

**APPENDIX 4**

**RESIDENTIAL PRICING SCHEDULE**

|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                  |
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| <b>Verto</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>CNM Estates</b><br><b>120 King's Rd, Reading RG1 3DA</b>                                                                                                                                                                                                                                                      |
| <p><b>Summary</b><br/> <b>103 units</b></p> <p><b>Completion March 2019</b><br/> <b>45% forward sale</b></p> <p><b>Transport</b><br/> <b>12 minutes walk from Reading railway station</b><br/> <b>10 minute Walk to Reading Town Centre</b></p> <p><b>Amenities</b><br/> <b>Concierge, gym, landscaped roof gardens, parking spaces</b></p> <p><b>Sales Incentives</b><br/> <b>Little/no discount on all, except those road facing</b></p> |  <p><b>Specification</b></p> <ul style="list-style-type: none"> <li>• Bosch appliances (standard)</li> <li>• Siemens appliances (premium)</li> <li>• Hardwood Oak engineered flooring</li> <li>• Underfloor heating</li> </ul> |

|                |                |                                                                   |      |
|----------------|----------------|-------------------------------------------------------------------|------|
|                |                | <ul style="list-style-type: none"><li>Silestone worktop</li></ul> |      |
| Pricing        |                |                                                                   |      |
|                | Achieved Price | Size/sq                                                           | £psf |
| 1 bed standard | £270,340       | 481                                                               | £562 |
| 1 bed premium  | £305,000       | 529                                                               | £577 |
| 2 bed          | £315,000       | 651                                                               | £484 |

|                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                 |                |             |
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| <b>Reading Riverside</b>                                                                                                                                                                                                                                                                                                                            | <b>Weston Homes Plc</b><br><b>Reading Riverside, Reading, Berkshire, RG1 6EL</b>                                                                                                                                                                                                                |                |             |
| <b>Summary</b><br>112 units<br>999-year leases<br>Service charge: £2/SF<br><br><b>Phased Completion</b><br>April-October 2019<br><br><b>Transport</b><br>11 minutes walk from Reading railway station<br>15 minute walk to Reading Town Centre<br><br><b>Amenities</b><br>Residents gardens, riverside walkway into town centre, parking facilities | <br><b>Specification</b> <ul style="list-style-type: none"><li>• Zanussi appliances</li><li>• Oakwood flooring</li><li>• Quartz worktop</li><li>• Fascino Smart tap</li><li>• Double glazed windows</li></ul> |                |             |
| <b>Pricing</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                 |                |             |
|                                                                                                                                                                                                                                                                                                                                                     | <b>Achieved Price</b>                                                                                                                                                                                                                                                                           | <b>Size/sq</b> | <b>£psf</b> |
| <b>1 bed</b>                                                                                                                                                                                                                                                                                                                                        | £270,000                                                                                                                                                                                                                                                                                        | 486            | £556        |
| <b>2 bed</b>                                                                                                                                                                                                                                                                                                                                        | £393,100                                                                                                                                                                                                                                                                                        | 874            | £450        |

59 75 Queens Road

Allies

59 75, Queens Road, Reading, Berkshire RG1 4BN

Summary

999-year leases

Completion 2020

Transport

12 minutes walk from Reading railway station

11 minute walk to Reading Town Centre



Specification

- High ceilings
- Luxury modern fittings

Pricing

|       | Asking Price | Size/sq | £psf |
|-------|--------------|---------|------|
| 1 bed | £250,000     | 388     | £644 |
| 2 bed | £375,000     | 575     | £652 |

