

<b>Asset</b>	<b>Floor Area sq.ft</b>	<b>Rent £/Annum</b>	<b>Rent PSF £</b>	<b>ERV £/Annum</b>	<b>ERV PSF £</b>	<b>Capital Value</b>	<b>Cap Value PSF £</b>
Thamesmead Industrials	932,175	3,272,987	3.51	3,667,734	3.93	33,825,000	36.29
Thamesmead Industrial Ground Rents	681,903	328,542	0.48	1,910,574	2.80	6,833,000	10.02
Thames Gateway Industrials	197,216	510,605	2.59	436,791	2.21	4,545,000	23.05
Other Industrials	88,773	438,947	4.94	417,614	4.70	4,115,000	46.35
Trade Park	21,780	201,179	9.24	253,780	11.65	2,340,000	107.44
Thamesmead Retail	172,167	1,498,324	8.70	1,805,974	10.49	18,070,000	104.96
Miscellaneous Properties	8,000	34,807	4.35	34,807	4.35	382,000	47.75
<b>Totals</b>	2,102,014	6,285,391	2.99	8,527,274	4.06	70,110,000	33.35