PRIME YIELD GUIDE DECEMBER 2021



| High Street Retail Bond Street Oxford Street Oxford Street 3.25 Prime Shops (Oxford, Cambridge, Winchester) Regional Cities (Manchester, Birmingham) 6.25% - Regional Cities (Sustainable income) Regional Scheme 7.009 Sub-Regional Scheme 8.259 Local Scheme (successful) 9.509 Local Scheme (successful) 9.509 Local Scheme (challenged) 12.50 Neighbourhood Scheme (assumes <25% of income from supermarket) 9.50% - Out of Town Retail Open A1 (essential retailers) 7.009 Secondary Open A1 Parks 8.475 Bulky Goods Parks 8.70 Solus Open A1 (15 year income) Solus Bulky (15 year income) 6.575 Leisure Prime Leisure Parks 7.00 Good Secondary Leisure Parks 8.00 Secondary / Tertiary Leisure Parks 8.00 Secondary / Tertiary Leisure Parks 9.50ecialist Sectors Car Showrooms (20 years with fixed uplifts & dealer covenant) 8.00 Specialist Sectors Car Showrooms (20 years with fixed uplifts 20 year+ term, strong covenant) 8.00 Student Accommodation (Prime London - Direct Let) 5.10 Student Accommodation (Prime Regional - Direct Let) 5.25 Student Accommodation (Prime Regional - Direct Let) 5.25 Student Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 Healthcare (Elderly Care, 30 yr term, indexed linked reviews) 7.00 Annual RPI increases (NIY) Open market reviews 4.75 Warehouse & Industrial Space | 3.50% + 5.0% 6.50% 6.50% 6.50% + 4.25% 8.50% + 10.00% ++ 4 8.25% 8.50% 4 10.00% + 15.00% + 9.00% 5 7.75% 6 6.50% 7.75% 6 6.50% 7.75% 6.00% 6 5.75% 6.00% 6 10.00% 6.25% 6 7.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 6 8.00% + 7.55% 6 9.555% 6 9.555% 6 9.555% 6 9.555% | 2.75% + 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% ++ 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 6.25% - 6.50% 7.50% 6.25% 7.50% 6.25% 6.00% - 7.00% + 8.00% + 10.00% + | 2.75% + 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% ++ 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 6.00% 7.50% 6.00% 7.50% 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 2.75% 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% ++ 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 6.00% 7.50% - 6.00% 7.50% - 5.50% 5.50% 7.00% + 8.00% + 10.00% + | 2.75% 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% + + 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 6.00% - 7.50% - 6.00% - 7.50% - 5.25% 5.25% 7.00% + 8.00% + 10.00% + | 2.75% 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% + + 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 5.75% - 6.00% 7.50% - 5.75% - 6.00% 7.50% - 5.00% - 5.25% 5.00% - 5.25% 5.00% + 8.00% + 10.00% + | 2.75% 3.50% + 6.50% + 6.50% + 8.25% - 8.50% 10.00% ++ 8.50% 9.00% 10.00% 15.00% + 9.50% - 9.75% + 5.50% - 5.75% 7.00% 5.00% 5.00% 5.00% 10.00% + 8.00% + 10.00% + | -0.25% -0.50% -0.25% -0.50% -0.25% -0.25% | STABLE STABLE STABLE NEGATIVE NEGATIVE NEGATIVE STABLE STABLE STABLE STABLE NEGATIVE POSITIVE POSITIVE POSITIVE POSITIVE POSITIVE STABLE STABLE STABLE STABLE STABLE |