| <b>Kennet House</b>                                                                                          | <b>Crest Nicholson</b><br><b>80 Kings Road, Reading, RG1 3BJ</b>                                                                                                                                                        |         |                |         |      |       |          |     |      |       |          |     |      |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|---------|------|-------|----------|-----|------|-------|----------|-----|------|
| <b>Summary</b><br>103 units<br>93 Private, 10 shared ownership<br>999-year leases<br>Service charge: £2.3/SF |                                                                                                                                       |         |                |         |      |       |          |     |      |       |          |     |      |
| <b>Completed Jan 2015</b>                                                                                    |                                                                                                                                                                                                                         |         |                |         |      |       |          |     |      |       |          |     |      |
| <b>Transport</b><br>9 minutes walk from Reading railway station<br>7 minute walk to Reading Town Centre      |                                                                                                                                                                                                                         |         |                |         |      |       |          |     |      |       |          |     |      |
| <b>Amenities</b><br>Residents courtyard, concierge, secured gated parking                                    | <b>Specification</b> <ul style="list-style-type: none"><li>• Bosch appliances</li><li>• Designer bathroom</li><li>• Built in wardrobes</li></ul>                                                                        |         |                |         |      |       |          |     |      |       |          |     |      |
| <b>Pricing</b>                                                                                               |                                                                                                                                                                                                                         |         |                |         |      |       |          |     |      |       |          |     |      |
|                                                                                                              | <table><tr><th></th><th>Achieved Price</th><th>Size/sq</th><th>£psf</th></tr><tr><td>1 bed</td><td>£270,000</td><td>486</td><td>£556</td></tr><tr><td>2 bed</td><td>£330,000</td><td>700</td><td>£471</td></tr></table> |         | Achieved Price | Size/sq | £psf | 1 bed | £270,000 | 486 | £556 | 2 bed | £330,000 | 700 | £471 |
|                                                                                                              | Achieved Price                                                                                                                                                                                                          | Size/sq | £psf           |         |      |       |          |     |      |       |          |     |      |
| 1 bed                                                                                                        | £270,000                                                                                                                                                                                                                | 486     | £556           |         |      |       |          |     |      |       |          |     |      |
| 2 bed                                                                                                        | £330,000                                                                                                                                                                                                                | 700     | £471           |         |      |       |          |     |      |       |          |     |      |

|                                                                                                                                                                                                                                                                                                |              |                                                                                                                                                                                                                                                                                   |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Crescent House                                                                                                                                                                                                                                                                                 |              | 38 Queens Road, Reading, RG1 4AU                                                                                                                                                                                                                                                  |      |
| <p>Summary</p> <p>5 units</p> <p>125 year leases</p> <p>Service charge: £2.5/SF</p> <p>Completed October 2018</p> <p>Transport</p> <p>10 minutes walk from Reading railway station</p> <p>8 minute walk to Reading Town Centre</p> <p>Amenities</p> <p>Allocated parking on selected plots</p> |              |  <p>Specification</p> <ul style="list-style-type: none"><li>• Neff appliances</li><li>• Waterfall shower bathroom</li><li>• Bluetooth audio sound system</li><li>• Composite worktops</li></ul> |      |
| Pricing                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                   |      |
|                                                                                                                                                                                                                                                                                                | Asking Price | Size/sq                                                                                                                                                                                                                                                                           | £psf |
| 1 bed                                                                                                                                                                                                                                                                                          | £245,000     | 468                                                                                                                                                                                                                                                                               | £524 |

|                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                            |                |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|
| <b>Oscar Wilde House</b>                                                                                                                                                                                                                   | <b>Bellway Homes</b><br><b>6 Oscar Wilde Road, Reading, RG1 3FG</b>                                                                                                                                                                                                        |                |             |
| <b>Summary</b><br>125 year leases<br>Service charge: £2.4/SF<br><br>Completed January 2016<br><br>Transport<br>14 minutes walk from Reading railway station<br>13 minute walk to Reading Town Centre<br><br>Amenities<br>Allocated parking | <br><b>Specification</b> <ul style="list-style-type: none"><li>• CHP water heating system</li><li>• Bespoke Mirrors</li><li>• Wood Flooring</li><li>• Bespoke fitted wardrobes</li></ul> |                |             |
| <b>Pricing</b>                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                            |                |             |
|                                                                                                                                                                                                                                            | <b>Achieved Price</b>                                                                                                                                                                                                                                                      | <b>Size/sq</b> | <b>£psf</b> |
| <b>1 bed</b>                                                                                                                                                                                                                               | £245,000                                                                                                                                                                                                                                                                   | 468            | £524        |
| <b>2 bed</b>                                                                                                                                                                                                                               | £359,950                                                                                                                                                                                                                                                                   | 777            | £463        |

