p0000985	East of England	1	Freehold	Auckland	8	CPI	£2,782,435	5.14%	£159,110
p0000986	East of England	1	Freehold	Auckland	2	CPI	£649,617	5.12%	£36,613
p0000987	East of England	1	Freehold	Auckland	2	CPI	£469,949	5.14%	£26,444
p0000988	East of England	1	Freehold	Auckland	5	CPI	£1,062,877	5.15%	£60,508
p0000989	East of England	1	Freehold	Auckland	4	CPI	£435,524	5.32%	£25,279
p0000990	East of England	1	Freehold	Auckland	7	CPI	£3,279,322	5.12%	£186,845
p0000991	Yorkshire and the Humber	1	Freehold	Chrysalis	4	CPI	£875,342	5.54%	£51,715
p0000992	South West	1	Freehold	Falcon	6	CPI	£944,512	5.38%	£55,909
p0001020	South West	1	Freehold	Inclusion	13	CPI	£3,216,266	5.44%	£187,636
p0001021	North West	1	Freehold	Encircle	2	CPI	£426,522	5.31%	£24,700
p0001022	South East	1	Freehold	Encircle	3	CPI	£633,726	5.34%	£37,236
p0001023	South West	1	Freehold	Encircle	4	CPI	£841,125	5.35%	£49,648
p0001024	South West	1	Freehold	Auckland	6	CPI	£1,070,091	5.17%	£59,088
p0001025	Yorkshire and the Humber	1	Freehold	Inclusion	5	CPI	£779,568	5.33%	£44,391
p0001026	West Midlands	1	Freehold	Inclusion	8	CPI	£1,586,996	5.34%	£91,058
p0001027	Yorkshire and the Humber	1	Freehold	Inclusion	4	CPI	£1,150,298	5.41%	£66,586
p0001028	North West	1	Freehold & Leasehold	Inclusion	6	CPI	£1,214,007	5.26%	£68,293
p0001029	East Midlands	1	Freehold	Inclusion	4	CPI	£738,319	5.35%	£42,114
p0001030	South East	1	Freehold	Hilldale	3	CPI	£1,346,330	5.22%	£77,961
p0001031	South West	1	Freehold	Encircle	6	CPI	£2,356,512	5.26%	£137,772
p0001050	West Midlands	1	Freehold	Chrysalis	12	CPI	£1,334,176	5.23%	£77,300

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p0001051	East Midlands	1	Freehold	Inclusion	3	CPI	£557,434	5.32%	£31,586
p0001052	Yorkshire and the Humber	1	Freehold	Inclusion	6	CPI	£1,165,712	5.33%	£66,586
p0001053	Yorkshire and the Humber	1	Freehold	Inclusion	6	CPI	£1,253,749	5.33%	£71,708
p0001054	South East	1	Freehold	Inclusion	9	CPI	£1,778,086	5.34%	£101,928
p0001055	East Midlands	1	Freehold	Inclusion	4	CPI	£672,129	5.35%	£38,244
p0001056	Wales	1	Freehold & Leasehold	Chrysalis	6	CPI	£1,344,045	5.28%	£75,849
p0001057	Wales	1	Freehold	BeST	15	CPI	£945,513	5.09%	£50,900
p0001058	Wales	1	Freehold	BeST	6	CPI	£18,201,440	5.09%	£955,432
p0001059	Wales	1	Freehold	BeST	10	CPI	£6,485,961	5.09%	£351,867
p0001060	Wales	1	Freehold	BeST	16	CPI	£13,918,991	5.09%	£755,637
p0001061	Wales	1	Freehold	BeST	59	CPI	£1,068,292	5.09%	£57,604
p0001062	Wales	1	Freehold	BeST	43	CPI	£8,691,112	5.09%	£471,779
p0001063	Wales	1	Freehold	BeST	16	CPI	£17,198,588	5.08%	£900,670
p0001064	Wales	1	Freehold	BeST	26	CPI	£1,342,301	5.27%	£77,991
p0001065	Wales	1	Freehold	BeST	4	CPI	£545,960	5.24%	£31,197
p0001066	Wales	1	Freehold	BeST	16	CPI	£901,849	5.25%	£51,994
p0001067	South West	1	Freehold	Auckland	3	CPI	£478,533	5.20%	£26,261
p0001068	South West	1	Freehold	Auckland	3	CPI	£478,533	5.20%	£26,261
p0001069	South West	1	Freehold	Auckland	4	CPI	£637,166	5.18%	£35,015
p0001070	South West	1	Freehold	Auckland	2	CPI	£318,025	5.27%	£17,508
p0001071	South West	1	Freehold	Auckland	7	CPI	£1,113,854	5.15%	£61,277
p0001072	South West	1	Freehold	Auckland	5	CPI	£796,794	5.16%	£43,769
p0001074	South East	1	Freehold	Encircle	6	CPI	£1,177,840	5.25%	£68,575
p0001112	South East	1	Freehold	BeST	10	CPI	£1,806,839	5.37%	£108,034
p0001114	North West	1	Freehold	Auckland	10	CPI	£1,849,204	5.43%	£107,498
p0001115	North West	1	Freehold	Falcon	2	CPI	£368,652	5.32%	£20,574
p0001201	North West	1	Freehold	Inclusion	5	CPI	£1,151,122	5.47%	£67,161
p0001202	North West	1	Leasehold	Inclusion	6	CPI	£950,458	5.54%	£56,855
p0001203	South East	1	Freehold	Inclusion	5	CPI	£851,796	5.41%	£49,042
p0001204	West Midlands	1	Freehold	Inclusion	2	CPI	£383,275	5.38%	£21,637
p0001205	West Midlands	1	Freehold	Inclusion	2	CPI	£390,929	5.46%	£22,439
p0001289	South East	1	Freehold	Inclusion	5	CPI	£1,147,355	5.49%	£67,284
p0001290	West Midlands	1	Freehold	Inclusion	2	CPI	£371,722	5.46%	£21,317
p0001291	East of England	1	Freehold	Auckland	8	CPI	£1,303,595	5.28%	£77,239
p0001292	West Midlands	1	Freehold	Inclusion	3	CPI	£528,684	5.47%	£30,627
p0001293	South West	3	Freehold	Chrysalis	9	CPI	£1,997,461	5.19%	£111,127
p0001294	West Midlands	1	Freehold	Inclusion	4	CPI	£751,958	5.33%	£42,634
p0001295	East of England	1	Freehold	Falcon	8	CPI	£1,526,384	5.32%	£91,287
p0001458	South East	1	Freehold	Harbour Light	32	CPI	£11,058,662	5.03%	£625,000
p0001459	South East	1	Freehold	Auckland	12	CPI	£2,173,406	5.21%	£121,531
p0001460	South East	1	Freehold	Auckland	7	CPI	£1,313,494	5.21%	£73,251
p0001461	South East	1	Freehold	Auckland	7	CPI	£1,360,859	5.21%	£75,925
p0001462	South East	1	Freehold	Auckland	5	CPI	£968,486	5.25%	£54,233

