

Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

Investment Board

Date: Thursday, 11th November, 2021

Time: 6.00 pm

Venue: Zoom

Chair: Councillor N Reeve

Members: Councillors G Bagnall, C Criscione, N Hargreaves, A Khan,
P Lavelle, G LeCount, J Lodge, R Pavitt, N Reeve, G Sell and
J De Vries

**Independent
Members:** R White

AGENDA PART 1

Open to Public and Press

1 Apologies for Absence and Declarations of Interest

To receive any apologies for absence and declarations of interest.

2 Minutes of the previous meeting

4 - 8

To consider the minutes of the previous meeting.

3 UDC Property Portfolio Q1 2021/22 Report

9 - 72

To receive the UDC Property Portfolio Q1 Report.

4 UDC Property Portfolio Q2 2021/22 Report

73 - 137

To receive the UDC Property Portfolio Q2 Report.

**5 Prudential Code consultation and proposed changes to
Minimum Revenue Provision and possible debt caps**

To discuss the Prudential Code consultation and proposed changes to Minimum Revenue Provision and possible debt caps (to follow).

For information about this meeting please contact Democratic Services

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Agenda Item 2

INVESTMENT BOARD held at ZOOM, on TUESDAY, 27 JULY 2021 at 5.00 pm

Present: Councillors G Bagnall, C Criscione, N Hargreaves, A Khan, G LeCount, R Pavitt, N Reeve, G Sell and J De Vries

Indep.
Member: R White

Officers in Attendance: C Edwards (Democratic Services Officer) and A Webb (Director – Finance and Corporate Services)

IB1 ELECTION OF A CHAIR

Councillor Reeve, as the Portfolio Holder for the Economy and Investment, was nominated and seconded as Chair. There was no dissent. It was agreed that he would remain as Chair for the rest of the Committee year.

AGREED to appoint Councillor Reeve as the Chair of the Investment Board for the rest of the Committee year.

IB2 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Lavelle and Lodge; it was noted that Cathy Crick had stepped down as an independent member and a replacement would need to be found.

Councillor Bagnall declared a non-pecuniary interest as Ward Member for Takeley.

Councillor Pavitt declared a non-pecuniary interest as Ward Member for Littlebury, Chesterford and Wenden Lofts.

Councillor Criscione said he wished to declare that his company had had been instructed to work on a planning application for a solar farm in Uttlesford but not the one in Agenda item 10.

IB3 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21 January 2021 were approved.

IB4 UDC PROPERTY PORTFOLIO Q4 REPORT

The Director – Finance and Corporate Services gave a summary of the Property Portfolio Q4 Report that set out the quarterly performance for the Council.

He highlighted the following: -

- The Chesterford Retail Park valuation had gone up and had now exceeded the Council's financial investment.
- Building 300 works were due for completion next month.
- A planning application from Western Homes for the land beside the current site in Takeley had been submitted and the application would be followed to ensure that the Council's interests were not compromised.
- The Veterinary practice in Scotland had changed ownership but Pets at Home remained as the Lease Guarantor.
- XPO Logistics had taken over Waitrose distributions, but it did not affect the Lease which remained the responsibility of Waitrose.
- The asset valuation on page 8 of the report did not yet reflect the true value as a number of the assets were forward funding and therefore their value was only partly accounted for.

In response to questions from Members the Director – Finance and Corporate Services made the following points: -

- The Nucleus showed a minus figure because it was a cost; the restaurant and meeting room facilities ran at a loss as the Park provided these facilities to occupants as part of their agreements.
- The Nucleus was hired out to tenants and members of the public for entertainment purposes but was constrained by security implications.
- He agreed to provide a breakdown of the Estate Service Shortfall.
- It did not matter that some of the floors were empty at the Veterinary practice as it had no financial implication to the Council because the lease agreement was for the whole building.
- The insurance on the Waitrose Distribution Centre had been paid. R White agreed to send a note of the two main commercial insurers he has contact with.
- The extra 2 acres of undeveloped land within the Waitrose lease could provide a future opportunity to build another commercial unit.
- The borrowing limits varied due to a number of factors including the length and type of loan, for example, repayment versus interest only.
- The Local Authorities, as lenders, could not ask for their money back early as they were tied to a contract for the duration of the loan. Due diligence was carried out for each loan before they were entered into.

Councillor Khan said that the only risk missing from the list was the risk of a pandemic or an act of God.

Further to a comment made by R White, the Director – Finance and Corporate Services said he would be compiling a business plan for each asset over the next few months.

Councillor De Vries joined the meeting at 5:20pm.

IB5

ETHICAL INVESTMENT POLICY

The Chair introduced the report and thanked Councillor Khan for his help in producing the policy.

In response to Members questions the Chair made the following points: -

- The policy was forward looking and therefore would not be used retrospectively for current tenants.
- The policy covered the United Nations principle of defence responsibility through the monitoring of the way the military was used to ensure they were not complicit in human rights abuses.
- The list of exclusions was discussed and whether it should be kept in the document or removed.
- The document would need to be reviewed regularly.

Councillor Sell suggested a concise summary at the beginning to set out what the Council's ethical code of practice was by using a statement he had found from Keele University.

The Director – Finance and Corporate Services said that the document should not be held up by any amendments made to the summary at this stage. He suggested that the wording could be looked at in a first review and the Keele University statement could be incorporated at that point.

The Chair agreed but asked for the list of exclusions to be removed from the document.

The Investment Board showed its overall support for removing the exclusions by a show of hands, 5 in favour of removal and 3 against.

AGREED that the report would be recommended to Cabinet with the list of exclusions removed but with a covering note to explain what they were and why they had been removed.

Councillor Bagnall left the meeting at 6:10pm

IB6

LITTLE CANFIELD BUSINESS PARK

The Director – Finance and Corporate Services gave a summary of the report that set out the financial position for the Little Canfield Business Park and sought funding to enable the commercial element to be rented out.

In response to a question from Councillor De Vries, the Director – Finance and Corporate Services said that the impact on the neighbouring properties would be considered when tenants were selected. He said that new tenants would have fewer vehicles and that it would be a stipulation of the tenancy that vehicles would not be allowed to turn right out of the site.

AGREED that Members of the Investment Board recommend to Cabinet that: -

- a. The sum of £7,500,000 be allocated to the commercial element of the Little Canfield Business Park project from the £300 million commercial fund; and

- b. The funding should be split on an 80% interest only and 20% repayment funding basis.

Councillor Hargreaves left the meeting at 6:40pm

IB7 **INDEPENDENT MEMBERS**

The Director – Finance and Corporate Services gave a summary of the report that set out the current position with regards to the vacancy on Aspire (CRP) Ltd and the Investment Board.

He suggested that a panel be appointed of three members from the Investment Board to interview and recommend to Cabinet suitable candidates to take on the roles. He recommended to the Board that Richard White and Alan Jones (the non-Executive Director for Aspire (CRP) Ltd) should also be involved in the process.

The Director – Finance and Corporate Services said that the Board did not need to decide the panel members at this meeting but just the general principle of the process.

AGREED that Members would appoint three Investment Board councillors to form the interview panel for both roles.

IB8 **EXCLUSION OF PUBLIC AND PRESS**

The Chair proposed the exclusion of the public and press and Councillor Sell seconded the motion.

AGREED that under section 1001 of the Local Government Act 1972 the public be excluded for the following items of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 part 1 of Schedule 12A of the Act.

IB9 **ASSETS UNDER DEVELOPMENT - UPDATE**

The Director – Finance and Corporate Services gave a summary of the report that set out the current position on the four assets under development.

He highlighted the following points: -

- The distribution centre at Gloucester was still on track and should be accepted by Amazon on 1 November 2021.
- Extra funding of £2.5m had been agreed for the Tewkesbury site and was on track for completion by May 2022.
- Stane Retail Park Phase 1 was on track to complete by 20 September 2021 for Aldi and B&Q.

- Building 300 would be completed next month; all the units had been let and the Park overall was 99.9% let.

In response to a question from Councillor Criscione, the Director – Finance and Corporate Services said there would be a final quality check of the works carried out before it was handed over.

Members noted the report.

IB10

FUTURE ASSET ACQUISITION AND DEVELOPMENTS

The Director – Finance and Corporate Services gave a summary of the report that set out the current position on one potential acquisition site and further development at Chesterford Research Park.

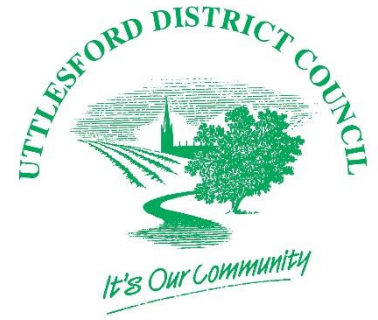
He highlighted the following points: -

- A retailer had agreed to take the lease of 4 units at the Stane Retail Park phase 2; other discussions were taking place.
- Building 800 would be the second biggest building on the Park with another 16 units of approximately 5,000 sq. ft. each. It would take 2 years from design to finished build.
- The Solar Green Energy hub would provide a solar farm capable of meeting 90% of the business requirements.

Councillor Pavitt said the Solar Farm was a contentious issue as there were a lot of applications coming through the district for these farms. He agreed with the Director – Finance and Corporate Services that this was mitigated in this case by the fact that the Solar Farm would serve the Park and would not be solely aimed at making a profit through selling to the grid.

Members noted the report.

The meeting closed at 7:10pm.



Uttlesford Property Portfolio
Q1 Report
1 April 2021 – 30 June 2021

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Portfolio Assets – Quarterly Update

Chesterford Research Park

The Council has loaned Aspire (CRP) Ltd a total of £59,816,500 for the acquisition and further development of the Park. As far as the Council Portfolio is concerned the 'asset' is the loan which the company makes repayments on each year. However, in this section additional information is provided with regards the value of the investment.

Property Statistics

The key property data for Chesterford Research Park as at 30 June 2021 is as follows:-

Vacant units

Property Name	Lease Name	Unit Description	Current Rent	ERV	Sq. Ft.
Building 300	Vacant		£0.00	£1,394,900.00	41,325
Garden Cottage	Vacant	Suite 1	£0.00	£5,000.00	150
Garden Cottage		Suite 2	£0.00	£5,670.00	165
				£1,405,570.00	41,640

Building 300 is currently vacant and being re-developed into four roughly 10,000 Sq.Ft units. One has already been pre-let and offers are out on the other three.

Valuation

	June 2020	Sep 2020	Dec 2020	March 2021	June 2021
Mansion House	2,700,000	2,700,000	2,670,000	2,780,000	3,200,000
Science Village	11,250,000	12,200,000	12,650,000	15,950,000	18,100,000
Nucleus	-3,570,051	-3,534,354	-3,497,647	-3,533,541	-3,497,622
Garden Cottage	171,200	171,100	171,100	171,000	183,000
Older perm buildings	2,420,000	2,480,000	2,480,000	2,480,000	2,640,000
Older temp buildings	26,600	23,700	20,300	16,800	13,400
Building 60	11,900,000	17,300,000	19,950,000	23,200,000	25,850,000
Building 200	14,300,000	14,350,000	15,150,000	17,450,000	18,350,000
Building 300	7,410,000	7,410,000	9,400,000	13,050,000	16,800,000
Building 400	4,680,000	4,680,000	4,670,000	5,250,000	5,460,000
Building 600/700	34,350,000	34,350,000	36,150,000	38,900,000	43,000,000
Building 900	8,230,000	8,220,000	9,720,000	10,550,000	11,000,000
Building 50	6,900,000	6,910,000	6,920,000	7,870,000	8,410,000
Miscellaneous	1,470,000	1,470,000	1,470,000	1,470,000	1,470,000
Estate s/c shortfall	-4,037,292	-4,017,491	-3,956,101	-3,894,335	-3,841,432
Development Land	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Estate Capex	0	0	0	0	0
Value	£101,850,000	£108,350,000	£117,550,000	£135,350,000	£150,800,000

The Nucleus negative sum is based on an assumption that the building will operate at a loss for the next eight years, and uses the current actual position as the basis for the calculation.

As can be seen from the valuation figures the park is currently valued at £150,800,000 which gives a value per investor of £75,400,000 and this will increase further when the remainder of Building 300 is let.

Top 10 Tenants by Rent

Tenant	Rental Exposure pa	% of Total Contracted Rent
1. Charles River Discovery Research Services UK Ltd	£1,740,000	22.68
2. Lonza Biologics plc	£909,150	11.85
3. Astra Zeneca UK Ltd	£720,000	9.39
4. Domainex Ltd	£720,000	9.39
5. Microbiotica Ltd	£668,430	8.71
6. Oncologica UK Ltd	£437,608	5.70
7. Cambridge Epigenetix Ltd	£376,850	4.91
8. Diagnostics for The Real World (Europe) Ltd	£307,494	4.01
9. Isomerase Therapeutics Ltd	£252,035	3.29
10. Mestag Therapeutics Ltd	£170,810	2.23
TOTAL	£6,302,377	82.16

Rent Paid

100% of rent due was paid on time on the June quarter date.



QUARTERLY REPORT – JUNE 2021

	COMMENTS		
PROPERTY (ADDRESS)	<p>Skyway House Parsonage Road Takeley Bishop's Stortford Herts CM22 6PU</p> <p>(HQ office building)</p>	<p>Tenant: Lease Term: Passing Rent: Next Rent Review Date: Basis of Rent Review:</p>	<p>Weston Homes Plc</p> <p>FRI 25 years from 30.6.20 (24 years 1 month unexpired)</p> <p>£1,128,000 p.a exc</p> <p>30.6.2025</p> <p>Fixed Review to £1,276,228 p.a exc on 30.6.2025 13.14% uplift every 5 years</p>
DATE OF LAST PROPERTY INSPECTION	<p>21st April 2021 Next inspection due October 2021.</p>		
RENT COLLECTION	<p>The tenant pays quarterly in advance on the usual quarter days. The last quarters rent was paid on time.</p>		
INSURANCE	<p>UDC responsible, subject to recovery from WH. Zurich have quoted a premium of £11,466.02 for the year to 30.09.2021. ML have charged out and collected the premium.</p>		
SERVICE CHARGE	<p>N/A</p>		
NOTES	<p>Weston Homes staff have now returned to the office. They currently have approx. 200 staff in the building allowing them to socially distance as this is significantly below full capacity.</p>		
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	<p>The Property has an EPC rating of A16 and BREEAM rating of very good. There is a grey water recycling system and all the lights are LED with most on sensors. There are 18 electrical vehicle charging points.</p>		



1 Deer Park Road Fairways Business Park Livingston

QUARTERLY REPORT – JUNE 2021

	COMMENTS		
PROPERTY (ADDRESS)	1 Deer Park Road Fairways Business Park Livingston EH54 8AF (Private Veterinary Hospital)	Tenant: Lease Term: Agreed Rent: Rent Commencement Date: Next Rent ReviewDate: Basis of Review:	Veterinary Specialists (Scotland) Ltd FRI lease 20 years from 10.9.2019 (18 years 3 months unexpired) £372,546 p.a exc 10.9.2023 10.9.2024 Fixed Review to £411,320 p.a exc
DATE OF LAST INSPECTION	28 October 2020 (delayed due to Covid restrictions)		
RENT COLLECTION	The tenant has a four-year rent-free period, so the rent commencement date is 10.9.2023. The Lease provides for quarterly payments, however, a side letter has been signed to allow the tenant to pay monthly on 1 st of each month.		
INSURANCE	UDC responsible, subject to recovery from tenant. Zurich have quoted a premium of £3,725.80 for the year to 30.09.2021. ML have charged out and collected the premium.		
SERVICE CHARGE	N/A		
NOTES			
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	VSSL have sustainability Policy and there may be an opportunity to work with the tenant in future to improve the buildings Green Credentials. Tenant to be encouraged to install electric charging points.		



QUARTERLY REPORT – JUNE 2021

	COMMENTS		
PROPERTY (ADDRESS)	Waitrose Distribution Centre Matrix Park Western Avenue Chorley Lancashire PR7 7NB	Tenant: Lease Term: Passing Rent: Next Rent Review Date: Basis of Rent Review:	Waitrose Ltd FRI Lease 30 years from 30.4.2012 (unexpired term of 20 years 11 months) £2,271,254 p.a 30.4.2022 Higher of open market rent or RPI (cap & collar of 5% & 2% p.a compounded)
DATE OF LAST PROPERTY INSPECTION	27 th May 2021.		
RENT COLLECTION	Lease provides for quarterly payments. UDC agreed on a temporary basis that the Tenant could pay the rent monthly on 25 th of each month up to June 2021. The tenant has now reverted to quarterly rent payments.		
INSURANCE	UDC responsible, subject to recovery from Waitrose. Zurich have quoted a premium of £43,364.08 for the year to 30.9.2021. ML have charged out the premium.		
SERVICE CHARGE	<p>Matrix Park Management Company administer the service charge for the estate, the service charge year is 1st June to 31st May. UDC pay 44.27% of the total budget, Matrix invoice UDC quarterly and this is recharged to Waitrose. ML have invoiced Waitrose for the sums due since 1.12.20, the March quarter's payment has been fully paid.</p> <p>There is an outstanding dispute relating to historic service charge recovery. ML awaiting confirmation from JLL (the previous Managing Agent) that this has now been resolved and they will make final payment to Matrix. JLL to provide ML with a statement once finalised. ML chasing JLL to resolve the issue.</p>		
NOTES	<p>Waitrose have sublet part of the 2nd floor offices to Amey.</p> <p>ML have requested copies of the tenants Risk Assessments and Compliance certification.</p> <p>Waitrose have agreed a 5 year Distribution Service Agreement with XPO Logistics who will occupy the property. Waitrose are permitted in accordance with the lease to grant a Distribution Underlease to a Distribution Services Provider without the Landlord's consent. This has been checked by your solicitors.</p>		
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	<p>There is approx. 2 acres of surplus development land on eastern side of site included in the lease to Waitrose.</p> <p>We understand that the land was intended for an incineration/recycling plant to be operated by Waitrose to provide energy to heat some areas of the building, but this has been abandoned due to environmental concerns and technological deficiencies.</p> <p>There may be an opportunity in the future to obtain planning for an additional unit on this land.</p>		

Agreed Acquisitions

STANE RETAIL PARK PHASE 1, STANWAY, COLCHESTER

SUMMARY

UDC contracted to purchase phase 1 (B&Q and Aldi - combined rent of circa £1.78m pa) for £30.424m gross, on 4th August 2020, with a first pre-emption right to acquire phase 2 (in parcels) at market value, once the tenant line up and lease terms are known. The land was bought for £7.5m on 4th August 2020. The final payment is likely to be made for phase 1, upon lease completions and building handover (est. September 2021). The overall site area is circa 17 acres gross.

Construction Update

The entire park, is being built out as one, by Readie Construction Ltd, who commenced construction in August 2020. We are informed by the project developers, Churchmanor, that the scheme is advancing well, and remains as per the original timescale. It remains the plan to grant early access to B&Q, to fit out and the scheme to be Practical Completed (PC) in September 2021, with the formal opening of B&Q and Aldi in October/November 2021. The phase 2 units should be finished to shell at that stage too. Latest site photos are shown below



DISTRIBUTION CENTRE, GLOUCESTER

The Council completed the acquisition in March 2021 and work on site started immediately with a planned PC date of 1 November 2021 and handover to the tenant (Amazon). This is very challenging but remains on track. Current site photos are shown below.



HEADQUARTERS AND WAREHOUSE, TEWKESBURY

In March 2021 the Council acquired a site in Tewkesbury, Gloucestershire for a new build head office and warehouse with a pre-let 35 year lease. The developer has set up a time lapse video stream so that the Council can see progress. A snapshot is provided below and the stream is available at <https://barberry.reachtimelapse.co.uk/projectmeteor/>



Asset Valuation

The Council employ CBRE to provide a quarterly valuation of the Council owned assets. The full report is attached as Appendix One. In summary, as at the end of quarter 4 the position is as shown below

Property	Price paid (including future commitments)	Q3 2020	Q4 2020	Q1 2021	Q2 2021
Colchester, Stane RP	£ 27,004,322	£ 7,500,000	£ 7,500,000	£ 7,975,000	£ 9,600,000
Chorley, Waitrose RDC	£ 54,608,773	£ 54,600,000	£ 55,000,000	£ 56,700,000	£ 58,500,000
Livingston, 1 Deerpark Road	£ 4,758,374	£ 4,800,000	£ 4,900,000	£ 4,975,000	£ 5,050,000
Takeley, Skyway House	£ 20,000,000	£ 18,000,000	£ 19,500,000	£ 19,500,000	£ 19,600,000
Gloucester, Amazon W/H	£ 42,692,000			£ 5,625,000	£ 8,050,000
Tewkesbury, MOOG HQ	£ 37,749,262			£ 7,000,000	£ 11,000,000
	£ 186,812,731	£ 84,900,000	£ 86,900,000	£ 101,775,000	£ 111,800,000

When the loan to Aspire (CRP) Ltd is built in, and payments to date included, the total asset valuation is as shown below

Property	Price paid (including future commitments)	Amount paid as at 30 June 2021	SEP 2020	DEC 2020	MAR 2021	JUN 2021
	£	£	£	£	£	£
Colchester, Stane RP	27,004,322	7,500,000	7,500,000	7,500,000	7,975,000	9,600,000
Chorley, Waitrose RDC	54,608,773	54,608,773	54,600,000	55,000,000	56,700,000	58,500,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	4,800,000	4,900,000	4,975,000	5,050,000
Takeley, Skyway House	20,000,000	19,500,000	18,000,000	19,500,000	19,500,000	19,600,000
Gloucester, Amazon	42,692,000	7,431,720			5,625,000	8,050,000
Tewkesbury, MOOG HQ	37,749,262	7,986,780			7,000,000	11,000,000
	186,812,731	101,785,647	84,900,000	86,900,000	101,775,000	111,800,000
Aspire (CRP) Ltd	59,816,500	59,816,500	54,175,000	58,775,000	67,675,000	75,400,000
Total Portfolio	246,629,231	161,602,147	139,075,000	145,675,000	169,450,000	187,200,000

Future Asset Acquisitions

Stane Retail Park 2

Phase 2

The owner developer is in advanced discussions with Marks and Spencer (M&S) for a superstore covering all aspects of its business (food, clothing, homeware and 'click and collect'). When the final terms are agreed the Council will have an opportunity to negotiate a price and then agree or not to proceed with the acquisition. Once M&S are signed up it is expected that the remaining units will be taken very quickly. Again the Council will have the option to acquire those units.



Financing

The Portfolio is financed from three sources

1. Internal borrowing – when the Council has excess funds to invest
2. Repayment loan with
3. Borrowing from other local authorities

The split between 1 and 3 above varies on a week to week basis. Below is a snapshot of the external funding as at 22 June 2021 which totals £146,500,000 with another £65,000,000 arranged between now and September 2021. The latter amounts are primarily for the completion of Stane Retail Park.

Date	Lender	Amount (£)	Maturity	Rate
15-Sep-20	Lancashire County Council	20,000,000	14-Sep-21	0.35%
15-Sep-20	Portsmouth City Council	10,000,000	14-Sep-21	0.30%
02-Sep-20	West of England Combined Authority	10,000,000	09-Sep-21	0.30%
02-Sep-20	Barnsley, Doncaster, Rotherham and Sheffield Combined Authority	10,000,000	09-Sep-21	0.30%
02-Sep-20	Lancashire County Council	7,000,000	09-Sep-21	0.30%
25-Sep-20	Hampshire County Council	6,000,000	05-Jul-21	0.23%
25-Sep-20	Hampshire Fire and Rescue Authority	1,000,000	05-Jul-21	0.23%
25-Sep-20	Western Isles Council	3,000,000	05-Jul-21	0.23%
21-Apr-21	Hampshire County Council	3,000,000	20-Apr-22	0.13%
21-Apr-21	Devon County Council	2,500,000	20-Apr-22	0.13%
30-Apr-21	London Borough of Newham	5,000,000	29-Apr-22	0.13%
30-Apr-21	Brighton & Hove City Council	4,000,000	29-Apr-22	0.13%
20-Apr-21	West Yorkshire Combined Authority	3,500,000	12-Apr-22	0.12%
02-Jun-21	St Helens M.B.C	5,000,000	01-Jun-22	0.25%
07-Jun-21	Derbyshire County Council	11,500,000	06-Jun-22	0.35%
17-Jun-21	Newport City Council	2,000,000	01-Jul-21	0.02%
21-Jun-21	Middlesbrough Council	3,000,000	01-Jul-21	0.02%
18-Jun-20	Oxfordshire County Council	5,000,000	19-Jun-23	1.20%
30-Jun-20	Gloucestershire County Council	5,000,000	30-Jun-22	0.95%
24-Nov-20	Guildford Borough Council	3,000,000	24-May-22	0.45%
24-Nov-20	Spelthorne Borough Council	5,000,000	24-May-22	0.45%
05-Jul-17	Phoenix Life Ltd	22,000,000	05-Jul-57	2.86%
	Total borrowing as at 22 June 2021	146,500,000		
05-Jul-17	Phoenix Life Ltd	15,000,000	05-Jul-57	2.86%
14-Sep-21	West Midlands Combined Authority	10,000,000	13-Sep-22	0.20%
14-Sep-21	Crawley Borough Council	5,000,000	13-Sep-22	0.20%
14-Sep-21	East Sussex County Council	5,000,000	13-Sep-22	0.25%
14-Sep-21	Lancashire County Council	10,000,000	13-Sep-22	0.30%
09-Sep-21	West of England Combined Authority	10,000,000	08-Sep-22	0.12%
09-Sep-21	Newcastle Upon Tyne, North Tyneside Authority	10,000,000	08-Sep-22	0.12%
	Total forward borrowing as at 22 June 2021	65,000,000		

Risks

Likelihood Scores

Score	Probability
1 (Little Likelihood)	Less than 10%
2 (Some Likelihood)	10% to 50%
3 (Significant Likelihood)	51% to 90%
4 (Near Certainty)	More than 90%

Impact Scores

Score	Impact Level on Strategic Objectives
1	Minor impact/delay/difficulty
2	Small impact/delay/difficulty
3	Considerable impact/delay/difficulty
4	Extreme impact/delay/Difficulty

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Each risk score for likelihood and impact is plotted onto a risk matrix to produce its score. A green score indicates risks which the organisation is most prepared to accept and red those which are less likely to be accepted.

LIKELIHOOD	4	4	8	12	16
	3	3	6	9	12
	2	2	4	6	8
	1	1	2	3	4
		1	2	3	4
		IMPACT			

21-IB-01 LONG TERM BORROWING

The council is unable to secure long term borrowing	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	• Phoenix loan is secured	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	• Widen the term for short term borrowing to mitigate short term fluctuations in availability of funding	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (June 2021)

- Work has started on obtaining a credit rating which will then be used to issue a bond probably in early 2022

21-IB-02 INTEREST RATES

Interest rates increase leading to a reduced net income	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	• Phoenix loan is secured so part mitigation	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	• Secure a bond issue as soon as possible	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (June 2021)

- Work has started on obtaining a credit rating which will then be used to issue a bond probably in early 2022
- Interest rates forecast to remain at current levels for several more years

21-IB-03 TENANT DEFAULT

Tenants default on rental payments either short term or because of business failure	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Additional financial due diligence undertaken ahead of all purchases 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3	<ul style="list-style-type: none"> Continuous monitoring of tenants both financial information and news channels 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (June 2021)

- Tenants passed the viability test and no adverse financial reports this quarter

21-IB-04 BUILDING LOSS

Loss of building due to fire/flood leading to no rent being received for duration of the repair/reinstatement	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> UDC fully insures the building and recharges the tenant Copies of fire safety procedures/test etc. held by agent 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	4	4	<ul style="list-style-type: none"> Monitor procedures as part of the inspection process 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (June 2021)

- Discussions with all tenants on fire etc. safety. Inspections check for issues and ensure maintenance repairs etc. are undertaken

21-IB-05 REPUTATION

Actions of tenants affect the reputation of the Council	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	• Tenants checked as part of initial due diligence	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3	• Continuous monitoring of tenants both financial information and news channels	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	3	3	AW	31.03.2022		

Progress Update (June 2021)

➤ All publicity this quarter has been positive including good news for Weston Homes [£500m London Urban Village gains planning permission \(ukreiiif.com\)](https://www.ukreiiif.com)

Summary

In February 2021, the Council adopted the Commercial Strategy and in so doing allocated a total of £300 million for commercial investment, including that already committed at Chesterford Research Park. To date £253,098,874 has been committed with an option for a further estimated £49,474,500 giving a total allocation just over the £300,000,000 target. It should however be noted that whilst the total commitment exceeds £300,000,000 there is several million pounds of contingency built into assets 5, 6, and 7 in the first table, not all of which will be needed. In addition, Stane Retail Park Phase 2 is an estimate of likely cost and the Council can acquire all/part/none of Phase 2 as viability and funds permit.

The net yield of the committed portfolio is 4.76% and this remains the same when the option items are included. This yield reflects the risk appetite of the Council and the desire for well-known/established brands as tenants.

Portfolio Summary - Committed

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Net Yield %
1	Loan to Aspire (CRP) Ltd	59,816,500	2,487,152	4.16
2	Skyway House, Takeley	20,000,000	1,128,000	5.64
3	1 Deerpark Road, Livingston	4,758,374	372,546	6.29
4	Regional Distribution Centre, Chorley	54,600,000	2,253,907	4.16
5	Stane Retail Park – Phase 1	30,424,000	1,784,024	5.86
6	Distribution Warehouse, Gloucester	43,000,000	2,253,200	5.24
7	Headquarters, Tewkesbury	40,500,000	1,757,700	4.34
	Total	253,098,874	12,036,529	4.76

Portfolio Yield – 4.76%

Portfolio Summary - Option

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Net Yield %
1	Stane Retail Park - Phase 2	35,000,000	1,750,000	5.00
2	Future loans to Aspire (CRP) Ltd	14,474,500	602,139	4.16
	Total	49,474,500	2,352,139	4.75

Total Yield including option – 4.76%

It should be noted that the figures are above are current estimates. Actual rent for Stane Retail Park, Gloucester and Tewkesbury will depend upon the final measured survey of the completed building.

VALUATION REPORT

Valuation Date: 30 June 2021

In respect of:

Uttlesford District Council Property Fund

On behalf of:

Uttlesford District Council

Legal Notice and Disclaimer

This valuation report (the "Report") has been prepared by CBRE Limited ("CBRE") exclusively for Uttlesford District Council (the "Client") in accordance with the terms of engagement entered into between CBRE and the client dated 10 November 2020 ("the Instruction"). The Report is confidential to the Client and any other Addressees named herein and the Client and the Addressees may not disclose the Report unless expressly permitted to do so under the Instruction.

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CBRE's maximum aggregate liability to the Client, Addressees and to any Relying Parties howsoever arising under, in connection with or pursuant to this Report and/or the Instruction together, whether in contract, tort, negligence or otherwise shall not exceed the lower of:

(i) 25% of the value of a single property, or, in the case of a claim relating to multiple properties 25% of the aggregated value of the properties to which the claim relates (such value being as at the Valuation Date and on the basis identified in the Instruction or, if no basis is expressed, Market Value as defined by the RICS); or

(ii) £20,000,000 (Twenty Million British Pounds).

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None of the information in this Report constitutes advice as to the merits of entering into any form of transaction.

If you do not understand this legal notice then it is recommended that you seek independent legal advice.

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01

VALUATION REPORT

Introduction

Report Date	9 August 2021
Valuation Date	30 June 2021
Addressee	Uttlesford District Council London Road Saffron Walden CB11 4ER
The Properties	Properties held in Uttlesford District Council Property Fund, as set out in the Schedule of Values.
Instruction	To value the Properties as at the Valuation Date in accordance with Terms of Engagement dated 10 November 2020.
Status of Valuer	You have instructed us to act as an External valuer as defined in the current version of the RICS Valuation – Global Standards. Please note that the Valuation may be investigated by the RICS for the purposes of the administration of the Institution’s conduct and disciplinary regulations in order to ensure compliance with the Valuation Standards.
Purpose and Basis of Valuation	You have requested us to carry out a Valuation for Financial Reporting purposes only for incorporation within the Company’s accounts. The Valuation will be on the basis of: <ul style="list-style-type: none"> • Fair Value in accordance with IFRS 13. We confirm that Fair Value as defined in IFRS13 is effectively the same as Market Value. The definitions are set out in full in the VSTOB.
Fair Value (IFRS 13)	£111,800,000 (ONE HUNDRED AND ELEVEN MILLION EIGHT HUNDRED THOUSAND POUNDS) exclusive of VAT, as shown in the Schedule of Capital Values set out below.
Portfolios and Aggregation	We have valued the Properties individually and no account has been taken of any discount or premium that may be negotiated in the market if all or part of the portfolio was to be marketed simultaneously, either in lots or as a whole.
Joint Tenancies and Indirect Investment Structures	Where a property is owned through an indirect investment structure or a joint tenancy in a trust for sale, our Valuation represents the relevant apportioned percentage of ownership of the value of the whole property, assuming full management control. Our Valuation therefore is unlikely to represent the value of the interests in the indirect investment structure through which the property is held. Our Valuation does not necessarily represent the ‘Fair Value’ in accordance with IFRS 13 or FRS102 of the interests in the indirect investment structure through which the property is held.
Novel Coronavirus (COVID-19)	The outbreak of Novel Coronavirus (COVID-19), which was declared by the World Health Organisation as a “Global Pandemic” on the 11 March 2020, continues to affect economies and real estate markets globally. Nevertheless, as at the Valuation Date, property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where enough market evidence exists upon which to base opinions of value. Accordingly – and for the avoidance of doubt – 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 in response to changes in the control or future spread of COVID-19, we highlight the importance of the Valuation Date.

In the case of **development** valuations, we would draw your attention to the fact that, even in normal market conditions, the residual method of valuation is very sensitive to changes in key inputs, with small changes in variables (such as the timing of the development, finance/construction costs and sales rates) having a disproportionate effect on land value. Consequently, in the current market conditions – with the potential for supply and timing issues, liquidity issues and reduced transactional volumes – it is inevitable that there is even greater uncertainty, with site values being susceptible to much more variance than normal.