**SGN Reading - Appraisal of Private Residential Units 04.03.19**

| Number | Tenure       | Type        | Level | Sqm    | Sqft  | Bath | Ensuite | Price        | £psf  |
|--------|--------------|-------------|-------|--------|-------|------|---------|--------------|-------|
| A001   | Private Sale | 2B4P        | GF    | 72.5   | 780   | 1    |         | £ 365,000    | £ 468 |
| A002   | Private Sale | 2B3P WCH    | GF    | 72.3   | 778   | 1    |         | £ 370,000    | £ 475 |
| A003   | Private Sale | 3B5P        | GF    | 87.9   | 946   | 1    | 1       | £ 420,000    | £ 444 |
| A004   | Private Sale | 1B2P        | GF    | 50     | 538   | 1    |         | £ 265,000    | £ 492 |
| A005   | Private Sale | 2B3P WCH    | GF    | 72.3   | 778   | 1    |         | £ 370,000    | £ 475 |
| A006   | Private Sale | 2B3P WCH    | GF    | 72.3   | 778   | 1    |         | £ 360,000    | £ 463 |
| A101   | Private Sale | 1B2P        | 1     | 50     | 538   | 1    |         | £ 262,500    | £ 488 |
| A102   | Private Sale | 2B4P        | 1     | 72.5   | 780   | 1    | 1       | £ 370,000    | £ 474 |
| A103   | Private Sale | 2B4P        | 1     | 72.5   | 780   | 1    | 1       | £ 380,000    | £ 487 |
| A104   | Private Sale | 3B5P        | 1     | 87.9   | 946   | 1    | 1       | £ 427,500    | £ 452 |
| A105   | Private Sale | 1B2P        | 1     | 50     | 538   | 1    |         | £ 267,500    | £ 497 |
| A106   | Private Sale | 2B4P        | 1     | 72.5   | 780   | 1    | 1       | £ 380,000    | £ 487 |
| A107   | Private Sale | 2B4P        | 1     | 72.5   | 780   | 1    | 1       | £ 370,000    | £ 474 |
| A108   | Private Sale | 1B2P        | 1     | 50     | 538   | 1    |         | £ 262,500    | £ 488 |
| A201   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 265,000    | £ 492 |
| A202   | Private Sale | 2B4P        | 2     | 72.5   | 780   | 1    | 1       | £ 375,000    | £ 481 |
| A203   | Private Sale | 2B4P        | 2     | 72.5   | 780   | 1    | 1       | £ 385,000    | £ 493 |
| A204   | Private Sale | 3B5P        | 2     | 87.9   | 946   | 1    | 1       | £ 435,000    | £ 460 |
| A205   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 270,000    | £ 502 |
| A206   | Private Sale | 2B4P        | 2     | 72.5   | 780   | 1    | 1       | £ 385,000    | £ 493 |
| A207   | Private Sale | 2B4P        | 2     | 72.5   | 780   | 1    | 1       | £ 375,000    | £ 481 |
| A208   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 265,000    | £ 492 |
| A301   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 267,500    | £ 497 |
| A302   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 380,000    | £ 487 |
| A303   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 390,000    | £ 500 |
| A304   | Private Sale | 3B5P        | 3     | 87.9   | 946   | 1    | 1       | £ 442,500    | £ 468 |
| A305   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 272,500    | £ 506 |
| A306   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 390,000    | £ 500 |
| A307   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 380,000    | £ 487 |
| A308   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 267,500    | £ 497 |
| A401   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 270,000    | £ 502 |
| A402   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 385,000    | £ 493 |
| A403   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 395,000    | £ 506 |
| A404   | Private Sale | 3B5P        | 3     | 87.9   | 946   | 1    | 1       | £ 450,000    | £ 476 |
| A405   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 275,000    | £ 511 |
| A406   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 395,000    | £ 506 |
| A407   | Private Sale | 2B4P        | 3     | 72.5   | 780   | 1    | 1       | £ 385,000    | £ 493 |
| A408   | Private Sale | 1B2P        | 3     | 50     | 538   | 1    |         | £ 270,000    | £ 502 |
|        |              |             |       | 2538.9 | 27328 |      |         | £ 13,240,000 | £ 484 |
|        |              |             |       |        |       |      |         |              |       |
| B001   | Private Sale | 2B4P duplex | GF+1  | 87.1   | 938   | 1    | 1       | £ 435,000    | £ 464 |
| B002   | Private Sale | 2B4P duplex | GF+1  | 87.1   | 938   | 1    | 1       | £ 440,000    | £ 469 |
| B003   | Private Sale | 2B4P duplex | GF+1  | 87.1   | 938   | 1    | 1       | £ 440,000    | £ 469 |
| B004   | Private Sale | 3B5P duplex | GF+1  | 110.6  | 1190  | 1    | 1       | £ 545,000    | £ 458 |
| B005   | Private Sale | 3B5P duplex | GF+1  | 121.9  | 1312  | 1    | 1       | £ 575,000    | £ 438 |
| B201   | Private Sale | 2B3P WCH    | 2     | 71.8   | 773   | 1    |         | £ 385,000    | £ 498 |
| B202   | Private Sale | 2B4P        | 2     | 71.3   | 767   | 1    | 1       | £ 390,000    | £ 508 |
| B203   | Private Sale | 2B4P        | 2     | 71.3   | 767   | 1    | 1       | £ 390,000    | £ 508 |
| B204   | Private Sale | 2B3P WCH    | 2     | 71.8   | 773   | 1    |         | £ 375,000    | £ 485 |
| B205   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 262,500    | £ 488 |
| B206   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 262,500    | £ 488 |
| B207   | Private Sale | 1B2P        | 2     | 50     | 538   | 1    |         | £ 262,500    | £ 488 |

