

**APPENDIX 1 Table of Acquisitions completed under the Property Investment Strategy**

	Purchase price	Acquisition costs (Stamp Duty and other fees)	Remedial works	Total Cost	Additional rental income	NIY	IRR	Valuation at 31/3/20
<b>Completed</b>								
1-4 Armstrong Road	£4.20M	£0.25M	£0.10M	£4.55M	£0.44M	9.60%	9.40%	£11.25M
1&2 Stroudley Road	£4.69M	£0.30M		£4.99M	£0.30M	6.00%	7.90%	£6.25M
Units 1&2 Winchester Road	£5.60M	£0.33M	£0.08M	£6.01M	£0.32M	5.20%	7.80%	£4.2M
Veolia, Bell Road, Daneshill	£0.45M	£0.02M		£0.47M	£0.08M	16.80%	13.50%	£2.85M
B&Q, Lister Road	£7.15M	£0.42M		£7.57M	£0.61M	8.10%	6.51%	£7.15M
<b>Sub-total</b>	<b>£22.09M</b>	<b>£1.32M</b>	<b>£0.18M</b>	<b>£23.59M</b>	<b>£1.75M</b>	<b>7.40%</b>		<b>£31.7M</b>
<b>Future agreed</b>								
Eli Lilly (practical completion Feb 21)	£8.90M			£8.90M	£0.56M	6.30%	5.60%	N/A
<b>Total</b>	<b>£30.99M</b>	<b>£1.32M</b>	<b>£0.18M</b>	<b>£32.49M</b>	<b>£2.31M</b>	<b>7.10%</b>		

This page is intentionally left blank