Compliance with Valuation Standards

The Valuation has been prepared in accordance with the latest version of the RICS Valuation – Global Standards (incorporating the International Valuation Standards) and the UK national supplement (the “Red Book”) current as the Valuation Date.

The Properties have been valued by a valuer who is qualified for the purpose of the Valuation in accordance with the Red Book. We confirm that we have sufficient local and national knowledge of the particular property market involved and have the skills and understanding to undertake the Valuation competently.

Where the knowledge and skill requirements of the Red Book have been met in aggregate by more than one valuer within CBRE, we confirm that a list of those valuers has been retained within the working papers, together with confirmation that each named valuer complies with the requirements of the Red Book.

This Valuation is a professional opinion and is expressly not intended to serve as a warranty, assurance or guarantee of any particular value of the subject Properties. Other valuers may reach different conclusions as to the value of the subject Properties. This Valuation is for the sole purpose of providing the intended user with the valuer’s independent professional opinion of the value of the subject Properties as at the Valuation Date.

Assumptions

The Properties details on which each Valuation are based are as set out in this report. We have made various assumptions as to tenure, letting, taxation, town planning, and the condition and repair of buildings and sites – including ground and groundwater contamination – as set out below.

If any of the information or assumptions on which the Valuation is based are subsequently found to be incorrect, the Valuation figures may also be incorrect and should be reconsidered.

Variations and/or Departures from Standard Assumptions

None.

Independence

The total fees, including the fee for this assignment, earned by CBRE Ltd (or other companies forming part of the same group of companies within the UK) from the Addressee (or other companies forming part of the same group of companies) is less than 5.0% of the total UK revenues.

Previous Involvement and Conflicts of Interest

We confirm that we have previously valued all the properties on your behalf on a quarterly basis.

Copies of our conflict of interest checks have been retained within the working papers.

Disclosure

The principal signatory of this report has continuously been the signatory of Valuations for the same Addressee and Valuation purpose as this report since September 2020.

CBRE Ltd has continuously been carrying out Valuation instructions for the Addressee of this report since September 2020.

CBRE Ltd has carried out Valuation, Agency and Professional services on behalf of the Addressee since September 2020.

Reliance

The contents of this Report may only be relied upon by:

- i) Addressees of the Report; and
- ii) Parties who have received prior written consent from CBRE in the form of a reliance letter;

for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.

Publication

Neither the whole nor any part of our report nor any references thereto may be included in any published document, circular or statement nor published in any way without our prior written approval of the form and context in which it will appear.

Such publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Red Book or the incorporation of the special assumptions referred to herein.

Yours faithfully



Mark Dennis
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Director
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For and on behalf of CBRE Limited

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Yours faithfully



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Schedule of Values

Schedule of Values

Address	Property Type	Tenure	Total	Ownership Purpose
Skyway House, Bishop's Stortford	Offices	Freehold	£19,600,000	Investment
Waitrose RDC, Chorley	Industrial	Freehold	£58,500,000	Investment
Stane Retail Park, Colchester	Retail Warehouse	Freehold	£9,600,000	In the course of Development
Amazon, Gloucester	Industrial	Freehold	£8,050,000	In the course of Development
1 Deerpark Road, Livingston	Offices	Freehold	£5,050,000	Investment
MOOG, Tewkesbury	Industrial	Freehold	£11,000,000	In the course of Development

Portfolio Total (GBP)	£111,800,000
- Freehold - 100.00 % (GBP)	£111,800,000

* Short Leasehold: Leasehold of 50 years and under

** Long Leasehold: Leasehold over 50 years unexpired term

Property	Price paid (including future commitments)	Q3 2020	Q4 2020	Q1 2021	Q2 2021
Colchester, Stane RP	£ 27,004,322	£ 7,500,000	£ 7,500,000	£ 7,975,000	£ 9,600,000
Chorley, Waitrose RDC	£ 54,608,773	£ 54,600,000	£ 55,000,000	£ 56,700,000	£ 58,500,000
Livingston, 1 Deerpark Road	£ 4,758,374	£ 4,800,000	£ 4,900,000	£ 4,975,000	£ 5,050,000
Takeley, Skyway House	£ 20,000,000	£ 18,000,000	£ 19,500,000	£ 19,500,000	£ 19,600,000
Gloucester, Amazon W/H	£ 42,692,000			£ 5,625,000	£ 8,050,000
Tewkesbury, MOOG HQ	£ 37,749,262			£ 7,000,000	£ 11,000,000
	£ 186,812,731	£ 84,900,000	£ 86,900,000	£ 101,775,000	£ 111,800,000

Source of Information and Scope of Works

Sources of Information	We have carried out our work based upon information supplied to us by professional advisors, as set out within this report, which we have assumed to be correct and comprehensive.
Inspection	<p>In accordance with your instructions, we inspect the Properties internally every three years. A schedule of the most recent inspection dates and the names of the inspecting valuers is maintained within our working papers and can be made available if required.</p> <p>Following the outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organisation as a “Global Pandemic” on 11th March 2020, we were unable to carry out internal inspections between 25 March 2020 and 18 May 2020.</p> <p>Subsequent to this, Internal inspections need to comply with new UK Government, PHE, Regional and local guidance.</p> <p>With some properties it has not been possible to arrange an inspection in compliance with the new guidelines and we have been unable to inspect these assets internally, within the last 12 months. We have therefore valued these Properties subject to an external inspection, adopting the assumptions concerning the state of these Properties as set out within this report.</p> <p>You have confirmed that you are not aware of any material changes to the physical attributes of these properties, since the last inspection. We have assumed this advice to be correct.</p>
Areas	We have not measured the Properties but have relied upon the floor areas provided to us by you or your professional advisors, which we have assumed to be correct and comprehensive, and which you have advised us have been calculated using the: Gross Internal Area (GIA), Net Internal Area (NIA) or International Property Measurement Standard (IPMS) 3 – Office, measurement methodology as set out in the latest edition of the RICS Property Measurement Standards.
Environmental Considerations	<p>We have not been instructed to make any investigations in relation to the presence or potential presence of contamination in land or buildings or the potential presence of other environmental risk factors and to assume that if investigations were made to an appropriate extent then nothing would be discovered sufficient to affect value.</p> <p>We have not carried out investigation into past uses, either of the property or of any adjacent lands, to establish whether there is any potential for contamination from such uses or sites, or other environmental risk factors and have therefore assumed that none exists.</p>
Services and Amenities	<p>We understand that the Properties are located in an area served by mains gas, electricity, water and drainage.</p> <p>None of the services have been tested by us.</p>
Repair and Condition	We have not carried out building surveys, tested services, made independent site investigations, inspected woodwork, exposed parts of the structure which were covered, unexposed or inaccessible, nor arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used, or are present, in any part of the Properties. We are unable, therefore, to give any assurance that the Properties are free from defect.
Town Planning	We have not undertaken planning enquiries.
Titles, Tenures and Lettings	Details of title/tenure under which the Properties are held and of lettings to which it is subject are as supplied to us. We have not generally examined nor had access to all the deeds, leases or other documents relating thereto. Where information from deeds, leases or other documents is recorded in this report, it represents our understanding of the relevant documents. We should emphasise, however, that the interpretation of the documents of title (including relevant deeds, leases and planning consents) is the responsibility of your legal adviser.

We have not conducted credit enquiries on the financial status of any tenants. We have, however, reflected our general understanding of purchasers' likely perceptions of the financial status of tenants

Valuation Assumptions

Capital Values

The Valuation has been prepared on the basis of "Fair Value" in accordance with International Financial Reporting Standard 13 ("IFRS 13"), which is defined as:

"The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

"Fair Value", for the purpose of financial reporting under IFRS 13, is effectively the same as "Market Value", which is defined in the Red Book as:

"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 represents the figure that would appear in a hypothetical contract of sale at the Valuation Date. No adjustment has been made to this figure for any expenses of acquisition or realisation - nor for taxation which might arise in the event of a disposal.

No account has been taken of any inter-company leases or arrangements, nor of any mortgages, debentures or other charge.

No account has been taken of the availability or otherwise of capital based Government or European Community grants.

Rental Values

Unless stated otherwise rental values indicated in our report are those which have been adopted by us as appropriate in assessing the capital value and are not necessarily appropriate for other purposes, nor do they necessarily accord with the definition of Market Rent in the Red Book, which is as follows:

"The estimated amount for which an interest in real property should be leased on the Valuation Date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Fixtures, Fittings and Equipment

Where appropriate we have regarded the shop fronts of retail and showroom accommodation as forming an integral part of the building.

Landlord's fixtures such as lifts, escalators, central heating and other normal service installations have been treated as an integral part of the building and are included within our Valuations.

Process plant and machinery, tenants' fixtures and specialist trade fittings have been excluded from our Valuations.

All measurements, areas and ages quoted in our report are approximate.

Environmental Matters

In the absence of any information to the contrary, we have assumed that:

- a) the Properties are not contaminated and is not adversely affected by any existing or proposed environmental law;
- b) any processes which are carried out on the Properties which are regulated by environmental legislation are properly licensed by the appropriate authorities;
- c) in England and Wales, the Properties possesses current Energy Performance Certificates (EPCs) as required under the Government's Energy Performance of Buildings Directive – and that they have an energy efficient standard of 'E', or better. We would draw your attention to the fact that under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 it became unlawful for landlords to rent out a business premise from 1st April 2018 – unless the site has reached a minimum EPC rating of an 'E', or secured a relevant exemption. In Scotland, we have assumed that the Properties possesses current EPCs as required under the Scottish Government's Energy Performance of Buildings (Scotland) Regulations – and

that they meet energy standards equivalent to those introduced by the 2002 building regulations. We would draw your attention to the fact the Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 came into force on 1st September 2016. From this date, building owners are required to commission an EPC and Action Plan for sale or new rental of non-domestic buildings bigger than 1,000 sq m that do not meet 2002 building regulations energy standards. Action Plans contain building improvement measures that must be implemented within 3.5 years, subject to certain exemptions;

- d) the Properties are either not subject to flooding risk or, if it is, that sufficient flood defences are in place and that appropriate building insurance could be obtained at a cost that would not materially affect the capital value; and
- e) invasive species such as Japanese Knotweed are not present on the Properties.

High voltage electrical supply equipment may exist within, or in close proximity of, the Properties. The National Radiological Protection Board (NRPB) has advised that there may be a risk, in specified circumstances, to the health of certain categories of people. Public perception may, therefore, affect marketability and future value of the Properties. Our Valuation reflects our current understanding of the market and we have not made a discount to reflect the presence of this equipment.

Repair and Condition

In the absence of any information to the contrary, we have assumed that:

- a) there are no abnormal ground conditions, nor archaeological remains, present which might adversely affect the current or future occupation, development or value of the Properties;
- b) the Properties are free from rot, infestation, structural or latent defect;
- c) no currently known deleterious or hazardous materials or suspect techniques, including but not limited to Composite Panelling, ACM Cladding, High Alumina Cement (HAC), Asbestos, have been used in the construction of, or subsequent alterations or additions to, the Properties; and
- d) the services, and any associated controls or software, are in working order and free from defect.

We have otherwise had regard to the age and apparent general condition of the Properties. Comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Title, Tenure, Lettings, Planning, Taxation and Statutory & Local Authority Requirements

Unless stated otherwise within this report, and in the absence of any information to the contrary, we have assumed that:

- a) the Properties possesses a good and marketable title free from any onerous or hampering restrictions or conditions;
- b) the building has been erected either prior to planning control, or in accordance with planning permissions, and has the benefit of permanent planning consents or existing use rights for their current use;
- c) the Properties is not adversely affected by town planning or road proposals;
- d) the building complies with all statutory and local authority requirements including building, fire and health and safety regulations, and that a fire risk assessment and emergency plan are in place;
- e) only minor or inconsequential costs will be incurred if any modifications or alterations are necessary in order for occupiers of the Properties to comply with the provisions of the Disability Discrimination Act 1995 (in Northern Ireland) or the Equality Act 2010 (in the rest of the UK);

-
- f) all rent reviews are upward only and are to be assessed by reference to full current market rents;
 - g) there are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal;
 - h) tenants will meet their obligations under their leases, and are responsible for insurance, payment of business rates, and all repairs, whether directly or by means of a service charge;
 - i) there are no user restrictions or other restrictive covenants in leases which would adversely affect value;
 - j) where more than 50% of the floorspace of the Properties is in residential use, the Landlord and Tenant Act 1987 (the "Act") gives certain rights to defined residential tenants to acquire the freehold/head leasehold interest in the Properties. Where this is applicable, we have assumed that necessary notices have been given to the residential tenants under the provisions of the Act, and that such tenants have elected not to acquire the freehold/head leasehold interest. Disposal on the open market is therefore unrestricted;
 - k) where appropriate, permission to assign the interest being valued herein would not be withheld by the landlord where required;
 - l) vacant possession can be given of all accommodation which is unlet or is let on a service occupancy; and
 - m) Land Transfer Tax (or the local equivalent) will apply at the rate currently applicable. In the UK, Stamp Duty Land Tax (SDLT) in England and Northern Ireland, Land and Buildings Transaction Tax (LABTT) in Scotland or Land Transaction Tax (LTT) in Wales, will apply at the rate currently applicable
-

02

Appendices

Appendix A – Portfolio Valuation Comparison Reports

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 06/08/2021

Valuation Date: 30/06/2021

Status: Final

Total Assets: 6

Prop Ref	Town	Address	Tenure*	Area	Net Rent pa	ERV pa	ERV	IY	EY	RY	Capital Value	Capital Value 30/06/2021	Change Since 31/03/2021	% Change
Industrial														
Chorley	Chorley	Waitrose RDC	Freehold	417,623 sqFt	£2,271,254	£2,401,332	5.75 £/sqFt	3.64%	4.23%	3.84%	140.08 £/sqFt	£58,500,000	£1,800,000	3.17%
Gloucester	Gloucester	Amazon	Freehold	122,669 sqFt	£0	£1,427,180	11.63 £/sqFt	0.00%	4.15%	13.38%	65.62 £/sqFt	£8,050,000	£2,425,000	43.11%
Tewkesbury	Tewkesbury	MOOG	Freehold	208,998 sqFt	£0	£1,671,242	8.00 £/sqFt	0.00%	4.25%	12.50%	52.63 £/sqFt	£11,000,000	£4,000,000	57.14%
Industrial				749,290 sqFt	£2,271,254	£5,499,754		1.58%	4.21%	9.01%		£77,550,000	£8,225,000	11.86%
Industrial LfL				749,290 sqFt	£2,271,254	£5,499,754		1.58%	4.21%	9.01%		£77,550,000	£8,225,000	11.86%
Offices														
Livingston	Livingston	1 Deerpark Road	Freehold	30,940 sqFt	£0	£372,546	12.04 £/sqFt	0.00%	6.69%	6.92%	163.22 £/sqFt	£5,050,000	£75,000	1.51%
Takeley	Bishop's Stortford	Skyway House	Freehold	47,951 sqFt	£1,128,000	£1,127,808	23.52 £/sqFt	5.39%	6.33%	5.39%	408.75 £/sqFt	£19,600,000	£100,000	0.51%
Offices				78,891 sqFt	£1,128,000	£1,500,354		4.29%	6.40%	5.71%		£24,650,000	£175,000	0.72%
Offices LfL				78,891 sqFt	£1,128,000	£1,500,354		4.29%	6.40%	5.71%		£24,650,000	£175,000	0.72%
Retail Warehouse														
Colchester	Colchester	Stane Retail Park	Freehold	99,832 sqFt	£0	£1,702,674	17.06 £/sqFt	0.00%	5.21%	14.84%	96.16 £/sqFt	£9,600,000	£1,625,000	20.38%
Retail Warehouse				99,832 sqFt		£1,702,674		0.00%	5.21%	14.84%		£9,600,000	£1,625,000	20.38%
Retail Warehouse LfL				99,832 sqFt		£1,702,674		0.00%	5.21%	14.84%		£9,600,000	£1,625,000	20.38%
Grand Total:				928,013 sqFt	£3,399,254	£8,702,781		1.69%	4.82%	4.33%		£111,800,000	£10,025,000	9.85%
Grand Total LfL:				928,013 sqFt	£3,399,254	£8,702,781		1.69%	4.65%	9.46%		£111,800,000	£10,025,000	9.85%

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 06/08/2021

Valuation Date: 30/06/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Industrial																							
Chorley Waitrose RDC (100.00 %)	Chorley																						
Waitrose Ltd	1		417,623	30/04/2012	30/04/2022	29/04/2042		2,271,254	5.44	2,271,254	5.44	2,401,332	5.75					0	58,500,003	140.08	3.64%	4.23%	3.84%
Gross:			0					2,271,254	5.44	2,271,254	5.44	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			417,623					2,271,254	5.44	2,271,254	5.44	2,401,332	5.75					0	58,500,000	140.08	3.64%	4.23%	3.84%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																CIY	DIY	EY	RY
AWULT to Expiry	20.84	20.84	21.09	21.09	30/06/2021	2,271,254	2,271,254	2,401,332	0	58,500,000	3.64%	3.64%	4.23%	3.84%									
AWULT to Break	20.84	20.84	21.09	21.09	31/03/2021	2,271,254	2,271,254	2,401,332	0	56,700,000	3.75%	3.75%	4.36%	3.96%									
Vacant % by ERV					Diff %:	0.00%	0.00%	0.00%	0.00%	3.17%													

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Industrial																							
Gloucester																							
Amazon (100.00 %)																							
Amazon UK Services Ltd	208		122,669	01/11/2021	01/11/2026	31/10/2036		0	0.00	0	0.00	1,427,180	11.63	5				0	8,050,000	65.62	0.00%	4.15%	3.31%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			122,669					0	0.00	0	0.00	1,427,180	11.63					-32,507,782	8,050,000	65.62	0.00%	4.15%	13.38%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																CIY	DIY	EY	RY		
AWULT to Expiry					30/06/2021	0	0	1,427,180												-32,507,782	8,050,000	0.00%	0.00%	4.15%	13.38%
AWULT to Break					31/03/2021	0	0	1,427,180												-34,499,058	5,625,000	0.00%	0.00%	4.15%	17.32%
Vacant % by ERV		100.00%		100.00%	Diff %:	0.00%	0.00%	0.00%												-5.77%	43.11%				

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



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Industrial																							
Tewkesbury MOOG (100.00 %)	Tewkesbury																						
Moog Controls Ltd	208		208,998	01/04/2022	01/04/2027	31/03/2057		0	0.00	0	0.00	1,671,242	8.00	10				0	11,000,000	52.63	0.00%	4.25%	4.37%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			208,998					0	0.00	0	0.00	1,671,242	8.00					-24,898,905	11,000,000	52.63	0.00%	4.25%	12.50%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																			
AWULT to Expiry						30/06/2021	0	0	1,671,242									-24,898,905	11,000,000	0.00%	0.00%	4.25%	12.50%
AWULT to Break						31/03/2021	0	0	1,554,524									-25,951,585	7,000,000	0.00%	0.00%	4.25%	16.92%
Vacant % by ERV		100.00%		100.00%		Diff %:	0.00%	0.00%	7.51%									-4.06%	57.14%				

Industrial: Total	749,290					30/06/2021	2,271,254	3.03	2,271,254	3.03	5,499,754	7.34							77,550,000		1.58%	4.21%	9.01%
						31/03/2021	2,271,254	3.14	2,271,254	3.14	5,383,036	7.43							69,325,000		1.64%	4.27%	11.37%
						Movement	0.00%		0.00%		2.17%								11.86%				
Industrial: Total LFL	749,290					30/06/2021	2,271,254	3.03	2,271,254	3.03	5,499,754	7.34							77,550,000		1.58%	4.21%	9.01%
						31/03/2021	2,271,254	3.14	2,271,254	3.14	5,383,036	7.43							69,325,000		1.64%	4.27%	11.37%
						Movement	0.00%		0.00%		2.17%								11.86%				

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Offices																							
Livingston																							
1 Deerpark Road (100.00 %)																							
Vetinary Specialists (Scotland) Limited	51	Whole Building	30,940	10/09/2019		09/09/2039		0	0.00	0	0.00	372,546	12.04		26			0	5,050,000	163.22	0.00%	6.70%	6.93%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			30,940					0	0.00	0	0.00	372,546	12.04					0	5,050,000	163.22	0.00%	6.69%	6.92%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																			
AWULT to Expiry		18.21		18.45	30/06/2021	0	0	372,546										0	5,050,000	0.00%	0.00%	6.69%	6.92%
AWULT to Break		18.21		18.45	31/03/2021	0	0	372,546										0	4,975,000	0.00%	0.00%	6.69%	7.03%
Vacant % by ERV					Diff %:	0.00%	0.00%	0.00%										0.00%	1.51%				

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



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Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Offices																							
Bishop's Stortford Skyway House (100.00 %)	Takeley																						
Weston Homes	79		47,951	30/06/2020	30/06/2025	29/06/2045		1,128,000	23.52	1,128,000	23.52	1,127,808	23.52					0	19,600,001	408.75	5.39%	6.33%	5.39%
Gross:			0					1,128,000	23.52	1,128,000	23.52	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			47,951					1,128,000	23.52	1,128,000	23.52	1,127,808	23.52					0	19,600,000	408.75	5.39%	6.33%	5.39%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																	CIY	DIY	EY	RY
AWULT to Expiry	24.01	24.01	24.26	24.26	30/06/2021	1,128,000	1,128,000	1,127,808	0	19,600,000	5.39%	5.39%	6.33%	5.39%										
AWULT to Break	24.01	24.01	24.26	24.26	31/03/2021	1,128,000	1,128,000	1,127,808	0	19,500,000	5.41%	5.41%	6.33%	5.41%										
Vacant % by ERV					Diff %:	0.00%	0.00%	0.00%	0.00%	0.51%														

Offices: Total	78,891				30/06/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02										24,650,000	4.29%	6.40%	5.71%	
					31/03/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02											24,475,000	4.31%	6.40%	5.73%
					Movement	0.00%		0.00%		0.00%												0.72%			
Offices: Total LfL	78,891				30/06/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02											24,650,000	4.29%	6.40%	5.71%
					31/03/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02											24,475,000	4.31%	6.40%	5.73%
					Movement	0.00%		0.00%		0.00%												0.72%			

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



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Retail Warehouse																							
Colchester Stane Retail Park (100.00 %)		Colchester																					
B&Q	208		81,350	01/09/2021	01/09/2026	31/08/2036		0	0.00	0	0.00	1,342,275	16.50	3	15			0	6,764,087	83.15	0.00%	5.75%	6.22%
Aldi	221		18,482	01/09/2021	01/09/2026	31/08/2046	01/09/2041*	0	0.00	0	0.00	360,399	19.50	3	9			0	2,835,913	153.44	0.00%	3.85%	3.99%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			99,832					0	0.00	0	0.00	1,702,674	17.06					-19,132,641	9,600,000	96.16	0.00%	5.21%	14.84%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)					CIY	DIY	EY	RY		
AWULT to Expiry					30/06/2021	0	0	1,702,674	-19,132,641	9,600,000	0.00%	0.00%	5.21%	14.84%
AWULT to Break					31/03/2021	0	0	1,702,674	-18,768,043	7,975,000	0.00%	0.00%	5.50%	17.55%
Vacant % by ERV		100.00%		100.00%	Diff %:	0.00%	0.00%	0.00%	1.94%	20.38%				

Retail Warehouse: Total	99,832				30/06/2021			1,702,674	17.06			9,600,000	0.00%	5.21%	14.84%
					31/03/2021			1,702,674	17.06			7,975,000	0.00%	5.50%	17.55%
					Movement			0.00%				20.38%			
Retail Warehouse: Total LfL	99,832				30/06/2021			1,702,674	17.06			9,600,000	0.00%	5.21%	14.84%
					31/03/2021			1,702,674	17.06			7,975,000	0.00%	5.50%	17.55%
					Movement			0.00%				20.38%			

Portfolio Total:	928,013				30/06/2021	3,399,254	3.66	3,399,254	3.66	8,702,781	9.38	111,800,000	1.69%	4.82%	4.33%
					31/03/2021	3,399,254	3.76	3,399,254	3.76	8,586,063	9.51	101,775,000	1.76%	4.90%	4.45%
					Movement	0.00%		0.00%		1.36%		9.85%			
Portfolio Total LfL:	928,013				30/06/2021	3,399,254	3.66	3,399,254	3.66	8,702,781	9.38	111,800,000	1.69%	4.65%	9.46%
					31/03/2021	3,399,254	3.76	3,399,254	3.76	8,586,063	9.51	101,775,000	1.76%	4.74%	11.52%
					Movement	0.00%		0.00%		1.36%		9.85%			

Appendix B - UK Long Income Market Update

Long Income – Market Update

Figure 1: Bond and Yield Movement, June 2021



Yields have stabilised over the quarter. Long term inflation expectations have increased.

Rate	June 2020 (%)	March 2021 (%)	May 2021 (%)	June 2021 (%)	Trend
UK RPI 30-Year Implied Inflation – YTM	2.75	3.10	3.29	3.37	↑
UK Gilt, 30-Year Maturity – YTM	0.71	1.00	1.29	1.35	↑
Foodstore Blend – YTM	2.35	1.69	2.04	2.07	↑
Social Housing Blend – YTM	2.10	1.93	2.12	2.17	↑
University Blend – YTM	1.86	1.32	1.85	1.86	↑

Source: Bank of England, Bloomberg, June 2021

- Foodstore Blend is the average of Morrison 2031, Tesco (2047 & 2057) and Wal-Mart 2039.
- Social Housing Blend is the average of Genfinance II 2039, Sovereign Housing Capital (2043 & 2048), Peabody Capital 2043 and Places for People Homes Ltd 2024.
- University Blend is average of University of Cambridge 2052, University of Manchester 2053 and University of Liverpool 2055.
- Yield to maturity data from the above corporate bonds are expressed as 4 week averages from early June, while gilt and RPI inflation data are based on 13 week averages.

FINANCIAL INDICATORS

Figure 2 & 3: 13 Week Average RPI and Zero-Coupon Gilt Curves



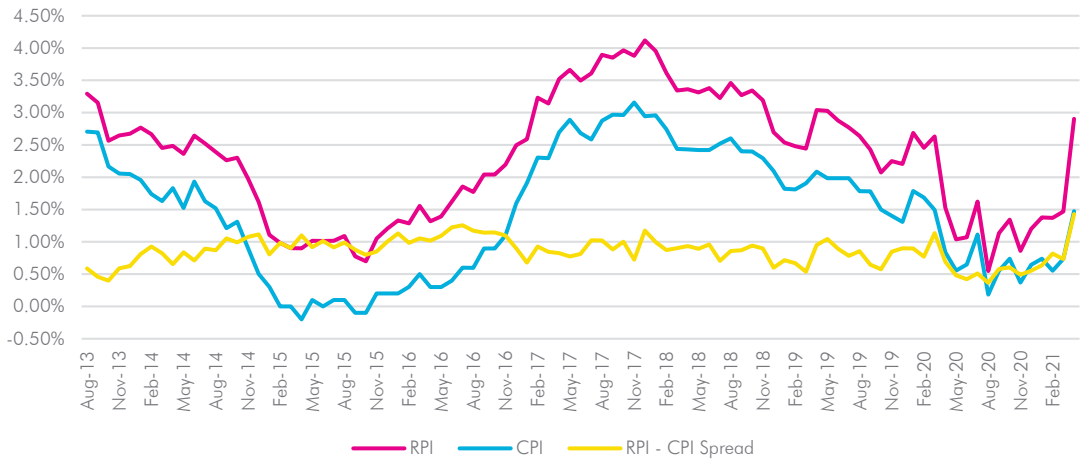
13 Week Average RPI Implied Inflation curve has increased universally over the past quarter.

13 Week Average Zero Coupon Gilt rates have also moved out consistently throughout the curve.

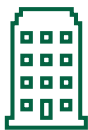


Source: Bank of England, June 2021

Figure 4: Historical RPI and CPI Chart

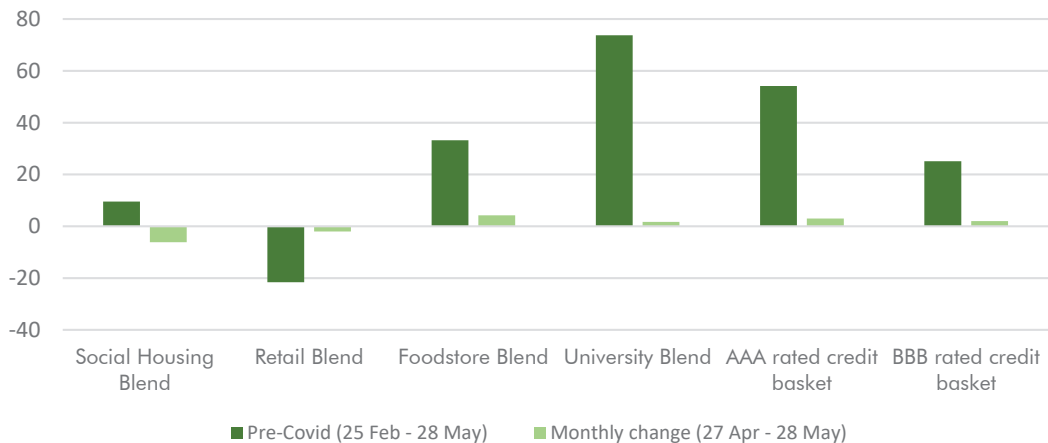


Source: ONS, June 2021



Credit spreads have remained stable over the quarter, but are now softer than February last year being our pre-COVID benchmark.

Figure 5: Movement in Credit Spreads by bond baskets (bps)

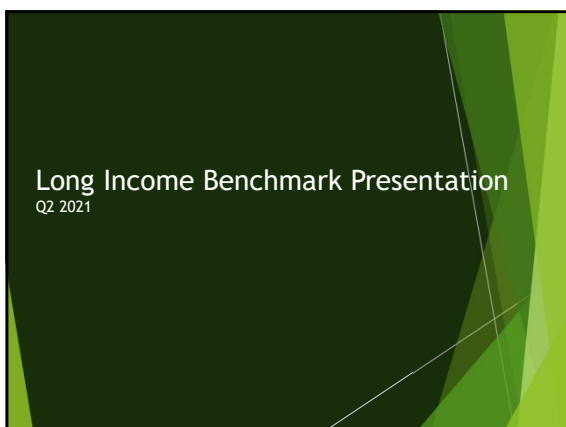


Source: Bloomberg, June 2021

LONG INCOME MARKET TRENDS

- Long dated nominal UK Gilts, which saw a c.60bp outward shift towards the end of Q1, have stabilised and are, broadly speaking, at July 2019 levels.
- The BOE 1-40 year RPI inflation forecast (13 week trailing average) has almost universally risen over the quarter by c.35bps
- As a generality, Long Income pricing continues to trend 'stable-to-stronger' with continued supply/demand pressure pushing boundaries.
- Government secured investments coming to market are receiving aggressive bids demonstrating narrowing of acceptable margins and spreads.
- There are early signs of investor interest in some of the more troubled Leisure sectors with the perception that the bottom of the market has been reached or at least approaching. However, tenant default risk is still a key focus.
- There is heightened emphasis on vacant possession analysis and alternative use value underpin, particularly for those asset classes affected most by the pandemic.

Appendix C – Long Income Benchmark Presentation



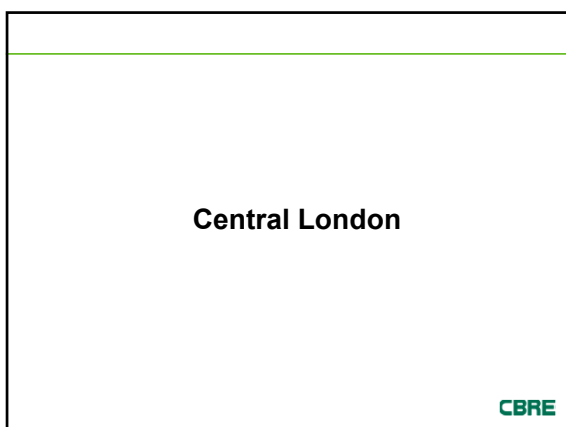
1

Long Income

- Long dated nominal UK Gilts, which saw a c. 60bp outward shift towards the end of Q1, have stabilised and are, broadly speaking, at July 2019 levels.
- The BOE 1-40 year RPI inflation forecast (13 week trailing average) has almost universally risen over the quarter by c. 35bps
- As a generality, Long Income pricing continues to trend 'stable-to-stronger' with continued supply/demand pressure pushing boundaries.
- Government secured investments coming to market are receiving aggressive bids demonstrating narrowing of acceptable margins and spreads.
- There are early signs of investor interest in some of the more troubled Leisure sectors with the perception that the bottom of the market has been reached or at least approaching. However, tenant default risk is still a key focus.
- There is heightened emphasis on vacant possession analysis and alternative use value underpin, particularly for those asset classes affected most by the pandemic.

