

BNP Paribas Real Estate

Bishopsgate Goods Yard: LBTH CIL Strategic Sites Testing

Core Appraisals

Report Date: 14 July 2014

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 1	
Affordable Housing	35%
CIL	Full
Growth	None
IRR Achieved	2.48%

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Resi	1	188,707	900.00	169,836,300	169,836,300	0	169,836,300
Affordable Resi	1	116,297	200.00	23,259,400	23,259,400	0	23,259,400
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	303	0	0.00	4,500	1,363,500	0	1,363,500
Market Resi	1	238,706	900.00	214,835,400	214,835,400	0	214,835,400
Affordable Resi	1	147,110	200.00	29,422,000	29,422,000	0	29,422,000
Ground rents	384	0	0.00	2,400	921,600	0	921,600
Market Residential	1	164,624	900.00	148,161,600	148,161,600	13,620,091	161,781,691
Affordable Resi	1	101,454	200.00	20,290,800	20,290,800	0	20,290,800
Ground rents	<u>265</u>	<u>0</u>	0.00	4,500	<u>1,192,500</u>	<u>0</u>	<u>1,192,500</u>
Totals	1,009	956,898			610,558,100	13,620,091	624,178,191

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,745	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	<u>1</u>	<u>24,856</u>		0	<u>0</u>	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993

293,544,969**GROSS DEVELOPMENT VALUE****917,723,160**

Purchaser's Costs	5.80%	(17,227,309)	
			(17,227,309)

NET DEVELOPMENT VALUE**900,495,851****NET REALISATION****900,495,851****OUTLAY****ACQUISITION COSTS**

Fixed Price	17,808,000
-------------	------------

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****35% AH, Residual S106 and Borough CIL**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Retail	66,791 ft ²	185.00 pf ²	12,356,335	
Basement	26,815 ft ²	46.00 pf ²	1,233,490	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
Basement	30,956 ft ²	43.00 pf ²	1,331,108	
Office	587,790 ft ²	200.00 pf ²	117,558,000	
Retail	39,536 ft ²	185.00 pf ²	7,314,160	
Basement	42,434 ft ²	46.00 pf ²	1,951,964	
Retail	68,405 ft ²	185.00 pf ²	12,654,925	
Office	6,383 ft ²	200.00 pf ²	1,276,600	
Community	8,622 ft ²	184.00 pf ²	1,586,448	
Basement	24,856 ft ²	46.00 pf ²	1,143,376	
Market Resi	269,581 ft ²	275.00 pf ²	74,134,893	
Affordable Resi	166,139 ft ²	275.00 pf ²	45,688,107	
Market Resi	341,009 ft ²	275.00 pf ²	93,777,357	
Affordable Resi	210,157 ft ²	275.00 pf ²	57,793,214	
Market Residential	235,177 ft ²	275.00 pf ²	64,673,714	
Affordable Resi	144,934 ft ²	275.00 pf ²	<u>39,856,929</u>	
Totals	2,310,650 ft²		541,927,645	541,927,645

Contingency	5.00%	31,925,010	
Demolition		100,000	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		14,211,248	
Borough CIL		19,878,084	
			72,414,306

Other Construction

Abnormal costs (contamination etc)	11,712,000
East London Line allowance	20,000,000

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****35% AH, Residual S106 and Borough CIL**

Externals	15.00%	19,826,900	
Externals	15.00%	23,875,139	
Externals	15.00%	18,730,824	
Externals	15.00%	2,327,696	
			96,472,560

PROFESSIONAL FEES

Professional Fees	12.00%	78,051,026	
			78,051,026

MARKETING & LETTING

Resi Marketing		2.00%	10,929,068	
Commercial Marketing	624,750 ft²	1.50 pf²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				14,729,539

DISPOSAL FEES

Commercial Sales Agent Fee		1.00%	2,767,211	
Resi Sales Agent Fee		1.50%	5,770,075	
Resi Sales Agent Fee		2.00%	3,261,789	
Resi Sales Legal Fee		0.25%	1,553,643	
Commercial Sales Legal Fee		1.00%	317,226	
Commercial Sales Legal Fee		0.50%	1,224,993	
				14,894,936