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| pen A1 (essential retailers) pen A1 (essential retailers) pecondary Open A1 Parks 8.75 7.00 geondary Open A1 Parks 8.50 geondary Bulky Goods Parks geondary Bulky Goods Parks geondary Bulky Goods Parks geondary Bulky (15 year income) geisure geisure frime Leisure Parks geondary Leisure Parks geondary Tertiary Leisure Parks geondary Leisure Parks geondary Leisure | 7.75% 6.50% 7.75% 6.575% - 6.00% 6.60% - 6.25% 7.00% + 6.800% + 10.00% + | 7.50% 6.25% 7.50% 5.75% 6.00% - 7.00% + 8.00% + 10.00% + | 7.50% 6.00% 7.50% 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 7.50% - 6.00% 7.50% - 5.50% 5.50% 7.00% + 8.00% + 10.00% + | 7.50% - 6.00% - 7.50% - 5.25% 5.25% 7.00% + 8.00% + | 7.50% - 5.75% - 6.00% 7.50% - 5.00% - 5.25% 5.00% - 5.25% 7.00% + 8.00% + | 7.00% 5.50% - 5.75% 7.00% 5.00% 5.00% 7.00% + 8.00% + | -0.50% -0.25% -0.50% -0.25% | POSITIVE POSITIVE POSITIVE POSITIVE POSITIVE STABLE STABLE |
| econdary Open A1 Parks ### 2000dS Parks ### 20 | 7.75% 6.50% 7.75% 6.575% - 6.00% 6.60% - 6.25% 7.00% + 6.800% + 10.00% + | 7.50% 6.25% 7.50% 5.75% 6.00% - 7.00% + 8.00% + 10.00% + | 7.50% 6.00% 7.50% 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 7.50% - 6.00% 7.50% - 5.50% 5.50% 7.00% + 8.00% + 10.00% + | 7.50% - 6.00% - 7.50% - 5.25% 5.25% 7.00% + 8.00% + | 7.50% - 5.75% - 6.00% 7.50% - 5.00% - 5.25% 5.00% - 5.25% 7.00% + 8.00% + | 7.00% 5.50% - 5.75% 7.00% 5.00% 5.00% 7.00% + 8.00% + | -0.50% -0.25% -0.50% -0.25% | POSITIVE POSITIVE POSITIVE POSITIVE POSITIVE STABLE STABLE |
| ilky Goods Parks condary Bulky Goods Parks 8.509 blus Open A1 (15 year income) blus Bulky (15 year income) condary (15 year income) condary (15 year income) condary Leisure Parks condary Leisure Parks condary / Tertiary Leisure Parks dealer covenant) 3.50 deget Hotels Regional (Fixed / RPI upliffts 20 year+ term, strong covenant) 4.00 dudent Accommodation (Prime London - Direct Let) 4.00 dudent Accommodation (Prime Regional - Direct Let) 5.25 undent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 condatores (Elderly Care, 30 yr term, indexed linked reviews) 3.50 condatores (20 years) nual RPI increases [NIY] 4.00 4.05 condatores (20 years) nual RPI increases [NIY] 4.07 4.07 4.08 4.75 condatores (20 years) nual RPI increases [NIY] | 6 6.50% + 7.75% 5 7.75% - 6.00% 6 6.00% - 6.25% 7.00% + 6 8.00% + 10.00% + 5 5.50% 6 3.50% | 6.25% 7.50% 5.75% 6.00% - 7.00% + 8.00% + 10.00% + | 6.00% 7.50% 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 6.00% 7.50% - 5.50% 5.50% 7.00% + 8.00% + | 6.00% - 7.50% - 5.25% 5.25% 7.00% + 8.00% + | 5.75% - 6.00% 7.50% - 5.00% - 5.25% 5.00% - 5.25% 7.00% + 8.00% + | 5.50% - 5.75% 7.00% 5.00% 5.00% 7.00% + 8.00% + | -0.25% -0.50% -0.25% | POSITIVE POSITIVE POSITIVE POSITIVE STABLE STABLE |
| Accordary Bulky Goods Parks (8.50% (10s Open A1 (15 year income) | + 7.75% 5.75% - 6.00% 6.00% - 6.25% 7.00% + 8.00% + 10.00% + 5.550% 6.3,50% | 7.50% 5.75% 6.00% - 7.00% + 8.00% + 10.00% + | 7.50% 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 7.50% - 5.50% 5.50% 7.00% + 8.00% + 10.00% + | 7.50% - 5.25% 5.25% 7.00% + 8.00% + | 7.50% - 5.00% - 5.25% 5.00% - 5.25% 7.00% + 8.00% + | 7.00% 5.00% 5.00% 7.00% + 8.00% + | -0.50% -0.25% | POSITIVE POSITIVE POSITIVE STABLE STABLE |
| olus Open A1 (15 year income) folus Bulky (15 year income) for sisure fisure fisure food Secondary Leisure Parks food Secondary Leisure Parks food Sec | 5.75% - 6.00% 6.00% - 6.25% 7.00% + 8.00% + 10.00% + 5.5.50% 3.50% | 5.75% 6.00% - 7.00% + 8.00% + 10.00% + | 5.75% 5.75% 7.00% + 8.00% + 10.00% + | 5.50% 5.50% 7.00% + 8.00% + 10.00% + | 5.25% 5.25% 7.00% + 8.00% + | 5.00% - 5.25% 5.00% - 5.25% 7.00% + 8.00% + | 5.00% 5.00% 7.00% + 8.00% + | -0.25% | POSITIVE POSITIVE STABLE STABLE |