CBRE

2



3

1 Barham, Barham Street, E1




- Freehold
- 310,000 sq ft
- New development
- Let to BT
- WAULT: 15 years
- Current Rent: £20,500,000 (£1,470 psf)
- OMRV's
- Vendor: Aldgate Developments
- Date to market: February 2021
- Quoting Price: £500,000,000 (£1,470 psf) 3.50% NIY
- **Status: Sold to Union Investment at £468,000,000 (£1,376 psf) 4.10% (May 2021)**

London
Sold

CBRE

4

Ministry of Justice, Westminster



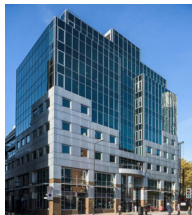
- Freehold
- 325,000 sq ft
- Let to Ministry of Justice
- WAULT: 6 years
- Lease to be re-gearred to 25 years, with no breaks
- Reduced rent from mid-£40s psf to c. £17 psf
- Index linked reviews
- Vendor: Landsec
- **Status: Sold to Rothesay Life at c. £550,000,000 (£1,692 psf) 3.20% NIY (March 2021)**

London
Sold

CBRE

5

Friars Bridge Court, Blackfriars




- Freehold
- C. 100,000 sq ft
- Let to Synlab
- WAULT: 20 years
- A government health services facility has now leased the entire building
- Current gross rent: c. £5,800,000 (£58.00 psf)
- Vendor: Kennedy Wilson
- **Status: Sold to Aberdeen Standard Investments at £160,000,000 (1,600 psf) 3.50% NIY (March 2021)**

City of London
Sold

CBRE

6

66 Shoe Lane, EC4



- Long Leasehold (132 years unexpired at peppercorn rent)
- 156,994 sq ft
- Refurbishment completion due Autumn 2020
- BREEAM 'Excellent' Rating
- Pre-let to Deloitte LLP over 5 leases
- 5-yearly OMRV's
- WAULT: 15 years, WAUTC: 14.2 years
- Current gross rent: £10,795,744 p.a. (£68.77 psf overall)
- Date to market: July 2020
- Vendor: Henderson Park Capital Management & Endurance Land
- Quoting: £265,000,000 (£1,688 psf) 4.00% NIY (SPV basis)
- **Status: Sold to Wing Tai Properties for £255,000,000 (£1,624 psf) at 3.96% NIY (based off full purchaser costs) and 4.16% NIY (SPV basis) (March 2021)**

City of London
Sold

CBRE

7

Enterprise House, Westbourne Terrace, London, W2



- Freehold
- 45,074 sq ft
- Let to Network Rail Infrastructure Limited
- WAULT: 13 years, WAUTC: 4.9 years
- Current Rent: c. £2,100,000 (c. £46.59 psf)
- Date to market: November 2020
- Quoting: £60,000,000 (£1,331 psf) c. 3.45% NIY
- **Status: Under offer (May 2021)**

London
Under offer

CBRE


8

South East Offices

CBRE

9

Unilever Campus, St James's Road, Kingston Upon Thames




- Freehold
- 276,000 sq ft.
- Forward purchase of a landmark headquarters office campus across 3 buildings pre-let to Unilever
- Pre-Let to Unilever for their new Global UK headquarters
- WAULT: 15 years
- Current Rent: £10,550,000 p.a.
- Quoting Price: £200,000,000 (£724.00 psf) 5.00% NIY
- **Status: Exchanged at c. £220,000,000 (£795 psf) 4.50% NIY (May 2021)**

M25/South East
Exchanged

CBRE

10

Centenary House, 10 Winchester Road, Basingstoke




- Freehold
- 36,092 sq ft.
- Headquarters' office building arranged over ground, first and second floors. 117 car parking spaces.
- Let to Kier
- WAULT: 16.8 years
- Current Rent: £730,155 p.a. (£20.23 psf)
- 5-yearly RPI-linked reviews (2% - 4%)
- Quoting Price: £11,400,000 (£316.00 psf) 6.00% NIY
- Date to Market: March 2021
- **Status: Under offer to an unknown purchaser ahead of quoting (May 2021)**

M25/South East
Under offer

CBRE

11

Chelsea and Westminster Hospital NHS Foundation Trust, Hammersmith




- Freehold
- HIV and Sexual health clinic
- Let to Chelsea and Westminster Hospital NHS Foundation Trust
- WAULT: 9.5 years
- RPI-linked reviews
- Vendor: AEW
- Quoting Price: 4.75% NIY
- **Status: Under offer to Middle Eastern buyer at 4.25% NIY (May 2021)**

M25/South East
Under offer

CBRE


12

Regional Offices




13

Temple Quay House, Bristol Temple Meads



- Freehold
- 154,191 sq ft
- Single let to Secretary of State, Communities and Local Government
- Tenant has been in occupation since 2001 and have recently extended the unexpired term
- WAULT: 16 years (Existing lease to 24th March 2021 and Reversionary Lease to March 2037)
- Current Rent: £3,157,750 p.a. (c. £22.29 psf)
- 5-yearly fixed reviews, in 2021 to £2,974,986 p.a. (£21 psf), 2026 to £3,683,316 p.a. (£26 psf) and then to OMRV in March 2031
- Vendor: Alpha Real Estate Advisors, TBC
- Quoting Price: N/A (Off Market)
- **Status: Sold to Alpha Real Capital at £76,845,000 (£511 psf), 3.75% NIY (February 2021)**

Regional Offices
Sold



14

M&G, Kildean Business Park, Stirling




- Freehold
- 77,000 sq ft
- Pre-let to M&G Plc
- WAULT: 20 years
- Current Rent: c £1,155,000 p.a. (£15.00 psf)
- Indexed linked reviews
- Development due to be completed 2022.
- Vendor: Cromwell Property Group
- **Status: Sold to Aviva Investors Lime Fund at £23,900,000 (£310 psf) 5.0% NIY (February 2021)**

Regional Offices
Sold




15

West Midlands Ambulance Service University (NHS), Oldbury




- Freehold
- 60,000 sq ft
- Pre-let to West Midlands Ambulance Service University NHS Foundation
- 30 year FRI lease
- Current Rent: c. £690,000 (c. £11.50 psf)
- 5-yearly reviews linked to RPI, cap and collar of 10.408% - 21.665% (equivalent to 2% - 4% p.a.)
- Alienation will only be permitted to the Secretary of State for Health or an NHS Trust/Foundation Trust taking over the original tenant's functions and assets
- Highly bespoke nature of this asset (low site coverage [24.9%], high office content [c. 50%], buildings configuration and split Garage A & B
- **Status: Under offer at c. £21,920,000 (£ c. 288 psf) 2.95% NIY (May 2021)**

Regional Offices
Under Offer




16

Black Country, Wolverhampton



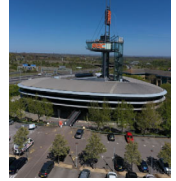
- Freehold
- Forward fund
- 30,000 sq ft including 5,000 sq ft industrial
- Single let to Cadent Gas
- Development to be completed by Spring 2022
- WAULT: 20 years
- 5 yearly RPI-linked (2% - 4%)
- Current Rent: £660,000 pa (£21 psf on the offices and £6 psf on the industrial)
- **Status: Under offer to Fierra Real Estate at £11,660,000 (£333 psf) 5.30% NIY (April 2021)**

Regional Offices
Under Offer




17

RAC Control Centre, M4/M5 Interchange, Bristol




- Freehold
- 63,598 sq ft
- Flagship HQ office
- Single let to RAC
- WAULT: 21.1 years
- Annual RPI-linked (2% - 4%)
- Current Rent: £1,471,640 p.a. being topped up to £1,501,073 p.a.
- Vendor: BlackRock
- Quoting Price: £28,110,000 (£442 psf) 5.00% NIY
- **Status: Available (May 2021)**

Regional Offices
Available



18

Retail



19

75-89 Wallis Road, Hackney Wick, E9 5LH




- Virtual freehold
- 4,321 sq ft
- Prime. Ground floor retail unit forming part of a newly constructed residential development of 39 flats.
- Let to Sainsbury's Supermarkets Limited
- WAULT: 15 years, WAUTC: 10 years
- 5 yearly RPI-linked (0% - 3% p.a.)
- Current Rent: £125,000 p.a. (£28.93 psf)
- Date to Market: July 2020
- Quoting Price: £2,350,000 (£544 psf) 5.00% NIY
- **Status: Sold to a private individual at £2,550,000 (£590 psf) 4.6% NIY (May 2021)**

Retail Sold




20

Retail Warehouses




21

B&M, Savins Mill Way, Leeds



- Freehold
- 32,292 sq ft
- 1 unit with 480 space car park. Open A1 Planning Consent.
- Let to B&M
- WAULT: 20 years
- Current Rent: £435,942 p.a. (£13.50 psf)
- Date to Market: July 2019
- 5 yearly upward only OMRV's capped at 12% (2.3% p.a.)
- Quoting price: £6,290,000 (£194.78 psf) at 6.50% NIY
- **Status: Sold to an undisclosed buyer at £7,080,000 (219.24 psf) 5.75% NIY (April 2021)**

Foodstore Sold



22

B&M, Wingate Road, Luton



- Freehold
- 25,783 sq ft (1.50 acre site area (39% site cover))
- Let to B&M
- WAULT: 5.20 years
- Current Rent: £252,048 (£9.77 per sq ft)
- Date to Market: February 2021
- Upward only RPI-linked
- Vendor: Columbia Threadneedle Investments
- Quoting price: £3,700,000 (£143.50 per sq ft) at 6.40% NIY
- **Status: Sold to a private investor at £4,000,000, (£155.14 psf), 5.22% NIY (April 2021)**

Foodstore Sold



23

Wickes, Chesham, Townsend Road, Chiltern



- Freehold
- 23,336 sq ft
- 1 unit with 60 space car park Builder's yard extending to 4,565 sq ft
- Total site area of 1.32 acres. Asset management potential including regear with Wickes or alternative uses including residential/ retirement living
- Let to Wickes
- WAULT: 6 years
- Current Rent: £306,400 p.a.
- 5-yearly OMRV
- Vendor: Savills IM
- Quoting Price: £5,000,000 (£214.20 psf) 5.75% NIY
- **Statuses: Sold to Diocesan Fund at £5,500,000 (£235.68 psf) 5.21% NIY (February 2021)**

Long Income - Retail Warehouses Sold



24

B&M Cheshire Street, Market Drayton




- Freehold
- Freehold
- 21,193 sq ft
- Let to B&M
- WAULT: 14 years
- Current Rent: £275,000 p.a.
- 5-yearly OMRV
- Vendor: Patrizia AG
- Quoting Price: £3,690,000 (£174.11 psf) 7.00% NIY
- **Status: Sold to a Private Investor at £3,950,000 (£186 psf) 6.50% NIY (February 2021)**

Long Income - Retail Warehouses
Sold

CBRE

25

B&M, Bedford




- Freehold
- Large B&M site including both B&M Home store & Garden Centre
- 36,140 sq ft with 140 space car park
- The site area extends to approximately 2.202 acres (0.891 ha). The site coverage is approximately 29%
- Development potential for alternative uses and ability to develop a new drive-thru restaurant unit to the north of the existing unit
- WAULT: 13.4 years
- Current Rent: £361,400 p.a. (£10.00 psf pa)
- 5 yearly upward only to OMV with a 12% cap
- Date to Market: Q3 2020
- Quoting Price: £5,216,000 (6.50% NIY)
- **Status: Sold to Pears Group for £6,400,000 (£177.08 psf) 5.30% NIY (October 2020)**

Long Income - Retail Warehouses
Sold

CBRE

26

Wickes, Hall Green, Birmingham



- Freehold
- 26,017 sq ft
- 1980s build retail warehousing unit
- Let to Wickes
- WAULT: 6.4 years
- Current Rent: £445,411 p.a. (£17.12 psf)
- Quoting Price: c. £5,560,000 (c. £214 psf) 7.50% NIY
- **Status: Under offer to a Propco at c. £6,530,000 (£251 psf) at 6.25% (June 2021)**

Long Income - Retail Warehouses
Under offer

CBRE


27

Food stores

CBRE

28

Tesco Extra, Glencoe Road, Yeading, Greater London




- Freehold
- 99,294 sq ft.
- Open A1 Consent
- 1 unit with 599 parking spaces
- 10.34-acre site and dominates its immediate catchment.
- Let to Tesco Extra
- WAULT: 7.3 years
- Current Rent: c. £3,705,000 p.a. (£37.72 psf)
- Annual RPI-linked (1.50% - 4%)
- Vendor: American Propco
- **Status: Believed to have been sold to Realty Income at £70,090,000 (£705 psf) 4.95% NIY (June 2021)**

Foodstore
Sold

CBRE

29

Lidl, The Paddock Retail Park, Weybridge



- Freehold
- 15,031 sq ft.
- 1.3 acres site with 83 car parking spaces
- Let to Lidl
- WAULT: 24 years, WAUTC: 19 years
- Current Rent: £470,000 p.a. (£31.26 psf)
- 5-yearly RPI-linked (1% - 3%)
- Vendor: Aviva Investors
- Quoting Price: £11,000,000 (£371.82 psf) 4.00% NIY
- Date to Market: February 2021
- **Status: Sold to CBRE GI at £12,020,000 (£800 psf) (Service Charge shortfall of £13,660 pa gives an NIY of 3.56%) (April 2021)**

Foodstore
Sold

CBRE

30

Tesco, Prestatyn



- Freehold
- 64,000 sq ft
- The site extends to 10 acres and includes an 8-pump petrol filling station and forms a key part of the Tesco online grocery fulfilment network
- WAULT: 12 years
- Current Rent: £1,486,131 p.a. (£23.22 psf)
- RPI-linked reviews (1% - 5%)
- Vendor: EPIC REIT
- **Status: Sold to Supermarket Income REIT at £26,500,000 (£414 psf) 5.30% NIY (March 2021)**

Foodstore Sold

CBRE

31

Aldi, West Carr Lane, Hull



- Freehold
- 15,339 sq ft.
- 1.4 acres site with open A1 planning permission
- Let to Aldi
- WAULT: 9.50 years
- Current Rent: £216,117 p.a. (£14.08 psf)
- 5 yearly RPI-linked reviews (1% - 3%)
- Quoting Price: £3,865,000 (£251.97 psf) 5.25% NIY
- Date to Market: October 2020
- **Status: Sold to Realty Income at £4,170,000 (£272 psf) 4.85% NIY (March 2021)**

Foodstore Sold

CBRE

32

Tesco, Hattersley, Ashworth Lane, Hyde




- Freehold
- 94,017 sq ft (525 space car park (1:179))
- User Class – New E Class (as of 1st September 2020)
- Let to Tesco
- 5-yearly RPI-linked (0% - 4%), the next review is due on 26th March 2022
- WAULT: 16.40 years
- Current Rent: £1,460,033 p.a.
- Quoting Price: £27,340,000 (£290.79 psf) 5.00% NIY
- **Status: Sold to Rasmala at £28,480,000 (£303 psf) c. 4.85% NIY increasing to 5.30% in March 2022 (March 2021)**

Foodstore Sold

CBRE

33

Sainsbury's, Hythe, Kent




- Freehold
- 55,462 sq ft. / 4.51-acre site (271 car parking spaces)
- Let to Sainsbury's
- WAULT: 17.5 years
- Current Rent: £1,494,985 p.a. (£24.50 psf)
- Annual RPI-linked reviews (0% - 3.75%), next review in September 2021
- Quoting Price: £34,500,000 (£626 psf) 4.06% NIY
- **Status: Under offer at £37,250,000 at 3.75% NIY (May 2021)**

Foodstore Under offer

CBRE

34

Sainsbury's, West Ealing



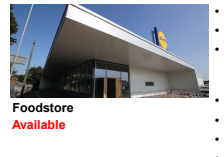
- Freehold
- 49,000 sq ft store, 2 storey car park, 13,250 sq ft of vacant offices, and a sub-let gym
- Let to Sainsbury's
- WAULT: 20 years
- Current Rent: c. £882,000 p.a. (£18.00 psf) Asset thought to be rack-rented
- 5 yearly OMRV's
- Date to market: N/A – Off Market
- **Status: Under Offer at c. £33,700,000 (£486 psf) 3.45% NIY (March 2021)**

Foodstore Under Offer

CBRE

35

Lidl, Mansfield, Bolsover



- Freehold
- 21,948 sq ft (102 space car park)
- Practical completion of the property is due following completion of the associated highway works which are scheduled to finish in November 2020
- Let to Lidl
- WAULT: 25 years, WAUTC: 15 years
- Current Rent: £274,350 p.a. (£12.50 psf)
- 5 yearly, upwards only, RPI-linked (1% - 3% p.a.)
- Date to Market: October 2020
- Vendor: Strawsons Property
- Quoting Price: £5,150,000 (£234.64 psf) 5.00% NIY
- **Status: Available (April 2021)**

Foodstore Available

CBRE

36

Industrial

CBRE

37

John Lewis Distribution Centre, Yeomans Drive, Milton Keynes




- Freehold
- 668,918 sq ft
- Modern single let distribution unit. 20m eaves height, 71 dock level doors, 9 level access doors. 141 HGV parking spaces.
- Let to John Lewis
- WAULT: 22.6 years
- Current Rent: c. £4,447,704 p.a. (£7.00 psf)
- Vendor: Aviva Investors UK Real Estate
- **Status: Sold off market to Deka Immobilien Investment GmbH at £107,250,000, (£160 psf) 3.88% NIY (May 2021)**

Long Income - Industrial Sold

CBRE

38

Central Approach, Avonmouth, Bristol




- Freehold
- 108,000 sq ft (7.8 acre site)
- Forward funding, research and production regional hub with 12m eaves and 32% site cover.
- Pre-let to Oxford Instruments
- WAULT: 20 years
- Current rent: c. £802,000 p.a. (£7.45 psf)
- 5 yearly RPI-linked (2% - 4%)
- **Status: Sold to AXA for c. £22,000,000 (£204 psf) at c. 3.65% NIY (May 2021)**

Distribution Sold

CBRE

39

Eddie Stobart, Blyth Road, Doncaster




- Freehold
- 310,280 sq ft
- Modern single let distribution unit. 15m eaves height, large yard and 26 dock level loading doors.
- Let to Eddie Stobart (sublet to Daher until 2022)
- WAULT: 11 years
- Current Rent: £1,430,000 (£4.61 psf)
- Vendor: Legal & General
- **Status: Sold off market to an unknown purchaser for £31,235,000, 4.39% NIY / 5% on the 2022 uplift (May 2021)**

Long Income - Industrial Sold

CBRE

40

Hermes, Bermuda Park, Nuneaton




- Freehold
- 75,422 sq ft on a 1.32 acre site
- Let to Hermes
- Current rent: £865,500
- WAULT: 15 years
- 5 yearly RPI-linked (2% - 4%)
- Vendor: Hermes
- Quoting Price: £20,080,000 (£266 psf) at 4.00% NIY
- **Status: Sold to unknown purchaser for c. £24,000,000 (£318 psf) at 3.60% NIY (May 2021)**

Long Income - Industrial Sold

CBRE

41

Reynolds National Distribution Centre, Waltham Cross




- Freehold
- C. 115,000 sq ft
- Sale and leaseback of an urban logistics centre used for catering supplies.
- Let to Reynolds
- WAULT: 23 years
- Current Rent: c. £1,600,000 p.a. (£13.91 psf)
- Understood to be c.10% under rented
- Vendor: Reynolds
- **Status: Sold to LondonMetric for c. £44,000,000 (£383 psf) at c. 3.64% NIY (May 2021)**

Long Income - Industrial Sold

CBRE

42

Amazon, Hinckley Park, Leicestershire




Long Income - Industrial
Sold

- Freehold
- 532,500 sq ft
- Cross-docked fulfilment centre. 70 dock-level loading doors, 8 level-access doors, x2 55m yards, 545 car parking spaces, 232 HGV parking spaces, 31.5% site coverage and 10 car charging points
- Let to Amazon
- WAULT: 20 years (Amazon have the option to renew at the end of the term)
- Current Rent: c. £3,408,000 (£6.40 psf)
- Vendor: IM Properties
- **Status: Sold off market to Deka Immobilien Investment GmbH at £103,000,000, (£193 psf) 3.10% NIY (May 2021)**

CBRE

43

Accolade Wines Ltd, Avonmouth




Long Income - Industrial
Sold

- Freehold
- C. 872,000 sq ft
- Distribution warehouse constructed in 2008, with an internal eaves height between 15m – 18m, 30 dock level loading doors and office accommodation. The has the capacity to produce 1,200 bottles of wine per minute and provides around a fifth of the UK's wine supply
- Let to Accolade Wines
- Current Rent: c. £4,635,000 p.a.
- WAULT: 12.8 years
- 5 yearly CPI-linked
- Vendor: Roebuck Asset Management
- **Status: Sold off market to Tritax at £90,000,000 (£103 psf) 5.1% NIY (May 2021)**

CBRE

44

Hubbard Products, Ransomes Industrial Estate, Ipswich




Long Income - Industrial
Sold

- Freehold
- 80,000 sq ft
- The property is of modern specification including steel portal frame construction, good parking provision and numerous loading doors and forms part of a wider estate.
- Pre-let to Hubbard Products (guaranteed by Daikin Europe NV)
- WAULT: 20 years
- Current Rent: c. £4,635,000 p.a.
- Vendor: Chancerygate
- **Status: Sold off market to BMO for £11,600,000 (£145 psf) at 4.50% NIY (May 2021)**

CBRE

45

Iron Mountain, Norman Road, Belvedere



Long Income - Industrial
Sold

- Freehold
- 345,794 sq ft
- Modern distribution warehouse with 17m eaves, 7 dock and 6 surface level access loading bays
- Let on two separate co-terminus leases to Iron Mountain (UK) Limited
- WAULT: 11.08 years
- Initial rent: £3,582,978 p.a. (£10.36 psf)
- Fixed annual uplifts of 3.00%
- Date to market: November 2020
- Vendor: G&M Investments
- Quoting Price: £92,140,000 (£266.00 psf) 3.75% NIY
- **Status: Sold to Realty Income at £90,700,000 (£262 psf) 3.81% (April 2021)**

CBRE

46

Moog Controls Ltd, Ashchurch Parkway, Tewkesbury




Long Income - Industrial
Sold

- Freehold
- 207,000 sq ft
- A distribution warehouse with two-storey office accommodation. The facility includes a 3-bay steel portal frame warehouse. A service yard of 52m, parking for 363 vehicles and ANPR barrier entry
- Pre-let to Moog Controls Ltd
- WAULT: 35 years on PC
- Tenant has right to extend their lease for a term of 10 to 15 years
- 5-yearly RPI-linked (2% – 4%)
- Current rent: £1,558,000 (£7.50 psf)
- Quoting Price: £35,610,000 (£172 psf) 4.25% NIY
- **Status: Sold to Uttlesford District Council at £35,000,000 (£169 psf) 4.17% NIY (April 2021)**

CBRE

47

Noatum, London Medway, Stoke Road, Rochester




Long Income - Industrial
Sold

- Freehold
- 148,550 sq ft.
- Newly constructed unit, 18m eaves, 15 multi dock loading, 4 level access
- Let to Noatum Logistics
- WAULT: 15 years
- Current Rent: £1,188,400 p.a.
- RPI linked reviews (1% - 3%)
- Vendor: Goodman
- **Status: Sold to CBRE GI at £26,182,000 (£170 psf) 4.25% NIY (March 2021)**

CBRE

48

Pets at Home, North Stafford Business Park, Stafford




Long Income - Industrial
Sold

- Freehold
- 670,348 sq ft
- Highly specified distribution warehouse forward funding opportunity. The scheme will provide a cross-docked distribution facility with a target GIA of 670,348 sq ft (excluding canopies) with 100,000 sq ft expansion capacity.
- PC anticipated in July 2022
- Pre-let to Pets at Home
- WAULT: 20 years
- 5-yearly reviews to the higher of OMRV or RPI (2% – 3%)
- Current rent: £3,988,000 (£5.95 psf)
- Vendor: Stoford
- Quoting Price: £87,055,000 (£130 psf) 4.50% NIY (based on 1.80% PCs)
- **Status: Sold to Tesco Pension Fund at £99,764,000, (£149 psf), 3.90% NIY (April 2021)**

CBRE

49

A F Blakemore, Manton Lane, Bedford




Distribution
Sold

- Freehold
- 164,850 sq ft
- New build multi-temperature purpose-built distribution facility
- Let to A F Blakemore
- WAULT: 20 years from May 2021
- Current rent: £1,113,123
- RPI-linked reviews (1% - 3%)
- Vendor: Barwood Capital, BA Pension Fund
- **Status: Sold to CBRE GI at £27,500,000 (£167 psf) 3.79% NIY (January 2021)**

CBRE

50

Sainsbury's, Hams Hall, Birmingham




Distribution
Sold

- 700,000 sq ft
- Cross-docked facility Single-let to Sainsbury's Distribution
- WAULT: 12 years
- 5-yearly, RPI-linked uncapped, upwards-only Rent Reviews
- Good interest from over-seas funds
- Passing Rent: Unknown but understood to be significantly over-rented
- Quoting Price: £119,000,000, 4.50% NIY
- Vendor: KFIM on behalf of LB AM (Korean)
- **Status: Sold to a Aviva Investors at £138,510,000 (£176 psf) 3.87% NIY (January 2021)**

CBRE

51

Sainsbury's – Bedford




Distribution
Sold

- Freehold
- 462,746 sq ft
- 128 HGV spaces, 43 dock levellers and six surface level loading doors. Yard depth of 48m.
- WAULT: 15.60 years
- Current rent: £3,403,323 p.a. (£7.35 psf)
- Let to Sainsbury's until 2038. Tenant break in 2033 and annually thereafter with 12 months written notice. RPI-linked (2% - 4%)
- Date to market: October 2020
- Vendor: L&G
- Quoting price: £70,800,000 (£153 psf), 4.50% NIY
- **Status: Sold to BlackRock at c. £90,000,000, 3.50% NIY (December 2020)**

CBRE

52

Amazon, Kingsway Business Park, Rochdale



Long Income - Industrial
Under offer

- Freehold
- 216,777 sq ft (11 acre site; 45% site cover)
- Let to Amazon
- WAULT: 10 years
- Initial rent: £1,300,662 p.a. (£6.00 psf)
- 5 yearly CPI-linked (1% - 3% p.a. compounded)
- Quoting Price: £27,070,000 (£125 psf) at 4.50% NIY
- **Status: Belived to be under offer at c. 3.60% NIY (June 2021)**

CBRE

53

The Very Group, Castle Donington, Derby




Long Income - Industrial
Under offer

- Freehold
- 553,235 sq ft
- Let to The Very Group
- WAULT: 25 years
- Initial rent: £4,114,185 p.a. (£17.12 psf)
- Annual CPI-linked (2% - 4%)
- Quoting Price: £80,000,000 (£145 psf) at 4.82% NIY
- Vendor: Barclay Family
- **Status: Under offer to Blackbrook Capital at c. 3.80% NIY, competitive bidding. 100bps keener than quoting (May 2021)**

CBRE

54

Phoenix Healthcare, Wakefield Hub, M62



- Freehold
- 263,920 sq ft (15 acre site)
- Forward funding opportunity off Junction 30 of the M62.
- Let to Phoenix Healthcare
- WAULT: 25 years (TBO in year 15)
- Initial rent: £1,649,500 p.a. (£6.25 psf)
- 5 yearly CPI+1% (2% - 4% compounded p.a.)
- Quoting Price: £38,125,500 (£144 psf) at 4.25% NIY
- **Status: Believed to be under offer to ASL sub 4.00% NIY (May 2021)**

Long Income - Industrial
Under offer

CBRE

55

Sierra Portfolio, Inner London, South East and East Midlands



- Freehold
- 546,401 sq ft (across 6 sites)
- The portfolio comprises 6 assets across 3 separate locations, 54% of the portfolio (by income) is located in the inner London location of Canning Town.
- Let to Iron Mountain
- WAULT: 12 years
- Initial rent: £4,893,343 p.a. (£8.96 psf)
- 5 yearly RPI-linked (0% - 4 compounded p.a.)
- Quoting Price: £106,800,000 (£195 psf) at 4.25% NIY
- **Status: Under offer to Unknown Purchaser for £127,000,000 at 3.85% NIY (May 2021)**

Long Income - Industrial
Under offer

CBRE

56

Hermes Parcelnet, Wakefield




- Freehold
- 109,864 sqft
- High quality distribution warehouse constructed in 2001. 10m eaves, 9 ground level doors, 2 dock level doors
- Let to Hermes
- WAULT: 15 years (new lease)
- Passing rent: £522,419 p.a.
- 5-yearly RPI-linked (2% - 4%)
- Approximately 15-20% under-rented
- **Status: Under offer to unknown bidder at 3.5% NIY (May 2021)**

Long Income - Industrial
Under offer

CBRE

57

Next Distribution, South Elmsall




- Freehold
- Forward Fund
- 820,897 sq ft
- Prime distribution warehouse benefiting from 23m eaves, dual elevation loading from 60m and 55m deep yards. Low site cover of 35%.
- Excellent ESG credentials
- Let to Next Group Plc
- Base rent: £4,104,484 p.a. (£5.00 psf)
- WAULT: 23 years on PC
- 5-yearly CPIH or CPIH+1% linked rent reviews (1% - 3%)
- Quoting Price: £93,790,000 (£114 psf) 4.25% NIY
- **Status: Under offer to Aberdeen Standard for £110,000,000 (£143 psf) at 3.50% NIY (April 2021)**

Distribution
Under offer

CBRE

58

Amazon, Bardon



- Freehold
- 1,063,206 sq ft
- Mission-critical logistics facility developed in 2016. Best in class specification, 14,14m eaves, 89 loading doors - 86 dock and 3 grade
- Let to Amazon
- WAULT: 11.14 years
- Current rent: £7,009,322 p.a.
- RPI-linked (2% - 5%)
- Vendor: Vestas IM
- Quoting price: £164,075,000 (£154 psf) 4.00% NIY
- **Status: Under Offer close to quoting to Savills IM/KWAP (Malaysian Foreign Wealth Fund) (June 2021)**

Distribution
Under Offer

CBRE

59

Primark DC, Northamptonshire




- Freehold
- C. 785,000 sq ft
- Let to Primark
- WAULT: 11 years
- Current rent: c. £4,466,650 p.a. (£5.69 psf)
- Quoting price: £93,000,000 (£118 psf) 4.50% NIY
- **Status: Available**

Distribution
Available

CBRE


60

Care Homes



61

Springfield Care Home




- Freehold
- Forward Fund
- 64 Bed - 100% Wetroom en-suites
- WAULT: 30 years
- Passing Rent: £676,986 pa (£10,545 per bed)
- The care home will form part of a wider redevelopment which will include a new hospital.
- The development is being managed and coordinated by STEP Springfield Village Limited which is the Trust's preferred partner and developer in the delivery of the Trusts strategic estate modernisation programme.
- Quoting Price: £14,200,000 (4.20%)
- Best bid at £15,775,000 (4% NIY)
- **Status: Sold (Long Running Process) pricing agreed in Q1 2021 at £15,775,000, 4.00%**




62

Project Pine Portfolio



- 3 care homes in the midlands and south east England
- Passing Rent: c. £11,000 per bed
- All sites let to a well regarded tenant
- WAULT: confidential
- Annual RPI-linked review mechanism
- Quoting: £35,000,000 -£40,000,000, 4.50-5.00% NIY
- **Status: Understood to have sold at 4.60-4.70% NIY. Stratford discounted for negative rent cover (May 2021)**

Long Income - Care Homes
Sold



63

Project Neptune



- Freehold
- 1 Sale and Leaseback and 2 Forward Funds
- Regional Operator
- 196 Beds (all En-suite)
- S&LB – 35 years FRI lease
- Annual RPI-linked (1% - 3.5%)
- **Status: Sold to Elevation Advisors LLP, blended pricing understood to be c. 5.25% (Q1 2021)**

(Not Subject Property(s))
Long Income - Care Homes
Sold



64

Care UK, Market Harborough




- Freehold
- Forward Funding Opportunity
- 76 bedroom care home
- GIA c. 42,600 sq ft (562 sq ft per resident)
- Site size is c. 1.33 acres
- Let to Care UK
- WAULT: 30 years FRI lease
- Rent: £836,000 p.a. (£11,000 per bed)
- Annual RPI-linked (1% - 4%)
- 12 months rent free
- **Status: Exchanged at c. 4.60-4.75% NIY to an unknown purchaser (May 2021)**

Long Income - Care Homes
Exchanged




65

Orders of St John, Wheatley, Oxfordshire




- Forward Fund
- Freehold
- Let to Order of St John – Not for Profit Operator
- 65 beds
- WAULT: 40 years from PC
- Annual RPI linked rent reviews cap/collar at 2-4%
- Passing Rent at completion: £682,500 (£10,500 per bed)
- Lease subject to 12m rent free to be topped up by developer
- Tenant option to acquire the reversionary interest at the end of the term (valuation mechanism to be agreed)
- Quoting: £16,815,000 (3.8% NIY)
- **Status: Exchanged to a long income investor ahead of asking**

Long Income - Care Homes
Exchanged



66

Quantum Care Limited, Bishops Stortford




- Freehold
- Forward funding of 78 bedroom care home, estimated construction start date Q3 2021
- C. 42,900 sq ft GIA and c. 1.09 acre site
- WAULT: 35 years
- Initial Rent: £838,400 p.a. (£10,749 per Bed)
- Annual RPI-linked (1% - 4%)
- Quoting Price: £18,300,000 at 4.50% NIY
- **Status: Offer is undisclosed but understood to be higher than asking (June 2021)**

Long Income - Care Homes
Under offer

CBRE

67

Project Rose




- Freeholds
- 5 purpose built assets all located within Suffolk on FRI leases
- Built around 2013 and comprising 340 beds
- WAULT: 25.5 years
- Passing Rent: £2,181,944 p.a. (£6,400 per Bed)
- Annual RPI-linked (0% - 5%)
- C. 60% of residents are funded by Suffolk County Council
- 70% beds are subject to LA block contracts
- £6-7kpb public / £8.5-10kpb based on a private operator.
- Quoting Price: £43,900,000 (£130,000 per bed) at 4.65% NIY
- **Status: Under Offer at c. 4.75% NIY to an unknown purchaser (May 2021)**

Long Income - Care Homes
Sold

CBRE

68

Project Omega



- Freehold
- 3 purpose built assets (2016-2018 build)
- Welwyn, Milton Keynes and Huntingdon
- 196 registered beds
- Let to Country Court Care
- 35 years FRI lease
- Rent: £15,000 per annum/per bed
- Rent cover c 1.75x
- Annual RPI-linked reviews
- Quoting Price: 4.5% NIY
- **Status: Offers received 4.6% - 4.7% NIY (March 2021)**

Long Income - Care Homes
Available

CBRE

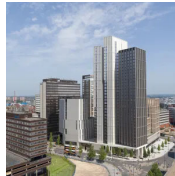
69

Hotels

CBRE

70

Premier Inn, Birmingham




- Leasehold (150 years unexpired)
- Forward Fund Opportunity
- 25-year lease to Premier Inn Ltd with a guarantee from Whitbread Plc on completion of development
- Purpose-built 15 storey, 235 bedroom hotel with 5,000 sqft retail & 6,000 sqft restaurant/bar
- Due for completion in August 2022
- WAULT: 25 years
- Commencing Rent: £1,485,200 p.a. (£6,320 per key)
- 5 yearly, upwards-only, CPI-linked (Cap of 4%)
- Quoting Price: Undisclosed
- **Status: Sold to a LaSalle IM for c. £38,000,000 (4.20% NIY) (November 2020)**