TOTAL COSTS**837,330,876****PROFIT****63,164,975****Performance Measures**

Profit on Cost%	7.54%
Profit on GDV%	6.88%
Profit on NDV%	7.01%
Development Yield% (on Rent)	2.28%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****35% AH, Residual S106 and Borough CIL**

Equivalent Yield% (Nominal)	5.81%
Equivalent Yield% (True)	6.02%
IRR	2.48%
Rent Cover	3 yrs 4 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales

	Ungrown	Growth	Total
Market Residential	148,161,600	13,620,091	161,781,691

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 2	
Affordable Housing	35%
CIL	Zero
Growth	None
IRR Achieved	3.32%

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and No Borough CIL****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Resi	1	188,707	900.00	169,836,300	169,836,300	0	169,836,300
Affordable Resi	1	116,297	200.00	23,259,400	23,259,400	0	23,259,400
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	303	0	0.00	4,500	1,363,500	0	1,363,500
Market Resi	1	238,706	900.00	214,835,400	214,835,400	0	214,835,400
Affordable Resi	1	147,110	200.00	29,422,000	29,422,000	0	29,422,000
Ground rents	384	0	0.00	2,400	921,600	0	921,600
Market Residential	1	164,624	900.00	148,161,600	148,161,600	13,620,091	161,781,691
Affordable Resi	1	101,454	200.00	20,290,800	20,290,800	0	20,290,800
Ground rents	<u>265</u>	<u>0</u>	0.00	4,500	<u>1,192,500</u>	<u>0</u>	<u>1,192,500</u>
Totals	1,009	956,898			610,558,100	13,620,091	624,178,191

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,746	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	<u>1</u>	<u>24,856</u>		0	<u>0</u>	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and No Borough CIL****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993

293,544,969**GROSS DEVELOPMENT VALUE****917,723,160**

Purchaser's Costs	5.80%	(17,227,309)	
			(17,227,309)

NET DEVELOPMENT VALUE**900,495,851****NET REALISATION****900,495,851****OUTLAY****ACQUISITION COSTS**

Fixed Price	17,808,000
-------------	------------

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and No Borough CIL**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Retail	66,791 ft ²	185.00 pf ²	12,356,335	
Basement	26,815 ft ²	46.00 pf ²	1,233,490	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
Basement	30,956 ft ²	43.00 pf ²	1,331,108	
Office	587,790 ft ²	200.00 pf ²	117,558,000	
Retail	39,536 ft ²	185.00 pf ²	7,314,160	
Basement	42,434 ft ²	46.00 pf ²	1,951,964	
Retail	68,405 ft ²	185.00 pf ²	12,654,925	
Office	6,383 ft ²	200.00 pf ²	1,276,600	
Community	8,622 ft ²	184.00 pf ²	1,586,448	
Basement	24,856 ft ²	46.00 pf ²	1,143,376	
Market Resi	269,581 ft ²	275.00 pf ²	74,134,893	
Affordable Resi	166,139 ft ²	275.00 pf ²	45,688,107	
Market Resi	341,009 ft ²	275.00 pf ²	93,777,357	
Affordable Resi	210,157 ft ²	275.00 pf ²	57,793,214	
Market Residential	235,177 ft ²	275.00 pf ²	64,673,714	
Affordable Resi	144,934 ft ²	275.00 pf ²	<u>39,856,929</u>	
Totals	2,310,650 ft²		541,927,645	541,927,645

Contingency	5.00%	31,925,010	
Demolition		100,000	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		14,211,248	
			52,536,222

Other Construction

Abnormal costs (contamination etc)		11,712,000	
East London Line allowance		20,000,000	
Externals	15.00%	19,826,900	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****35% AH, Residual S106 and No Borough CIL**

Externals	15.00%	23,875,139	
Externals	15.00%	18,730,824	
Externals	15.00%	2,327,696	
			96,472,560

PROFESSIONAL FEES

Professional Fees	12.00%	78,051,026	
			78,051,026

MARKETING & LETTING

Resi Marketing		2.00%	10,929,068	
Commercial Marketing	624,750 ft ²	1.50 pf ²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				14,729,539