| sius Bulky (15 year income) 6.75 isisure ime Leisure Parks 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 6.7 | 6 6.00% - 6.25% 7.00% + 8.00% + 10.00% + 5 5.50% 6 3.50% | 7.00% + 8.00% + 10.00% + 5.50% 3.50% | 5.75% 7.00% + 8.00% + 10.00% + | 5.50% 7.00% + 8.00% + 10.00% + | 5.25% 7.00% + 8.00% + | 5.00% - 5.25% 7.00% + 8.00% + | 5.00% 7.00% + 8.00% + | | POSITIVE STABLE STABLE |
| rime Leisure Parks cood Secondary Leisure Parks cood Secondary Leisure Parks cood Secondary Tertiary Leisure Parks 2000 Secondary / Tertiary Leisure Parks 2000 Secondary Leisure Parks 2000 Sec | 7.00% + 8.00% + 10.00% + 5 5.50% 6 3.50% | 7.00% + 8.00% + 10.00% + 5.50% 3.50% | 7.00% + 8.00% + 10.00% + | 7.00% + 8.00% + 10.00% + | 7.00% + 8.00% + | 7.00% + 8.00% + | 7.00% + 8.00% + | -0.25% | STABLE STABLE |
| rrime Leisure Parks 7.00 ood Secondary Leisure Parks 8.00 econdary / Tertiary Leisure Parks 10.00 pecialist Sectors ar Showrooms (20 years with fixed uplifts & dealer covenant) 5.50 udget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 tudget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 tudent Accommodation (Prime London - Direct Let) 5.25 tudent Accommodation (Prime Regional - Direct Let) 5.25 tudent Accommodation (Prime Regional - Direct Let) 3.50 tudent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 tudent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 ealthcare (Elderly Care, 30 yr term, indexed linked reviews) 3.50 oodstores (20 years) nnual RPI increases (NIY) 4.00 tyrehouse & Industrial Space | 8.00% + 6 10.00% + 5 5.50% 6 3.50% | 8.00% + 10.00% + 5.50% 3.50% | 8.00% + 10.00% + | 8.00% + 10.00% + | 8.00% + | 8.00% + | 8.00% + | | STABLE |
| sood Secondary Leisure Parks 5.00 10.01 10.02 10.03 10.04 1 | 8.00% + 6 10.00% + 5 5.50% 6 3.50% | 8.00% + 10.00% + 5.50% 3.50% | 8.00% + 10.00% + | 8.00% + 10.00% + | 8.00% + | 8.00% + | 8.00% + | | STABLE |
| pecialist Sectors ar Showrooms (20 years with fixed uplifts & dealer covenant) udget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) udget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) udget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) udent Accommodation (Prime London - Direct Let) udent Accommodation (Prime London - Direct Let) udent Accommodation (Prime London - 25 year lease, Annual RPI) 3.50 udent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 ealthcare (Elderly Care, 30 yr term, indexed linked reviews) podstores (20 years) nnual RPI increases [NIY] 4.00 4.75 Varehouse & Industrial Space | 6 10.00% + 5 5.50% 6 3.50% | 10.00% + 5.50% 3.50% | 10.00% + | 10.00% + | | | | | |
| pecialist Sectors ar Showrooms (20 years with fixed uplifts & dealer covenant) 3.50 udget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 udget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 udget Accommodation (Prime London - Direct Let) 5.25 udget Accommodation (Prime Regional - Direct Let) 5.25 udget Accommodation (Prime Regional - Direct Let) 3.50 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.76 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.77 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.78 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.79 udget Accommodation (Prime Regi | 5.50% 5.3.50% | 5.50% 3.50% | 5.50% | | 10.00% + | 10.00% + | 10.00% + | | |