Long Income - Hotels
Sold

CBRE

71

Premier Inn, Maidenhead




- Freehold
- 48,281 sq ft.
- 124 bedrooms, with bar and restaurant on the ground floor. The hotel is to be sold separately to the office building
- WAULT: 20.3 years, WAUTC: 15.3 years
- Passing Rent: £731,284 p.a. (£5,897 per key)
- Subject to 5 yearly CPI-linked reviews (0% - 5%)
- Quoting Price: £14,430,000 (£116,370 per bed) 4.75% NIY
- **Status: Exchanged sub 5.25% NIY (June 2021)**

Long Income - Hotels
Exchanged

CBRE

72

Motel One, Tower Hill, Aldgate



- The asset is held freehold and virtual freehold (999-years from 1888)
- 291 bedroom hotel arranged over ground and 15 upper floors
- Let on FRI to Motel One (UK) Limited, guaranteed by Motel One GmbH
- WAULT: 26.9 years
- Passing Rent: £2,777,164 p.a. (£9,544 per key)
- 5 yearly RPI-linked (2% - 4%)
- The vendor proposes to top-up the rental income to £2,777,164 p.a. until June 2022.
- Quoting Price: £67,550,000 (£232,131 per bed) 3.85% NIY
- **Status: Under offer at c. 3.75% NIY, although cladding works will need to be completed prior to completion (March 2021)**

Long Income - Hotels
Under Offer

CBRE

73

Premier Inn, 40 Paddington, London



- Freehold
- 141,416 sq ft (369 bedrooms)
- Forward funding of 369 bedroom hotel and restaurant, targeting a "Very Good" BREAM rating, directly opposite the new entrance to Paddington Elizabeth Line Station
- Let to Premier Inn with guarantee from Whitbread PLC
- WAULT: 35 years
- Initial Rent: £5,166,750 p.a. (£14,000 per key)
- 5 yearly CPI-linked (0% - 4%)
- Guide pricing: £137,780,000 - £147,620,000, 3.50% - 3.75% NIY
- **Status: Available (June 2021)**

Long Income - Hotels
Available

CBRE


74

Healthcare

CBRE

75

Royal Papworth Hospital NHS Foundation, Cambridge



- Sale and Leaseback
- Key Worker accommodation in Cambridge, Waterbeach
- Freehold
- Let to Royal Papworth Hospital NHS Foundation
- WAULT: 23 years
- 235 beds
- Annual Index-linked (1.25% - 3%)
- Passing Rent: £745,052 (topped up)
- **Status: Sold to Waypoint for £18,600,000 at 3.75% NIY (August 2020)**

Long Income - Residential
Sold

CBRE


76

Student Accommodation

CBRE

77

Darley Bank, Derby




- Freehold
- 391 en suite bedrooms and 14 studios
- Let to the University of Derby
- WAULT: c. 28 years
- Passing Rent: c. £1,177,335 p.a.
- Annual RPI-linked (2% - 4%)
- Quoting Price: c. £26,000,000 - £27,500,000; 4.00% NIY
- **Status: Sold to CBRE GI for c. £36,000,000 at 3.25% NIY (May 2021)**

Long Income - Student Accommodation
Sold

CBRE

78

Dagfa House, Nottingham




- 229 bedspaces
- Let to Nottingham University
- Redevelopment of a Grade II listed school to provide accommodation in a range of studio flats and townhouses
- WAULT: 10 years
- Completed in 2019
- Quoting Price: 4.75% NIY
- Vendor: Cassidy Group
- **Status: Sold to Franklin Templeton for £27,200,000 at c.4.65% (October 2020)**

Long Income - Student Accommodation
Sold

CBRE

79

Petros Court, Canterbury Christchurch University



- Freehold Student Accommodation Block comprising 3 buildings
- Completed construction in 2015, to BREEM Excellent, the accommodation provides 225 beds
- Let to Canterbury Christchurch University
- Purpose built university accommodation
- WAULT: 20 years
- Passing Rent: £1,110,124 p.a.
- Annual RPI-linked (0% – 5%)
- Quoting Price: £24,475,000 (4.25% NIY)
- **Status: Under offer to an unknown purchaser around quoting (March 2021)**

Long Income - Student Accommodation
Under Offer

CBRE

80

Petroleum & Automotive

CBRE

81

Lex Autolease, Old Church Road, Coventry




- Freehold
- 39,691 sq. ft.
- 10 acre site, potential for industrial / logistics and residential alternative use, subject to planning.
- Low site coverage of 8%
- Let to Lex Autolease. Sub-let to Suresell Ltd., which is wholly owned by Pendragon Plc. The sub-lease is guaranteed by BCA Trading Ltd.
- WAULT: 12.9 years
- Passing Rent: £979,861 p.a. (£24.68 psf)
- Subject to 5-yearly RPI-linked reviews (2%-4%)
- The next review is 21/05/2024
- Vendor: LaSalle
- Quoting Price: £15,350,000 (£387 psf) 5.98% NIY
- **Status: Sold to Oxenwood Real Estate at £17,900,000 (£451 psf) 5.13% NIY (June 2021)**

Vehicle Storage, Sales
Sold

CBRE

82

474-488 Wandsworth Road, Clapham, London




- Freehold
- Site area of 0.29 acres, c. 3,214 sq ft of retail accommodation with 8 petrol pumps
- Let to Co-operative Foodstores Ltd, guaranteed by Co-operative Group Ltd (5A1)
- WAULT: 6.2 years
- Tenant option: right to renew for a 15 or 20 year lease
- Rent topped-up to £106,878 p.a. to the June 2021 fixed uplift (considered c. 40% underrended)
- Reviews are subject to fixed annual uplifts at 2%
- Underlying long term residential development potential
- Quoting Price: £2,500,000 (£777 psf) 4.00% NIY
- **Status: Sold to Rocco Homes after competitive bidding at c. £3,000,000 (£933 psf) 3.35% NIY (June 2021)**

Petrol Filling Station
Sold

CBRE

83

Tesla, Guildford



- Freehold
- Car dealership
- Let to Tesla
- WAULT: 7 years
- Passing Rent: £250,000 p.a.
- 5 yearly RPI-linked (2% - 4%)
- Vendor: Inchape Estate
- **Sold to a Private buyer for £4,026,000 at 5.83% NIY (April 2021)**

Car Showroom
Sold

CBRE

84

Volvo, Stourbridge, Grange Lane, Milton Keynes




- Freehold
- Car dealership
- Let to Volvo Car UK Limited
- WAULT: 10.32 years
- Passing Rent: £133,909 p.a.
- Uncompounded 5-yearly fixed increases at 2.5%
- Vendor: Threadneedle
- **Sold to Cathedral Motors for £1,600,000 at 8.53% NIY (April 2021)**

Car Showroom
Sold

CBRE

85

Co-op Lockin Service Station, Weston-Super-Mare




- Petrol Filling Station
- Let to Co-operative Group Food Limited
- WAULT: 20 years
- Passing Rent: £240,000 p.a.
- 5 yearly CPI-linked (1% - 3%)
- Quoting Price: £4,500,000 (5% NIY)
- **Status: Sold to a Family Trust for £4,730,000 reflecting 4.75% NIY (April 2021)**

Petrol Filling Station
Sold

CBRE

86

Audi Showroom, Tunbridge Wells




- Freehold
- Car Dealership with enclosed mezzanine car deck
- 57,018 sq ft (3.46 acres)
- Let to Motorline (Kent) Limited
- WAULT: 18.5 years
- Passing Rent: £693,810 p.a. (£12.17 psf)
- 5 yearly RPI-linked (2.5% - 4.5%)
- Quoting Price: £11,500,000 (£202 psf) – 5.66% NIY
- **Status: Sold to an unknown purchaser for £11,500,000 (£202 psf) at 5.66% NIY (March 2021)**

Car Showroom
Sold

CBRE

87

BP Bordesley, Redditch, Worcestershire




- Petrol Filling Station
- Let to BP Oil UK Limited
- WAULT: 16 years
- Passing Rent: £110,000 p.a.
- 5 yearly fixed 2.5%pa uplifts
- Quoting Price: Off market
- **Status: Sold to a private investor for £2,215,000 reflecting 4.65% NIY (February 2021)**

Petrol Filling Station
Sold

CBRE

88

BCA, Corby




- Freehold
- Large site area of 121 acres
- Single-let to British Car Auctions (BCA) who are guaranteed by TDR Capital
- Lease has been recently re-gearred with WeBuyAnyCar and term extended
- WAULT: 24.5 years
- Annual RPI-linked (1.5 - 2.5%)
- Rent Passing: c. £3,300,000 p.a.
- Date to market: September 2020
- Vendor: LXI REIT
- Quoting Price: N/A – Off Market
- **Status: Sold to DTZ Investors for £70,000,000 (£562,000 per acre) c. 4.40% NIY (October 2020)**

Automotive Sales
Sold

CBRE

89

BCA, Rockingham Point, Avonmouth




- Freehold
- Let to British Car Auctions (BCA), guaranteed by BCA Trading Limited
- A distribution unit of 56,948 sq ft situated on a site of 63.41 acres.
- Rockingham Point comprises two sites (North & South)
- WAULT: 20 years
- Rent Passing: £1,150,000
- The tenant pays a concessionary rent of 50% until May 2023 (equivalent to 15 months rent free) which the vendor will top up.
- 5 yearly RPI-linked (1% - 3%)
- Date to market: October 2020
- Vendor: BlackRock
- Quoting Price: £50,700,000, 4.25% NIY
- **Status: Available (March 2021)**

Automotive
Available

CBRE

90

Lookers JLR, Aylesbury



Car Showroom Available

- Freehold
- Car Dealership on a large plot
- Let to Bolling Investments (owned by Lookers plc.)
- WAULT: 20 years (New lease)
- Passing Rent: £750,000 p.a. (£14.77 psf)
- 5 yearly RPI-linked (1% - 3%)
- Date to Market: October 2020
- Vendor: Lookers (S&LB)
- Quoting Price: £12,220,000 – 5.75% NIY
- **Status: Available (June 2021)**

CBRE

91

Johnson Cars Ltd, Swindon, SN5 5PQ



Car Dealership Available

- Freehold.
- Description: Car dealership, long plot size. Let to: Johnsons Car Limited.
- Unexpired term: A new 20-year lease with tenant break at year 15
- Current rent: Passing rent of £250,000
- Annual RPI linked (1% - 3%)
- Marketing: Openly market
- Date to Market: October 2020
- Vendor: Johnson Cars Ltd (SLB)
- Quoting Price: £4,000,000 - 5.87% NIY
- **Status: Limited interest in the site (June 2021)**

CBRE


92

Alternative Leisure

CBRE

93

The Clapham Tap, Clapham




Pubs Sold

- Freehold
- 2,230 sq ft
- Prominent pub in the centre of Clapham arranged over basement, ground and upper floors with 100 cover beer garden to the rear
- Single let to Ei Group PLC, largest pub company in the UK, who operate c. 5,000 pubs in the UK
- WAULT: 26 Years
- Passing Rent: £94,988 p.a (£42.59 psf)
- 5-yearly RPI-linked (3% - 4%)
- Quoting Price: £2,200,000 (£987 psf) 4.06% NIY
- **Status: Sold to Unknown Purchaser at c. £2,350,000 (£1,054 psf) 4.00% NIY (May 2021)**

CBRE

94

Bucks Head, Camden




Pubs Sold

- Freehold
- Prominent pub in the centre of Camden
- Single let to Stonegate Pub Co. who operate c. 5,000 pubs in the UK
- Strong performing pub with 1st floor terrace & residential accommodation above
- 4,605 sq ft (GIA)
- WAULT: 20 Years
- Passing Rent: £179,057 p.a (£38.88 psf)
- 5-yearly RPI-linked (1% - 3%)
- Quoting Price: £4,223,000 (£917 psf) 4.00% NIY
- **Status: Sold to Sterling Life at c. £4,150,000 (£901 psf) 4.10% NIY (March 2021)**

CBRE

95

David Lloyd, Northwood, Greater London




Leisure Sold

- Freehold
- 81 acre site, 14 acre gym site and 67 acres of greenbelt land
- Fully let to David Lloyd Ltd including the 81 acres of Greenbelt land
- Gym has over 8,000 members and is considered a top 3 site for David Lloyd
- Approximately £4,000,000 of tenant capex in Q1 2020
- WAULT: 30 years
- Passing rent: £2,313,405 p.a (£15.96 psf)
- Annual RPI-linked (1% - 4%)
- Vendor: British Land
- Quoting Price: £51,000,000 – 4.25% NIY
- **Status: Sold to Centrica Pension Fund c/o LaSalle IM for £50,625,000, 4.28% NIY, additional land included in sale (March 2021)**

CBRE

96

Nuffield Health, Leicester




- Freehold
- 1.2-acre site built in 2002
- Fully let to Nuffield Health
- WAULT: 20 years
- Passing rent: £365,000 p.a (£8.80 psf)
- 5-yearly CPI-linked (1%-3%)
- Vendor: Undisclosed
- Quoting Price: Undisclosed
- **Status: Sold for £6,100,000 (£147 psf), 5.61% NIY (December 2020)**

Leisure
Sold

CBRE

97

David Lloyd, Emerson Green, Bristol




- Freehold
- Built in 2019
- 62,519 sq ft
- Purpose- built facility set across 5.7 acre site
- Fully let to David Lloyd Leisure Ltd.
- Best opening figures for David Lloyd Club, with memberships growing to over 3,500 within the first two months
- WAULT: 30 years
- Passing rent: £1,100,000 p.a (£17.60 psf)
- 5 yearly RPI-linked reviews (0% - 4%)
- Quoting Price: £22,687,500 at 4.25% NIY (assuming 7.70% PC's)
- **Status: Sold to KFIM at £21,050,000 (£337 psf) 4.85% NIY (December 2020)**

Leisure
Sold

CBRE

98

Nuffield Health, Cwmbran, South Wales



- Freehold
- Purpose built detached health and fitness club constructed in 2000, tenant's works carried out to the club in June 2012
- 28,342 sq ft, 1.76 acres including 151 parking spaces
- Let to Nuffield Health Ltd
- WAULT: 19.75 years
- Passing rent: £263,912 p.a (£9.31 psf)
- 5-yearly OMRV. The December 2016 rent review is currently outstanding.
- Vendor: Nuffield Health
- Quoting Price: £3,850,000 at 6.40% NIY
- **Status: Available**

Leisure
Available

CBRE

99

Ground Rents

CBRE

100

Hotel Brooklyn, Manchester



- Long leasehold (197 years)
- 4 star American themed hotel
- WAULT: 197 years
- Passing Rent: £608,000 p.a.
- Annual RPI-linked (0% - 5%)
- **Status: Sold to Unknown Purchaser for c. £23,000,000 at 2.45% NIY (May 2021)**

Long Income - Ground Rents
Sold

CBRE

101

St Martin's Lane Hotel, London




- Freehold
- 204 bedroom hotel, restaurant and bar facilities, a business centre and meeting rooms
- Underground car park 45 spaces and access to 24 hour gym
- WAULT: new 200 year FRI lease
- Let to Capital Hill Hotels Group London Limited (an SPV wholly owned by Vivon)
- Passing Rent: £1,168,700 p.a. (£5,700 per key).
- Annual RPI-linked rent reviews (0% - 4%)
- **Status: Sold to LaSalle IM (December 2020)**

Long Income - Ground Rents
Sold

CBRE


102

Income Strips




103

Sky Elstree Studios, Rowley Lane, Borehamwood




Long Income – Income Strip
Sold

- Forward Fund of an Income Strip new studio/office HQ
- Freehold
- Let to Sky Studios Ltd (Guarantor: Comcast Corporation)
- 35 year term with tenant option to acquire at end of term for £1
- Annual RPI-linked (2% - 4%)
- **Status: Sold to L&G at c. £300,000,000 (December 2020)**




104

NCME & Queen's Specialist Building, Bolton




Long Income – Income Strip
Sold

- Forward Fund of an Income Strip Higher Education – Teaching/Lecture Theatre.
- Freehold
- Comprises two assets held on identical income strip terms.
- Let to University of Bolton
- 35 year term with tenant option to acquire at end of term for £1
- Annual CPIH +1% uplifts (0% - 5%)
- **Status: Sold to LCIV at c. £24,250,000, 3.85% NIY (December 2020)**




105

Hartpury University, Barbican Way, Gloucester




Long Income – Income Strip
Sold

- Freehold
- Forward Fund of an Income Strip
- 190 Bed Student Accommodation
- Let to, and operated by Cityheart
- Guaranteed by Hartpury University
- 50 year term with tenant option to acquire at end of term for £1
- Commencing Rent: £570,000 p.a.
- Annual RPI-linked (0% - 5%)
- **Status: Sold for c. £17,500,000, 3.05% NIY (November 2020)**




106

NHS Multi Storey Car Park, Adanac Park, Southampton




Long Income – Income Strip
Sold

- Forward Fund of an Income Strip Multi-Storey Car Park
- Long leasehold, 140 years at peppercorn
- 1,000 space MSCP to be built in new park & ride location east of the city
- Let to University Hospital Southampton Foundation NHS Trust on FRI terms
- 40 year term with tenant option to acquire at end of term for £1
- Rent: c. £620,000 p.a.
- Annual RPI uplifts uncapped
- Fixed price of £2M, with parties invited to bid down level of rent (market test)
- **Status: Sold to Canada Life at c. £25,500,000, 2.30% NIY (October 2020)**




107

Life & Mind Building, Oxford




Long Income – Income Strip
Sold

- Forward Fund of an Income Strip
- Freehold (Tenant has option to acquire freehold for £1 at lease expiry)
- FRI Lease to Oxford University
- 209,000 sqft (GIA)
- To be let to Oxford University on PC
- WAULT: 55 years
- Passing Rent: £6,148,000 p.a.
- **Status: Sold to Legal & General IM at c. £200,000,000 (November 2020)**



108

NHS Trust, Sandwell, Birmingham




- Freehold
- Forward Fund of two NHS car parks within a single over-arching Income Strip
- Car park to provide 400 spaces at Sandwell Hospital and 550 spaces at City Hospital
- Let to Sandwell & West Birmingham NHS Trust upon completion in Autumn 2021
- 30 year term with tenant option to acquire at end of term for £1
- Commencing Rent: c. £960,000 p.a.
- Annual RPI-linked (0% - 5%)
- **Status: Sold for c. £30,000,000, 3.10% NIY (September 2020)**

Long Income – Income Strip
Sold

CBRE

109

Royal College of Art, 17-35 Battersea Bridge Road, London SW11 3BA



- Forward Fund of an Income Strip Higher Education – Teaching/Lecture Theatres
- Freehold
- Let to Royal College of Art
- 40 year term with tenant option to acquire at end of term for £1
- Annual RPI-linked (0% - 4%)
- **Status: Sold to LaSalle IM at c. £14,200,000 3.5% NIY (August 2020)**

Long Income – Income Strip
Sold

CBRE

110

Premier Inn, Canning Town




- Leasehold (250 years unexpired) subject to 50 year income strip
- Forward commitment
- Purpose-built hotel, 152 bedrooms spread over ground and three upper floors
- Let to London Borough of Newham
- WAULT: 50 years
- 25 year sub-lease to Premier Inn Ltd (break at 20 years) with a guarantee from Whitbread Plc on completion of development
- Due for completion August 2021
- Commencing Rent: £669,000 p.a.
- 5 yearly, upwards-only, CPI-linked (1% - 4%)
- **Status: Exchanged to a LaSalle IM for c. £24,000,000 at 2.60% NIY (December 2020)**

Long Income - Hotels
Exchanged

CBRE

111

Trocoll House, Wakering Road, Barking




- Forward Fund of an BTR Income Strip
- Freehold (Tenant has option to acquire freehold for £1 at lease expiry)
- FRI Lease to London Borough of Barking & Dagenham Council
- 198 beds (128 private, 49 DMR, 21 LLR) with ancillary retail space of 3,348 sq ft and public house let to JD Weatherspoon.
- WAULT: 50 years
- Annual CPI-linked (0% - 4%)
- **Status: Under offer (June 2021)**

Long Income – Income Strip
Under Offer

CBRE

112

Wirral Borough Council, Birkenhead

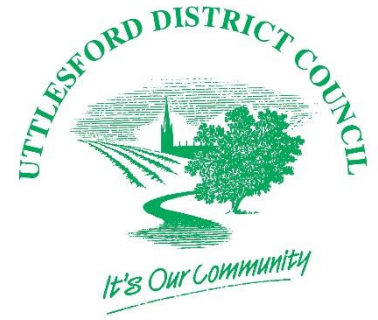


- Freehold
- Forward Fund opportunity
- 147,767 sq ft
- Two new grade A offices
- Let to Wirral Borough Council
- WAULT: 35 years (Tenant has option to acquire freehold for £1 at lease expiry)
- Annual RPI-linked (1% - 4%)
- **Status: Under offer c. 2.85% NIY on 1.80% purchaser costs, c. 2.75% NIY on full purchaser costs (May 2021)**

Long Income – Income Strip
Under Offer

CBRE

113



Uttlesford Property Portfolio
Q2 Report
1 July 2021 – 30 September 2021

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Portfolio Assets – Quarterly Update

Chesterford Research Park

The Council has loaned Aspire (CRP) Ltd a total of £60,596,000 for the acquisition and further development of the Park. As far as the Council Portfolio is concerned the 'asset' is the loan which the company makes repayments on each year. However, in this section additional information is provided with regards the value of the investment.

Property Statistics

The key property data for Chesterford Research Park as at 30 September 2021 is as follows:-

Vacant units

Property Name	Lease Name	Unit Description	Current Rent	ERV	Sq. Ft.
Building 300	Vacant	Suites 1 and 2	£0.00	£730,284.00	41,325
Garden Cottage	Vacant	Suite 1	£0.00	£5,000.00	150
Garden Cottage		Suite 2	£0.00	£5,670.00	165
				£740,954.00	41,640

Since the last quarter two units in Building 300 have been let with final legal stages on Suites 1 and 2.

Valuation

	JUN 2020	SEP 2020	DEC 2020	MAR 2021	JUN 2021	SEP 2021
Mansion House	2,700,000	2,700,000	2,670,000	2,780,000	3,200,000	3,880,000
Science Village	11,250,000	12,200,000	12,650,000	15,950,000	18,100,000	21,050,000
Nucleus	-3,570,051	-3,534,354	-3,497,647	-3,533,541	-3,497,622	-3,460,690
Garden Cottage	171,200	171,100	171,100	171,000	183,000	189,500
Older perm buildings	2,420,000	2,480,000	2,480,000	2,480,000	2,640,000	2,830,000
Older temp buildings	26,600	23,700	20,300	16,800	13,400	9,810
Building 60	11,900,000	17,300,000	19,950,000	23,200,000	25,850,000	28,750,000
Building 200	14,300,000	14,350,000	15,150,000	17,450,000	18,350,000	18,850,000
Building 300	7,410,000	7,410,000	9,400,000	13,050,000	16,800,000	26,350,000
Building 400	4,680,000	4,680,000	4,670,000	5,250,000	5,460,000	5,670,000
Building 600/700	34,350,000	34,350,000	36,150,000	38,900,000	43,000,000	44,200,000
Building 900	8,230,000	8,220,000	9,720,000	10,550,000	11,000,000	11,550,000
Building 50	6,900,000	6,910,000	6,920,000	7,870,000	8,410,000	8,690,000
Miscellaneous	1,470,000	1,470,000	1,470,000	1,470,000	1,470,000	1,640,000
Estate s/c shortfall	-4,037,292	-4,017,491	-3,956,101	-3,894,335	-3,841,432	-3,787,036
Development Land	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	5,200,000
Estate Capex	0	0	0	0	0	-1,455,000
Value	£101,850,000	£108,350,000	£117,550,000	£135,350,000	£150,800,000	£170,250,000

The Nucleus negative sum is based on an assumption that the building will operate at a loss for the next eight years, and uses the current actual position as the basis for the calculation.

As can be seen from the valuation figures the park is currently valued at £170,250,000 which gives a value per investor of £85,125,000 and this will increase further when the remainder of Building 300 is let.

Top 10 Tenants by Rent

Tenant	Rental Exposure pa	% of Total Contracted Rent
1. Charles River Discovery Research Services UK Ltd	£1,740,000	22.68
2. Lonza Biologics plc	£909,150	11.85
3. Astra Zeneca UK Ltd	£720,000	9.39
4. Domainex Ltd	£720,000	9.39
5. Microbiotica Ltd	£668,430	8.71
6. Oncologica UK Ltd	£437,608	5.70
7. Cambridge Epigenetix Ltd	£376,850	4.91
8. Diagnostics for The Real World (Europe) Ltd	£307,494	4.01
9. Isomerase Therapeutics Ltd	£252,035	3.29
10. Mestag Therapeutics Ltd	£170,810	2.23
TOTAL	£6,302,377	82.16

Rent Paid

85.7% of rent due was received on time on the September quarter date. The remaining 14.3% has now been paid. 100% of the service charge has been received on time



QUARTERLY REPORT – SEPTEMBER 2021

	COMMENTS		
PROPERTY (ADDRESS)	<p>Skyway House Parsonage Road Takeley Bishop's Stortford Herts CM22 6PU</p> <p>(HQ office building)</p>	<p>Tenant: Weston Homes Plc</p> <p>Lease Term: FRI 25 years from 30.6.20 (24 years 1 month unexpired)</p> <p>Passing Rent: £1,128,000 p.a exc</p> <p>Next Rent Review Date: 30.6.2025</p> <p>Basis of Rent Review: Fixed Review to £1,276,228 p.a exc on 30.6.2025 13.14% uplift every 5 years</p>	
DATE OF LAST PROPERTY INSPECTION	<p>21st April 2021 Next inspection due October 2021.</p>		
RENT COLLECTION	<p>The tenant pays quarterly in advance on the usual quarter days. The last quarters rent was paid on time.</p>		
INSURANCE	<p>UDC responsible, subject to recovery from WH. Zurich have quoted a premium of £11,466.02 for the year to 30.09.2021. ML have charged out and collected the premium.</p>		
SERVICE CHARGE	<p>N/A</p>		
NOTES	<p>Weston Homes staff have now returned to the office. They currently have approx. 200 staff in the building allowing them to socially distance as this is significantly below full capacity.</p>		
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	<p>The Property has an EPC rating of A16 and BREEAM rating of very good. There is a grey water recycling system and all the lights are LED with most on sensors. There are 18 electrical vehicle charging points.</p>		



1 Deer Park Road Fairways Business Park Livingston

QUARTERLY REPORT – SEPTEMBER 2021

	COMMENTS		
PROPERTY (ADDRESS)	1 Deer Park Road Fairways Business Park Livingston EH54 8AF (Private Veterinary Hospital)	Tenant: Lease Term: Agreed Rent: Rent Commencement Date: Next Rent ReviewDate: Basis of Review:	Veterinary Specialists (Scotland) Ltd FRI lease 20 years from 10.9.2019 (18 years 3 months unexpired) £372,546 p.a exc 10.9.2023 10.9.2024 Fixed Review to £411,320 p.a exc
DATE OF LAST INSPECTION	10 August 2021		
RENT COLLECTION	The tenant has a four-year rent-free period, so the rent commencement date is 10.9.2023. The Lease provides for quarterly payments, however, a side letter has been signed to allow the tenant to pay monthly on 1 st of each month.		
INSURANCE	UDC responsible, subject to recovery from tenant. Zurich have quoted a premium of £3,725.80 for the year to 30.09.2021. ML have charged out and collected the premium.		
SERVICE CHARGE	N/A		
NOTES			
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	The Tenant has advised that they would like to install electric charging points. ML awaiting further details. VSSL have advised that they are looking to grow the business and have plans to develop the rest of the 1 st floor and the 2 nd floor to provide additional offices, theatres and a lecture theatre as they have plans to become a Teaching Hospital at a cost of £8m - £10m. The tenant also has plans to improve the car park and outside environment.		



QUARTERLY REPORT – SEPTEMBER 2021

	COMMENTS		
PROPERTY (ADDRESS)	Waitrose Distribution Centre Matrix Park Western Avenue Chorley Lancashire PR7 7NB	Tenant: Lease Term: Passing Rent: Next Rent Review Date: Basis of Rent Review:	Waitrose Ltd FRI Lease 30 years from 30.4.2012 (unexpired term of 20 years 11 months) £2,271,254 p.a 30.4.2022 Higher of open market rent or RPI (cap & collar of 5% & 2% p.a compounded)
DATE OF LAST PROPERTY INSPECTION	27 th May 2021.		
RENT COLLECTION	Lease provides for quarterly payments. UDC agreed on a temporary basis that the Tenant could pay the rent monthly on 25 th of each month up to June 2021. The tenant has now reverted to quarterly rent payments.		
INSURANCE	UDC responsible, subject to recovery from Waitrose. Zurich have quoted a premium of £43,364.08 for the year to 30.9.2021. ML have charged out the premium.		
SERVICE CHARGE	<p>Matrix Park Management Company administer the service charge for the estate, the service charge year is 1st June to 31st May. UDC pay 44.27% of the total budget, Matrix invoice UDC quarterly and this is recharged to Waitrose. ML have invoiced Waitrose for the sums due since 1.12.20, the March quarter's payment has been fully paid.</p> <p>There is an outstanding dispute relating to historic service charge recovery. ML awaiting confirmation from JLL (the previous Managing Agent) that this has now been resolved and they will make final payment to Matrix. JLL to provide ML with a statement once finalised. ML chasing JLL to resolve the issue.</p>		
NOTES	<p>Waitrose have sublet part of the 2nd floor offices to Amey.</p> <p>ML have requested copies of the tenants Risk Assessments and Compliance certification.</p> <p>Waitrose have agreed a 5 year Distribution Service Agreement with XPO Logistics who will occupy the property. Waitrose are permitted in accordance with the lease to grant a Distribution Underlease to a Distribution Services Provider without the Landlord's consent. This has been checked by your solicitors.</p>		
ASSET MANAGEMENT OPPORTUNITIES & GREEN INITIATIVES	<p>There is approx. 2 acres of surplus development land on eastern side of site included in the lease to Waitrose.</p> <p>We understand that the land was intended for an incineration/recycling plant to be operated by Waitrose to provide energy to heat some areas of the building, but this has been abandoned due to environmental concerns and technological deficiencies.</p> <p>There may be an opportunity in the future to obtain planning for an additional unit on this land.</p>		

Agreed Acquisitions

STANE RETAIL PARK PHASE 1, STANWAY, COLCHESTER

SUMMARY

UDC contracted to purchase phase 1 (B&Q and Aldi - combined rent of circa £1.78m pa) for £30.424m gross, on 4th August 2020, with a first pre-emption right to acquire phase 2 (in parcels) at market value, once the tenant line up and lease terms are known. The land was bought for £7.5m on 4th August 2020. The final payment is likely to be made for phase 1, upon lease completions and building handover (est. September 2021). The overall site area is circa 17 acres gross.

Construction Update

The entire park, is being built out as one, by Readie Construction Ltd, who commenced construction in August 2020. We are informed by the project developers, Churchmanor, that the scheme is advancing well, and remains as per the original timescale. It remains the plan to grant early access to B&Q, to fit out and the scheme to be Practical Completed (PC) in November 2021, with the formal opening of B&Q and Aldi in October/November 2021. The phase 2 units should be finished to shell by the end of the calendar year. Latest site photos are shown below



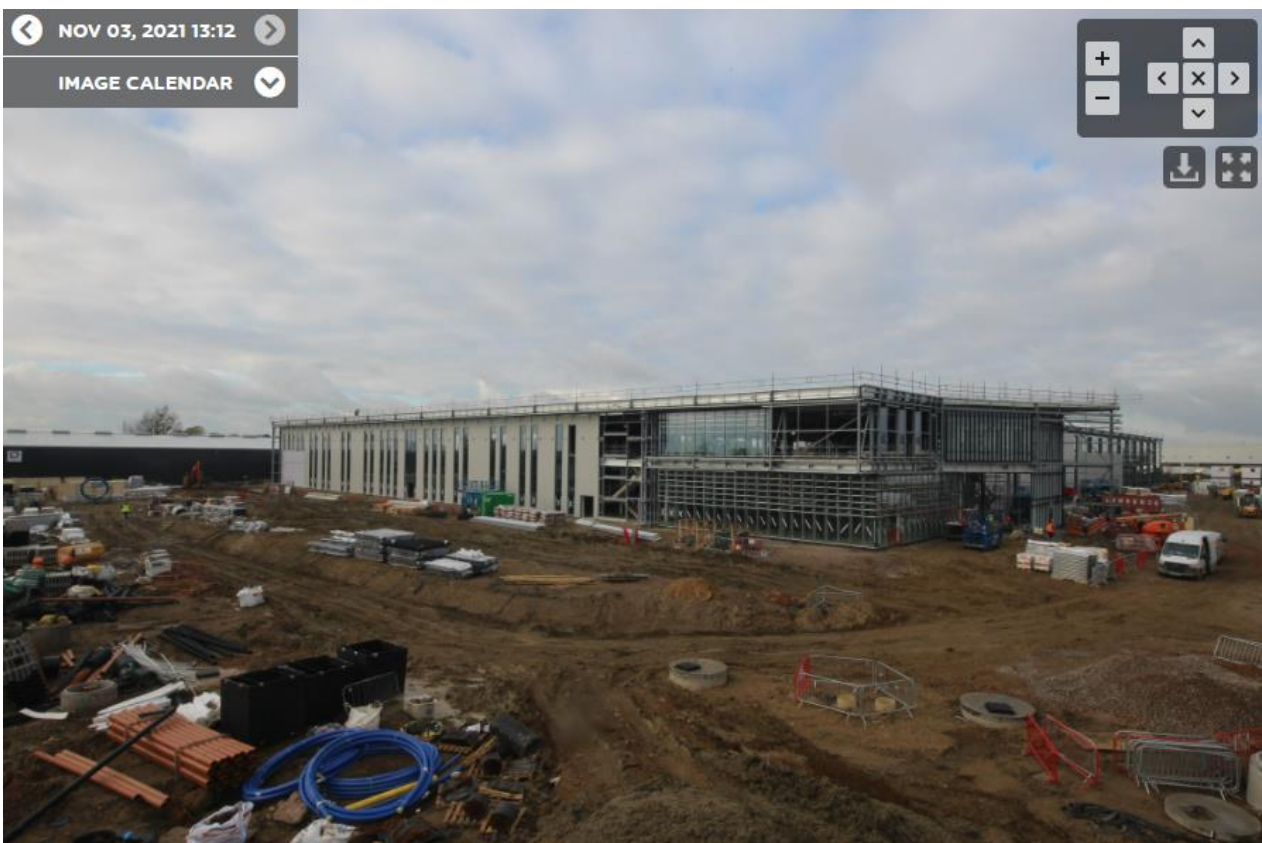
DISTRIBUTION CENTRE, GLOUCESTER

The Council completed the acquisition in March 2021 and work on site started immediately with a planned PC date of 1 November 2021 and handover to the tenant (Amazon). This has now slipped by 3 weeks, however Amazon have taken occupation to enable them to commence fit out works Current site photos are shown below.