DISPOSAL FEES

Commercial Sales Agent Fee		1.00%	2,767,211	
Resi Sales Agent Fee		1.50%	5,770,075	
Resi Sales Agent Fee		2.00%	3,261,789	
Resi Sales Legal Fee		0.25%	1,553,643	
Commercial Sales Legal Fee		1.00%	317,226	
Commercial Sales Legal Fee		0.50%	1,224,993	
				14,894,936

TOTAL COSTS**817,452,792****PROFIT****83,043,059****Performance Measures**

Profit on Cost%	10.16%
Profit on GDV%	9.05%
Profit on NDV%	9.22%
Development Yield% (on Rent)	2.34%
Equivalent Yield% (Nominal)	5.81%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and No Borough CIL**

Equivalent Yield% (True)	6.02%
IRR	3.32%
Rent Cover	4 yrs 4 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales	Ungrown	Growth	Total
Market Residential	148,161,600	13,620,091	161,781,691

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 3	
Affordable Housing	35%
CIL	Full
Growth	Yes
IRR Achieved	14.52%

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL with Growth****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Rate ft ²	Unit Price	Gross Sales	Adjustment	Net Sales
‡ Market Resi	1	188,707	900.00	169,836,300	169,836,300	83,476,253	253,312,553
Affordable Resi	1	116,297	200.00	23,259,400	23,259,400	0	23,259,400
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	303	0	0.00	4,500	1,363,500	0	1,363,500
‡ Market Resi	1	238,706	900.00	214,835,400	214,835,400	215,111,540	429,946,940
Affordable Resi	1	147,110	200.00	29,422,000	29,422,000	0	29,422,000
Ground rents	384	0	0.00	2,400	921,600	0	921,600
‡ Market Residential	1	164,624	900.00	148,161,600	148,161,600	374,214,263	522,375,863
Affordable Resi	1	101,454	200.00	20,290,800	20,290,800	0	20,290,800
Ground rents	265	0	0.00	4,500	1,192,500	0	1,192,500
Totals	1,009	956,898			610,558,100	672,802,056	1,283,360,156

Rental Area Summary

	Units	ft ²	Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,746	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	1	24,856		0	0	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL with Growth****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993

293,544,969**GROSS DEVELOPMENT VALUE****1,576,905,125**

Purchaser's Costs	5.80%	(17,227,309)	(17,227,309)
-------------------	-------	--------------	--------------

NET DEVELOPMENT VALUE**1,559,677,816****NET REALISATION****1,559,677,816****OUTLAY****ACQUISITION COSTS**

Fixed Price	17,808,000
-------------	------------

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL with Growth**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
‡ Retail	66,791 ft ²	185.00 pf ²	13,964,409	
‡ Basement	26,815 ft ²	46.00 pf ²	1,394,018	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
‡ Basement	30,956 ft ²	43.00 pf ²	1,728,487	
‡ Office	587,790 ft ²	200.00 pf ²	152,784,497	
‡ Retail	39,536 ft ²	185.00 pf ²	9,505,863	
‡ Basement	42,434 ft ²	46.00 pf ²	2,536,874	
‡ Retail	68,405 ft ²	185.00 pf ²	18,933,526	
‡ Office	6,383 ft ²	200.00 pf ²	1,909,971	
‡ Community	8,622 ft ²	184.00 pf ²	2,373,547	
‡ Basement	24,856 ft ²	46.00 pf ²	1,710,649	
‡ Market Resi	269,581 ft ²	275.00 pf ²	83,782,929	
‡ Affordable Resi	166,139 ft ²	275.00 pf ²	51,634,032	
‡ Market Resi	341,009 ft ²	275.00 pf ²	121,772,960	
‡ Affordable Resi	210,157 ft ²	275.00 pf ²	75,046,375	
‡ Market Residential	235,177 ft ²	275.00 pf ²	96,760,862	
Affordable Resi	144,934 ft ²	275.00 pf ²	<u>39,856,929</u>	
Totals	2,310,650 ft²		683,292,952	683,292,952

Contingency	5.00%	39,938,641	
Demolition		106,208	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		14,211,248	
Borough CIL		19,878,084	
			80,434,146

