

SECTOR	Dec-20	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Change	Market Sentiment
High Street Retail										
Bond Street	2.75%	2.75% +	2.75% +	2.75% +	2.75%	2.75%	2.75%	2.75%		STABLE
Oxford Street	3.25%	3.50% +	3.50% +	3.50% +	3.50% +	3.50% +	3.50% +	3.50% +		STABLE
Prime Shops (Oxford, Cambridge, Winchester)	6.25% - 6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%		STABLE
Regional Cities (Manchester, Birmingham)	6.25% - 6.50%	6.50% +	6.50% +	6.50% +	6.50% +	6.50% +	6.50% +	6.50% +		NEGATIVE
Good Secondary (Truro, Leamington Spa, Colchester etc)	8.25% +	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%		NEGATIVE
Secondary / Tertiary	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++		NEGATIVE
Shopping Centres (sustainable income)										
Regional Scheme	7.00% +	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%		STABLE
Sub-Regional Scheme	8.25% +	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%	9.00%		STABLE
Local Scheme (successful)	9.50% +	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%		STABLE
Local Scheme (challenged)	12.50% +	15.00% +	15.00% +	15.00% +	15.00% +	15.00% +	15.00% +	15.00% +		NEGATIVE
Neighbourhood Scheme (assumes <25% of income from supermarket)	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +	9.50% - 9.75% +		STABLE
Out of Town Retail										
Open A1 (essential retailers)	7.00% +	6.75%	6.25% - 6.50%	6.00%	6.00%	6.00%	5.75% - 6.00%	5.50% - 5.75%	-0.25%	POSITIVE
Secondary Open A1 Parks	8.75%	7.75%	7.50%	7.50%	7.50%	7.50%	7.50%	7.00%	-0.50%	POSITIVE
Bulky Goods Parks	7.00%	6.50%	6.25%	6.00%	6.00%	6.00%	5.75% - 6.00%	5.50% - 5.75%	-0.25%	POSITIVE
Secondary Bulky Goods Parks	8.50% +	7.75%	7.50%	7.50%	7.50%	7.50%	7.50%	7.00%	-0.50%	POSITIVE
Solus Open A1 (15 year income)	6.50%	5.75% - 6.00%	5.75%	5.75%	5.50%	5.25%	5.00% - 5.25%	5.00%	-0.25%	POSITIVE
Solus Bulky (15 year income)	6.75%	6.00% - 6.25%	6.00%	5.75%	5.50%	5.25%	5.00% - 5.25%	5.00%	-0.25%	POSITIVE
Leisure										
Prime Leisure Parks	7.00%	7.00% +	7.00% +	7.00% +	7.00% +	7.00% +	7.00% +	7.00% +		STABLE
Good Secondary Leisure Parks	8.00%	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +	8.00% +		STABLE
Secondary / Tertiary Leisure Parks	10.00%	10.00% +	10.00% +	10.00% +	10.00% +	10.00% +	10.00% +	10.00% +		STABLE
Specialist Sectors										
Car Showrooms (20 years with fixed uplifts & dealer covenant)	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.25%	5.00%	-0.25%	POSITIVE
Budget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		POSITIVE
Budget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		POSITIVE
Student Accommodation (Prime London - Direct Let)	4.00%	4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75%	3.75%	3.75%	3.75%		POSITIVE
Student Accommodation (Prime Regional - Direct Let)	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.00%	-0.25%	POSITIVE
Student Accommodation (Prime London - 25 year lease, Annual RPI)	3.50%	3.50%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%		POSITIVE
Student Accommodation (Prime Regional - 25 year lease, Annual RPI)	3.75%	3.75%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		POSITIVE
Healthcare (Elderly Care, 30 yr term, indexed linked reviews)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		POSITIVE
Foodstores (20 years)										
Annual RPI increases [NIY]	4.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		POSITIVE
Open market reviews	4.75%	4.50%	4.25%	4.25%	4.25%	4.25%	4.25%	4.00%	-0.25%	POSITIVE
Warehouse & Industrial Space										
Prime Distribution/Warehousing (20 year income [NIY] with fixed/indexed uplifts)	3.50%	3.25%	3.25%	3.25%	3.25%	3.25%	3.00%	3.00%		POSITIVE
Prime Distribution/Warehousing (15 year income, OMRRs)	4.00%	4.00%	4.00%	4.00%	3.75%	3.75%	3.50% - 3.75%	3.50% - 3.75%		POSITIVE
Secondary Distribution (10 year income, OMRRs)	5.00% - 5.25%	4.50%	4.50%	4.50%	4.50%	4.25%	4.00% - 4.25%	4.00% - 4.25%		POSITIVE
SE Estate (exc London & Heathrow)	4.00% - 4.25%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%	3.50% - 3.75%	3.50%	3.25% - 3.50%	3.25% - 3.50%		POSITIVE
Good Modern RoUK Estate	4.50% - 4.75%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00%	3.75%	3.50% - 3.75%		POSITIVE
Secondary Estates	6.00%	5.25% - 5.50%	5.25% - 5.50%	5.25% - 5.50%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%	5.00% - 5.25%		POSITIVE
Offices (Grade A)										
City Prime (Single let, 10 years)	4.00% - 4.25%	4.00%	4.00%	4.00%	4.00%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%		POSITIVE
West End: Prime (Mayfair & St James's)	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50%	3.50%	3.25% - 3.50%	3.25% - 3.50%	3.25% - 3.50%		POSITIVE
West End: Non-core (Soho & Fitzrovia)	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	3.75% - 4.00%	3.75% - 4.00%	3.75% - 4.00%		POSITIVE
Major Regional Cities (Single let, 15 years)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		STABLE
Major Regional Cities (Multi-let, 5 year WAULT)	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%		POSITIVE
South East Towns (Single let, 15 years)	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%		POSITIVE
South East Towns (Multi-let, 5 year WAULT)	6.00%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%		STABLE
South East Business Parks (Single let, 15 years)	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +	5.25% +		STABLE
South East Business Parks (Multi-let, 5 year WAULT)	6.50%	6.75% +	6.75% +	6.75% +	6.75% +	6.75% +	6.75% +	6.75% +		NEGATIVE
Bonds & Rates										
SONIA rate (07/12/2021)	0.051%	0.050%	0.051%	0.050%	0.051%	0.051%	0.047%	0.045%		
Base rate (07/12/2021)	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%		
5 year swap rates (07/12/2021)	0.230%	0.695%	0.717%	0.700%	0.753%	1.115%	1.271%	1.102%		
10 yr gilts redemption yield (07/12/2021)	0.280%	0.920%	0.720%	0.660%	0.730%	1.060%	0.920%	0.730%		

This yield guide is for indicative purposes only and was prepared on 7 December 2021

Based on rack-rented properties and disregards bond type transactions