HEADQUARTERS AND WAREHOUSE, TEWKESBURY

In March 2021 the Council acquired a site in Tewkesbury, Gloucestershire for a new build head office and warehouse with a pre-let 35 year lease. The developer has set up a time lapse video stream so that the Council can see progress. A snapshot is provided below and the stream is available at <https://barberry.reachtimelapse.co.uk/projectmeteor/>



Asset Valuation

The Council employ CBRE to provide a quarterly valuation of the Council owned assets. The full report is attached as Appendix One. In summary, as at the end of quarter 4 the position is as shown below

Property	Price paid (including future commitments)	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Colchester, Stane RP	£ 27,004,322	£ 7,500,000	£ 7,500,000	£ 7,975,000	£ 9,600,000	£ 11,000,000
Chorley, Waitrose RDC	£ 54,608,773	£ 54,600,000	£ 55,000,000	£ 56,700,000	£ 58,500,000	£ 60,150,000
Livingston, 1 Deerpark Road	£ 4,758,374	£ 4,800,000	£ 4,900,000	£ 4,975,000	£ 5,050,000	£ 5,125,000
Takeley, Skyway House	£ 20,000,000	£ 18,000,000	£ 19,500,000	£ 19,500,000	£ 19,600,000	£ 19,600,000
Gloucester, Amazon W/H	£ 42,692,000			£ 5,625,000	£ 8,050,000	£ 23,600,000
Tewkesbury, MOOG HQ	£ 37,749,262			£ 7,000,000	£ 11,000,000	£ 16,950,000
	£ 186,812,731	£ 84,900,000	£ 86,900,000	£ 101,775,000	£ 111,800,000	£ 136,425,000

When the loan to Aspire (CRP) Ltd is built in, and payments to date included, the total asset valuation is as shown below

Property	Price paid (including future commitments)	Amount paid as at 30 September 2021	SEP 2020	DEC 2020	MAR 2021	JUN 2021	SEP 2021
	£	£	£	£	£	£	£
Colchester, Stane RP	27,004,322	7,500,000	7,500,000	7,500,000	7,975,000	9,600,000	11,000,000
Chorley, Waitrose RDC	54,608,773	54,608,773	54,600,000	55,000,000	56,700,000	58,500,000	60,150,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	4,800,000	4,900,000	4,975,000	5,050,000	5,125,000
Takeley, Skyway House	20,000,000	19,500,000	18,000,000	19,500,000	19,500,000	19,600,000	19,600,000
Gloucester, Amazon	42,692,000	20,589,660			5,625,000	8,050,000	23,600,000
Tewkesbury, MOOG HQ	37,749,262	11,953,310			7,000,000	11,000,000	16,950,000
	186,812,731	118,910,117	84,900,000	86,900,000	101,775,000	111,800,000	136,425,000
Aspire (CRP) Ltd	60,596,000	60,596,000	54,175,000	58,775,000	67,675,000	75,400,000	85,125,000
Total Portfolio	247,408,731	179,506,117	139,075,000	145,675,000	169,450,000	187,200,000	221,550,000

Future Asset Acquisitions

Stane Retail Park 2

Phase 2

The owner developer is in advanced discussions with Marks and Spencer (M&S) for a superstore covering all aspects of its business (food, clothing, homeware and 'click and collect'). When the final terms are agreed the Council will have an opportunity to negotiate a price and then agree or not to proceed with the acquisition. Once M&S are signed up it is expected that the remaining units will be taken very quickly. Again the Council will have the option to acquire those units.



Financing

The Portfolio is financed from three sources

1. Internal borrowing – when the Council has excess funds to invest
2. Repayment loan with
3. Borrowing from other local authorities

The split between 1 and 3 above varies on a week to week basis. Below is a snapshot of the external funding as at 26 October 2021 which totals £163,500

Date	Lender	Amount (£)	Maturity	Rate
05-Jul-17	Phoenix Life Ltd	37,000,000	05-Jul-57	2.86%
18-Jun-20	Oxfordshire County Council	5,000,000	19-Jun-23	1.20%
30-Jun-20	Gloucestershire County Council	5,000,000	30-Jun-22	0.95%
24-Nov-20	Guildford Borough Council	3,000,000	24-May-22	0.45%
24-Nov-20	Spelthorne Borough Council	5,000,000	24-May-22	0.45%
20-Apr-21	West Yorkshire Combined Authority	3,500,000	12-Apr-22	0.12%
21-Apr-21	Hampshire County Council	3,000,000	20-Apr-22	0.13%
21-Apr-21	Devon County Council	2,500,000	20-Apr-22	0.13%
30-Apr-21	London Borough of Newham	5,000,000	29-Apr-22	0.13%
30-Apr-21	Brighton & Hove City Council	4,000,000	29-Apr-22	0.13%
02-Jun-21	St. Helens M.B.C	5,000,000	01-Jun-22	0.25%
07-Jun-21	Derbyshire County Council	11,500,000	06-Jun-22	0.35%
12-Aug-21	The Vale of Glamorgan Council	2,000,000	11-Aug-22	0.06%
09-Sep-21	West of England Combined Authority	10,000,000	08-Sep-22	0.12%
09-Sep-21	Newcastle Upon Tyne, North Tyneside Authority	10,000,000	08-Sep-22	0.12%
09-Sep-21	Middlesborough Teeside Pension Fund	7,000,000	08-Sep-22	0.10%
14-Sep-21	West Midlands Combined Authority	10,000,000	13-Sep-22	0.20%
14-Sep-21	Crawley Borough Council	5,000,000	13-Sep-22	0.20%
14-Sep-21	East Sussex County Council	5,000,000	13-Sep-22	0.25%
14-Sep-21	Lancashire County Council	10,000,000	13-Sep-22	0.30%
23-Sep-21	West Yorkshire Combined Authority	6,000,000	25-Jul-22	0.06%
21-Oct-21	Blaenau Gwent County Borough Council	4,000,000	01-Nov-21	0.02%
21-Oct-21	Hyndburn Borough Council	2,000,000	17-Oct-22	0.15%
21-Oct-21	New Forest District Council	1,000,000	17-Oct-22	0.15%
21-Oct-21	Blaenau Gwent County Borough Council	2,000,000	02-Nov-21	0.02%
	Total as at 26 October 2021	163,500,000		

Risks

Likelihood Scores

Score	Probability
1 (Little Likelihood)	Less than 10%
2 (Some Likelihood)	10% to 50%
3 (Significant Likelihood)	51% to 90%
4 (Near Certainty)	More than 90%

Impact Scores

Score	Impact Level on Strategic Objectives
1	Minor impact/delay/difficulty
2	Small impact/delay/difficulty
3	Considerable impact/delay/difficulty
4	Extreme impact/delay/Difficulty

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Each risk score for likelihood and impact is plotted onto a risk matrix to produce its score. A green score indicates risks which the organisation is most prepared to accept and red those which are less likely to be accepted.

LIKELIHOOD	4	4	8	12	16
	3	3	6	9	12
	2	2	4	6	8
	1	1	2	3	4
		1	2	3	4
		IMPACT			

21-IB-01 LONG TERM BORROWING

The council is unable to secure long term borrowing	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	• Phoenix loan is secured	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	• Widen the term for short term borrowing to mitigate short term fluctuations in availability of funding	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (September 2021)

- The Council received an A3 credit rating from Moody's. This was as expected but not as high as hoped. Discussions are ongoing with our financial advisers as to the best way to secure the long term borrowing

21-IB-02 INTEREST RATES

Interest rates increase leading to a reduced net income	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	• Phoenix loan is secured so part mitigation	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	• Secure a bond issue as soon as possible	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (September 2021)

- Discussions are ongoing with our financial advisers as to the best way to secure the long term borrowing

21-IB-03 TENANT DEFAULT

Tenants default on rental payments either short term or because of business failure	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Additional financial due diligence undertaken ahead of all purchases 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3	<ul style="list-style-type: none"> Continuous monitoring of tenants both financial information and news channels 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (September 2021)

- Tenants passed the viability test and no adverse financial reports this quarter

22-IB-04 BUILDING LOSS

Loss of building due to fire/flood leading to no rent being received for duration of the repair/reinstatement	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> UDC fully insures the building and recharges the tenant Copies of fire safety procedures/test etc. held by agent 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	4	4	<ul style="list-style-type: none"> Monitor procedures as part of the inspection process 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	31.03.2022		

Progress Update (September 2021)

- Discussions with all tenants on fire etc. safety. Inspections check for issues and ensure maintenance repairs etc. are undertaken

21-IB-05 REPUTATION

Actions of tenants affect the reputation of the Council	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	• Tenants checked as part of initial due diligence	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3	• Continuous monitoring of tenants both financial information and news channels	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	3	3	AW	31.03.2022		

Progress Update (September 2021)

➤ All publicity this quarter has been positive including good news for Weston Homes [£500m London Urban Village gains planning permission \(ukreiiif.com\)](https://www.ukreiiif.com)

Summary

In February 2021, the Council adopted the Commercial Strategy and in so doing reconfirmed a total of £300 million for commercial investment, including that already committed at Chesterford Research Park. To date £253,098,874 has been committed with an option for a further estimated £49,474,500 giving a total allocation just over the £300,000,000 target. It should however be noted that whilst the total commitment exceeds £300,000,000 there is several million pounds of contingency built into assets 5, 6, and 7 in the first table, not all of which will be needed. In addition, Stane Retail Park Phase 2 is an estimate of likely cost and the Council can acquire all/part/none of Phase 2 as viability and funds permit.

The net yield of the committed portfolio is 4.76% and this remains the same when the option items are included. This yield reflects the risk appetite of the Council and the desire for well-known/established brands as tenants.

Portfolio Summary - Committed

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Net Yield %
1	Loan to Aspire (CRP) Ltd	60,516,000	2,517,466	4.16
2	Skyway House, Takeley	20,000,000	1,128,000	5.64
3	1 Deerpark Road, Livingston	4,758,374	372,546	6.29
4	Regional Distribution Centre, Chorley	54,600,000	2,253,907	4.16
5	Stane Retail Park – Phase 1	30,424,000	1,784,024	5.86
6	Distribution Warehouse, Gloucester	43,000,000	2,253,200	5.24
7	Headquarters, Tewkesbury	40,500,000	1,757,700	4.34
	Total	253,798,374	12,066,843	4.76

Portfolio Yield – 4.76%

Portfolio Summary - Option

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Net Yield %
1	Stane Retail Park - Phase 2	35,000,000	1,750,000	5.00
2	Future loans to Aspire (CRP) Ltd	14,474,500	602,139	4.16
	Total	49,474,500	2,352,139	4.75

Total Yield including option – 4.76%

It should be noted that the figures are above are current estimates. Actual rent for Stane Retail Park, Gloucester and Tewkesbury will depend upon the final measured survey of the completed building.

VALUATION REPORT

Valuation Date: 30 September 2021

In respect of:

Uttlesford District Council Property Fund

On behalf of:

Uttlesford District Council

Legal Notice and Disclaimer

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(i) 25% of the value of a single property, or, in the case of a claim relating to multiple properties 25% of the aggregated value of the properties to which the claim relates (such value being as at the Valuation Date and on the basis identified in the Instruction or, if no basis is expressed, Market Value as defined by the RICS); or

(ii) £20,000,000 (Twenty Million British Pounds).

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01

VALUATION REPORT

Introduction

Report Date	19 October 2021
Valuation Date	30 September 2021
Addressee	Uttlesford District Council London Road Saffron Walden CB11 4ER
The Properties	Properties held in Uttlesford District Council Property Fund, as set out in the Schedule of Values.
Instruction	To value the Properties as at the Valuation Date in accordance with Terms of Engagement dated 10 November 2020.
Status of Valuer	You have instructed us to act as an External valuer as defined in the current version of the RICS Valuation – Global Standards. Please note that the Valuation may be investigated by the RICS for the purposes of the administration of the Institution’s conduct and disciplinary regulations in order to ensure compliance with the Valuation Standards.
Purpose and Basis of Valuation	You have requested us to carry out a Valuation for Financial Reporting purposes only for incorporation within the Company’s accounts. The Valuation will be on the basis of: <ul style="list-style-type: none"> • Fair Value in accordance with IFRS 13. We confirm that Fair Value as defined in IFRS13 is effectively the same as Market Value. The definitions are set out in full in the VSTOB.
Fair Value (IFRS 13)	£136,425,000 (ONE HUNDRED AND THIRTY-SIX MILLION FOUR HUNDRED AND TWENTY-FIVE THOUSAND POUNDS) exclusive of VAT, as shown in the Schedule of Capital Values set out below.
Portfolios and Aggregation	We have valued the Properties individually and no account has been taken of any discount or premium that may be negotiated in the market if all or part of the portfolio was to be marketed simultaneously, either in lots or as a whole.
Joint Tenancies and Indirect Investment Structures	Where a property is owned through an indirect investment structure or a joint tenancy in a trust for sale, our Valuation represents the relevant apportioned percentage of ownership of the value of the whole property, assuming full management control. Our Valuation therefore is unlikely to represent the value of the interests in the indirect investment structure through which the property is held. Our Valuation does not necessarily represent the ‘Fair Value’ in accordance with IFRS 13 or FRS102 of the interests in the indirect investment structure through which the property is held.
Novel Coronavirus (COVID-19)	The outbreak of Novel Coronavirus (COVID-19), which was declared by the World Health Organisation as a “Global Pandemic” on the 11 March 2020, continues to affect economies and real estate markets globally. Nevertheless, as at the Valuation Date, property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where enough market evidence exists upon which to base opinions of value. Accordingly – and for the avoidance of doubt – 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 in response to changes in

the control or future spread of COVID-19, we highlight the importance of the Valuation Date.

In the case of **development** valuations, we would draw your attention to the fact that, even in normal market conditions, the residual method of valuation is very sensitive to changes in key inputs, with small changes in variables (such as the timing of the development, finance/construction costs and sales rates) having a disproportionate effect on land value. Consequently, in the current market conditions – with the potential for cost inflation, supply and timing issues, fluctuating finance rates, liquidity issues and reduced transactional volumes – it is inevitable that there is even greater uncertainty, with site values being susceptible to much more variance than normal.

Rental Income

The Valuation we have provided reflects the rental income as at the Date of Valuation, as set out within this report, which you have confirmed to be correct and comprehensive. It also reflects any issues concerning the anticipated cash-flow that you have advised us of, as set out within this report. Given the uncertainties relating to the COVID-19 virus and the current restrictions on business activities, it is possible that there will be significant rental defaults and/or insolvencies leading to voids and a resulting shortfall in rental income. Should this occur, there will be a negative impact on the value of the subject property.

Compliance with Valuation Standards

The Valuation has been prepared in accordance with the latest version of the RICS Valuation – Global Standards (incorporating the International Valuation Standards) and the UK national supplement (the “Red Book”) current as the Valuation Date.

The Properties have been valued by a valuer who is qualified for the purpose of the Valuation in accordance with the Red Book. We confirm that we have sufficient local and national knowledge of the particular property market involved and have the skills and understanding to undertake the Valuation competently.

Where the knowledge and skill requirements of the Red Book have been met in aggregate by more than one valuer within CBRE, we confirm that a list of those valuers has been retained within the working papers, together with confirmation that each named valuer complies with the requirements of the Red Book.

This Valuation is a professional opinion and is expressly not intended to serve as a warranty, assurance or guarantee of any particular value of the subject Properties. Other valuers may reach different conclusions as to the value of the subject Properties. This Valuation is for the sole purpose of providing the intended user with the valuer’s independent professional opinion of the value of the subject Properties as at the Valuation Date.

Sustainability Considerations

Wherever appropriate, sustainability and environmental matters are an integral part of the valuation approach. ‘Sustainability’ is taken to mean the consideration of such matters as environment and climate change, health and well-being and corporate responsibility that can or do impact on the valuation of an asset. In a valuation context, sustainability encompasses a wide range of physical, social, environmental, and economic factors that can affect value. The range of issues includes key environmental risks, such as flooding, energy efficiency and climate, as well as matters of design, configuration, accessibility, legislation, management, and fiscal considerations – and current and historic land use.

Sustainability has an impact on the value of an asset, even if not explicitly recognised. Valuers reflect markets, they do not lead them. Where we recognise the value impacts of sustainability, we are reflecting our understanding of how market participants include sustainability requirements in their bids and the impact on market valuations.

Climate Risk Legislation

The UK Government is currently producing legislation which enforces the transition to net zero by 2050, and the stated 78% reduction of greenhouse gases by 2035 (based on a 1990 baseline).

	<p>We understand this to include an update to the Minimum Energy Efficiency Standards, stated to increase the minimum requirements from an E (since 2018) to a B in 2030. The government also intends to introduce an operational rating. It is not yet clear how this will be legislated, but fossil fuels used in building, such as natural gas for heating, are incompatible with the UK's commitment to be Net Zero Carbon by 2050.</p> <p>This upcoming legislation could have a potential impact to future asset value.</p> <p>We also note that the UK's introduction of mandatory climate related disclosures (reporting climate risks and opportunities consistent with recommendations by the "Task Force for Climate Related Financial Disclosure" (TCFD)), including the assessment of so-called physical and transition climate risks, will potentially have an impact on how the market views such risks and incorporates them into the sale of letting of assets.</p> <p>The European Union's "Sustainable Finance Disclosure Regulations" (SFDR) may impact on UK asset values due to the requirements in reporting to European investors.</p>
Assumptions	<p>The Properties details on which each Valuation are based are as set out in this report. We have made various assumptions as to tenure, letting, taxation, town planning, and the condition and repair of buildings and sites – including ground and groundwater contamination – as set out below.</p> <p>If any of the information or assumptions on which the Valuation is based are subsequently found to be incorrect, the Valuation figures may also be incorrect and should be reconsidered.</p>
Variations and/or Departures from Standard Assumptions	None.
Independence	The total fees, including the fee for this assignment, earned by CBRE Ltd (or other companies forming part of the same group of companies within the UK) from the Addressee (or other companies forming part of the same group of companies) is less than 5.0% of the total UK revenues.
Previous Involvement and Conflicts of Interest	<p>We confirm that we have previously valued all the properties on your behalf on a quarterly basis. We have had no other previous material involvement with any of the properties.</p> <p>Copies of our conflict of interest checks have been retained within the working papers.</p>
Disclosure	<p>The principal signatory of this report has continuously been the signatory of Valuations for the same Addressee and Valuation purpose as this report since September 2020.</p> <p>CBRE Ltd has continuously been carrying out Valuation instructions for the Addressee of this report since September 2020.</p> <p>CBRE Ltd has carried out Valuation, Agency and Professional services on behalf of the Addressee since September 2020.</p>
Reliance	<p>The contents of this Report may only be relied upon by:</p> <ul style="list-style-type: none"> i) Addressees of the Report; and ii) Parties who have received prior written consent from CBRE in the form of a reliance letter; <p>for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.</p>

Publication

Neither the whole nor any part of our report nor any references thereto may be included in any published document, circular or statement nor published in any way without our prior written approval of the form and context in which it will appear.

Such publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Red Book or the incorporation of the special assumptions referred to herein.


Yours faithfully



Mark Dennis MRICS
Director
RICS Registered Valuer
For and on behalf of CBRE Limited

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Yours faithfully



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Schedule of Values

Address	Property Type	Tenure	Total	Ownership Purpose
Skyway House, Bishop's Stortford	Offices	Freehold	£19,600,000	Investment
Waitrose RDC, Chorley	Industrial	Freehold	£60,150,000	Investment
Stane Retail Park, Colchester	Retail Warehouse	Freehold	£11,000,000	In the course of Development
Amazon, Gloucester	Industrial	Freehold	£23,600,000	In the course of Development
1 Deerpark Road, Livingston	Offices	Freehold	£5,125,000	Investment
MOOG, Tewkesbury	Industrial	Freehold	£16,950,000	In the course of Development

Portfolio Total (GBP)	£136,425,000
- Freehold - 100.00 % (GBP)	£136,425,000

* Short Leasehold: Leasehold of 50 years and under

** Long Leasehold: Leasehold over 50 years unexpired term

Property	Price paid (including future commitments)	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
Colchester, Stane RP	£ 27,004,322	£ 7,500,000	£ 7,500,000	£ 7,975,000	£ 9,600,000	£ 11,000,000
Chorley, Waitrose RDC	£ 54,608,773	£ 54,600,000	£ 55,000,000	£ 56,700,000	£ 58,500,000	£ 60,150,000
Livingston, 1 Deerpark Road	£ 4,758,374	£ 4,800,000	£ 4,900,000	£ 4,975,000	£ 5,050,000	£ 5,125,000
Takeley, Skyway House	£ 20,000,000	£ 18,000,000	£ 19,500,000	£ 19,500,000	£ 19,600,000	£ 19,600,000
Gloucester, Amazon W/H	£ 42,692,000			£ 5,625,000	£ 8,050,000	£ 23,600,000
Tewkesbury, MOOG HQ	£ 37,749,262			£ 7,000,000	£ 11,000,000	£ 16,950,000
	£ 186,812,731	£ 84,900,000	£ 86,900,000	£ 101,775,000	£ 111,800,000	£ 136,425,000

Source of Information and Scope of Works

Sources of Information	We have carried out our work based upon information supplied to us by professional advisors, as set out within this report, which we have assumed to be correct and comprehensive.
Inspection	<p>In accordance with your instructions, we inspect the Properties internally every three years. A schedule of the most recent inspection dates and the names of the inspecting valuers is maintained within our working papers and can be made available if required.</p> <p>Following the outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organisation as a “Global Pandemic” on 11th March 2020, we were unable to carry out internal inspections between 25 March 2020 and 18 May 2020.</p> <p>Subsequent to this, Internal inspections need to comply with new UK Government, PHE, Regional and local guidance.</p> <p>With some properties it has not been possible to arrange an inspection in compliance with the new guidelines and we have been unable to inspect these assets internally, within the last 12 months. We have therefore valued these Properties subject to an external inspection, adopting the assumptions concerning the state of these Properties as set out within this report.</p> <p>You have confirmed that you are not aware of any material changes to the physical attributes of these properties, since the last inspection. We have assumed this advice to be correct.</p>
Areas	We have not measured the Properties but have relied upon the floor areas provided to us by you or your professional advisors, which we have assumed to be correct and comprehensive, and which you have advised us have been calculated using the: Gross Internal Area (GIA), Net Internal Area (NIA) or International Property Measurement Standard (IPMS) 3 – Office, measurement methodology as set out in the latest edition of the RICS Property Measurement Standards.
Environmental Considerations	<p>We have not been instructed to make any investigations in relation to the presence or potential presence of contamination in land or buildings or the potential presence of other environmental risk factors and to assume that if investigations were made to an appropriate extent then nothing would be discovered sufficient to affect value.</p> <p>We have not carried out investigation into past uses, either of the property or of any adjacent lands, to establish whether there is any potential for contamination from such uses or sites, or other environmental risk factors and have therefore assumed that none exists.</p>
Services and Amenities	<p>We understand that the Properties are located in an area served by mains gas, electricity, water and drainage.</p> <p>None of the services have been tested by us.</p>
Repair and Condition	We have not carried out building surveys, tested services, made independent site investigations, inspected woodwork, exposed parts of the structure which were covered, unexposed or inaccessible, nor arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous materials or techniques have been used, or are present, in any part of the Properties. We are unable, therefore, to give any assurance that the Properties are free from defect.
Town Planning	We have not undertaken planning enquiries.
Titles, Tenures and Lettings	Details of title/tenure under which the Properties are held and of lettings to which it is subject are as supplied to us. We have not generally examined nor had access to all the deeds, leases or other documents relating thereto. Where information from deeds, leases or other documents is recorded in this report, it represents our understanding of the relevant documents. We should emphasise, however, that the interpretation of the documents of title (including relevant deeds, leases and planning consents) is the responsibility of your legal adviser.

We have not conducted credit enquiries on the financial status of any tenants. We have, however, reflected our general understanding of purchasers' likely perceptions of the financial status of tenants

Valuation Assumptions

Capital Values

The Valuation has been prepared on the basis of "Fair Value" in accordance with International Financial Reporting Standard 13 ("IFRS 13"), which is defined as:

"The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

"Fair Value", for the purpose of financial reporting under IFRS 13, is effectively the same as "Market Value", which is defined in the Red Book as:

"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 represents the figure that would appear in a hypothetical contract of sale at the Valuation Date. No adjustment has been made to this figure for any expenses of acquisition or realisation - nor for taxation which might arise in the event of a disposal.

No account has been taken of any inter-company leases or arrangements, nor of any mortgages, debentures or other charge.

No account has been taken of the availability or otherwise of capital based Government or European Community grants.

Rental Values

Unless stated otherwise rental values indicated in our report are those which have been adopted by us as appropriate in assessing the capital value and are not necessarily appropriate for other purposes, nor do they necessarily accord with the definition of Market Rent in the Red Book, which is as follows:

"The estimated amount for which an interest in real property should be leased on the Valuation Date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Fixtures, Fittings and Equipment

Where appropriate we have regarded the shop fronts of retail and showroom accommodation as forming an integral part of the building.

Landlord's fixtures such as lifts, escalators, central heating and other normal service installations have been treated as an integral part of the building and are included within our Valuations.

Process plant and machinery, tenants' fixtures and specialist trade fittings have been excluded from our Valuations.

All measurements, areas and ages quoted in our report are approximate.

Environmental Matters

In the absence of any information to the contrary, we have assumed that:

- a) the Properties are not contaminated and is not adversely affected by any existing or proposed environmental law;
- b) any processes which are carried out on the Properties which are regulated by environmental legislation are properly licensed by the appropriate authorities;
- c) in England and Wales, the Properties possesses current Energy Performance Certificates (EPCs) as required under the Government's Energy Performance of Buildings Directive – and that they have an energy efficient standard of 'E', or better. We would draw your attention to the fact that under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 it became unlawful for landlords to rent out a business premise from 1st April 2018 – unless the site has reached a minimum EPC rating of an 'E', or secured a relevant exemption. In Scotland, we have assumed that the Properties possesses current EPCs as required under the Scottish Government's Energy Performance of Buildings (Scotland) Regulations – and that they meet energy standards equivalent to those introduced by the 2002 building

regulations. We would draw your attention to the fact the Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 came into force on 1st September 2016. From this date, building owners are required to commission an EPC and Action Plan for sale or new rental of non-domestic buildings bigger than 1,000 sq m that do not meet 2002 building regulations energy standards. Action Plans contain building improvement measures that must be implemented within 3.5 years, subject to certain exemptions;

- d) In January 2021 the Government closed the consultation period that focused on its latest proposals in England and Wales for 'improving the energy performance of privately rented homes'. The key tenets of the proposals are to; reduce emissions; tackle fuel poverty; improve asset quality; reduce energy bills; enhance energy security; and support associated employment. The proposals are wide ranging and they introduce new demands on residential landlords through Energy Performance Certificates ('EPCs'). Existing PRS Regulations set a minimum standard of EPC Band E for residential units to be lettable. The Government proposals see this threshold being raised to EPC Band C for all new tenancies created from 01 April 2025 and for all existing tenancies by 01 April 2028. The principle for relevant building works is to be 'fabric first' meaning maximisation of components and materials that make up the building fabric to enhance, for example, insulation, ventilation and air-tightness. The proposals also cite; compliance measures and penalties for landlords, letting agents and local authorities; and affordability support for carrying out necessary works. The implication is (as with the existing EPC Band E requirement) that private rented units may effectively be rendered unlettable if they fail to meet or exceed the minimum EPC requirement. It is expected that the Government will respond to the consultation process in Q2/Q3 2021 with any new regulations taking effect in Q3/Q4 2021. At present it is not clear how the market would respond to these proposals were they to be implemented as currently drafted; neither do we have any visibility of changes that may be made to the proposals following the consultation process. Our Valuation reflects market conditions and regulations effective at the Valuation date; we make no additional allowances for any future works that may be required in order to ensure that the subject assets would remain lettable under revised regulations;
- e) the Properties are either not subject to flooding risk or, if it is, that sufficient flood defences are in place and that appropriate building insurance could be obtained at a cost that would not materially affect the capital value; and
- f) invasive species such as Japanese Knotweed are not present on the Properties.

High voltage electrical supply equipment may exist within, or in close proximity of, the Properties. The National Radiological Protection Board (NRPB) has advised that there may be a risk, in specified circumstances, to the health of certain categories of people. Public perception may, therefore, affect marketability and future value of the Properties. Our Valuation reflects our current understanding of the market and we have not made a discount to reflect the presence of this equipment.

Repair and Condition

In the absence of any information to the contrary, we have assumed that:

- a) there are no abnormal ground conditions, nor archaeological remains, present which might adversely affect the current or future occupation, development or value of the Properties;
- b) the Properties are free from rot, infestation, structural or latent defect;
- c) no currently known deleterious or hazardous materials or suspect techniques, including but not limited to Composite Panelling, ACM Cladding, High Alumina Cement (HAC), Asbestos, have been used in the construction of, or subsequent alterations or additions to, the Properties; and
- d) the services, and any associated controls or software, are in working order and free from defect.