| ar Showrooms (20 years with fixed uplifts & dealer covenant) ard Showrooms (20 years with fixed uplifts & dealer covenant) addet Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 4.75 4.00 4.00 4.75 4.00 4.75 4.00 4.75 4.00 4.75 4.75 4.75 | 3.50% | 3.50% | | 5 50% | | | 10.0070 + | | STABLE |
| ar Showrooms (20 years with fixed uplifts & dealer covenant) 3.50 udget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 udget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) udent Accommodation (Prime London - Direct Let) 4.00 udent Accommodation (Prime Regional - Direct Let) 5.25 udent Accommodation (Prime Regional - Direct Let) 3.50 udent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 ealthcare (Elderly Care, 30 yr term, indexed linked reviews) 3.50 podstores (20 years) nnual RPI increases [NIY] 4.00 4.75 Varehouse & Industrial Space | 3.50% | 3.50% | | 5 50% | | | | | |
| adget Hotels London (Fixed / RPI uplifts 20 year+ term, strong covenant) adget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) 4.00 | 3.50% | 3.50% | | | 5.50% | 5.25% | 5.00% | -0.25% | POSITIVE |
| udget Hotels Regional (Fixed / RPI uplifts 20 year+ term, strong covenant) udent Accommodation (Prime London - Direct Let) udent Accommodation (Prime Regional - Direct Let) s.25 udent Accommodation (Prime Regional - Direct Let) 3.50 udent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 ealthcare (Elderly Care, 30 yr term, indexed linked reviews) 3.50 sodstores (20 years) nnual RPI increases [NIY] pen market reviews 4.75 /arehouse & Industrial Space | | | | 3.50% | 3.50% | 3.50% | 3.50% | 0.2570 | POSITIVE |
| udent Accommodation (Prime London - Direct Let) 4.00 udent Accommodation (Prime Regional - Direct Let) 5.25 udent Accommodation (Prime London - 25 year lease, Annual RPI) 3.50 udent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 ealthcare (Elderly Care, 30 yr term, indexed linked reviews) 3.50 podstores (20 years) nnual RPI increases [NIY] 4.00 pen market reviews 4.75 farehouse & Industrial Space | 7.0070 | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | | POSITIVE |
| udent Accommodation (Prime Regional - Direct Let) s.25 udent Accommodation (Prime London - 25 year lease, Annual RPI) s.75 udent Accommodation (Prime Regional - 25 year lease, Annual RPI) s.75 aclthoard (Eldery Care, 30 yr term, indexed linked reviews) s.50 sodstores (20 years) nnual RPI increases [NIY] pen market reviews 4.75 //arehouse & Industrial Space | 4.00% - | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% | 3.75% | 3.75% | 3.75% | | POSITIVE |
| tudent Accommodation (Prime London - 25 year lease, Annual RPI) 3.50 tudent Accommodation (Prime Regional - 25 year lease, Annual RPI) 3.75 tealthcare (Elderly Care, 30 yr term, indexed linked reviews) 3.50 oodstores (20 years) nnual RPI increases (NIY) 4.00 typen market reviews 4.75 Varehouse & Industrial Space | | 5.25% - | 5.25% - | 5.25% - | 5.25% - | 5.25% - | 5.00% | -0.25% | |
