

| RESIDENTIAL | | | | | | |
|------------------|-----------------------------------|------------------------------------|-------------------------------|---------------------------------|-----------------------------------|---------------------------|
| | Molette | Noviane | Vansere | Noidalre | Mirae | Bespoke |
| | 33 | 34 | 35 | 36 | 37 | 38 |
| Exterior | | | | | | |
| Interior | | | | | | |
| Address | Malvern Court, Onslow Square | Cumberland Mansions, Nutford Place | 231 Sussex Gardens | 44 Pont Street | Cadogan Court, Draycott Avenue | 52 Pont Street |
| Tenure | Lease 105 years | Lease 112 years | Share of freehold | Lease 90 years | Share of freehold | Lease 92 years |
| Fair Value, £ | 1,499,000 at 08/04/2011 | 2,500,000 at 22/12/2017 | 1,250,000 at 22/12/2017 | 3,000,000 at 22/12/2017 | 2,150,000 at 03/12/2013 | 3,350,000 at 31/12/2015 |
| Area sq.m | 135 | 130 | 90 | 100 | 110 | 179 |
| Tenant | | Let via Foxtons Estate Agents | Let via Foxtons Estate Agents | | | |
| Rent P.A, £ | N/A the property was sold | 80,600 | 41,600 | N/A Vacant/ Under Refurbishment | N/A the property was sold | N/A the property was sold |
| Lease Start | | 01/07/2017 | 13/03/2015 | | | |
| Lease Expiry | | 30/06/2018 | 12/03/2019 | | | |
| Next Rent Review | Sold for £2,800,000 on 22/02/2013 | 2 Years Letting Agreement | 12/03/2019 | | Sold for £3,160,000 on 13/12/2017 | |

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DISCLAIMER

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Investment Property Portfolio



| | |
|---------------------|------------|
| Total Fair Value, £ | 97,240,000 |
| Total Rent P.A, £ | 3,784,764 |
| Running Yield | 3.89% |
| Total Area, sq.m | 8,326 |