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p0001465	West Midlands	1	Freehold	Inclusion	5	CPI	£920,914	5.49%	£53,869
p0001466	West Midlands	1	Freehold	Inclusion	4	CPI	£677,513	5.48%	£39,445
p0001467	Wales	1	Freehold	BeST	16	CPI	£6,076,724	5.05%	£331,264
p0001855	North East	1	Freehold	Inclusion	2	CPI	£374,528	5.48%	£21,548
p0001856	Wales	1	Freehold	BeST	49	CPI	£17,789,998	5.08%	£958,856
p0001915	North West	1	Freehold	Qualitas	2	CPI	£137,564	5.02%	£8,110
p0002001	Wales	1	Freehold	Windrush	6	CPI	£889,463	5.13%	£48,672
p0002002	Wales	1	Freehold	Windrush	6	CPI	£889,463	5.13%	£48,672
p0002003	Wales	1	Freehold	Windrush	7	CPI	£1,035,966	5.13%	£56,784
p0002004	Wales	1	Freehold	Windrush	5	CPI	£740,415	5.15%	£40,560
p0002005	Wales	1	Freehold	Windrush	5	CPI	£740,415	5.15%	£40,560
p0002006	Wales	1	Freehold	Windrush	4	CPI	£594,532	5.14%	£32,448
p0002007	Wales	1	Freehold	Windrush	4	CPI	£594,532	5.14%	£32,448
p0002008	Wales	1	Freehold	Windrush	3	CPI	£448,749	5.14%	£24,336
p0002009	Wales	1	Freehold	Windrush	3	CPI	£448,749	5.14%	£24,336
p0002010	Wales	1	Freehold	Windrush	3	CPI	£448,749	5.14%	£24,336
p0002011	Wales	1	Freehold	Windrush	1	CPI	£154,116	5.11%	£8,112
p0002012	Wales	1	Freehold	Windrush	2	CPI	£302,976	5.13%	£16,224
p0002013	Wales	1	Freehold	Windrush	2	CPI	£302,976	5.13%	£16,224
p0002014	Wales	1	Freehold	Auckland	40	CPI	£1,577,439	5.13%	£88,700
p0002015	Greater London	1	Freehold	Auckland	80	CPI	£2,660,288	5.13%	£150,000
p0002016	South East	1	Freehold	Inclusion	7	CPI	£1,770,529	5.31%	£100,717
p0002017	South East	0	Freehold	Inclusion	1	CPI	£238,185	5.49%	£13,393
p0002018	East of England	1	Freehold	Inclusion	5	CPI	£1,296,854	5.30%	£73,593
p0002019	East of England	0	Freehold	Inclusion	1	CPI	£221,739	5.50%	£12,587
p0002020	East of England	1	Freehold	Inclusion	4	CPI	£859,045	5.36%	£49,062
p0002021	East of England	1	Freehold	Inclusion	2	CPI	£403,227	5.43%	£23,036
p0002022	East of England	1	Freehold	Inclusion	3	CPI	£605,139	5.38%	£34,554
p0002023	East of England	1	Freehold	Inclusion	4	CPI	£807,277	5.36%	£46,073
p0002024	South East	1	Freehold	Inclusion	4	CPI	£807,277	5.36%	£46,073
p0002025	Wales	1	Freehold	Inclusion	4	CPI	£600,672	5.38%	£34,287
p0002026	Wales	1	Freehold	Inclusion	2	CPI	£301,685	5.45%	£17,143
p0002027	East of England	1	Freehold	Inclusion	2	CPI	£404,294	5.42%	£23,036
p0002028	South East	0	Freehold	Inclusion	1	CPI	£204,272	5.52%	£11,518
p0002029	East of England	0	Freehold	Inclusion	1	CPI	£202,994	5.49%	£11,384
p0002152	East of England	1	Freehold	Chrysalis	1	CPI	£642,596	5.26%	£35,876
p0002153	East of England	1	Freehold	Chrysalis	1	CPI	£636,582	5.21%	£35,152
p0002154	East of England	1	Freehold	Chrysalis	1	CPI	£632,873	5.24%	£35,152
p0002155	East of England	1	Freehold	Chrysalis	1	CPI	£624,168	5.22%	£34,516
p0002189	North West	1	Freehold	ose Supported Hc	13	CPI	£1,386,870	5.52%	£81,742
p0002272	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£154,837	5.63%	£9,105
p0002245	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£174,481	5.45%	£9,961
p0002268	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£154,976	5.63%	£9,113