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| oodstores (20 years) nnual RPI increases [NIY] 4.00 pen market reviews 4.75 Varehouse & Industrial Space | | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | | POSITIVE |
| nnual RPI increases [NIY] 4.00 pen market reviews 4.75 /arehouse & Industrial Space | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | | POSITIVE |
| pen market reviews 4.75 /arehouse & Industrial Space | | | | | | | | | |
| /arehouse & Industrial Space | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | | POSITIVE |
| | 4.50% - | 4.25% | 4.25% | 4.25% | 4.25% | 4.25% | 4.00% | -0.25% | POSITIVE |
| | | | | | | | | | |
| ime 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 |
| rime Distribution/Warehousing (15 year income, OMRRs) 4.00 | | 4.00% - | 4.00% - | 3.75% | 3.75% | 3.50% - 3.75% | 3.50% - 3.75% | | POSITIVE |
| econdary Distribution (10 year income, OMRRs) 5.00% - | | 4.50% - | 4.50% - | 4.50% - | 4.25% - | 4.00% - 4.25% | 4.00% - 4.25% | | POSITIVE |
| Estate (exc London & Heathrow) 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 |
| ood Modern RoUK Estate 4.50% - | | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% - 4.25% | 4.00% | 3.25% - 3.50% | 3.50% - 3.75% | | |
| | | 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 |
| , | 5.25% - 5.50% | 5.25% - 5.50% | 5.25% - 5.50% | 5.00% - 5.25% | 5.00% - 5.25% | 5.00% - 5.25% | 3.00% - 3.23% | | POSITIVE |
| ffices (Grade A) | | | | | | | | | |
| ty Prime (Single let, 10 years) 4.00% - | 25% 4.00% | 4.00% | 4.00% | 4.00% - | 3.75% - 4.00% | 3.75% - 4.00% | 3.75% - 4.00% | | POSITIVE |
| est End: Prime (Mayfair & St James's) 3.50% - | 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 |
| est End: Non-core (Soho & Fitzrovia) 4.00% - | .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 |
| ajor Regional Cities (Single let, 15 years) 5.00 | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | | STABLE |
| ajor Regional Cities (Multi-let, 5 year WAULT) 5.75 | 5.75% - | 5.75% - | 5.75% - | 5.75% - | 5.75% - | 5.75% - | 5.75% - | | POSITIVE |
| uth East Towns (Single let, 15 years) 5.25 | 5.25% | 5.25% | 5.25% | 5.25% | 5.25% | 5.25% | 5.25% | | POSITIVE |
| uth East Towns (Multi-let, 5 year WAULT) 6.00 | | 6.50% | 6.50% | 6.50% | 6.50% | 6.50% | 6.50% | | STABLE |
| outh East Business Parks (Single let, 15 years) 5.259 | | 5.25% + | 5.25% + | 5.25% + | 5.25% + | 5.25% + | 5.25% + | | STABLE |
| outh East Business Parks (Multi-let, 5 year WAULT) 6.50 | | 6.75% + | 6.75% + | 6.75% + | 6.75% + | 6.75% + | 6.75% + | | NEGATIVE |
| | 3 370 1 | 0.7570 | 3.7 3.0 | 0.7 370 | 0.7570 | 0.7 570 | 0.7 3 70 7 | | NEOATIVE |
| onds & Rates | , | | | 0.62.11 | 0.07 | 0.0:==: | 0.04=== | | |
| ONIA rate (07/12/2021) 0.05 | | 0.051% | 0.050% | 0.051% | 0.051% | 0.047% | 0.045% | | |
| sse rate (07/12/2021) 0.10 | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | | |
| year swap rates (07/12/2021) 0.230 0 yr gilts redemption yield (07/12/2021) 0.280 | 6 0.695% | 0.717% 0.720% | 0.700% 0.660% | 0.753% 0.730% | 1.115% 1.060% | 1.271% 0.920% | 1.102% 0.730% | | |

This yield guide is for indicative purposes only and was prepared on 7 December 2021 Based on <u>rack rented</u> properties and disregards bond type transactions

