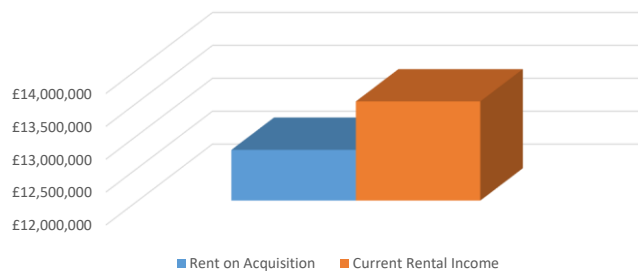


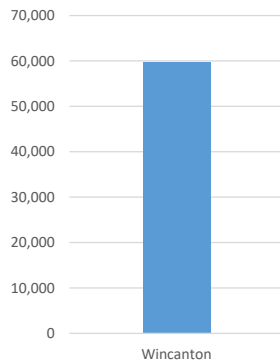
Investment Portfolio: Executive Summary

1. Total Annual Rental Income as at July 2023 - **£13,507,461 p.a.** which is a 6% increase on rental levels at acquisition date.
2. Debt + 3 months - **£59,821** as at July 2023.
3. Occupancy - Total Units on Portfolio - 21.
Voids - 1 unit (**99.8% occupancy**).
4. Voids length - 1 lettable units above 12 months: Cafe premises at Chippenham.
5. Asset Management Reserve Closing Balance - **£3m** as at 31st March 2023 which represents an 450% increase on March 2019 closing balance.
6. Capital Value - **£174,521,000** as at 31st March 2023 compared to **£212,046,125** on acquisition.
7. Yield - **7.6%** average as at 31st March 2023 compared to **6.0%** on acquisition.

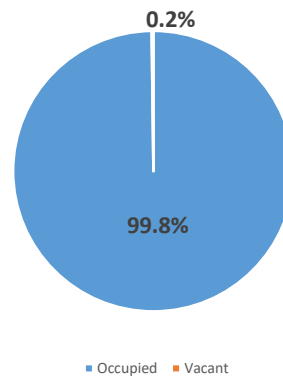
1: Total Rental Income



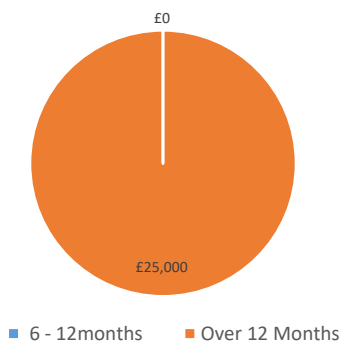
2: Rental Arrears 3+ Months



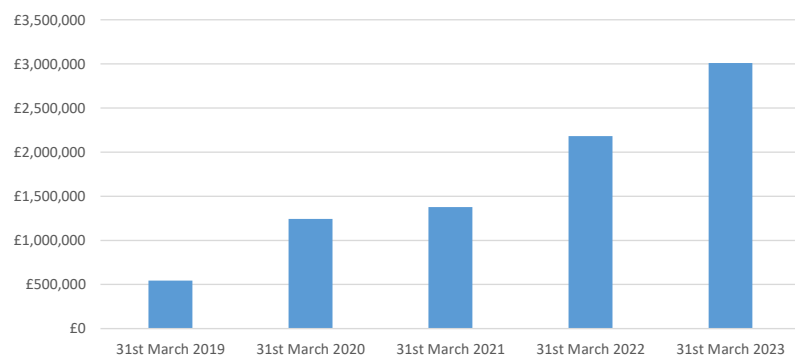
3: % Occupancy Level



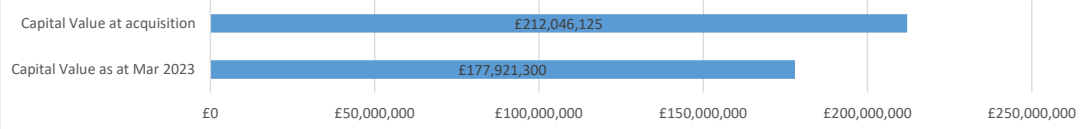
4: Void Properties - Time void & associated rental income p.a.



5: Asset Management Reserve Closing Balance



6: Capital Value



7: Yield