We have otherwise had regard to the age and apparent general condition of the Properties. Comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

**Title, Tenure,
Lettings, Planning,
Taxation and
Statutory & Local
Authority
Requirements**

Unless stated otherwise within this report, and in the absence of any information to the contrary, we have assumed that:

- a) the Properties possesses a good and marketable title free from any onerous or hampering restrictions or conditions;
 - b) the building has been erected either prior to planning control, or in accordance with planning permissions, and has the benefit of permanent planning consents or existing use rights for their current use;
 - c) the Properties is not adversely affected by town planning or road proposals;
 - d) the building complies with all statutory and local authority requirements including building, fire and health and safety regulations, and that a fire risk assessment and emergency plan are in place;
 - e) only minor or inconsequential costs will be incurred if any modifications or alterations are necessary in order for occupiers of the Properties to comply with the provisions of the Disability Discrimination Act 1995 (in Northern Ireland) or the Equality Act 2010 (in the rest of the UK);
 - f) all rent reviews are upward only and are to be assessed by reference to full current market rents;
 - g) there are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal;
 - h) tenants will meet their obligations under their leases, and are responsible for insurance, payment of business rates, and all repairs, whether directly or by means of a service charge;
 - i) there are no user restrictions or other restrictive covenants in leases which would adversely affect value;
 - j) where more than 50% of the floorspace of the Properties is in residential use, the Landlord and Tenant Act 1987 (the "Act") gives certain rights to defined residential tenants to acquire the freehold/head leasehold interest in the Properties. Where this is applicable, we have assumed that necessary notices have been given to the residential tenants under the provisions of the Act, and that such tenants have elected not to acquire the freehold/head leasehold interest. Disposal on the open market is therefore unrestricted;
 - k) where appropriate, permission to assign the interest being valued herein would not be withheld by the landlord where required;
 - l) vacant possession can be given of all accommodation which is unlet or is let on a service occupancy; and
 - m) Land Transfer Tax (or the local equivalent) will apply at the rate currently applicable.
- In the UK, Stamp Duty Land Tax (SDLT) in England and Northern Ireland, Land and Buildings Transaction Tax (LABTT) in Scotland or Land Transaction Tax (LTT) in Wales, will apply at the rate currently applicable

02

Appendices

Appendix A – Portfolio Valuation Comparison Reports

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Total Assets: 6

Prop Ref	Town	Address	Tenure*	Area	Net Rent pa	ERV pa	ERV	IY	EY	RY	Capital Value	Capital Value 30/09/2021	Change Since 30/06/2021	% Change
Industrial														
Chorley	Chorley	Waitrose RDC	Freehold	417,623 sqFt	£2,271,254	£2,401,332	5.75 £/sqFt	3.54%	4.18%	3.74%	144.03 £/sqFt	£60,150,000	£1,650,000	2.82%
Gloucester	Gloucester	Amazon	Freehold	122,669 sqFt	£0	£1,427,180	11.63 £/sqFt	0.00%	3.90%	5.41%	192.39 £/sqFt	£23,600,000	£15,550,000	193.17%
Tewkesbury	Tewkesbury	MOOG	Freehold	208,998 sqFt	£0	£1,671,242	8.00 £/sqFt	0.00%	4.15%	8.64%	81.10 £/sqFt	£16,950,000	£5,950,000	54.09%
Industrial				749,290 sqFt	£2,271,254	£5,499,754		1.52%	4.09%	5.54%		£100,700,000	£23,150,000	29.85%
Offices														
Livingston	Livingston	1 Deerpark Road	Freehold	30,940 sqFt	£0	£372,546	12.04 £/sqFt	0.00%	6.70%	6.82%	165.64 £/sqFt	£5,125,000	£75,000	1.49%
Takeley	Bishop's Stortford	Skyway House	Freehold	47,951 sqFt	£1,128,000	£1,127,808	23.52 £/sqFt	5.38%	6.33%	5.38%	408.75 £/sqFt	£19,600,000	£0	0.00%
Offices				78,891 sqFt	£1,128,000	£1,500,354		4.27%	6.40%	5.68%		£24,725,000	£75,000	0.30%
Retail Warehouse														
Colchester	Colchester	Stane Retail Park	Freehold	99,832 sqFt	£0	£1,702,674	17.06 £/sqFt	0.00%	4.94%	13.00%	110.19 £/sqFt	£11,000,000	£1,400,000	14.58%
Retail Warehouse				99,832 sqFt		£1,702,674		0.00%	4.94%	13.00%		£11,000,000	£1,400,000	14.58%
Grand Total:				928,013 sqFt	£3,399,254	£8,702,781		1.63%	4.67%	4.17%		£136,425,000	£24,625,000	22.03%

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Industrial																							
Chorley	Chorley																						
Waitrose RDC (100.00 %)																							
Waitrose Ltd	1		417,623	30/04/2012	30/04/2022	29/04/2042		2,271,254	5.44	2,271,254	5.44	2,401,332	5.75					0	60,150,002	144.03	3.54%	4.18%	3.74%
Gross:			0					2,271,254	5.44	2,271,254	5.44	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			417,623					2,271,254	5.44	2,271,254	5.44	2,401,332	5.75					0	60,150,000	144.03	3.54%	4.18%	3.74%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																			
AWULT to Expiry	20.59	20.59	20.85	20.85		30/09/2021	2,271,254		2,271,254		2,401,332		0	60,150,000	3.54%	3.54%	4.18%	3.74%					
AWULT to Break	20.59	20.59	20.85	20.85		30/06/2021	2,271,254		2,271,254		2,401,332		0	58,500,000	3.64%	3.64%	4.23%	3.84%					
Vacant % by ERV						Diff %:	0.00%		0.00%		0.00%		0.00%	2.82%									

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Industrial																							
Gloucester																							
Amazon (100.00 %)																							
Amazon UK Services Ltd	208		122,669	15/11/2021	15/11/2026	14/11/2036		0	0.00	0	0.00	1,427,180	11.63	2				0	23,600,000	192.39	0.00%	3.90%	3.10%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			122,669					0	0.00	0	0.00	1,427,180	11.63					-19,640,207	23,600,000	192.39	0.00%	3.90%	5.41%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																CIY	DIY	EY	RY		
AWULT to Expiry					30/09/2021	0	0	1,427,180												-19,640,207	23,600,000	0.00%	0.00%	3.90%	5.41%
AWULT to Break					30/06/2021	0	0	1,427,180												-32,507,782	8,050,000	0.00%	0.00%	4.15%	13.38%
Vacant % by ERV		100.00%		100.00%	Diff %:	0.00%	0.00%	0.00%												-39.58%	193.17%				

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Industrial																							
Tewkesbury MOOG (100.00 %)	Tewkesbury																						
Moog Controls Ltd	208		208,998	15/05/2022	15/05/2027	14/05/2057		0	0.00	0	0.00	1,671,242	8.00	7				0	16,949,999	81.10	0.00%	4.15%	4.24%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			208,998					0	0.00	0	0.00	1,671,242	8.00					-20,091,065	16,950,000	81.10	0.00%	4.15%	8.64%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																			
AWULT to Expiry						30/09/2021	0	0	1,671,242									-20,091,065	16,950,000	0.00%	0.00%	4.15%	8.64%
AWULT to Break						30/06/2021	0	0	1,671,242									-24,898,905	11,000,000	0.00%	0.00%	4.25%	12.50%
Vacant % by ERV		100.00%		100.00%		Diff %:	0.00%	0.00%	0.00%									-19.31%	54.09%				

Industrial: Total			749,290				30/09/2021	2,271,254	3.03	2,271,254	3.03	5,499,754	7.34						100,700,000		1.52%	4.09%	5.54%
							30/06/2021	2,271,254	3.03	2,271,254	3.03	5,499,754	7.34						77,550,000		1.58%	4.21%	9.01%
						Movement		0.00%		0.00%		0.00%							29.85%				

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council

Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final



Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Offices																							
Livingston																							
1 Deerpark Road (100.00 %)																							
Vetinary Specialists (Scotland) Limited	51	Whole Building	30,940	10/09/2019		09/09/2039		0	0.00	0	0.00	372,546	12.04			23		0	5,125,000	165.64	0.00%	6.70%	6.82%
Gross:			0																				
Tenure: Freehold			0																				
Total:			30,940																				

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																	CIY	DIY	EY	RY
AWULT to Expiry		17.96		18.21	30/09/2021	0	0	372,546	0	0	372,546	0	5,125,000	0.00%	0.00%	6.70%	6.82%							
AWULT to Break		17.96		18.21	30/06/2021	0	0	372,546	0	0	372,546	0	5,050,000	0.00%	0.00%	6.69%	6.92%							
Vacant % by ERV					Diff %:	0.00%	0.00%	0.00%				0.00%	1.49%											

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Offices																							
Bishop's Stortford Skyway House (100.00 %)	Takeley																						
Weston Homes	79		47,951	30/06/2020	30/06/2025	29/06/2045		1,128,000	23.52	1,128,000	23.52	1,127,808	23.52					0	19,600,000	408.75	5.38%	6.33%	5.38%
Gross:			0					1,128,000	23.52	1,128,000	23.52	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			47,951					1,128,000	23.52	1,128,000	23.52	1,127,808	23.52					0	19,600,000	408.75	5.38%	6.33%	5.38%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																CIY	DIY	EY	RY
AWULT to Expiry	23.76	23.76	24.02	24.02	30/09/2021	1,128,000	1,128,000	1,127,808	0	19,600,000	5.38%	5.38%	6.33%	5.38%									
AWULT to Break	23.76	23.76	24.02	24.02	30/06/2021	1,128,000	1,128,000	1,127,808	0	19,600,000	5.39%	5.39%	6.33%	5.39%									
Vacant % by ERV					Diff %:	0.00%	0.00%	0.00%	0.00%	0.00%													

Offices: Total	78,891				30/09/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02									24,725,000	4.27%	6.40%	5.68%	
					30/06/2021	1,128,000	14.30	1,128,000	14.30	1,500,354	19.02										24,650,000	4.29%	6.40%	5.71%
					Movement	0.00%		0.00%		0.00%											0.30%			

PORTFOLIO VALUATION COMPARISON REPORT: Uttlesford District Council



Report Date: 14/10/2021

Valuation Date: 30/09/2021

Status: Final

Address / Tenant	Ref No	Unit	Area SqFt	Start Date	Review Date	Expiry Date	Break Date	Contracted Rent £ pa	Contracted Rent £ psf	Deemed Rent £ pa	Deemed Rent £ psf	ERV £ pa	ERV £ psf	Current Void	Current RF	Rev Void	Rev RF	Capital Costs £	Capital Value £	Net CV £ psf	IY	EY	RY
Retail Warehouse																							
Colchester		Colchester																					
Stane Retail Park (100.00 %)																							
B&Q	208		81,350	15/11/2021	15/11/2026	14/11/2036		0	0.00	0	0.00	1,342,275	16.50	2	15			0	7,926,175	97.43	0.00%	5.35%	5.75%
Aldi	221		18,482	15/11/2021	15/11/2026	14/11/2046	15/11/2041*	0	0.00	0	0.00	360,399	19.50	2	9			0	3,073,825	166.31	0.00%	3.85%	3.98%
Gross:			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Tenure: Freehold			0					0	0.00	0	0.00	0	0.00					0	0	0.00	0.00%	0.00%	0.00%
Total:			99,832					0	0.00	0	0.00	1,702,674	17.06					-19,314,363	11,000,000	110.19	0.00%	4.94%	13.00%

	Current Rent	ERV	Current Rent (Hist)	ERV (Hist)																				
AWULT to Expiry						30/09/2021	0	0	1,702,674															
AWULT to Break						30/06/2021	0	0	1,702,674															
Vacant % by ERV		100.00%		100.00%		Diff %:	0.00%	0.00%	0.00%															

Retail Warehouse: Total	99,832					30/09/2021			1,702,674	17.06															
						30/06/2021			1,702,674	17.06															
						Movement			0.00%																

Portfolio Total:	928,013					30/09/2021	3,399,254	3.66	3,399,254	3.66	8,702,781	9.38													
						30/06/2021	3,399,254	4.27	3,399,254	4.27	8,702,781	10.93													
						Movement	0.00%		0.00%		0.00%														

Appendix B - UK Long Income Market Update

Long Income – Market Update

Figure 1: Bond and Yield Movement, Sep 2021



Long term inflation has stabilised over the quarter. GILT rates have come in marginally, which has largely carried through to the wider fixed income market.

Rate	Sep 2020 (%)	June 2021 (%)	Aug 2021 (%)	Sep 2021 (%)	Trend
UK RPI 30-Year Implied Inflation – YTM	2.98	3.37	3.40	3.39	↔
UK Gilt, 30-Year Maturity – YTM	0.73	1.35	1.25	1.14	↓
Foodstore Blend – YTM	2.20	2.07	2.07	1.99	↓
Social Housing Blend – YTM	1.75	2.17	1.85	1.82	↓
University Blend – YTM	1.28	1.86	1.71	1.52	↓

Source: Bank of England, Bloomberg, Sep 2021

- Foodstore Blend is the average of Morrison 2031, Tesco (2047 & 2057) and Wal-Mart 2039.
- Social Housing Blend is the average of Genfinance II 2039, Sovereign Housing Capital (2043 & 2048), Peabody Capital 2043 and Places for People Homes Ltd 2024.
- University Blend is average of University of Cambridge 2052, University of Manchester 2053, University of Liverpool 2055 and University of Oxford 2117.
- Yield to maturity data from the above corporate bonds are expressed as 4 week averages from early June, while gilt and RPI inflation data are based on 13 week averages.

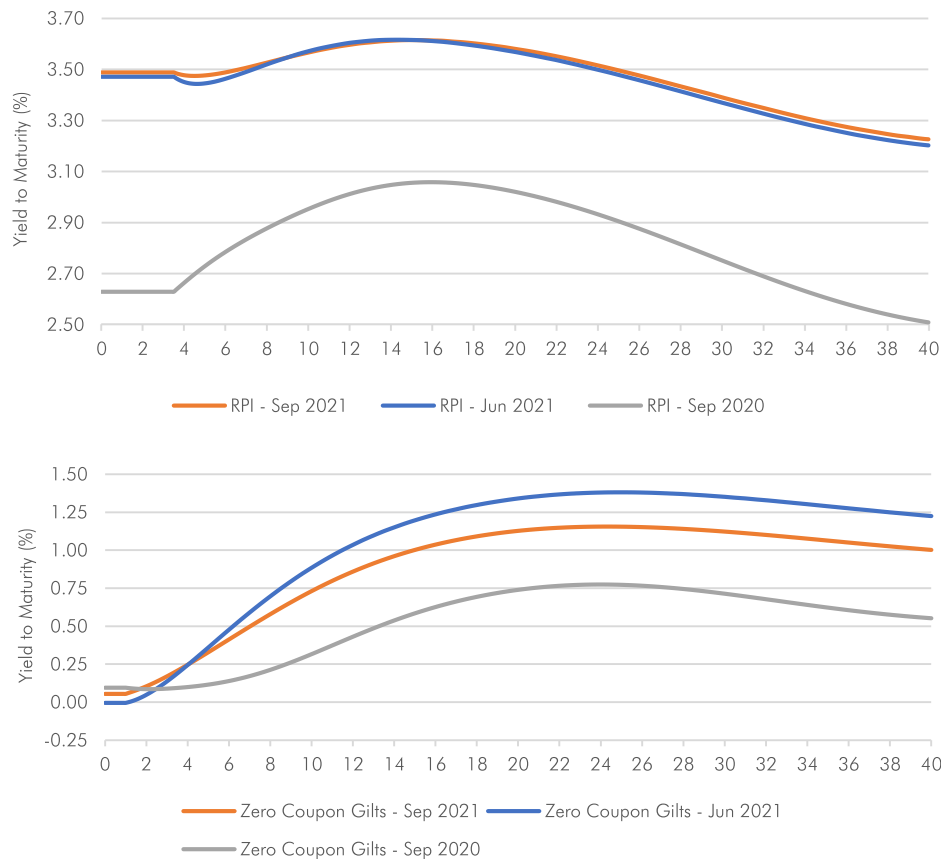
FINANCIAL INDICATORS

Figure 2 & 3: 13 Week Average RPI and Zero-Coupon Gilt Curves



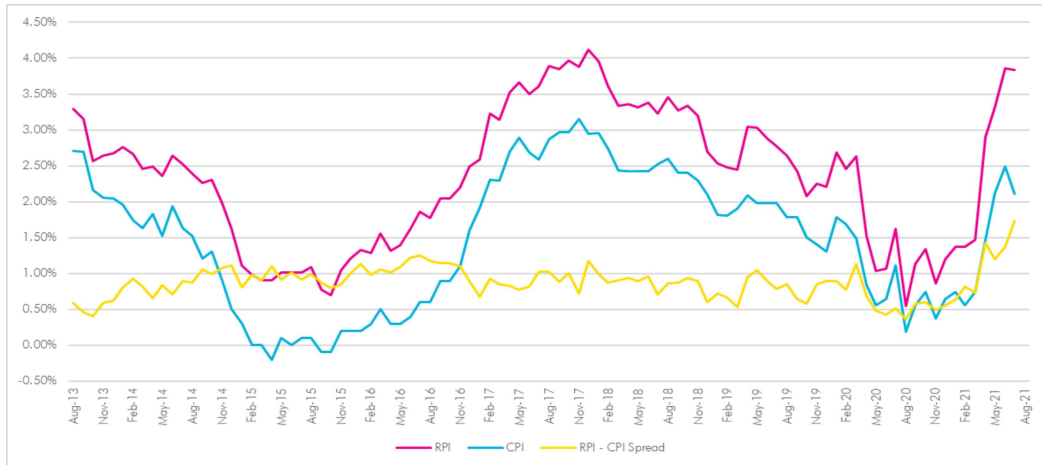
13 Week Average RPI Implied Inflation curve has virtually held its position from Q2, but well ahead of the same period last year.

13 Week Average Zero Coupon Gilt rates have come in over the quarter (approx. 15-25 bps).



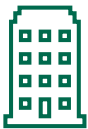
Source: Bank of England, Sep 2021

Figure 4: Historical RPI and CPI Chart

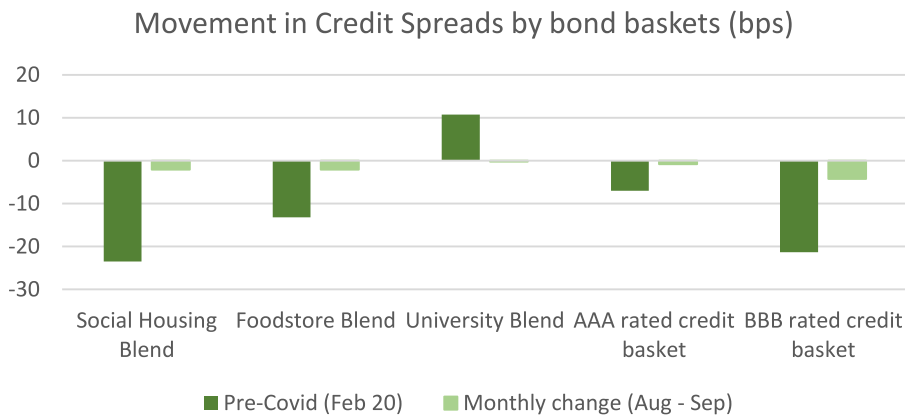


Source: ONS, Sep 2021

Figure 5: Movement in Credit Spreads by bond baskets (bps)



Credit spreads have remained stable over the month, and are universally keener than pre pandemic levels for our various baskets - University blend being the only exception.

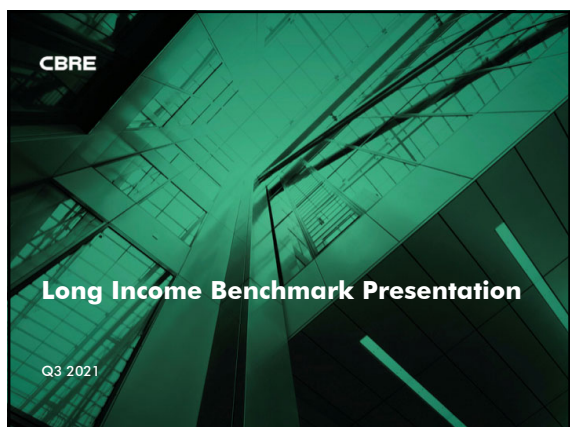


Source: Bloomberg, Sep 2021

LONG INCOME MARKET TRENDS

- Long dated nominal UK Gilt rates (13 week) have sharpened by approximately 15-25bps over the last quarter.
- 20 year nominal spot Gilts sits at c.1.0%, a similar level to the start of 2020, i.e pre pandemic, and 60-80 bps keener than the stabilised levels seen during 17 & 18 following the Brexit referendum.
- Bank of England long-range inflation expectations have remained broadly stable over the quarter, with some anticipation that RPI growth for the year to be well ahead of previous forecasts.
- Real Asset pricing is generally stable, with most sectors that experienced sharp falls in value over the last 18 months witnessing something of a recovery to a greater or lesser extent. For most Long Income investments pricing is trending 'stable-to-stronger', a notable supply/demand imbalance has increased pricing in certain sectors over the summer.
- Government secured investments coming to market are receiving aggressive bids, acceptable margins and spreads are coming under pressure.
- Investor interest in the much troubled Leisure space is coming back, and there are now a clutch of deals suggesting a recovery in pricing for better quality assets.
- Heightened emphasis on vacant possession analysis and alternative use value underpin remains a constant as per the last 18 months.

Appendix C – Long Income Benchmark Presentation



1

Long Income

- Long dated nominal UK Gilt rates have sharpened by approximately 15-20bps over the last quarter, sitting around 50-60bps above the very low base witnessed during Q2-Q3 last year.
- Bank of England long-range inflation expectations have remained broadly stable over the quarter, with some anticipation that RPI growth for the year to be well ahead of previous forecasts.
- Real Asset pricing is generally stable, with most sectors that experienced sharp falls in value over the last 18 months witnessing something of a recovery to a greater or lesser extent. For most Long Income investments pricing is trending 'stable-to-stronger', a notable supply/demand imbalance has squeezed pricing in certain sectors over the summer.
- Government secured investments coming to market are receiving aggressive bids, acceptable margins and spreads are coming under pressure.
- Investor interest in the much troubled Leisure space has come back, and there are now a clutch of deals suggesting a recovery in pricing for better quality assets.
- Heightened emphasis on vacant possession analysis and alternative use value underpin remains a constant as per the last 18 months.

CBRE

2



3

8-10 Moorgate, London, EC2



Key Facts	
Property Type	Office
Tenure	Long Leasehold
Area	137,274 sq ft
Tenant	Single let to ING Bank N.V.
VAULT (years)	11.9
Current Rent Per Annum (£)	£6,662,810 (£ 49 per sqft)
Date to Market	Off Market
Vendor	Mitsui Fudosan and Stanhope
Purchaser	Deka
Sale Price	£170,000,000 (£1,238 per sq ft)
Sale Price NIY %	3.85
Status Date	August 2021
Status	Sold at £170,000,000 (£1,238 per sq ft)

Property Description
Long leasehold, 165 years unexpired, with gearing of 7.5%.
Strong covenant providing long-term secure income.

CBRE

4

1 Brahm, Brahm Street, E1



Key Facts	
Property Type	Office
Tenure	Freehold
Area (sq ft)	340,000 sq ft
Tenant	Single-let
VAULT (years)	15
Current Rent Per Annum (£)	£20,500,000
Quoting Price (£)	£500,000,000 (£1,470 psf)
Quoting Price NIY %	3.50
Date to Market	February 2021
Vendor	Aldgate Developments
Purchaser	Union Investment
Sale Price (£)	£468,000,000
Sale Price NIY %	4.10
Status Date	May 2021
Status	Sold at £468,000,000 (£1,376 psf)

Property Description
New development which is single-let to BT who will occupy as their new HQ.

CBRE

5

66 Shoe Lane, EC4, 66 Shoe Lane, London, EC4A 3BQBQ




Key Facts	
Property Type	Office
Tenure	Long Leasehold
Area	156,994 sq ft
Tenant	Single let to Deloitte LLP
VAULT (VAULT) years	15.00 (14.20)
Current Rent Per Annum	£10,795,744
Quoting Price	£265,000,000 (£1,688 per sq ft)
Quoting Price NIY %	4.00
Date to Market	July 2020
Vendor	Endurance Land Limited, Henderson Park Capital Partners UK LLP
Purchaser	Wing Tai Properties Group
Sale Price	£255,000,000
Sale Price NIY %	3.96% NIY (based off full purchaser costs) and 4.16% NIY (SPV basis)
Status Date	March 2021
Status	Sold
Comments	Sold to Wing Tai Properties at £255m; 3.96% NIY (Full Purchaser Costs) and 4.16% NIY (SPV basis). Pre-let to Deloitte LLP over 5 leases. 5 yearly OMRV's.

Property Description
Refurbishment completion due Autumn 2020. Long Leasehold (132 years unexpired of progressive rent). Pre-Let to Deloitte LLP over 5 separate leases.

CBRE

6

Grafton House, Euston Road, NW1




Key Facts	
Property Type	Office
Tenure	Long Leasehold
Area	17,439 sq ft
WALLT (years)	24
Current Rent Per Annum (£)	£1,041,000 (£ 60 per sq ft)
Quoting Price	£22,300,000 (£ 1,279.00 per sq ft)
Quoting Price NY %	4.15
Date to Market	Off Market
Vendor	Private Indian Investor
Purchaser	Solidly
Status Date	September 2021
Status	Exchanged for £19,750,000 (£1,033 psf) at 4.69%

Property Description
The property is an island site arranged over lower ground, ground and 4 upper floors. Provides open plan but dated office accommodation throughout
24 years remaining at 5% on the leasehold.

CBRE

7

Enterprise House, Westbourne Terrace, London, W2

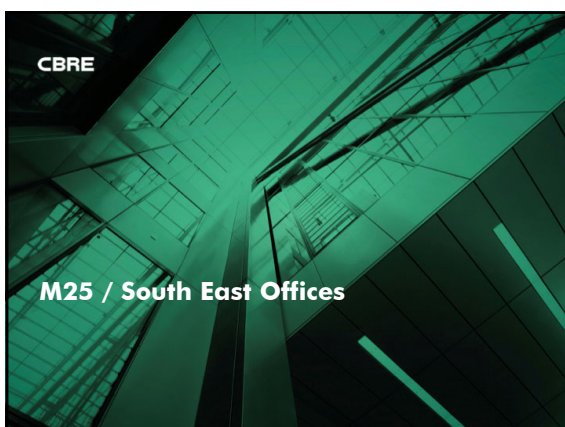


Key Facts	
Property Type	Office
Tenure	Freehold
Area	45,074 sq ft
Tenant	Single let to Network Rail Infrastructure Limited
WALLT (years)	13
WALLTC (years)	4.9
Current Rent Per Annum	£2,100,000
Quoting Price	£60,000,000 (£1,331 per sq ft)
Quoting Price NY %	3.45
Date to Market	November 2020
Status Date	September 2021
Status	Under offer

Property Description
13 years of government back income, with upward review in 2025.

CBRE

8




M25 / South East Offices

CBRE

9

Unilever Campus, St James's Road, Kingston upon Thames, KT1 2DH




Key Facts	
Property Type	Office
Tenure	Freehold
Area	276,000 sq ft
Tenant	Pre-let to Unilever for their new Global UK headquarters
WALLT (years)	15
Current Rent Per Annum (£)	£10,446,863 (£37.50 per sq ft)
Quoting Price	£200,000,000 (£724.00 per sq ft)
Quoting Price NY %	5.00
Purchaser	Unknown Purchaser
Sale Price	£220,000,000
Sale Price NY %	4.50
Status Date	August 2021
Status	Exchanged
Comments	30 month rent free expected. Lease to have 5 yearly upward only CMRA's.

Property Description
Forward purchase of a landmark headquarters office campus across 3 buildings pre-let to Unilever 234 car parking spaces. Lease expected to commence Q2 2022.

CBRE

10

Centenary House, 10 Winchester Road, Basingstoke, RG21 8UG




Key Facts	
Property Type	Office
Tenure	Freehold
Area	36,092 sq ft
Tenant	Fully let on FRI terms to Kier Construction Ltd. The tenancy is subject to annual RPI-linked rent reviews, collared and capped at 2.00% and 4.00% respectively.
WALLT (years)	16.80
Current Rent Per Annum (£)	£730,155 (£ 20 per sq ft)
Quoting Price	£11,400,000 (£316.00 per sq ft)
Quoting Price NY %	6.00
Date to Market	March 2021
Vendor	Mayfair Capital Investment Management
Status Date	August 2021
Status	Under Offer

Property Description
Headquarters office building arranged over ground, first and second floors. 117 car parking spaces.

CBRE

11

Beaver House, Bricket Road, St Albans, AL1 3JU



Key Facts	
Property Type	Office
Tenure	Freehold
Area	35,224 sq ft
Tenant	Let to Secretary of State
WALLT (years)	6.80
Current Rent Per Annum (£)	£515,113 (£15 per sq ft)
Quoting Price	£11,000,000 (£312.00 per sq ft)
Quoting Price NY %	4.39
Date to Market	July 2021
Vendor	Elite Capital
Status Date	August 2021
Status	Available
Comments	Tenant has been in occupation for approximately 40 years. 5 yearly CPI linked rent review in 2023. Rent reportedly highly reversionary, and the building offers residential redevelopment potential STPP.

Property Description
Office building constructed in 1969 comprised of five stories over lower ground, ground and three upper floors. The property is of concrete frame construction set under flat roofs with concrete paneled elevations. Occupied as a Job Centre and a Department of Work and Pensions district office for Hertfordshire and Bedfordshire.

CBRE

12

Braintree, Avenue East, CM77 7AL



Key Facts


Property Type	Office
Tenure	Freehold
Area	35,073 sq ft
Tenant	Let to Nexus Park Ltd and guaranteed by Nexus Infrastructure Plc on completion of the sale on FRI terms. Five year rent reviews subject to the higher of market rent and RPI indexed rent subject to a cap and collar of 1% and 4% respectively.
WALLT (years)	20.00
Current Rent Per Annum (£)	£840,000 (£ 24 per sq ft)
Quoting Price	£15,000,000 (£428.00 per sq ft)
Quoting Price NIY %	5.20
Date to Market	July 2021
Vendor	Nexus Park Ltd
Status Date	August 2021
Status	Available

Property Description

Newly constructed landmark headquarters office building designed as BREEAM rated 'Very Good'.

CBRE

13



CBRE

Regional Offices

14

RAC Control Centre, Great Park Road, Bristol, BS32 4QN



Key Facts

Property Type	Office
Tenure	Freehold
Area	63,598 sq ft
Tenant	RAC Motoring Services and guaranteed by RAC Limited. RPI-linked cap and collar at 2% - 4%, next review in June 2021. The rent of £1,471,640 is being topped up to £1,201,073 p.a.
WALLT (years)	21.10
Current Rent Per Annum (£)	£1,471,640 (£23 per sq ft)
Quoting Price	£28,110,000 (£442 per sq ft)
Quoting Price NIY %	5.00
Date to Market	May 2021
Vendor	BlackRock UK Property Fund
Purchaser	Blue Noble
Sale Price	£28,035,180 (£440 per sq ft)
Sale Price NIY %	5.25
Status Date	August 2021
Status	Sold

Property Description

Office building on the M4/M5 interchange.

CBRE

15

Augustine's Courtyard, Orchard Lane, Bristol, BS1 5DS



Key Facts

Property Type	Office
Tenure	Leasehold with a share of Freehold
Area	31,785 sq ft
Tenant	Let to the University of Bristol on a new 15 year lease with five-yearly reviews linked to CPI (cap and collar of 1% and 4% p.a). Part freehold and part leasehold (125 years from 25.03.1990 on a peppercorn)
WALLT (years)	15.00
Current Rent Per Annum (£)	£1,125,000 (£34 per sq ft)
Quoting Price	£20,000,000 (£629.23 per sq ft)
Quoting Price NIY %	5.25
Sale Price	£20,400,000 (£641 per sq ft)
Sale Price NIY %	5.00
Status Date	August 2021
Status	Sold

Property Description

Five storeys office accommodation located 1 mile from Bristol Temple Meads station

CBRE

16

West Midlands Ambulance Service Hub (NHS), Oldbury, Shidas Lane, Oldbury, B69 2BP



Key Facts

Property Type	Medical
Tenure	Freehold
Area	60,000 sq ft
Tenant	West Midlands Ambulance Service University NHS Foundation
WALLT (WALLTC) years	30.00 (3)
Current Rent Per Annum	£690,000 (£12 per sq ft)
Purchaser	Assura
Sale Price	£22,600,000
Sale Price NIY %	2.85
Status Date	March 2021
Status	Sold
Comments	5-yearly reviews linked to RPI, cap and collar of 10.408% - 21.665% (equivalent to 2% - 4% p.a.)

Property Description

Three storey building to provide facilities such as a call centre, training facilities, storage and car parking spaces. More than 450 people will be working from the site on a shift basis.

CBRE

17

Temple Quay House, Bristol, Temple Quay, Bristol, BS1 6EA



Key Facts

Property Type	Office
Tenure	Freehold
Area	154,191 sq ft
Tenant	The Secretary of State for Housing, Communities and Local Government for c.16 years unexpired with a fixed rent increase to £3,683,316 p.a in 2026.
WALLT (WALLTC) years	16.00 (1)
Current Rent Per Annum	£3,157,750 (£22 per sq ft)
Quoting Price NIY %	5.00
Vendor	Alpha Real Estate Advisors, TBC
Purchaser	Standard Life Aberdeen Plc
Sale Price	£78,845,000 (£511 per sqft)
Sale Price NIY %	3.75
Status Date	February 2021
Status	Sold

Property Description

6 storeys, open plan office accommodation with underground parking. BREEAM Excellent rating.

CBRE

18

Uberior House & Princes Exchange, New Uberior House, Edinburgh, EH3 9AQ




Key Facts	
Property Type	Office
Tenure	Freehold
Area	158,000 sq ft
Tenant	Single-let to the Lloyds until December 2030
WALUT (years)	10.50
Current Rent Per Annum (£)	£4,203,834 (£35 per sq ft)
Quoting Price	£78,700,000 (£25.00 per sq ft)
Quoting Price NIY %	5.00
Date to Market	September 2020
Vendor	Roebuck Asset Management Ltd
Status Date	August 2021
Status	Under Offer
Comments	Under offer at £77,000,000, 5.36% NIY. Previously under off to KFM at £81,000,000 (£513); 4.86% NIY. No news as of August 2021.

Property Description
HQ style office accommodation made up of two adjoining buildings. Located in the city centre.

CBRE

19

City Square House, Wellington Street, Leeds, LS1 2ES




Key Facts	
Property Type	Office
Tenure	Freehold
Area	137,943 sq ft
Tenant	Pre-let terms have been agreed with DLA Piper for a 20-year lease of 83,012 sq ft with an annual passing rent of £4,669,638. Two-year rental guarantee on the remaining space at £34 p/sf.
WALUT (years)	20.00
WALUTC (years)	15.00
Quoting Price	£80,000,000 (£580 per sq ft)
Quoting Price NIY %	5.71
Date to Market	January 2021
Status Date	August 2021
Status	Under Offer
Comments	Under offer as of March 2021 around quoting price. Forward funding. No news as of August 2021.

Property Description
Construction is due to start in May 2021 and complete in 2023. The proposal is for modern, Grade A office accommodation in Leeds city centre with an EPC rating 'A' and BREEAM Excellent accreditation.

CBRE

20

2610 The Quadrant, Aztec West, Park Avenue, Bristol, BS32 4AQ




Key Facts	
Property Type	Office
Tenure	Freehold
Area	40,978 sq ft
Tenant	Single-let to St James's Wealth Management Group Ltd for a term of 17.5 years unexpired. Rent reviews every 5 years to the higher of CMI or RPI (2%+4%).
WALUT (years)	17.50
Current Rent Per Annum (£)	£962,983 (£24 per sq ft)
Quoting Price	£19,000,000 (£463.66 per sq ft)
Quoting Price NIY %	4.75
Date to Market	October 2020
Vendor	Citygrove
Status Date	August 2021
Status	Available - Interest received around 5% NIY, but not at quoting price.

Property Description
Newly refurbished, detached three-storey office building. The property is located out of town at the intersection of the M4 and M5.

CBRE

21




Retail Warehouses

CBRE

22

B&Q, Springfield Retail Park, Elgin, IV30 6WQ



Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Area	44,847 sq ft
Tenant	B&Q, subject to five yearly upward only rent reviews to open market value (capped at 3% pa), the next of which falls on 1st June 2021.
WALUT (WALUTC) years	10.00 (1)
Current Rent Per Annum	£510,000 (£11 per sq ft)
Quoting Price	£6,832,000 (£149.79 per sq ft)
Quoting Price NIY %	7.00
Date to Market	April 2021
Vendor	CBRE Global Investors Europe Holdings Ltd
Purchaser	James Jones & Sons Ltd
Sale Price	£7,350,000
Sale Price NIY %	6.51
Status Date	August 2021
Status	Sold

Property Description
Open class one consent (non-food) 224 space car park.

CBRE

23

Wickes, Hall Green, Stratford Road, Birmingham, B28 8BX




Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Tenure Comment	-
Tenant	Let to Wickes
WALUT (WALUTC) years	6.40 (6.40)
Current Rent Per Annum	£445,000 (£17 per sq ft)
Quoting Price	£5,570,000 (£214.09 per sq ft)
Quoting Price NIY %	7.50
Date to Market	April 2021
Vendor	CBRE Global Investors Europe Holdings Ltd
Purchaser	Private Investor
Sale Price	£6,850,000 (£263 per sq ft)
Sale Price NIY %	6.10
Status Date	June 2021
Status	Sold
Comments	Sold to an unknown purchaser, 12 bidders.

Property Description
The site also extends to approximately 2.531 acres (1,024 ha). Therefore providing a low site cover of 22.5%. 119 space car park. Open A1 (non-food) Planning.