Other Construction

Abnormal costs (contamination etc)		13,236,219	
East London Line allowance		21,241,679	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL with Growth**

Externals	15.00%	22,407,205	
Externals	15.00%	30,662,454	
Externals	15.00%	24,343,554	
Externals	15.00%	3,482,557	
			115,373,667

PROFESSIONAL FEES

Professional Fees	12.00%	98,096,375	
			98,096,375

MARKETING & LETTING

Resi Marketing		2.00%	24,112,707	
Commercial Marketing	624,750 ft ²	1.50 pf ²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				27,913,178

DISPOSAL FEES

Commercial Sales Agent Fee		1.00%	2,767,211	
Resi Sales Agent Fee		1.50%	10,248,892	
Resi Sales Agent Fee		2.00%	10,473,672	
Resi Sales Legal Fee		0.25%	3,201,598	
Commercial Sales Legal Fee		1.00%	317,226	
Commercial Sales Legal Fee		0.50%	1,224,993	
				28,233,591

TOTAL COSTS**1,052,184,773****PROFIT****507,493,042****Performance Measures**

Profit on Cost%	48.23%
Profit on GDV%	32.18%
Profit on NDV%	32.54%
Development Yield% (on Rent)	1.81%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
35% AH, Residual S106 and Borough CIL with Growth**

Equivalent Yield% (Nominal)	5.81%
Equivalent Yield% (True)	6.02%
IRR	14.52%
Rent Cover	26 yrs 7 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales

		Ungrown	Growth	Total
Market Resi	Growth Set 1 at 8.240% var.	169,836,300	83,476,253	253,312,553
Market Resi	Growth Set 1 at 8.240% var.	214,835,400	215,111,540	429,946,940
Market Residential	Growth Set 1 at 8.240% var.	148,161,600	374,214,263	522,375,863

Inflation on Construction Costs

		Uninflated	Inflation	Total
Market Resi	Inflation Set 1 at 3.340%	74,134,893	9,648,036	83,782,929
Affordable Resi	Inflation Set 1 at 3.340%	45,688,107	5,945,925	51,634,032
Market Resi	Inflation Set 1 at 3.340%	93,777,357	27,995,602	121,772,960
Affordable Resi	Inflation Set 1 at 3.340%	57,793,214	17,253,161	75,046,375
Market Residential	Inflation Set 1 at 3.340%	64,673,714	32,087,147	96,760,862
Retail	Inflation Set 1 at 3.340%	12,356,335	1,608,074	13,964,409
Basement	Inflation Set 1 at 3.340%	1,233,490	160,528	1,394,018
Basement	Inflation Set 1 at 3.340%	1,331,108	397,379	1,728,487
Office	Inflation Set 1 at 3.340%	117,558,000	35,226,497	152,784,497
Retail	Inflation Set 1 at 3.340%	7,314,160	2,191,703	9,505,863
Basement	Inflation Set 1 at 3.340%	1,951,964	584,910	2,536,874
Retail	Inflation Set 1 at 3.340%	12,654,925	6,278,601	18,933,526
Office	Inflation Set 1 at 3.340%	1,276,600	633,371	1,909,971
Community	Inflation Set 1 at 3.340%	1,586,448	787,099	2,373,547
Basement	Inflation Set 1 at 3.340%	1,143,376	567,273	1,710,649

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 4	
Affordable Housing	25%
CIL	Full
Growth	None
IRR Achieved	5.13%

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Resi	1	217,740	900.00	195,966,000	195,966,000	0	195,966,000
Affordable Resi	1	83,070	200.00	16,614,000	16,614,000	0	16,614,000
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	350	0	0.00	4,500	1,575,000	0	1,575,000
Market Resi	1	275,430	900.00	247,887,000	247,887,000	0	247,887,000
Affordable Resi	1	105,079	200.00	21,015,800	21,015,800	0	21,015,800
Ground rents	443	0	0.00	2,400	1,063,200	0	1,063,200
Market Residential	1	189,951	900.00	170,955,900	170,955,900	15,715,509	186,671,409
Affordable Resi	1	72,468	200.00	14,493,600	14,493,600	0	14,493,600
Ground rents	305	0	0.00	4,500	1,372,500	0	1,372,500
Totals	1,155	943,738			672,218,000	15,715,509	687,933,509