Last updated: March 2018



| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|------------------------------------|-------------------------|---------------------------|------------------------------|---|-----------------------------|--|--|--|-------------------------|-------------------------|-------------------------|---|-------------------------|--|------------------------------------|-------------------------|-------------------------|-------------------------|---|--|--|--|--|--|--|-----------------------------------|--|-------------------------------------|-------------------------|----------------------------------|-------------------------|------------------|
| | Hermes | | | Apollon | | | | | | | | | Hera | Ares | Themis | | | Cratos | | | Bespoke | | | Sparta | | | | | | | | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | |
| Exterior | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Exterior |
| Interior | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Interior |
| Address | 58 - 59 Poland Street | 86 Cannon Street | 2 Greek Street | 352/353 Strand | 45 Great Queen Street | 72 Wardour Street | 74 Wardour Street | 37 South Molton Street | 1 Rushey Green | 442 Kings Road | 51 Bethnal Green Road | 23 Meard Street | 93 Praed Street | 428 Strand | 43 New Oxford Street | 1 Hoxton Square | 65a Long Acre | 57 St John Street | 105 Charterhouse Street | 14 Western Gateway, Royal Victoria Docks | 75a Turnmill Street | 163 - 167 Bermondsey Street | 72 Bermondsey Street | 55 Farringdon Road | 25-27 Farringdon Road | 63 Long Acre | 58 Queensway & 7 Inverness Place | 126 Whitechapel High Street | 50 The Broadway | 29/31 Parkway | 4 D'Arblay Street | 68 Long Lane | Address |
| Tenure | Freehold | Freehold | Freehold | Freehold | Long Leasehold 999 year from 10/08/2000 | Freehold | Freehold | Virtual Freehold 2000 year lease from 25/03/1922 | Long Leasehold 999 years from 16/11/2011 | Freehold | Freehold | Freehold | Freehold | Freehold | Freehold | Long Leasehold 999 years from 2007 | 999 Year Leasehold | Freehold | Freehold | Long Leasehold 200 years from 09/04/1999 | Long Leasehold 999 years from 01/07/1998 | Long Leasehold 999 years from 01/01/2003 | Long Leasehold 999 years from 25/03/2001 | Freehold | Long Leasehold 999 years from 01/01/1997 | Long Leasehold 999 years from 10/12/2012 | Freehold | Long Leasehold 999 years from 13/05/2016 | Freehold | Freehold | Freehold | Freehold | Tenure |
| Fair Value £ | 5,850,000 at 31/12/2017 | 3,050,000 at 31/12/2017 | 2,630,000 at 31/12/2017 | 4,465,000 at 31/12/2017 | 4,930,000 at 31/12/2017 | 1,260,000 at 31/12/2017 | 4,000,000 at 31/12/2017 | 6,750,000 at 31/12/2017 | 1,050,000 at 31/12/2017 | 1,575,000 at 31/12/2017 | 2,430,000 at 31/12/2017 | 3,050,000 at 31/12/2017 | 1,445,000 at 22/12/2017 | 3,750,000 at 22/12/2017 | 3,645,000 at 22/12/2017 | 3,130,000 at 22/12/2017 | 2,600,000 at 14/03/2017 | 1,800,000 at 22/12/2017 | 4,100,000 at 22/12/2017 | 1,525,000 at 22/12/2017 | 1,975,000 at 22/12/2017 | 2,150,000 at 22/12/2017 | 890,000 at 31/12/2017 | 4,225,000 at 31/12/2017 | 3,750,000 at 31/12/2017 | 2,790,000 at 10/12/2012 | 2,350,000 at 13/06/2014 | 1,800,000 at 13/05/2016 | 1,150,000 at 11/08/2017 | 2,550,000 at 08/09/2017 | 2,525,000 at 10/08/2017 | 1,300,000 at 06/04/2018 | Fair Value £ |
| Area sq.m | 323 | 213 | 234 | 280 | 326 | 264 | 222 | 164 | 359 | 163 | 304 | 238 | 133 | 269 | 355 | 317 | 200 | 363 | 372 | 399 | 170 | 223 | 59 | 418 | 429 | 182 | 192 | 173 | 121 | 278 | 149 | 114 | Area sq.m |
| Tenant | The Social Eating House Restaurant | Leon Restaurant | The Gay Hussar Restaurant | Ladbrokes Betting and Gaming | Margot Restaurant | Pickle and Toast Restaurant | Ben & Jerry's | Orogold Cosmetics | Tesco Store | Baretto Lounge Ltd | Brewdog Retail Limited | Vacant | Nano Tech Repair Center | Boots | AYI Limited Restaurant | Bill's Restaurant | Pho Restaurant | Vacant | Simmons Bars | Life at Parliament Supermarket Airline Café | Assman Buromobel GMBH & Co | Bermondsey Street Coffee Andrew Brown Hairdressers Bermondsey167 Scan Magazine | Chapter 72 Ltd | M&M Electrical Ltd Management & Construction Urban Owners Human Dignity Trust ABTT | Boots UK Ltd | Benugo | Mooboo In Style Direct Chauffeurs | Costa | The Headmasters Partnership Limited | Antarto (UK) Ltd | Sir Tom Baker Various Artist Ltd | Vacant | Tenant |
| Rent P.A £ | 206,750 | 162,250 | 120,000 | 189,050 | 210,000 | 60,000 | 159,500 Commercial 75,000 Residential 84,500 | 248,496 Commercial 168,000 Residential 80,496 | 58,168 | 75,000 | 109,000 | N/A | 32,500 Commercial 32,500 Residential Vacant/will be refurbished | 159,000 | 146,860 Commercial 66,000 Residential 80,860 | 125,000 | 130,000 | N/A | 165,000 | 104,640 | 110,000 | £148,300 | 42,000 | 168,850 | 165,000 | 140,000 | 110,700 | 81,500 | 50,000 | 90,000 | 95,000 | N/A | Rent P.A £ |
| Lease Start | 26/03/2010 | 25/03/2000 | 25/12/1996 | 07/02/2005 | 26/09/2000 | 25/03/2014 | 18/05/2017 | 26/07/2012 | 27/06/2011 | 15/11/2016 | 18/08/2005 | N/A | 24/03/2017 | 25/03/2011 | 24/06/1992 | 29/04/2013 | 28/03/2001 | N/A | 01/04/2018 | 04/04/2012 15/07/2008 01/06/2012 | 19/03/2012 | 02/10/2012 05/03/2017 23/07/2017 09/08/2017 | 04/01/2017 | 24/06/2013 28/08/2014 01/12/2016 12/02/2017 11/10/2014 | 31/05/2012 | 28/09/2012 | 01/02/2012 05/02/2014 10/08/2017 | 13/12/2010 | 16/01/2014 | 25/03/2003 | 02/05/2018 15/09/2017 | N/A | Lease Start |
| Lease Expiry | 25/03/2030 | 24/03/2025 | 24/12/2021 | 06/02/2020 | 25/09/2025 | 24/03/2029 | 17/05/2019 | 26/07/2022 | 26/06/2026 | 14/11/2031 | 17/08/2030 | N/A | 23/03/2032 | 24/03/2021 | 26/05/2028 | 28/04/2033 | 27/03/2026 | N/A | 31/03/2043 | 03/04/2022 14/07/2023 31/05/2027 | 18/03/2027 | 01/10/2027 04/03/2027 22/07/2023 16/02/2022 08/08/2023 | 03/01/2027 | 20/06/2018 27/08/2024 31/11/2021 16/02/2022 10/10/2019 | 30/05/2022 | 27/09/2022 | 31/01/2032 04/02/2024 09/08/2020 | 12/12/2020 | 15/01/2024 | 24/03/2023 | 01/05/2033 14/09/2022 | N/A | Lease Expiry |
| Next Rent Review | 26/03/2020 | 25/03/2020 | N/A | N/A | 26/09/2020 | 25/03/2019 | N/A | N/A | 27/06/2021 | 15/11/2021 | 18/08/2020 | N/A | 24/03/2022 | N/A | 25/12/2018 | 29/04/2018 | 28/03/2021 | N/A | 01/04/2023 | N/A 15/07/2018 01/12/2017 | 19/03/2022 | 02/10/2022 05/03/2022 23/07/2022 09/08/2020 | 04/01/2022 | N/A 28/08/2019 30/11/2019 17/02/2020 N/A | N/A | 28/09/2017 | 01/02/2022 05/02/2019 N/A | N/A | 16/01/2019 | 25/03/2018 | 02/05/2023 N/A | N/A | Next Rent Review |