CBRE

24

The Range, Cowes, 79 Place Road, Cowes, PO31 7AE




Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Area	31,770 sq ft
Tenant	Let to The Range and Inner Spaces Self Storage
WALUT (WALUTC) years	15.10 (c)
Current Rent Per Annum	£356,521 (£11 per sq ft)
Quoting Price	£5,500,000 (£173.11 per sq ft)
Quoting Price NIY %	6.08
Date to Market	October 2020
Vendor	Place Road Properties
Status Date	August 2021
Status	Under offer at around asking to a private party

Property Description
Comprises three refurbished industrial units totaling 31,770 sq ft. The property is situated on a prominent site of approximately 4.5 acres (low site cover of 26%) 720 space car park (1:198 ratio).

CBRE

25

Smyths Toys and The Gym, Nuffield Road, Poole, BH17 0SS




Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Area	29,000 sq ft
Tenant	Let to Smyths Toys with open market rent reviews, upward only capped at 2.5% per compounded (1.1314) over each 5 yearly cycle and The Gym with fixed rental increases (according to 10% every 5th year to £192,500 pa on 27/08/2024 and £211,750 pa on 27/08/2029).
WALUT (WALUTC) years	13.30 (10.60)
Current Rent Per Annum	£374,830 (£13 per sq ft)
Quoting Price	£5,000,000 (£172.41 per sq ft)
Quoting Price NIY %	7.00
Date to Market	April 2021
Status Date	August 2021
Status	Under Offer

Property Description
The property comprises two retail warehouse units originally constructed in circa 1991, and substantially refurbished in 2019. There are approximately 210 customer car parking spaces. The total site area is approximately 1.21 hectares (3.0 acres).

CBRE

26

B&Q Whitehills Retail Park, Preston New Road, Blackpool, FY4 5LU




Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Area	102,400 sq ft
Tenant	B&Q, rent reviews are upward only to open market value, with the uplift capped at 2.5% per annum.
WALUT (WALUTC) years	10.00 (c)
Current Rent Per Annum	£972,800 (£10 per sq ft)
Quoting Price	£13,523,000 (£132 per sq ft)
Quoting Price NIY %	6.75
Date to Market	01/03/2021
Vendor	BMO Real Estate Partners LLP
Status Date	August 2021
Status	Under offer better than quoting

Property Description
Low site cover of 24% allowing for future further development on the site, subject to the necessary consents. Parking is to the front of the scheme providing spaces for 536 cars, giving a car parking ratio of 1 : 191 sq ft.

CBRE

27




Foodstores

CBRE

28

Sainsbury's, 6-12 Worple Road, Wimbledon, SW19 4DD




Key Facts	
Property Type	Supermarket
Tenure	Freehold and Long Leasehold
Area	51,804 sq ft
Tenant	Let to Sainsbury's subject to five yearly RPI rent reviews (annually compounded) collared and capped at 1-4% per annum.
WALUT (years)	21.20
Current Rent Per Annum (£)	£1,010,000 (£ 25.80 per sq ft)
Quoting Price	£25,250,000 (£487.41 per sq ft)
Quoting Price NIY %	3.75
Date to Market	July 2021
Vendor	ESOMUR
Purchaser	Aberdeen Standard Investments
Sale Price	£31,500,000 (£608 per sq ft)
Sale Price NIY %	3.00
Status Date	August 2021
Status	Reportedly purchased by Aberdeen for approx. £31,500,000 - 3.00% NIY

Property Description
The property is underpinned by residential and commercial development opportunities. 71% of the property is held freehold and the remainder is long leasehold.

CBRE

29

Sainsbury's, Military Road, Hythe, CT21 5AS



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	55,462 sq ft
Tenant	Let to Sainsbury's with annual RPI linked rent reviews (cap of 3.75%). The next review is September 2021.
WALUT (years)	17.50
Current Rent Per Annum (£)	£1,494,985 (£ 25 per sq ft)
Quoting Price	£34,500,000 (£622.04 per sq ft)
Quoting Price NIY %	4.06
Date to Market	March 2021
Vendor	CBRE GI
Purchaser	Realty Income
Sale Price NIY %	Sub 4.00% on review in September 2021
Status Date	August 2021
Status	Sold

Property Description
Large site area of 4.51 acres (1.83 hectares), 271 car parking spaces.

CBRE

30

Tesco, Montgomery Terrace Road, Sheffield, S6 3BU




Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	45,801 sq ft
Tenant	Let to Tesco with OMRV
WALLT (years)	14.50
Current Rent Per Annum (£)	£560,000 (£14 per sq ft)
Quoting Price	£110,000,000 (£218.33 per sq ft)
Quoting Price NIY %	5.25
Date to Market	March 2021
Vendor	CBRE GI
Purchaser	RBKC Pension Fund
Sale Price	£11,155,000 (£243 per sq ft)
Sale Price NIY %	4.70
Status Date	June 2021
Status	Sold

Property Description
Freehold site of 5.88 acres with a very low site coverage of 18%.

CBRE

31

Tesco, Glencoe Rd, Hayes UB4 9SQ




Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	99,294 sq ft
Tenant	Let to Tesco subject to annual RPI uplifts collared at 1.5% and capped at 4%
WALLT (years)	c. 8.00
Current Rent Per Annum (£)	£3,663,345 (£36.89 per sq ft)
Vendor	Harley Investments
Purchaser	Realty Income
Sale Price	c. £67,000,000 (£ 674.76 per sq ft)
Sale Price NIY %	5.10
Status Date	June 2021
Status	Sold for a price reflecting 5.10% NIY

Property Description

CBRE

32

Sainsbury's, Oxford Road, Swindon, SN3 4EW




Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	76,710 sq ft
Tenant	Sainsbury's
WALLT (years)	19.00
Current Rent Per Annum (£)	£2,040,100 (£27 per sq ft)
Quoting Price	£40,125,000 (£524.24 per sq ft)
Quoting Price NIY %	4.75
Date to Market	November 2020
Vendor	Abdeen Standard Investments Ltd
Purchaser	Realty Income
Sale Price	£40,300,000 (£525 per sq ft)
Sale Price NIY %	4.73
Status Date	May 2021
Status	Sold

Property Description
Single let sainsbury's supermarket with 560 space car park (1:138 ratio)

CBRE

33

Sainsbury's, 12-14 Melbourn Avenue, West Ealing




Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	54,178 sq ft
Tenant	Let to Sainsbury's subject to 5 yearly open market rent reviews from 24th March 2024 onwards
WALLT (years)	c. 20
Current Rent Per Annum (£)	£1,245,950 (£22.99 per sq ft)
Vendor	Aprosoe
Purchaser	Christian Vision
Sale Price	£33,700,000 (£622 per sq ft)
Sale Price NIY %	3.45
Status Date	April 2021
Status	Sold

Property Description
The property has been earmarked to the Ealing Local Development Plan for high density residential development, as part of the regeneration of West Ealing town centre.

CBRE

34

Tesco, Greenstead Road, Colchester, CO1 2TE




Key Facts	
Property Type	Supermarket
Tenure	Long Leasehold
Area	85,700 sq ft
Tenant	Let to Tesco with annual RPI linked (4.0% cap and 0.0% floor)
WALLT (years)	19
Current Rent Per Annum (£)	£3,016,490 (£35.20 per sq ft)
Date to Market	January 2021
Vendor	Standard Life
Purchaser	Supermarket Income REIT
Sale Price	£63,000,000 (£720 per sqft)
Sale Price NIY %	4.50
Status Date	April 2021
Status	Sold

Property Description
1.0-acre site
Extensively refurbished in 2011

CBRE

35

Asda, Clydebank, Glasgow, G81 2RZ



Key Facts	
Property Type	Supermarket
Tenure	Long Leasehold
Area	106,304 sq ft
Tenant	Let to Asda with 5 yearly RPI review, subject to a collar of 0% and a cap of 4% pa compounded
WALLT (years)	23.00
Current Rent Per Annum (£)	£710,640 (£7 per sq ft)
Quoting Price	£13,330,000 (£125 per sq ft)
Quoting Price NIY %	5.00
Date to Market	October 2020
Vendor	Aviva Investors UK Real Estate
Purchaser	Undisclosed
Sale Price	£13,330,000 (£125 per sq ft)
Sale Price NIY %	5.00
Status Date	April 2021
Status	Sold

Property Description
Purpose built foodstore with 600 space car park (1:175 ratio)
Long Leasehold - 131 years unexpired, head rent payw/way of 19.43% of rent received

CBRE

36

Sainsbury's, Riverside Road, Sunderland, SR5 3JG



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	103,181 sq ft
Tenant	Let to Sainsbury
WAULT (years)	17.00
Current Rent Per Annum (£)	£1,865,036 (£18 per sq ft)
Date to Market	February 2020
Vendor	Chprey Equity Partners
Purchaser	Aubrey Weiss
Sale Price	£33,350,000 (£323 per sq ft)
Sale Price NIY %	5.23
Status Date	April 2021
Status	Sold

Property Description
The property is held freehold on a site extending to 5.34 acres (2.12 hectares). Originally part of the Liberty Portfolio.

CBRE

37

Lidl, The Paddock Retail Park, Weybridge, KT13 0XR



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	15,031 sq ft
Tenant	Let to Lidl, 5 yearly rent reviews geared to RPI subject to a 1% collar and 3% cap
WAULT (years)	24.00
WAULTC (years)	19.00
Current Rent Per Annum (£)	£470,000 (£31 per sq ft)
Quoting Price	£11,000,000 (£732 per sq ft)
Quoting Price NIY %	4.00
Date to Market	February 2021
Vendor	Aviva Investors UK Real Estate
Purchaser	CBRE GI
Sale Price	£12,020,000 (£799 per sq ft)
Sale Price NIY %	3.56
Status Date	April 2021
Status	Sold (EC shortfall of £13,660 pa gives an NIY of 3.56%)

Property Description
1.3-acre site with 83 car parking spaces

CBRE

38

Supermarket Income REIT, Portfolio (Waitrose & Sainsbury's)



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	93,145 sq ft
Tenant	Waitrose & Sainsbury's
WAULT (years)	20.00
WAULTC (years)	-
Current Rent Per Annum (£)	£2,513,964 (£27 per sq ft)
Quoting Price	£94,650,000 (£369.25 per sq ft)
Quoting Price NIY %	-
Date to Market	-
Vendor	La Salle Investment
Purchaser	Supermarket Income REIT
Sale Price	£64,400,000 (£691.39 per sq ft)
Sale Price NIY %	4.40
Status Date	September 2021
Status	Exchanged

Property Description
Two Supermarkets
Waitrose, Winchester:
32,156 sq ft
WAULT: 24.1 years
5-yearly RPI rent reviews (1.0%-3.25%)

Sainsbury's, Mellsisham:
60,989 sq ft
WAULT: 17 years
Annual RPI linked rent reviews (cap & Collar of 1% and 4%)

The originally portfolio also included a 163,184 sq ft Hermes industrial warehouse which is reflected in the quoting price.

CBRE

39

Asda, Dane Street, Rochdale, OL12 6XT



Key Facts	
Property Type	Supermarket
Tenure	Freehold and Long Leasehold
Area	101,368 sq ft
Tenant	Let to Asda and Cuspy/PC World. Asda is subject to 5 yearly OMV reviews and Cuspy is subject to OMV capped at 2.5% pa.
WAULT (years)	16.60
WAULTC (years)	16.10
Current Rent Per Annum (£)	£1,810,000 (£17.85 per sq ft)
Quoting Price	£32,800,000 (£323.57 per sq ft)
Quoting Price NIY %	5.20
Date to Market	July 2021
Vendor	BMO
Status Date	September 2021
Status	Under offer ahead of quoting

Property Description
Purpose-built foodstore of 86,249 sq ft with 12 pump petrol filling station and a detached retail warehouse unit measuring 15,119 sq ft.
10.00 acre site

CBRE

40

Asda, The Marlowes, Hemel Hempstead, HP2 4AA



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	40,766 sq ft
Tenant	Let to Asda subject to 5 yearly RPI reviews with a cap of 2.5% per annum annually compounded.
WAULT (years)	19.50
Current Rent Per Annum (£)	£550,000 (£13.50 per sq ft)
Quoting Price	£12,000,000 (£294 per sq ft)
Quoting Price NIY %	4.30
Date to Market	July 2021
Vendor	Kennedy Wilson
Status Date	September 2021
Status	Under offer ahead of asking

Property Description
256 space car park

CBRE

41

Lidl, Battens Drive, Redditch, B98 0RT




Key Facts	
Property Type	Retail Warehouse
Tenure	Freehold
Area	17,825 sq ft
Tenant	Let to Lidl subject to 5 yearly CPI linked rent reviews (capped at 2% per annum compounded or 10.41% over the 5-year period).
WAULT (years)	25.00
Current Rent Per Annum (£)	£294,112.50 (£16.50 per sq ft)
Quoting Price	£6,129,000 (£349 per sq ft)
Quoting Price NIY %	4.50
Date to Market	June 2021
Vendor	Woodbourne Group
Status Date	September 2021
Status	Under offer of a yield reflecting 4.25% to an institutional buyer.

Property Description
Forward commitment opportunity to acquire a new foodstore pre-let to Lidl.
99 space car park
Class E planning

CBRE

42

Tesco, Honesome Road, Chatteris, PE16 6RZ



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	47,060 sq ft
Tenant	Let to Tesco with 5 yearly RPI linked rent reviews, subject to a rate cap of 3% and collar of 0% with the next review in September 2024.
WALLT (years)	19.00
Current Rent Per Annum (£)	£1,205,471 (£26 per sq ft)
Quoting Price	£22,600,000 (£480.23 per sq ft)
Quoting Price NIY %	5.00
Date to Market	February 2021
Vendor	Opney Equity Partners
Status Date	September 2021
Status	Under offer

Property Description
Site extending to 4.94 acres (2.00 hectares)
Tesco not in occupation but Jacks brand and Poundstretcher now occupy

CBRE

43

Tesco Extra, 1 Savile St, Sheffield, S4 7UD



Key Facts	
Property Type	Supermarket
Tenure	Freehold
Area	161,834 sq ft
Tenant	Let to Tesco Stores Limited (Tesco PLC guarantee)
WALLT (years)	17.25
Current Rent Per Annum (£)	£3,389,492 (£23.27 per sq ft)
Quoting Price	£60,500,000 (£374 per sq ft)
Quoting Price NIY %	5.25
Date to Market	August 2021
Status Date	September 2021
Status	Available
Comments	Annual RPI-linked rent reviews (0% - 4%)

Property Description
145,192 sq ft foodstore with an adjoining gym with 16,642 sq ft and 640 car parking spaces. A multi-channel foodstore, which provides a hub for online delivery provision and click and collect functionality.

CBRE

44



Industrial

CBRE

45

Primark Distribution Centre, Huntingdon Road, Kettering, NN14 4QT




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	784,952 sq ft
Tenant	Fully let to Primark Stores Ltd for further 11.4 years. Rent is subject to annually received fixed uplifts of 1.50% and 5 yearly reviews to the higher of CMIV or 1.50% compounded annually
WALLT (WALLTC) years	11.40 (11.40)
Current Rent Per Annum	£4,467,259 (£5 per sq ft)
Quoting Price	£93,000,000 (£118.00 per sq ft)
Quoting Price NIY %	4.50
Date to Market	June 2021
Vendor	LondonMetric Property Plc
Purchaser	Exeter Property Group LLC
Sale Price	£102,000,000 (£130 per sq ft)
Sale Price NIY %	4.10
Status Date	September 2021
Status	Sold

Property Description
High specification cross-docked distribution warehouse on a site spanning 33.7 acres. Headline specifications include: 2 level access doors, 74 bay spaces, 61 trailer spaces, 156 car spaces, 41 dock level loading doors, 45m yard depth (max) and B35 EPC rating

CBRE

46

Amazon, Kingsway Business Park, Rochdale




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	216,777 sq ft
Tenant	Lease agreement in place to Amazon UK Services Ltd for 10 years. Fixed rental uplift at Year 5, linked to the increase in CPI, subject to a collar of 1% and cap of 3% per annum compounded
WALLT (years)	10.00
WALLTC (years)	10.00
Current Rent Per Annum (£)	£1,300,662 (£6 per sq ft)
Quoting Price	£27,070,000 (£125.00 per sq ft)
Quoting Price NIY %	4.5
Date to Market	April 2021
Vendor	Abendean Standard Investments Plc
Purchaser	NFI Mutual Insurance Society Limited
Sale Price	£33,830,000 (£156 per sq ft)
Sale Price NIY %	3.60
Status Date	September 2021
Status	Completed

Property Description
Single self-contained prime logistics unit, comprising: 15m eaves, 504K sq m floor loading, 20 dock level and 2 level loading doors, 10% roof lights, 22 HGV trailers, 179 parking spaces, 45% site density and 50m yards

CBRE

47

Hermes, Saint David's Way, Bermuda Park, Nuneaton, CV10




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	75,422 sq ft
Tenant	Let to Hermes Parcelnet Limited for a term of 15 years without break. The rent will be subject to upwards only rent reviews to the Retail Price Index capped at 2% and capped at 4% per annum compounded annually
WALLT (years)	15.00
WALLTC (years)	15.00
Current Rent Per Annum (£)	£865,500 (£7 per sq ft)
Quoting Price	£20,080,000 (£266 per sq ft)
Quoting Price NIY %	4.00
Date to Market	April 2021
Vendor	Owner Occupier
Purchaser	Confidential
Sale Price	£22,310,000 (£295 per sq ft)
Sale Price NIY %	3.61
Status Date	August 2021
Status	Sold

Property Description
Parcel handling facility with clear eaves height of approximately 7.63m, cross docked with 360-degree circulation, 78 dock level loading doors, substantial yard depths: maximum yard depth of 69m, well specified two storey office accommodation. The site extends 8.17 acres (20%)

CBRE

48

Next, South Elmsall, South Elmsall, Doncaster, DN3 3FB




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	820,897 sq ft
Tenant	Fully let to Next Group Plc on a new fully repairing and insuring lease for a term of 23 years. The rent will be subject to 5 yearly CPIH or CPIH + 1 linked rent reviews with a 1% and 3% collar and cap
WALLT (WALUTC) years	23.00
Current Rent Per Annum	£4,104,485 (£5 per sq ft)
Quoting Price	£93,790,000 (£114.00 per sq ft)
Quoting Price NIY %	4.25
Vendor	Next Plc
Purchaser	Aberdeen Standard Investments Ltd
Sale Price	£114,720,000 (£139 per sq ft)
Sale Price NIY %	3.35
Status Date	July 2021
Status	Sold

Property Description
Prime distribution warehouse extending to approximately 820,897 sq ft and benefiting from an eaves height of 23m, dual elevation loading from 60m and 25m deep yards, strong ESG credentials and a low site cover of 35%

CBRE

49

Jupiter, A5 Watling Street, Cannock, WS11 1SL



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	144,472 sq ft
Tenant	Let to Super Smart Services for 14.5 years with RPI linked reviews.
WALLT (WALUTC) years	14.5
Current Rent Per Annum	£794,596 (£5.50 per sq ft)
Quoting Price	£15,700,000 (£108 per sq ft)
Quoting Price NIY %	4.75
Date to Market	-
Vendor	-
Purchaser	Private Turkish Investor
Sale Price	£19,000,000 (£131 per sq ft)
Sale Price NIY %	3.91
Status Date	July 2021
Status	Sold


Property Description
A prominent new warehouse/industrial unit fronting the A5 with 10 dock loading doors, 3 level access doors, 12.5m clear internal height, 127 car parking spaces, 11 trailer parking spaces, 58m gated yard. Fully fitted first and second floor offices. The unit originally took 3 years to let.

Comments
Sale price reflects 4.25% EY based on ERV of £5 per sq ft. Two institutional under-bidders at £17,250,000 reflecting 4.25% NIY.

CBRE

50

Royal Mail, Peterborough, Papyrus Road, Peterborough, PE4 5PE



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	207,161 sq ft
Tenant	Fully let to the Royal Mail Group Limited on a lease expiring on 23rd June 2021, providing approximately 10.20 acres term certain. Highly experienced paying rent of £919,664 per annum (£4.44 per sq ft) & June 2021 rent review offers potential for significant rent and yield uplift
WALLT (WALUTC) years	10.20 (-)
Current Rent Per Annum	£919,664 (£4 per sq ft)
Quoting Price	£18,250,000 (£88 per sq ft)
Quoting Price NIY %	4.72
Date to Market	01/04/2021
Vendor	Mayfair Capital Investment Management
Purchaser	Kennedy Wilson UK Limited
Sale Price	£22,080,000 (£107 per sq ft)
Sale Price NIY %	3.90
Status Date	July 2021
Status	Sold

Property Description
Warehouse of steel portal frame construction. Headline specifications include: 23 dock level loading doors, 5 level access doors, 50 kN sq m floor loading, large 55m yard extending across the main loading elevation, vehicle maintenance unit (VME), 520 parking spaces and van parking for 70 vehicles, a site area of 13.99 acres (34% density)

Comments
Sold. Assuming June 2021 OMRV is settled at £5.25 or £5.50 per sq ft, provides an EY of 4.01% or 4.75% respectively.

CBRE

51

Oxford Instruments, Central Approach, Avonmouth




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	107,660 sq ft
Tenant	20-year lease to Oxford Instruments with 5 yearly RPI reviews collared and capped at 2% and 4%
WALLT (years)	20.00
WALUTC (years)	20.00
Current Rent Per Annum (£)	£802,000 (£7 per sq ft)
Vendor	Hillwood Investments Properties
Purchaser	AXA Ltd
Sale Price	£20,400,000 (£191 per sq ft)
Sale Price NIY %	3.40
Status Date	July 2021
Status	Sold

Property Description
-

CBRE

52

Reynolds, Waltham Cross, Britannia Road, EN8 7RQ



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	115,000 sq ft
Tenant	Sole and leaseback to Reynolds, CPI+1 linked rent reviews of between 2-4%
WALLT (years)	23.00
WALUTC (years)	23.00
Current Rent Per Annum (£)	£1,652,150 (£14 per sq ft)
Quoting Price	Off Market
Quoting Price NIY %	Off Market
Date to Market	Off Market
Vendor	Owner-Occupier
Purchaser	LondonMetric Property Plc
Sale Price	£43,800,000 (£380 per sq ft)
Sale Price NIY %	3.50
Status Date	June 2021
Status	Sold

Property Description
Second hand unit with a site cover of 41% (low for London)

CBRE

53

John Lewis Distribution Centre, Yeomans Drive, Milton Keynes, MK14 5AN



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	668,918 sq ft
Tenant	Fully let to John Lewis - lease expiry 20th January 2044. Tenant benefits from an express right to a new term for between 5 and 30 years. Rent subject to RPI annual increases (1.5% + 2.5%)
WALLT (years)	22.60
WALUTC (years)	22.60
Current Rent Per Annum (£)	£4,447,704 (£7 per sq ft)
Quoting Price	Off Market
Quoting Price NIY %	Off Market
Date to Market	Off Market
Vendor	Aviva Investors UK Real Estate
Purchaser	DEKA IMMOBILIEN INVESTMENT GMBH
Sale Price	£107,250,000 (£160 per sq ft)
Sale Price NIY %	3.88
Status Date	May 2021
Status	Sold

Property Description
Modern single let distribution unit. Eaves height 20m, 71 dock level doors, 9 level access doors. 141 HGV parking spaces

CBRE

54

DPD, Armstrong Road, Sunderland, NE37




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	59,817 sq ft
Tenant	Fully let to DPD for a 25-year term subject to open market rent reviews
WARRANT (years)	25.00
WARRANT (years)	25.00
Current Rent Per Annum (£)	£703,000 (£12 per sq ft)
Quoting Price	Off Market
Quoting Price NIY %	Off Market
Date to Market	Off Market
Vendor	Buccleuch Properties Limited
Purchaser	Aberdeen Standard Investments Ltd
Sale Price	£16,240,000 (£272 per sq ft)
Sale Price NIY %	4.05
Status Date	August 2021
Status	Under Offer

Property Description
The unit serves as a parcel distribution facility for DPD. The site extends 7.25 acres, reflecting a site cover of 17%, equating to a rental multiplier of 1.9x. The unit will be cross-docked.

CBRE

55

Whirlpool UK HQ Campus, Morley Way, Peterborough, PE2



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	310,996 sq ft
Tenant	Sale and leaseback to Whirlpool UK Appliances. 5-yearly rent review annually compounded in line with RPI subject to a collar of 1% p.a. and cap of 3% p.a.
WARRANT (years)	15.00
WARRANT (years)	15.00
Current Rent Per Annum (£)	£1,781,233 (£5 per sq ft)
Quoting Price	£36,720,000 (£118 per sq ft)
Quoting Price NIY %	4.50
Date to Market	June 2021
Vendor	Owner Occupier
Status Date	August 2021
Status	Under offer subject to NDA

Property Description
Acts as a UK HQ Campus for Whirlpool comprising 21 buildings including HQ offices, industrial space and social accommodation. Industrial specification. 8.2m eaves, 30m yard depth, 1,000 good ft², 14 dock level loading doors, 3 level access doors and 15 HGV parking spaces. Includes 23/29 acres of vacant development land.

CBRE

56

Very Group, Wilders Way, Derby, DE74 2DL



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	553,235 sq ft
Tenant	The existing FRI lease provides for a 25 year unbroken term to The Very Group. 5 yearly CPI compounded rent reviews capped and collared at 2% and 4%. Next review in March 2024.
WARRANT (years)	25.00
WARRANT (years)	25.00
Current Rent Per Annum (£)	£41,144,185 (£7 per sq ft)
Quoting Price	£90,000,000 (£145 per sq ft)
Quoting Price NIY %	4.82
Date to Market	April 2021
Vendor	Owner Occupier
Purchaser	Blackbrook Capital
Sale Price	£101,320,000 (£183 per sq ft)
Sale Price NIY %	3.80
Status Date	August 2021
Status	Under Offer

Property Description
Distribution warehouse with specification including 18.13m clear internal height and enhanced build specification to support laser, guided high speed and high volume automated fulfillment racking. The site includes 31,875 sq ft of office space, in addition to on/around ancillary pods. Site extends 50 acres.

CBRE

57

KIA UK Limited, Kiln Lane, Grimsby, DN41 8DQ




Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	63,719 sq ft
Tenant	The property is let in its entirety to Kia UK Limited on full repairing and insuring terms for a further 15.8 years to lease expiry. The rent is subject to review in 2025 and 2030, in line with RPI, subject to a cap of 9.00% over a 5 year period, which equates to approximately 1.74% compound increases per annum.
WARRANT (WARRANT) years	15.80 (15.80)
Current Rent Per Annum	£1,547,800 (£24 per sq ft)
Quoting Price	£30,520,000 (£478 per sq ft)
Quoting Price NIY %	4.75
Date to Market	June 2021
Vendor	Investor (Overseas)
Status Date	September 2021
Status	Under Offer

Property Description
Purpose built for KIA in 2016, state of the art vehicle import-export facility with a capacity for up to 17,000 cars. Site extends 88.4 acres (1.7% develop). It is utilised for distribution, office, vehicle refurbishment, inspection, valeting and refuelling.

CBRE

58

APS2, Alconbury Weald, Huntingdon, PE28 4YA (AM Fresh Huntingdon)



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	303,028 sq ft warehouse/office & 10,765 for R&D
Tenant	To be fully let to AM Fresh UK Limited and guaranteed by AM Fresh Group UK Limited and AM Fresh Investment Holdings S.L. 25-year term without break. The initial rent will be reviewed on a 5 yearly basis in line with RPI subject to a collar and cap of 1%-4% per annum compounded.
WARRANT (years)	25
Current Rent Per Annum (£)	Interested parties are invited to make offers based on the proposed level of rent at the start of the lease. Total development costs are expected to be £53,400,000 (site purchase will be £6,000,000)
Quoting Price	£53,400,000 (site purchase will be £6,000,000)
Date to Market	August 2021
Vendor	AM Fresh Group
Status Date	September 2021
Status	Available

Property Description
Forward funding opportunity. The building to be developed will be a highly specified temperature-controlled facility comprising a new distribution warehouse. The building will have excellent ESG credentials including BREEM 'Very Good' and photovoltaic panels. To be of steel portal frame construction with profile metal clad elevations under a metal sheet roof. Minimum eaves height of 12.5m, 31 dock level doors, 5 level access doors and a minimum yard depth of 25m. The building will extend to 303,028 sq ft of warehouse and office accommodation and will include approximately 10,765 sq ft of laboratory space for research and development.

CBRE

59

CO-OP, Motherwell, Edinburgh Road, Motherwell, ML1 5SY



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Tenure Comment	-
Area	47,565 sq ft
Tenant	Upon practical completion, the unit has been pre-let for 18 years (no breaks) to the Co-operative Group Limited (DSB 542). The initial annual rental will be £277,915 (p.a. @ £12.15 p/sq ft) based on a target GIA of 47,565 sq ft. The rent is subject to five yearly rent reviews that are index linked to RPI, with a collar and cap at 1% and 3% per annum respectively.
WARRANT (WARRANT) years	18.00 (18.00)
Current Rent Per Annum	£277,915 (£12 per sq ft)
Quoting Price	£12,035,000 (£253 per sq ft)
Quoting Price NIY %	4.50
Date to Market	August 2021
Vendor	-
Purchaser	-
Sale Price	-
Sale Price NIY %	-
Status Date	September 2021
Status	Available
Comments	-

Property Description
The property will comprise a modern industrial and logistics facility extending to 47,565 sq ft (4,419 sq ft).

CBRE

60

Amazon, Wakefield



Key Facts	
Property Type	Warehouse/Distribution
Tenure	Freehold
Area	2,009,495 sq ft (46.7 acre site)
Tenant	Amazon UK Services Limited
WARRANT (WALTC) years	20
Current Rent Per Annum	£8,222,444 (£4.10 per sq ft)
Quoting Price	£215,500,000 (£107 per sq ft)
Quoting Price NIY %	3.75
Date to Market	August 2021
Status Date	September 2021
Status	Available
Comments	Annual CPI-linked rent reviews (1% - 3%)

Property Description
Highly bespoke unit which includes Amazon's Sustainable Robotics Facility. £100 million tenant investment into the facility.

CBRE


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CBRE
Care Homes

62

Project Omega



Key Facts	
Property Type	Care Home
Tenure	Freehold
Area	196 registered beds
Tenant	Country Court Care
WARRANT (WALTC) years	35
Current Rent Per Annum	£15,000 per bed p.a.
Quoting Price NIY %	4.50
Purchaser	Belgium REIT Cathimms
Sale Price	Reported in press at £57,000,000
Status Date	August 2021
Status	Sold
Comments	Annual RPI linked rent reviews. Tenant agreed to annual capex obligation over and above FRM terms. Understood to be below the original quoting price due to irrecoverable VAT. Yield not currently disclosed but is expected (with adjustments) to be closer to 5%.

Property Description
Long income care home. 3 purpose-built assets (2016-2018 built) in Walsley, Milton Keynes and Huntingdon. Rent cover c 1.75x.

CBRE

63

Quantum Care Limited, Bishops Stortford, Windhill, Bishop's Stortford, CM23 2NF




Key Facts	
Property Type	Care Home
Tenure	Freehold
No. bedrooms & Area	78 beds - 42,900 sq ft
Tenant	Quantum Care Limited
WARRANT (WALTC) years	35.00 (-)
Current Rent Per Annum	£838,400
Quoting Price	£18,300,000 (£427 per sq ft)
Quoting Price NIY %	4.50
Sale Price	£19,160,000 (£447 per sq ft)
Sale Price NIY %	4.10
Status Date	July 2021
Status	Sold
Comments	Annual RPI-linked (1% - 4%).

Property Description
Forward building of 78-bedroom care home, estimated construction start date Q3 2021. 1.09 acre site.

CBRE

64

Project Rose




Key Facts	
Property Type	Care Home
Tenure	Freehold
No. of bedrooms	340
Tenant	Care UK
WARRANT (WALTC) years	25.50
Current Rent Per Annum	£2,181,944
Quoting Price	£43,900,000 (£130,000 per bed)
Quoting Price NIY %	4.65
Sale Price	£43,000,000
Sale Price NIY %	4.75
Status Date	June 2021
Status	Sold
Comments	Annual RPI linked rent reviews cap/collar at 0 - 5%. C. 60% of residents are funded by Suffolk County Council. 70% beds are subject to LA block contracts. £6.7m pb public / £8.5-10k pb based on a private operator.

Property Description
5 purpose-built assets all located within Suffolk on FRI leases. Built around 2013. c.340 beds.

CBRE

65

Project Pine Portfolio




Key Facts	
Property Type	Care home
Tenure	Freehold
Tenant	All sites are let to a well-regarded tenant
WARRANT (WALTC) years	Confidential
Current Rent Per Annum	£1,662,813 (£8,892 per bed)
Quoting Price	£35,000,000 - £40,000,000
Quoting Price NIY %	4.50% - 5.00%
Vendor	Legal & General
Purchaser	Eurus Private Equity
Sale Price	£34,220,000
Sale Price NIY %	4.55
Status Date	June 2021
Status	Sold
Comments	Annual RPI-linked review mechanism

Property Description
3 care homes in the midlands and south-west England.

CBRE

66

Orders of St John, Wheatley, Oxfordshire, Old London Road, Wheatley, South Oxfordshire, OX33 1YW




Key Facts	
Property Type	Care Home
Tenure	Freehold
Tenure Comment	Not for Profit Operator
Area	65 beds
Tenant	Order of St John
WALUT (WALUTC) years	40.00 from practical completion
Current Rent Per Annum	£682,500 (£10,500 per bed)
Quoting Price	£16,815,000
Quoting Price NY %	3.80
Purchaser	Confidential (Institutional Long Income Buyer)
Sale Price	Undertood to have sold just below asking.
Status Date	June 2021
Status	Sold
Comments	Annual RPI linked rent reviews (collar at 2.4%, Post Covid-19 Passing Rent at completion: £682,500 (£10,500 per bed). Lease subject to 12m rent free to be topped up by developer.

Property Description
Forward funding of 65-bed care home. Tenant option to acquire the reversionary interest at the end of the term (valuation mechanism to be agreed).

CBRE

67

Springfield Care Home




Key Facts	
Property Type	Care home
Tenure	Freehold
Tenure Comment	Forward Fund
No. of bedrooms	64
Tenant	Brendon Care
WALUT (WALUTC) years	30.00
Current Rent Per Annum	£676,986 (£10,545 per bed)
Quoting Price	£14,200,000
Quoting Price NY %	4.20
Purchaser	Aedra
Sale Price	£15,775,000
Sale Price NY %	4.00
Status Date	March 2021
Status	Sold
Comments	The development is being managed and coordinated by STEP Springfield Village Limited which is the Trust's preferred developer in the delivery of their strategic estate modernisation programme.