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,746	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	1	24,856		0	0	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993

293,544,969**GROSS DEVELOPMENT VALUE****981,478,478**

Purchaser's Costs	5.80%	(17,258,229)	
			(17,258,229)

NET DEVELOPMENT VALUE**964,220,249****NET REALISATION****964,220,249****OUTLAY****ACQUISITION COSTS**

Fixed Price	17,808,000
-------------	------------

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Retail	66,791 ft ²	185.00 pf ²	12,356,335	
Basement	26,815 ft ²	46.00 pf ²	1,233,490	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
Basement	30,956 ft ²	43.00 pf ²	1,331,108	
Office	587,790 ft ²	200.00 pf ²	117,558,000	
Retail	39,536 ft ²	185.00 pf ²	7,314,160	
Basement	42,434 ft ²	46.00 pf ²	1,951,964	
Retail	68,405 ft ²	185.00 pf ²	12,654,925	
Office	6,383 ft ²	200.00 pf ²	1,276,600	
Community	8,622 ft ²	184.00 pf ²	1,586,448	
Basement	24,856 ft ²	46.00 pf ²	1,143,376	
Market Resi	311,057 ft ²	275.00 pf ²	85,540,714	
Affordable Resi	118,671 ft ²	275.00 pf ²	32,634,643	
Market Resi	393,471 ft ²	275.00 pf ²	108,204,643	
Affordable Resi	150,113 ft ²	275.00 pf ²	41,281,036	
Market Residential	271,359 ft ²	275.00 pf ²	74,623,607	
Affordable Resi	<u>103,526 ft²</u>	275.00 pf ²	<u>28,469,571</u>	
Totals	2,291,850 ft²		536,757,645	536,757,645

Contingency	5.00%	31,638,516	
Demolition		100,000	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		13,931,060	
Borough CIL		22,295,732	
			74,265,272

Other Construction

Abnormal costs (contamination etc)	11,712,000
East London Line allowance	20,000,000

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****25% AH, Residual S106 and Borough CIL**

Externals		15.00%	19,579,754	
Externals		15.00%	23,562,406	
Externals		15.00%	18,730,824	
Externals		15.00%	2,327,696	
				95,912,679

PROFESSIONAL FEES

Professional Fees		12.00%	77,329,061	
				77,329,061

MARKETING & LETTING

Resi Marketing		2.00%	12,610,488	
Commercial Marketing	624,750 ft²	1.50 pf²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				16,410,960

DISPOSAL FEES

Commercial Sales Agent Fee		1.00%	2,767,520	
Resi Sales Agent Fee		1.50%	6,657,795	
Resi Sales Agent Fee		2.00%	3,759,375	
Resi Sales Legal Fee		0.25%	1,713,005	
Commercial Sales Legal Fee		1.00%	317,430	
Commercial Sales Legal Fee		0.50%	1,225,045	
				16,440,169

TOTAL COSTS**835,956,651****PROFIT****128,263,598****Performance Measures**

Profit on Cost%	15.34%
Profit on GDV%	13.07%
Profit on NDV%	13.30%
Development Yield% (on Rent)	2.28%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing****25% AH, Residual S106 and Borough CIL**

Equivalent Yield% (Nominal)	5.81%
Equivalent Yield% (True)	6.02%
IRR	5.13%
Rent Cover	6 yrs 9 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales

	Ungrown	Growth	Total
Market Residential	170,955,900	15,715,509	186,671,409

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 5	
Affordable Housing	25%
CIL	Zero
Growth	None
IRR Achieved	TBC

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and No Borough CIL****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Resi	1	217,740	900.00	195,966,000	195,966,000	0	195,966,000
Affordable Resi	1	83,070	200.00	16,614,000	16,614,000	0	16,614,000
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	350	0	0.00	4,500	1,575,000	0	1,575,000
Market Resi	1	275,430	900.00	247,887,000	247,887,000	0	247,887,000
Affordable Resi	1	105,079	200.00	21,015,800	21,015,800	0	21,015,800
Ground rents	443	0	0.00	2,400	1,063,200	0	1,063,200
Market Residential	1	189,951	900.00	170,955,900	170,955,900	15,715,509	186,671,409
Affordable Resi	1	72,468	200.00	14,493,600	14,493,600	0	14,493,600
Ground rents	305	0	0.00	4,500	1,372,500	0	1,372,500
Totals	1,155	943,738			672,218,000	15,715,509	687,933,509