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0002254	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£151,439	5.63%	£8,901
p0002266	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£203,308	5.45%	£11,635
p0002252	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£239,766	5.27%	£13,315
p0002244	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£190,955	5.82%	£11,624
p0002241	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£187,166	5.27%	£10,356
p0002234	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£174,013	5.63%	£10,577
p0002260	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£168,820	5.63%	£9,943
p0002267	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£154,698	5.63%	£9,096
p0002246	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£168,820	5.63%	£9,943
p0002249	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£199,679	5.45%	£11,423
p0002273	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£175,881	5.63%	£10,366
p0002232	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£171,494	5.70%	£9,943
p0002257	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£221,314	5.45%	£12,681
p0002265	Yorkshire and the Humber	1	Leasehold	Qualitas	4	CPIH	£203,125	5.45%	£11,624
p0002233	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£156,759	5.63%	£9,511
p0002274	Yorkshire and the Humber	1	Leasehold	Qualitas	4	CPIH	£209,716	5.27%	£11,624
p0002261	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£208,039	5.82%	£12,681
p0002259	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£204,619	5.82%	£12,470
p0002271	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£158,086	5.63%	£9,299
p0002251	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£159,447	5.45%	£9,088
p0002255	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£163,088	5.45%	£9,299
p0002256	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£190,927	5.27%	£10,568
p0002264	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£154,144	5.63%	£9,063
p0002238	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£164,181	5.63%	£9,970
p0002275	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£173,543	5.45%	£9,906
p0002270	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£173,543	5.45%	£9,906
p0002240	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£178,200	5.27%	£9,852
p0002247	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£200,254	5.45%	£11,457
p0002276	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£206,734	5.27%	£11,457
p0002236	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£162,292	5.63%	£9,853
p0002277	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£206,734	5.27%	£11,457
p0002262	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£167,321	5.63%	£9,853
p0002263	Yorkshire and the Humber	1	Leasehold	Qualitas	4	CPIH	£172,614	5.45%	£9,852
p0002235	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£167,321	5.45%	£9,853
p0002278	Yorkshire and the Humber	1	Leasehold	Qualitas	4	CPIH	£169,755	5.63%	£9,999
p0002269	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£167,321	5.63%	£9,853
p0002237	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£162,286	5.63%	£9,852
p0002248	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£172,621	5.45%	£9,853
p0002258	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£167,321	5.63%	£9,853
p0002239	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£162,130	5.63%	£9,843
p0002242	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£166,731	5.63%	£9,817
p0002243	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£197,757	5.45%	£11,312
p0002250	Yorkshire and the Humber	1	Freehold	Qualitas	4	CPIH	£181,734	5.45%	£10,382

UPRN	Region	Building	Tenure	Tenant	Service Users	Rent indexation	Valuation	NIY	Accounting Rent
p0002253	Yorkshire and the Humber	1	Leasehold	Qualitas	4	CPIH	£172,011	5.45%	£9,817
p0002286	East of England	1	Freehold	Chrysalis	2	CPI	£621,646	6.36%	£41,600
p0002301	East of England	1	Freehold	Auckland	1	CPI	£125,786	5.12%	£8,016
		697					£978,147,574		£56,334,488

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