Property Description
64 bedrooms - 100% Wetroom ensuite. The care home will form part of a wider redevelopment which will include a new hospital.

CBRE

68

Care UK, Leicester Road, Market Harborough, LE16 7BN

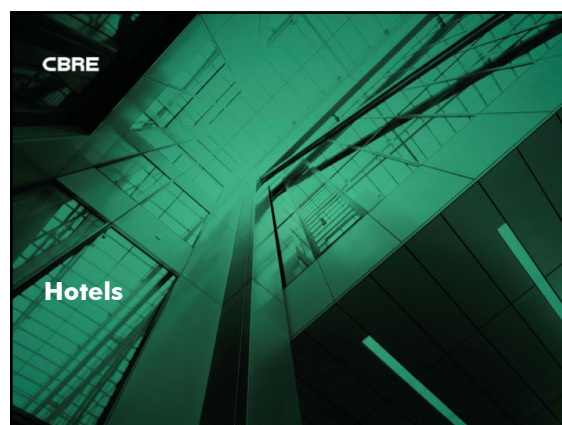


Key Facts	
Property Type	Care home
Tenure	Freehold
No. of bedrooms & area	76 beds - 42,600 sq ft
Tenant	Care UK
WALUT (WALUTC) years	30.00 (-)
Current Rent Per Annum	£836,000 (£11,000 pa per bed)
Purchaser	Unknown Investor
Status Date	May 2021
Status	Exchanged
Comments	Annual RPI-linked (1% - 4%), 12 months rent free. Exchanged at c. 4.60-4.75% NY to an unknown purchaser. Pricing confidential.

Property Description
Forward Funding Opportunity. Site size is c. 1.33 acres.

CBRE

69



70

Wilde Aparthotel by StayCity, 73-77 Commercial Road, Aldgate, London



Key Facts	
Property Type	Hotel
No. of bedrooms	156 rooms
Tenant	StayCity
WALUT (WALUTC) years	30.00 (-)
Vendor	Regal London
Purchaser	Union Investment
Sale Price	£51,000,000
Sale Price NY %	4.75
Status Date	September 2021
Status	Sold

Property Description
The new Wilde by Staycity site will comprise 156 rooms, including kitchenettes plus a coffee shop and fitness room. Scheme due to complete in November 2021.

CBRE

71

Premier Inn, Beverley, East Riding, Yorkshire, HU17 0NQ




Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms & Area	80 rooms - 30,676 sq ft
Tenant	Premier Inn
WALUT (WALUTC) years	19.50 (14.50)
Current Rent Per Annum	£343,818
Quoting Price	£6,540,000
Quoting Price NY %	4.93
Vendor	Wykeland Group
Purchaser	KFM
Sale Price	£6,600,000 (£82,500 per room)
Status Date	September 2021
Status	Sold
Comments	25-year FRI lease. 5 yearly, upwards-only, CPI-linked with a cap at 5%. Quoting price was based on topped-up rent with review in April 2021.

Property Description
80-bed hotel let to Premier Inn. Extends to 30,676 sq ft. No on-site car parking. Ground Floor retail let to One Stop extends to 2,012 sq ft. Total property at 32,688 sq ft. One Stop is less than 7% of global rental figure.

CBRE

72

Premier Inn, Norwich, Duke Street, Norwich, NR3 3AP



Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms	117 rooms - 42,452 sq ft
Tenant	Premier Inn
WARRANTY (WALTC) years	18.40 (-)
Current Rent Per Annum	£481,909
Quoting Price	£10,500,000
Quoting Price NIY %	4.30
Purchaser	Fiers Real Estate Long Income Fund (UK)
Sale Price	£11,060,000
Sale Price NIY %	4.10
Status Date	August 2021
Status	Sold
Comments	5 yearly, upwards-only, CPI-linked (Cap of 4%)

Property Description

-

CBRE

73

Premier Inn, Maidenhead, Kidwells Park Drive, Maidenhead, SL6 8TZ



Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms & Area	124 rooms - 48,281 sq ft
Tenant	Premier Inn
WARRANTY (WALTC) years	14
Current Rent Per Annum	£731,284 (£5,897 per key)
Quoting Price	£14,430,000 (£116,370 per bed)
Quoting Price NIY %	4.75
Sale Price NIY %	5.00
Status Date	August 2021
Status	Sold


Property Description

124 bedrooms, with bar and restaurant on the ground floor.

CBRE

74

Premier Inn, Lambeth



Key Facts	
Property Type	Hotel
Tenure	Leasehold
Tenant	Premier Inn
WARRANTY (WALTC) years	30
Sale Price NIY %	4.00
Status Date	August 2021
Status	Sold
Comments	5 yearly, upwards-only, CPI-linked (Cap of 4%). Very limited information.

Property Description

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CBRE

75

Motel One, Tower Hill, Minories, London, EC3N



Key Facts	
Property Type	Hotel
Tenure	Long Leasehold (999-years from 1888)
No. of bedrooms	291 rooms
Tenant	Motel One
WARRANTY (WALTC) years	26.90 (-)
Current Rent Per Annum	£2,777,164 (£9,544 per key)
Quoting Price	£67,550,000 (232,131 per bed)
Quoting Price NIY %	3.85
Status Date	August 2021
Status	Under Offer
Comments	Let on FRI to Motel One (UK) Limited, guaranteed by Motel One GmbH. Under offer at c. 3.25% NIY, although cladding works will need to be completed prior to completion.


Property Description

291-bedroom hotel arranged over ground and 15 upper floors.

CBRE

76

40 Paddington, Premier Inn, Eastbourne Terrace, London, W2 3RG



Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of Bedrooms, area	369 rooms
Tenant	Premier Inn with guarantee from Whitbread PLC
WARRANTY (WALTC) years	35.00 (-)
Current Rent Per Annum	£5,146,750 (£37 per sq ft)
Quoting Price	c. £129,000,000
Quoting Price NIY %	3.75
Date to Market	June 2021
Status Date	August 2021
Status	Exchanged

Property Description

369 bedroom hotel and restaurant, targeting a "Very Good" BREEM rating, directly opposite the new entrance to Paddington Elizabeth Line Station.

CBRE

77

Travelodge, Tolworth, Ewell Road, Surbiton, KT6



Key Facts	
Property Type	Hotel
Tenure	Virtual Freehold (999 years)
No. of bedrooms & Area	132 rooms - 32,894 sq ft
Tenant	Travelodge Hotels Ltd
WARRANTY (WALTC) years	21.00 (-)
Current Rent Per Annum	£682,440 (£5,170 per key)
Quoting Price	£10,450,000 (£80,680 per key)
Quoting Price NIY %	6.00
Status Date	August 2021
Status	Under offer at around quoting
Comments	5 yearly CPI uncapped rent reviews. The tenant has an option to extend the lease for a further 25 years upon expiry. Was previously being marketed pre-COVID. £13.450M NIY 4.75%, no interest due to CVA/COVID.

Property Description

Carl A CVA hotel.

CBRE

78

Maldron Hotel, Liverpool, Shaws Alley, Liverpool, L1 8DG



Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms	260 rooms
Tenant	Pre-let to Dalata Cordiff Limited (guaranteed by Dalata Group plc)
WAULT (WAULT) years	35.00 (1)
Current Rent Per Annum	£1,755,000
Quoting Price	£38,000,000 (£146,153 per bedroom)
Quoting Price NIY %	4.33
Status Date	August 2021
Status	Available
Comments	5-yearly RPI rent reviews (2%-4%)

Property Description
260 bedroom hotel. Estimated PC mid 2023.



79

Maldron Hotel, Manchester, Charles Street, Manchester, M1 7DF

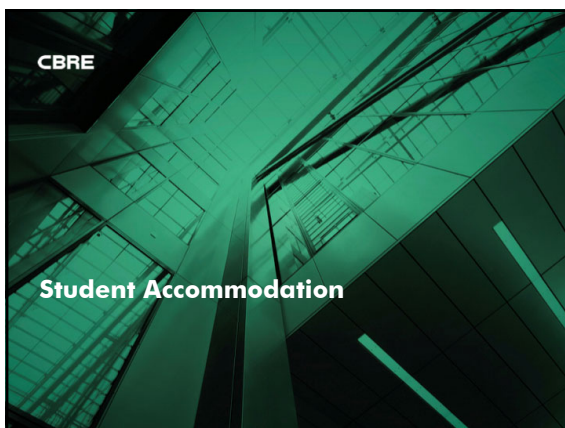


Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms	278 rooms
Tenant	Pre-let to Dalata Cordiff Limited (guaranteed by Dalata Group plc)
WAULT (WAULT) years	35.00 (1)
Current Rent Per Annum	£1,316,000 (£7,000 per key)
Quoting Price	£28,725,000 (£152,793 per bedroom)
Quoting Price NIY %	4.29
Status Date	August 2021
Status	Available
Comments	5-yearly RPI rent reviews (1%-4%)

Property Description
4-star hotel with 278 air-conditioned bedrooms, a bar, restaurant and suite of meeting rooms.



80




81

St Marks Student Village, Lincoln, Triton Road, Lincoln, LN6 7DB




Key Facts	
Property Type	Student Housing
Tenure	Freehold
No. of bedrooms	407 en suite cluster beds
Tenant	University of Lincoln
WAULT (WAULT) years	21.00 (1)
Current Rent Per Annum	£1,296,295
Quoting Price	£30,350,000
Quoting Price NIY %	4.00
Status Date	August 2021
Status	Sold
Comments	Annual CPI-linked rent review (1.5% - 3.5%). Sold ahead of quoting price.

Property Description
Purpose built student accommodation block comprising 3 buildings.




82

Darley Bank, Derby, Brook Street, Derby, DE1 3PF



Key Facts	
Property Type	Student Housing
Tenure	Freehold
No. of bedrooms	405 beds
Tenant	University of Derby
WAULT (WAULT) years	28.00 (1)
Current Rent Per Annum	£1,177,335
Quoting Price	£26,000,000
Quoting Price NIY %	4.00
	CBRE GI
Sale Price	£36,000,000
Sale Price NIY %	3.25
Status Date	May 2021
Status	Sold
Comments	Annual RPI-linked rent reviews (2% - 4%)

Property Description
391 en suite bedrooms and 14 studios.



83

Petros Court, Canterbury Christchurch University, Rhodaus Town, Canterbury, CT1 2FU

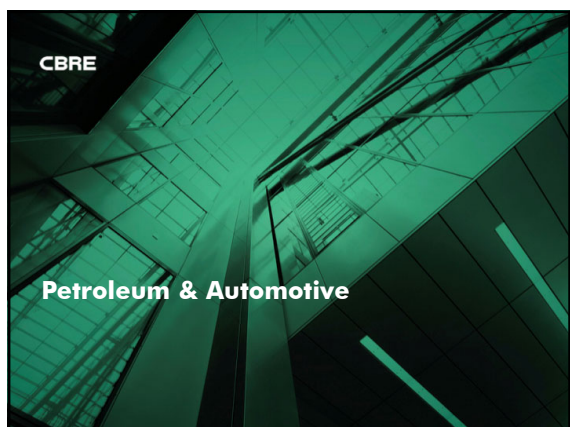


Key Facts	
Property Type	Student Housing
Tenure	Freehold
No. of bedrooms	225 beds
Tenant	Canterbury Christchurch University
WAULT (WAULT) years	20.00 (1)
Current Rent Per Annum	£1,110,124
Quoting Price	£24,475,000
Quoting Price NIY %	4.25
Status Date	March 2021
Status	Under offer to an unknown purchaser around quoting
Comments	Annual RPI-linked rent reviews (2% - 5%).

Property Description
3 student blocks, completed in 2015, providing 225 beds, constructed to BREEAM Excellent.



84



85

BCA, Rockingham Point, Avonmouth, Poplar Way West, Bristol, BS11 0YW



Key Facts	
Property Type	Car Dealership
Tenure	Freehold
Area	56,948 sq ft
Tenant	British Car Auctions (BCA), guaranteed by BCA Trading Limited
WARRANT (WALTC) years	20.00 (1)
Current Rent Per Annum	£1,150,000
Quoting Price	£50,700,000
Quoting Price NIY %	4.25
Vendor	BlackRock UK Property Fund
Sale Price	£57,450,000
Sale Price NIY %	3.75
Status Date	June 2021
Status	Sold
Comments	Five yearly RPI (1-3%) collar takes the rent at the next review to c.4.3%

Property Description
Vehicle distribution unit.

CBRE

86

Co-op, 474-488 Wandsworth Road, Clapham, London, SW8 3LT




Key Facts	
Property Type	Petrol Filling Station
Tenure	Freehold
Area (sq ft)	3,124
Tenant	Let to Co-operative Foodstore Limited with guarantee from Co-operative Group Limited (S&I)
WARRANT (years)	6.2 (Tenant has option to extend by 15 or 20 years)
Current Rent Per Annum (€)	£106,878
Rent Review	Fixed 2% uplifts
Quoting Price (€)	£2,500,000
Quoting Price NIY %	4.00
Date to Market	April 2021
Vendor	Newcore Capital
Purchaser	N/A
Sale Price (€)	£2,997,086 - 3.35% NIY
Status Date	June 2021
Status	Sold

Property Description
Petrol filling station
Strong repositioning value as a PFS with ERV of £175,000 to £195,000
Trading: Fuel - 4.6m litres and £1.6 shop turnover
Redevelopment opportunity
Site Area - 0.29 acres
Brand - Tesco
Shop brand - Co-operative

CBRE

87

Glasgow Mercedes



Key Facts	
Property Type	Car Dealership
Tenure	Heritable Interest
Area (sq ft)	50,798 sq ft
Tenant	Rag Yards (Property management) Limited
WARRANT (years)	< 10
Current Rent Per Annum (€)	£463,665 subject to Annual RPI linked reviews max of 2.7%
Quoting Price (€)	£10,280,000
Quoting Price NIY %	5.75
Date to Market	June 2019
Vendor	CBRE GI
Sale Price (€)	£8,000,000 - 7.66% NIY
Status Date	June 2021
Status	Sold

Property Description
Mercedes branded car dealership
Glasgow Mercedes, 135 Milton Street, Glasgow, G4 0DH

CBRE

88

Lex Autolease, Coventry, Old Church Road, Coventry, CV6 5HN



Key Facts	
Property Type	Car Dealership
Tenure	Freehold
Area	39,691 sq ft
Tenant	Let to Lex Autolease. Sub-let to Sunsell Ltd., which is wholly owned by Pandragon Plc. The sub-lease is guaranteed by BCA Trading Ltd.
WARRANT (WALTC) years	12.90 (1)
Current Rent Per Annum	£979,861
Quoting Price	£15,350,000
Quoting Price NIY %	5.98
Vendor	LSI/SAFE Investment Management
Purchaser	Cherwood Real Estate LLP
Sale Price	£17,900,000
Sale Price NIY %	5.13
Status Date	June 2021
Status	Sold
Comments	Subject to 5-yearly RPI linked reviews (2%-4%). The next review is 21/03/2024.

Property Description
10 acre site, potential for industrial / logistics and residential alternative use, subject to planning. Low site coverage of 8%.

CBRE

89

BMW Nottingham




Key Facts	
Property Type	Car Dealership
Tenure	Freehold
Area (sq ft)	41,786 sq ft
Tenant	Syner Limited, guaranteed by Syner Group Limited
WARRANT (years)	< 16
Current Rent Per Annum (€)	£584,250 subject to 5-yearly RPI reviews capped at 2.5% pa.
Quoting Price (€)	£10,950,000
Quoting Price NIY %	5.0%
Date to Market	November 2019 - initially marketed at 5%
Purchaser	Finea Real Estate
Sale Price (€)	9,025,000 - 6.07% NIY
Status Date	May 2021
Status	Sold

Property Description
BMW branded car dealership
BMW Nottingham - SYNER BMW, LENTON LANE, NOTTINGHAM NG7 2AX

CBRE

90

Mercedes Leeds




Key Facts	
Property Type	Car Dealership
Tenure	Freehold
Area (sq ft)	33,261 sq ft
Tenant	Pendragon Property Holdings Limited
WAULT (years)	c. 4
Current Rent Per Annum (£)	£698,104 subject to annual RPI linked rent reviews capped at 2.25%
Quoting Price (£)	£7,700,000
Quoting Price NIY %	8.50%
Date to Market	July 2020 - initially marketed at 7.5%, later revised to 8.5%
Vendor	Legal and General
Purchaser	Bramall Properties Limited
Sale Price (£)	7,690,000 - 8.58% NIY
Status Date	May 2021
Status	Sold

Property Description
Mercedes branded car dealership

- 155 Gelderd Road, Leeds, LS12 6BZ

91

Co-op, Weston-super-Mare, Elm Tree Road, Weston-super-Mare, BS24 8EL




Key Facts	
Property Type	Petrol Filling Station (PFS)
Tenure	Freehold
Tenant	Co-operative Group Food Limited
WAULT (WAULT) years	20.00 (-)
Current Rent Per Annum	£240,000
Quoting Price	£4,500,000
Quoting Price NIY %	5.00
Sale Price	£4,730,000
Sale Price NIY %	4.75
Status Date	April 2021
Status	Sold
Comments	5 yearly CPI-linked rent reviews (1% - 3%)

Property Description
PFS and foodstore.

92

CBRE

Lookers JLR, Aylesbury, Aesop Road, Aylesbury, HP22 5XX

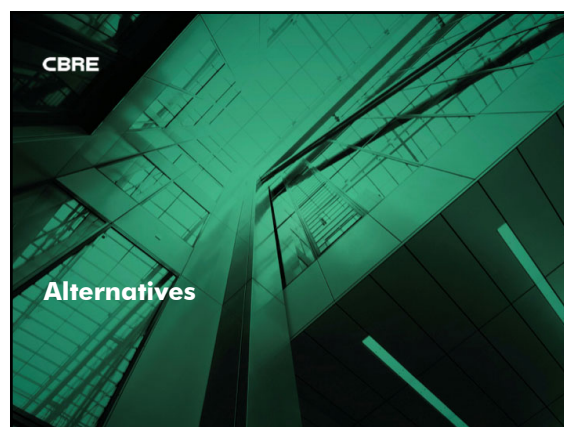


Key Facts	
Property Type	Car Dealership
Tenure	Freehold
Tenant	Bulling Investments (owned by Lookers plc)
WAULT (WAULT) years	20.00 (-)
Current Rent Per Annum	£750,000
Quoting Price	£12,222,000
Quoting Price NIY %	5.75
Status Date	July 2021
Status	Available

Property Description
Car dealership site.

93

CBRE



94

Virgin Active Chiswick Riverside, Riverside Drive, London, W4 2SX




Key Facts	
Property Type	Health and Fitness
Tenure	Freehold
Area	152,520 sq ft
Tenant	Virgin Active
WAULT (WAULT) years	15.00 (-)
Current Rent Per Annum	£3,214,000
Quoting Price	£50,000,000
Quoting Price NIY %	6.00
Date to Market	July 2021
Purchaser	TCl Fund Management
Sale Price	£54,300,000
Sale Price NIY %	5.34
Status Date	September 2021
Status	Sold
Comments	Annual RPI-linked rent reviews (1% - 4%)

Property Description
Facilities include: 12 indoor and 14 outdoor tennis courts, indoor and outdoor swimming pools, restaurant, cycle studio, gym, children's creche, spa facilities.

95

CBRE

Miller & Carter, 26 Mosley Street, Newcastle Upon Tyne, NE1 1DF




Key Facts	
Property Type	Pubs
Tenure	Freehold
Area	10,904 sq ft
Tenant	Mitchells & Butlers Retail Limited
WAULT (WAULT) years	7
Current Rent Per Annum	£182,177
Quoting Price	£3,100,000
Quoting Price NIY %	5.52
Status Date	September 2021
Status	Under offer
Comments	5 yearly CMRV (2% - 4% compounded annually)

Property Description
Grade II listed bank. Arranged over ground, mezzanine and basement floors. 160 covers.

96

CBRE

Miller & Carter Muswell Hill, 87 Muswell Hill, London N10 3HA




Key Facts	
Property Type	Pubs
Tenure	Freehold
Area	7,946 sq ft
Tenant	Mitchells & Butlers Retail Limited
WALUT (WALUTC) years	11
Current Rent Per Annum	£179,081
Quoting Price	£4,350,000
Quoting Price NIY %	4.59
Sale Price	c. £5,200,000
Sale Price NIY %	3.84
Status Date	August 2021
Status	Sold
Comments	5 yearly fixed uplifts of 3.50% (annually compounded). Next review 2022. + 10% of gross turnover.

Property Description
Grade II listed former church orange over ground and mezzanine levels. Ground 5,510 sq ft, Mezz 2,436 sq ft.

CBRE

97

Refectory, Godalming, Surrey GU8 5HJ




Key Facts	
Property Type	Pubs
Tenure	Freehold
Tenant	let to Punch Partnerships (PRGP) Limited
Lease	Lease expiry 2034 with 2.5% uplifts until 2024. Sublet to Branning & Price.
Current Rent Per Annum (£)	£202,740 pa
Vendor	Kames
Sale Price	£3,400,000
Sale Price NIY %	6.10
Status Date	June 2021
Status	Sold

Property Description
June 2021 Investment Sale - Refectory, GODALMING, Old Portsmouth Road, £ 3.4m 6.1% P- Private client T: Punch Taverns

CBRE

98

The Clapham Tap, Clapham Manor Street, London, SW4 6ED



Key Facts	
Property Type	Pub
Tenure	Freehold
Area	2,230 sq ft
Tenant	EJ Group PLC, largest pub company in the UK, who operate c. 5,000 pubs in the UK
WALUT (WALUTC) years	26.00 (c)
Current Rent Per Annum	£94,988 (£43 per sq ft)
Quoting Price	£2,200,000 (£987 per sq ft)
Quoting Price NIY %	4.06
Purchaser	Unknown Purchaser
Sale Price	£2,350,000 (£ 1,054 per sq ft)
Sale Price NIY %	4.00
Status Date	May 2021
Status	Sold
Comments	5-yearly RPI-linked (3% - 4%).

Property Description
Located in the centre of Clapham arranged over basement, ground and upper floors with 100 cover beer garden to the rear.

CBRE

99

Bucks Head, Camden, Camden High Street, London, NW1 8QR




Key Facts	
Property Type	Pub
Tenure	Freehold
Area	4,605 sq ft
Tenant	Single let to Stonegate Pub Co. who operate c. 5,000 pubs in the UK
WALUT (WALUTC) years	20.00 (20.00)
Current Rent Per Annum	£179,057
Quoting Price	£4,223,000
Quoting Price NIY %	4.00
Purchaser	Stelling Life
Sale Price	£4,150,000
Sale Price NIY %	4.10
Status Date	February 2021
Status	Sold
Comments	Prominent pub in the centre of Camden Strong performing pub with 1st floor terrace & residential accommodation above

Property Description

CBRE

100

David Lloyd, Northwood, Greater London, Ducks Hill Road, Northwood, HA6 2DR




Key Facts	
Property Type	Health and Fitness
Tenure	Freehold
Area	14 acre (81 acre site)
Tenant	Fully let to David Lloyd Ltd including the 69.7 acres of Greenball land
WALUT (WALUTC) years	30.00 (30.00)
Current Rent Per Annum	£2,314,405
Quoting Price	£51,000,000
Quoting Price NIY %	4.25
Vendor	British Land Properties Limited
Purchaser	LaSalle Investment Management
Sale Price	£51,000,000
Sale Price NIY %	4.25
Status Date	February 2021
Status	Sold
Comments	Sold to LaSalle IM for 4.25% NIY. Approximately £4,000,000 of tenant capex in Q1 2020. Land price without planning: \$106,000 per acre @ 69.7 Acres = £7.38m. However, would need to buy in this element from DL who refused a £400,000 offer by the previous vendors when re-gearing the lease. Assume a 50/50 marriage value split this would reduce additional land value today to say £3.7m say replacing Net Price to £47.3m, equating to a Revised NIY of 4.58% for the club itself.

Property Description
81 acre site, 14 acre gym site and 67 acres of greenball land Fully let to David Lloyd Ltd including the 81 acres of Greenball land Gym has over 8,000 members and is considered a top 3 site for David Lloyd

CBRE

101

Nuffield Health Bishop Stortford, Anchor Street, Bishop's Stortford, CM23



Key Facts	
Property Type	Health and Fitness
Tenure	Long Leasehold
Area	22,000 sq ft
Tenant	Nuffield Health
WALUT (WALUTC) years	24.50 (c)
Current Rent Per Annum	£196,000
Quoting Price	£3,350,000
Quoting Price NIY %	5.50
Status Date	September 2021
Status	Available
Comments	5 yearly CPI-linked rent reviews (1% - 3% p.a. compounded)

Property Description
Health and fitness accommodation across 2 floors including a swimming pool.

CBRE

102

Nuffield Health Aylesbury, Trenchard Street, Aylesbury, HP19 7AA



Key Facts	
Property Type	Health and Fitness
Tenure	Freehold
Area	25,486 sq ft
Tenant	Nuffield Health and Wellbeing Ltd
WARRANT (WALUTC) years	36.00 (1)
Current Rent Per Annum	-
Quoting Price	£3,600,000 per sq ft
Quoting Price NNY %	6.78
Date to Market	June 2021
Status Date	September 2021
Status	Available
Comments	5 yearly upward only rent reviews to market rent.

Property Description
The property is a stand alone health & fitness club incorporating a swimming pool, constructed in 2003. The building is of steel frame construction with brick elevations under pitched and tiled roofs.

CBRE

103

Nuffield Health, Cwmbarn, Avondale Road, Cwmbarn, NP44 1TX

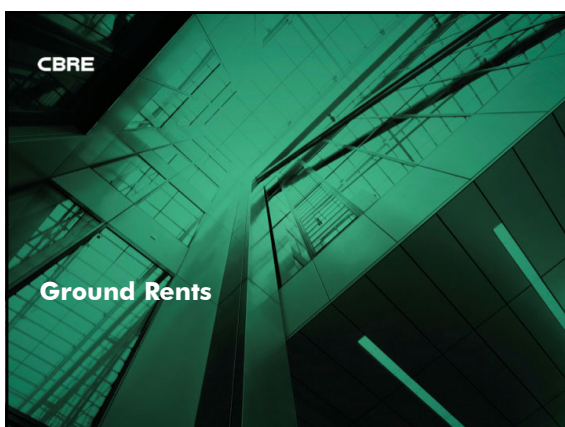


Key Facts	
Property Type	Health and Fitness
Tenure	Freehold
Area	28,342 sq ft
Tenant	Let to Nuffield Health Ltd
WARRANT (WALUTC) years	19.75 (19.75)
Current Rent Per Annum	£263,912
Quoting Price	£3,850,000
Quoting Price NNY %	6.40
Purchaser	Unknown Purchaser
Sale Price	£3,810,000
Sale Price NNY %	6.50
Status Date	September 2021
Status	Available
Comments	5-yearly OMBV. The December 2016 rent review is currently outstanding.

Property Description
Purpose built detached health and fitness club constructed in 2000, tenant's works carried out to the club in June 2012.

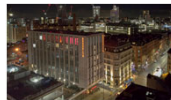
CBRE

104



105

Hotel Brooklyn, Manchester



Key Facts	
Property Type	Hotel
Tenure	Long leasehold (197 years)
Tenant	Hotel Brooklyn
WARRANT (WALUTC) years	197
Current Rent Per Annum	£608,000
Purchaser	Nationwide Pension Fund
Sale Price	£23,000,000
Sale Price NNY %	2.45
Status Date	May 2021
Status	Sold
Comments	Annual RPI-linked rent reviews (0% - 5%)

Property Description
4 star American themed hotel.

CBRE

106

St Martin's Lane Hotel, London

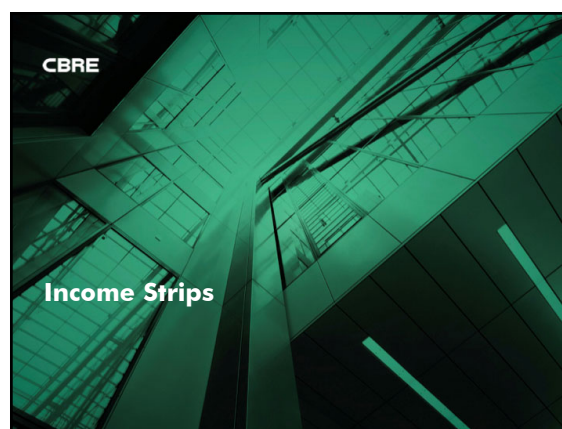


Key Facts	
Property Type	Hotel
Tenure	Freehold
No. of bedrooms	204
Tenant	Capitol Hill Hotels Group London Ltd (an SPV wholly owned by Vivion)
WARRANT (WALUTC) years	200 year FRI lease
Current Rent Per Annum	£1,148,700 (£5,700 per key)
Purchaser	LaSalle IM
Sale Price	Undisclosed
Sale Price NNY %	Undisclosed
Status Date	December 2021
Status	Sold

Property Description
204 bedroom hotel, restaurant and bar facilities, a business centre and meeting rooms. Underground car park 45 spaces and access to 24 hour gym.

CBRE

107



108

Wirral Borough Council, New Civic Hub, Milton Pavements, Birkenhead



Key Facts	
Property Type	Civic Hub, (2x Offices)
Tenure	Freehold
Area	147,767
Tenant	Wirral Borough Council
WARRANT (WARRANT) years	35 year term with tenant option to acquire at end of term for £1
Current Rent Per Annum	£2,215,000
Purchaser	Canada Life
Sale Price	£75,300,000
Sale Price NIFY %	2.75
Status Date	December 2020
Status	Sold
Comments	Annual RPI uplifts (1% - 4%)

Property Description
Forward Fund of an Income Strip property being a 'Civic Hub' of 2x office buildings.

CBRE

109

NCME & Queen's Specialist Building, Bolton




Key Facts	
Property Type	Teaching/Lecture Theatre
Tenure	Freehold
Tenant	University of Bolton
WARRANT (WARRANT) years	35 year term with tenant option to acquire at end of term for £1
Purchaser	LCM
Sale Price	£24,250,000
Sale Price NIFY %	3.85
Status Date	December 2020
Status	Sold
Comments	Annual CPH + 1% uplifts (0% - 5%)

Property Description
Forward Fund of an Income Strip Higher Education - Teaching/Lecture Theatre, two assets held on identical income strip terms.

CBRE

110

Hartpury University, Barbican Way, Gloucester, GL19 3BE




Key Facts	
Property Type	Student Housing
Tenure	Freehold
Tenant	CityLease. Guaranteed by Hartpury University.
WARRANT (WARRANT) years	50.00 (-)
Sale Price	£17,500,000
Status Date	November 2020
Status	Sold

Property Description
Freehold. Forward funding of an income strip. 190 bed student accommodation. Let to and operated by CityLease. Guaranteed by Hartpury University. 50 year term with tenant option to acquire at the end of the term for £1. Commencing rent of £370,000 p.a. Rent subject to annual RPI uplifts with a cap and collar of 0%-5%.

CBRE

111

NHS Multi Storey Car Park, Adanac Drive, Southampton, SO16 0AU



Key Facts	
Property Type	Car Park
Tenure	Long Leasehold
Tenant	NHS
WARRANT (WARRANT) years	40.00 (-)
Current Rent Per Annum	£20,000
Purchaser	Canada Life
Sale Price	£26,500,000
Sale Price NIFY %	2.30
Status Date	October 2020
Status	Sold

Property Description
Forward funding of an income strip. 1000 space MSCP to be built in new park and ride location east of the city. Long leasehold (40 years at a peppercorn ground rent). Let to University Hospital Southampton Foundation NHS Trust on FRI terms. 40 year term with tenant option to acquire at the end of the term for £1. Rent of £20,000 p.a. is subject to uncapped annual RPI uplifts.

CBRE

112

NHS Trust Sandwell Car Parks, Dudley Road, Birmingham, B18 7QH



Key Facts	
Property Type	Car Park
Tenure	Freehold
Tenant	Sandwell & West Birmingham NHS Trust.
Current Rent Per Annum	960,000
Sale Price	£30,000,000
Sale Price NIFY %	3.10
Status Date	September 2020
Status	Sold

Property Description
Freehold. Forward funding of 2 NHS car parks within a single over-arching income strip. Car park to provide 400 spaces at Sandwell Hospital and 550 spaces at City Hospital. Let to Sandwell & West Birmingham NHS Trust upon completion in Autumn 2021. Commencing rent of £960,000 p.a. Rent will be subject to annual RPI uplifts with a cap and collar of 0%-5%.

CBRE

113

Portfolio - "Project Gold" - Marston's Plc



Key Facts	
Property Type	Public Houses
Tenure	Freehold
No. of properties	8
Tenant	Marston's Estates Ltd (Marston's Plc as surety)
WARRANT (WARRANT) years	34 years remaining with tenant option to acquire at end of term for £1
Current Rent Per Annum	£1,326,506
Quoting Price	£21,600,000
Quoting Price NIFY %	5.75
Date to Market	April 2021
Vendor	Aviva Investors
Status Date	September 2021
Status	Under offer
Comments	Annual RPI-linked (1% - 4%) rent reviews.

Property Description
Income Strip portfolio. 8x public houses located across the UK strategically located for local demand drivers. Each lease included the provision to buy back for £1 in 2055.

CBRE

114

Trocoll House, Wakering Road, Barking



Key Facts

Property Type	Teaching/Lecture Theatre
Tenure	Freehold
No. of bedrooms	198
Tenant	London Borough of Barking & Dagenham Council
WAULT (WAULT) years	50 year term with tenant option to acquire at end of term for £1
Purchaser	LCV
Sale Price	£24,250,000
Sale Price NYT%	3.85
Status Date	July 2021
Status	Under offer
Comments	Annual CPI-linked (2% - 4%)

Property Description

Forward Fund of an BTR Income Strip. 198 beds (128 private, 49 DMR, 21 LSE) with ancillary retail space of 3,348 sq ft and public house let to JD Wetherspoon.

CBRE

115