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,746	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	1	24,856		0	0	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and No Borough CIL****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993

293,544,969**GROSS DEVELOPMENT VALUE****981,478,478**

Purchaser's Costs	5.80%	(17,258,229)	
			(17,258,229)

NET DEVELOPMENT VALUE**964,220,249****NET REALISATION****964,220,249****OUTLAY****ACQUISITION COSTS**

Fixed Price	17,808,000
-------------	------------

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and No Borough CIL**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Retail	66,791 ft ²	185.00 pf ²	12,356,335	
Basement	26,815 ft ²	46.00 pf ²	1,233,490	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
Basement	30,956 ft ²	43.00 pf ²	1,331,108	
Office	587,790 ft ²	200.00 pf ²	117,558,000	
Retail	39,536 ft ²	185.00 pf ²	7,314,160	
Basement	42,434 ft ²	46.00 pf ²	1,951,964	
Retail	68,405 ft ²	185.00 pf ²	12,654,925	
Office	6,383 ft ²	200.00 pf ²	1,276,600	
Community	8,622 ft ²	184.00 pf ²	1,586,448	
Basement	24,856 ft ²	46.00 pf ²	1,143,376	
Market Resi	311,057 ft ²	275.00 pf ²	85,540,714	
Affordable Resi	118,671 ft ²	275.00 pf ²	32,634,643	
Market Resi	393,471 ft ²	275.00 pf ²	108,204,643	
Affordable Resi	150,113 ft ²	275.00 pf ²	41,281,036	
Market Residential	271,359 ft ²	275.00 pf ²	74,623,607	
Affordable Resi	<u>103,526 ft²</u>	<u>275.00 pf²</u>	<u>28,469,571</u>	
Totals	2,291,850 ft²		536,757,645	536,757,645

Contingency	5.00%	31,638,516	
Demolition		100,000	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		13,931,060	
			51,969,540

Other Construction

Abnormal costs (contamination etc)		11,712,000	
East London Line allowance		20,000,000	
Externals	15.00%	19,579,754	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and No Borough CIL**

Externals	15.00%	23,562,406	
Externals	15.00%	18,730,824	
Externals	15.00%	2,327,696	
			95,912,679

PROFESSIONAL FEES

Professional Fees	12.00%	77,329,061	
			77,329,061

MARKETING & LETTING

Resi Marketing		2.00%	12,610,488	
Commercial Marketing	624,750 ft ²	1.50 pf ²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				16,410,960

DISPOSAL FEES

Commercial Sales Agent Fee		1.00%	2,767,520	
Resi Sales Agent Fee		1.50%	6,657,795	
Resi Sales Agent Fee		2.00%	3,759,375	
Resi Sales Legal Fee		0.25%	1,713,005	
Commercial Sales Legal Fee		1.00%	317,430	
Commercial Sales Legal Fee		0.50%	1,225,045	
				16,440,169

TOTAL COSTS**813,660,919****PROFIT****150,559,330****Performance Measures**

Profit on Cost%	18.50%
Profit on GDV%	15.34%
Profit on NDV%	15.61%
Development Yield% (on Rent)	2.35%
Equivalent Yield% (Nominal)	5.81%

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and No Borough CIL**

Equivalent Yield% (True)	6.02%
IRR	6.15%
Rent Cover	7 yrs 11 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales	Ungrown	Growth	Total
Market Residential	170,955,900	15,715,509	186,671,409

