

Sector	Sep-18	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Change	Market Sentiment	
<b>High Street Retail</b>											
Bond Street	2.25%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50% - 2.75%	2.50% - 2.75%		NEGATIVE	
Oxford Street	2.50%	2.50%	2.50%	2.75%	2.75%	2.75% +	2.75% - 3.00%	2.75% - 3.00%		NEGATIVE	
Prime Shops	4.50%	4.50% - 4.75%	4.75%	4.75% +	5.00%	5.00%	5.00%	5.00% +	+	NEGATIVE	
Regional Cities	5.00%	5.00% - 5.25%	5.25%	5.25% +	5.50%	5.50% +	5.50% +	5.50% +		NEGATIVE	
Good Secondary (Truro, Leamington Spa, Colchester etc)	6.25%	6.50% +	6.50% +	6.50% +	6.50% +	6.75%	6.75% - 7.00%	7.00%	+0.25%	NEGATIVE	
Secondary / Tertiary	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++	10.00% ++		NEGATIVE	
<b>Shopping Centres</b>											
Regional Scheme	4.50%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.50%	+0.25%	NEGATIVE	
Sub-Regional Scheme	6.00%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.75%	+0.25%	NEGATIVE	
Local Scheme (successful)	7.75%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50% +	+	NEGATIVE	
Local Scheme (challenged)	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.50%	+0.50%	NEGATIVE	
Neighbourhood Scheme (assumes <25% of income from supermarket)	7.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.50%	+0.50%	NEGATIVE	
<b>Out of Town Retail</b>											
Open A1/Fashion Parks	4.75%	5.50% +	5.50% +	5.50% +	5.75%	6.00%	6.00%	6.25%	+0.25%	NEGATIVE	
Secondary Open A1 Parks	6.00%	6.75% +	6.75% +	6.75% +	7.00%	7.25%	7.50%	7.75%	+0.25%	NEGATIVE	
Bulky Goods Parks	5.75%	6.00% +	6.00% +	6.00% +	6.00% +	6.00% +	6.00% +	6.25%	+0.25%	NEGATIVE	
Secondary Bulky Goods Parks	7.00%	7.50% +	7.50% +	7.50% +	7.50% +	7.50% +	7.50% +	7.75%	+0.25%	NEGATIVE	
Solus Open A1 (15 yrs)	4.75% -	5.00% +	5.00% +	5.00% +	5.00% +	5.25%	5.25% - 5.50%	5.50%	+0.25%	NEGATIVE	
Solus Bulky (c.50,000 sq ft let to strong covenant for 15 yrs)	5.00%	5.50%	5.50%	5.50%	5.50%	5.75%	5.75% - 6.00%	6.00%	+0.25%	NEGATIVE	
<b>Leisure</b>											
Leisure Parks	5.00%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25% +	+	NEGATIVE	
Good Secondary Leisure Parks	6.00%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%		STABLE	
Secondary Leisure Parks	7.00%	7.25%	7.25%	7.25%	7.25%	7.25%	7.25%	7.25%		STABLE	
<b>Specialist Sectors</b>											
Dept. Stores Prime (with fixed uplifts IV) [exc John Lewis]	6.50% +	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%		NEGATIVE	
Car Showrooms (20 yrs with fixed uplifts & dealer covenant)	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%		STABLE	
Budget Hotels London(Fixed/RPI uplifts 20 yr+ term, Strong Covenant)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		STABLE	
Budget Hotels Regional (Fixed/RPI uplifts 20 yr+ term, Strong Covenant)	4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		STABLE	
Student Accommodation (Prime London - Direct Let)	4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		POSITIVE	
Student Accommodation (Prime Regional - Direct Let)	5.25%	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -	5.25% -		POSITIVE	
Student Accommodation (Prime London - 25 yr lease Annual RPI)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%		STABLE	
Student Accommodation (Prime Regional - 25 yr lease Annual RPI)	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%		STABLE	
Healthcare (Elderly Care 30 yrs indexed linked reviews)	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%		POSITIVE	
<b>Foodstores</b>											
Annual RPI increases (IV) (25 year income)	4.25%	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -	4.25% -		POSITIVE	
Open market reviews	5.00%	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -	4.75% -		POSITIVE	
<b>Warehouse &amp; Industrial Space</b>											
Prime Distribution/Warehousing (20 year income (with fixed uplifts IV))	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		STABLE	
Prime Distribution/Warehousing (15 year income)	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%	4.25%		STABLE	
Secondary Distribution (10 year income)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		NEGATIVE	
SE Estate (exc London & Heathrow)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		STABLE	
Good Modern RoUK Estate	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%		STABLE	
Secondary Estates	5.75%	5.75% +	6.00%	6.00%	6.00%	6.00% +	6.00% +	6.00% +		STABLE	
<b>Offices</b>											
City Prime	4.00% - 4.25%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25% - 4.50%	4.25%	4.00% - 4.25%	-0.25%	STABLE
West End: Prime (Mayfair & St James's)	3.50%	3.50% +	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%		STABLE	
West End: Non-core (Soho & Fitzrovia)	4.00%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%	4.00% - 4.25%		STABLE	
Major Regional Cities	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%		STABLE	
SE Towns	5.00% -	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		STABLE	
SE Business Parks	5.00% -	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		STABLE	
<b>Bonds &amp; Rates</b>											
Libor 3 mth (05/09/2019)	0.80%	0.85%	0.84%	0.81%	0.80%	0.76%	0.77%	0.77%			
Base rate (05/09/2019)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%			
5 year swap rates (05/09/2019)	1.31%	1.31%	1.06%	1.15%	0.92%	0.76%	0.63%	0.69%			
10 yr gilts redemption yield (05/09/2019)	1.41%	1.26%	1.06%	1.12%	0.86%	0.68%	0.52%	0.53%			

Based on rack rented properties and disregards bond type transactions

This yield guide is for indicative purposes only and was prepared on 09 September 2019

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