

Commercial Property Schedule - Beaufort Property Holdings Ltd

Address of Properties	Existing Loans	Current Value	Current LTV	Current Rent	Current Rent after lease 1	Current Rent after lease 2	Total	Tenant	lease commencement	lease end date	break date	Gross Annual Rent	Gross Annual Rent	Increase
Unit 4 Shawcross Business Park,		£950,000.00	0.81	1,100,000.00	0.00	0.00	2 7RD	Fourex Clothing	01.07.2020	31.03.2027	2028/03/31	£278,000.00	£278,000.00	review
Unit 9a Shawcross, Dewsbury, W		£900,000.00	0.90	900,000.00	0.00	0.00		Extractly Ltd	01.06.2020	31.03.2026	2026/06/30	£65,000.00	£65,000.00	review
Unit 4a Shawcross Business Park		£830,000.00	0.83	830,000.00	0.00	0.00	F12 7RD	Taylor Studwe	01.08.2012	31.03.2027	2025/06/30	£50,000.00	£50,000.00	
Conrad House, 1 Beaufort Square		£300,000.00	0.425	425,000.00	0.00	0.00	Ground Floor Retail	Coffee # 1 Ltd	22.12.2014	22.02.2024	2024/02/22	£39,000.00	£39,000.00	review /grant new lease
Conrad House, 2 Beaufort Square		£250,000.00	0.425	425,000.00	0.00	0.00	First Floor Offices	ITS (Construct	20.04.2020	31.03.2029	2025/03/31	£22,000.00	£22,000.00	stopped lease
57 High Street, Lydney, Glos, GL1		£250,000.00	0.360	360,000.00	0.00	0.00	4 studio units	conversion to 3	01.01.2019	31.03.2025	n/a	£13,000.00	£13,000.00	conversion
The Globe Inn, 40 Park Road, Be		£250,000.00	0.00	0.00	0.00	0.00	GL16 7BB	The Globe Publi	01.06.2020	31.03.2025	2025/03/31	£1,662,000.00	£1,662,000.00	annual rpi
Total														
Grand total		£2,100,000.00	0.66	2,600,000.00	0.00	0.00	0.00					£219,331,000.00	£219,331,000.00	£62.00

Address of Properties	Existing Loans	Current Value	Current LTV	Current Rent	Current Rent after lease 1	Current Rent after lease 2	Total	Tenant	lease commencement	lease end date	break date	Gross Annual Rent	Gross Annual Rent	Increase
Unit 12a , New Dunn Business Park		£375,000.00	0.00	0.00	0.00	0.00	GL16 8JD Unit 12a	L & F Sweeper	01.10.2020	31.03.2026	2026/03/31	£9,600.00	£9,600.00	
Unit 12 b								Dominik Zawro	01.04.2023	31.03.2026	2026/03/31	£8,400.00	£8,400.00	stopped lease
Unit 12 c								Yugen Works L	01.03.2023	31.03.2027	2027/03/31	£8,400.00	£8,400.00	stopped lease
Yard 12c								Yard 12 g (was part of unit 12 c)				£3,600.00	£3,600.00	
Compound 12 d								Sindery Reid H	01.04.2023	31.03.2026	2026/03/31	£8,000.00	£8,000.00	
Compound 12g		£210,000.00	0.360	425,000.00	0.00	0.00								
Total		£375,000.00	0.360	425,000.00	0.00	0.00	0.00					£38,000.00	£38,000.00	£0.00

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Address of Properties	Current Value	Tenant	lease commencement	lease end date	break date	Gross Annual Rent	Gross Annual Rent	Increase
14 Nelson Street,		Mango House	01.12.2019	31.03.2029	2023/03/31	£23,400.00	£23,400.00	stopped lease
14 Nelson Street,	£575,000.00	DS Group Rea	TBC	TBC	TBC	£20,000.00	£20,000.00	
14 St Mary Street,		Mizzli Ltd	01.07.2020	31.03.2025	2025/03/31	£18,000.00	£18,000.00	
14 St Mary Street,		FVFC Ltd t/a T	01.07.2020	31.03.2027	2024/06/30	£18,000.00	£18,000.00	stopped lease
14 St Mary Street,	£700,000.00	Macario Llew	25.02.2018	31.03.2029	2024/32/31	£19,000.00	£19,000.00	stopped lease
5 Crickhowell Walk, St	£60,000.00	Georgia Jame	21.08.2020	31.03.2025	2022/03/31	£5,500.00	£5,500.00	stopped lease
74/75 Commercial Street, Newport	£180,000.00	St Davids Fou	01.06.2020	31.03.2027	2027/03/31	£19,000.00	£19,000.00	
Total	£1,000,000.00					£115,920,000.00	£115,920,000.00	£0.00
						\$5,620,000.00	\$6,065,000.00	\$62.00
						\$373,734,700.00	\$373,734,700.00	\$100,924.00

Commercial Property Schedule - New Dunn Properties Ltd

Existing Loans	Current Value	Current LTV	Current Rent	Current Rent after lease 1	Current Rent after lease 2	Total	Tenant	lease commencement	lease end date	break date	Gross Annual Rent	Gross Annual Rent	Gross Annual Rent	Increase
Various tenants as per tab	£1,389,000.00	0.66	3,800,000.00	0.00	0.00	\$3,800,000.00					\$355,730,200.00	\$355,730,200.00	\$64.00	\$71,144.00
Phase 1														
77-self storage units at £130 pcm including vat						\$500,500.00								\$100,100.00
12-new starter units at £625 plus vat pcm						\$1,125,000.00								\$90,000.00
6-new starter units with mezz & offices at £800 plus vat pcm						\$720,000.00								\$57,600.00
6-new units at £900 plus vat pcm						\$810,000.00								\$64,800.00
Additional income electric, water						\$-								\$36,000.00
Additional margin on electric from new units						\$-								\$7,200.00
57 High Street, Lydney, Glos, additional value as HMO						\$-								\$-
Unit 13 (unit for Welco Ltd)						\$250,000.00								\$20,000.00
TOTAL	£4,699,000.00	0.66	\$9,363,700.00	\$0.00	\$0.00	\$6,300,200.00						\$729,452,700.00	\$729,452,700.00	\$547,768.00