BNP Paribas Real Estate

Bishopsgate Goods Yard Core Appraisals

Scenario 6	
Affordable Housing	25%
CIL	Full
Growth	Yes
IRR Achieved	18.99%

Report Date: 14 July 2014

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL & Growth****Summary Appraisal for Merged Phases 1 2 3 4 5**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
‡ Market Resi	1	217,740	900.00	195,966,000	195,966,000	96,319,264	292,285,264
Affordable Resi	1	83,070	200.00	16,614,000	16,614,000	0	16,614,000
Car Parking	51	0	0.00	25,000	1,275,000	0	1,275,000
Ground rents	350	0	0.00	4,500	1,575,000	0	1,575,000
‡ Market Resi	1	275,430	900.00	247,887,000	247,887,000	248,205,623	496,092,623
Affordable Resi	1	105,079	200.00	21,015,800	21,015,800	0	21,015,800
Ground rents	443	0	0.00	2,400	1,063,200	0	1,063,200
‡ Market Residential	1	189,951	900.00	170,955,900	170,955,900	431,786,212	602,742,112
Affordable Resi	1	72,468	200.00	14,493,600	14,493,600	0	14,493,600
Ground rents	<u>305</u>	<u>0</u>	0.00	4,500	<u>1,372,500</u>	<u>0</u>	<u>1,372,500</u>
Totals	1,155	943,738			672,218,000	776,311,099	1,448,529,099

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	46,754	30.00	1,402,611	1,402,611	1,402,611
Basement	1	26,815		0	0	
Retail	1	28,746	30.00	862,365	862,365	862,365
Basement	1	30,956		0	0	
Office	1	411,453	35.00	14,400,855	14,400,855	14,400,855
Retail	1	27,675	30.00	830,256	830,256	830,256
Basement	1	42,434		0	0	
Retail	1	47,884	30.00	1,436,505	1,436,505	1,436,505
Office	1	4,468	35.00	156,384	156,384	156,384
Community	1	6,035		0	0	
Basement	<u>1</u>	<u>24,856</u>		0	<u>0</u>	
Totals	11	698,075			19,088,976	19,088,976

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL & Growth****Investment Valuation****Retail**

Market Rent	1,402,611	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	20,805,313

Retail

Market Rent	862,365	YP @	6.0000%	16.6667	
		PV 2yrs 1mth @	6.0000%	0.8857	12,729,734

Office

Market Rent	14,400,855	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	223,954,442

Retail

Market Rent	830,256	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	12,315,415

Retail

Market Rent	1,436,505	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	21,308,072

Office

Market Rent	156,384	YP @	5.7500%	17.3913	
(2yrs Rent Free)		PV 2yrs @	5.7500%	0.8942	2,431,993
					293,544,969

GROSS DEVELOPMENT VALUE**1,742,074,068**

Purchaser's Costs	5.80%	(17,258,229)		(17,258,229)
-------------------	-------	--------------	--	--------------

NET DEVELOPMENT VALUE**1,724,815,839****NET REALISATION****1,724,815,839****OUTLAY****ACQUISITION COSTS**

Fixed Price		17,808,000		
-------------	--	------------	--	--

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL & Growth**

Stamp Duty	4.00%	712,320	
Agent Fee	1.00%	178,080	
Legal Fee	0.80%	142,464	
			18,840,864

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
‡ Retail	66,791 ft ²	185.00 pf ²	13,964,409	
‡ Basement	26,815 ft ²	46.00 pf ²	1,394,018	
Retail	41,065 ft ²	185.00 pf ²	7,597,025	
‡ Basement	30,956 ft ²	43.00 pf ²	1,728,487	
‡ Office	587,790 ft ²	200.00 pf ²	152,784,497	
‡ Retail	39,536 ft ²	185.00 pf ²	9,505,863	
‡ Basement	42,434 ft ²	46.00 pf ²	2,536,874	
‡ Retail	68,405 ft ²	185.00 pf ²	18,933,526	
‡ Office	6,383 ft ²	200.00 pf ²	1,909,971	
‡ Community	8,622 ft ²	184.00 pf ²	2,373,547	
‡ Basement	24,856 ft ²	46.00 pf ²	1,710,649	
‡ Market Resi	311,057 ft ²	275.00 pf ²	96,673,123	
‡ Affordable Resi	118,671 ft ²	275.00 pf ²	36,881,769	
‡ Market Resi	393,471 ft ²	275.00 pf ²	140,507,261	
‡ Affordable Resi	150,113 ft ²	275.00 pf ²	53,604,772	
‡ Market Residential	271,359 ft ²	275.00 pf ²	111,647,284	
Affordable Resi	<u>103,526 ft²</u>	275.00 pf ²	<u>28,469,571</u>	
Totals	2,291,850 ft²		682,222,646	682,222,646

Contingency	5.00%	39,850,856	
Demolition		106,208	
Residual S106		6,299,964	
Mayoral CIL & Crossrail S106		13,931,060	
Borough CIL		22,295,732	
			82,483,820

Other Construction

Abnormal costs (contamination etc)		13,236,219	
East London Line allowance		21,241,679	

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL & Growth**

Externals		15.00%	22,127,895	
Externals		15.00%	30,256,359	
Externals		15.00%	24,343,554	
Externals		15.00%	3,482,557	
				114,688,262
PROFESSIONAL FEES				
Professional Fees		12.00%	97,875,155	
				97,875,155
MARKETING & LETTING				
Resi Marketing		2.00%	27,822,400	
Commercial Marketing	624,750 ft ²	1.50 pf ²	937,125	
Letting Agent Fee		10.00%	1,908,898	
Letting Legal Fee		5.00%	954,449	
				31,622,871
DISPOSAL FEES				
Commercial Sales Agent Fee		1.00%	2,767,520	
Resi Sales Agent Fee		1.50%	11,825,668	
Resi Sales Agent Fee		2.00%	12,080,789	
Resi Sales Legal Fee		0.25%	3,614,494	
Commercial Sales Legal Fee		1.00%	317,430	
Commercial Sales Legal Fee		0.50%	1,225,045	
				31,830,946
TOTAL COSTS				1,059,564,564
PROFIT				665,251,276
Performance Measures				
Profit on Cost%		62.79%		
Profit on GDV%		38.19%		
Profit on NDV%		38.57%		
Development Yield% (on Rent)		1.80%		

APPRAISAL SUMMARY**BNP PARIBAS REAL ESTATE****Bishopsgate Goods Yard - LBTH CIL Strategic Sites Testing
25% AH, Residual S106 and Borough CIL & Growth**

Equivalent Yield% (Nominal)	5.81%
Equivalent Yield% (True)	6.02%
IRR	18.99%
Rent Cover	34 yrs 10 mths
Profit Erosion (finance rate 0.000%)	N/A

‡ Inflation/Growth applied

Growth on Sales

		Ungrown	Growth	Total
Market Resi	Growth Set 1 at 8.240% var.	195,966,000	96,319,264	292,285,264
Market Resi	Growth Set 1 at 8.240% var.	247,887,000	248,205,623	496,092,623
Market Residential	Growth Set 1 at 8.240% var.	170,955,900	431,786,212	602,742,112

Inflation on Construction Costs

		Uninflated	Inflation	Total
Market Resi	Inflation Set 1 at 3.340%	85,540,714	11,132,408	96,673,123
Affordable Resi	Inflation Set 1 at 3.340%	32,634,643	4,247,126	36,881,769
Market Resi	Inflation Set 1 at 3.340%	108,204,643	32,302,618	140,507,261
Affordable Resi	Inflation Set 1 at 3.340%	41,281,036	12,323,737	53,604,772
Market Residential	Inflation Set 1 at 3.340%	74,623,607	37,023,676	111,647,284
Retail	Inflation Set 1 at 3.340%	12,356,335	1,608,074	13,964,409
Basement	Inflation Set 1 at 3.340%	1,233,490	160,528	1,394,018
Basement	Inflation Set 1 at 3.340%	1,331,108	397,379	1,728,487
Office	Inflation Set 1 at 3.340%	117,558,000	35,226,497	152,784,497
Retail	Inflation Set 1 at 3.340%	7,314,160	2,191,703	9,505,863
Basement	Inflation Set 1 at 3.340%	1,951,964	584,910	2,536,874
Retail	Inflation Set 1 at 3.340%	12,654,925	6,278,601	18,933,526
Office	Inflation Set 1 at 3.340%	1,276,600	633,371	1,909,971
Community	Inflation Set 1 at 3.340%	1,586,448	787,099	2,373,547
Basement	Inflation Set 1 at 3.340%	1,143,376	567,273	1,710,649