|      |              |          |   |      |     |   |   |   |         |   |     |
|------|--------------|----------|---|------|-----|---|---|---|---------|---|-----|
| B208 | Private Sale | 2B4P     | 2 | 71.3 | 767 | 1 | 1 | £ | 375,000 | £ | 489 |
| B209 | Private Sale | 2B4P     | 2 | 71.3 | 767 | 1 | 1 | £ | 390,000 | £ | 508 |
| B210 | Private Sale | 1B2P     | 2 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B211 | Private Sale | 1B2P     | 2 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B301 | Private Sale | 2B3P WCH | 3 | 71.8 | 773 | 1 |   | £ | 385,000 | £ | 498 |
| B302 | Private Sale | 2B4P     | 3 | 71.3 | 767 | 1 | 1 | £ | 390,000 | £ | 508 |
| B303 | Private Sale | 2B4P     | 3 | 71.3 | 767 | 1 | 1 | £ | 380,000 | £ | 495 |
| B304 | Private Sale | 2B3P WCH | 3 | 71.8 | 773 | 1 |   | £ | 375,000 | £ | 485 |
| B305 | Private Sale | 1B2P     | 3 | 50   | 538 | 1 |   | £ | 262,500 | £ | 488 |
| B306 | Private Sale | 1B2P     | 3 | 50   | 538 | 1 |   | £ | 262,500 | £ | 488 |
| B307 | Private Sale | 1B2P     | 3 | 50   | 538 | 1 |   | £ | 262,500 | £ | 488 |
| B308 | Private Sale | 2B4P     | 3 | 71.3 | 767 | 1 | 1 | £ | 380,000 | £ | 495 |
| B309 | Private Sale | 2B4P     | 3 | 71.3 | 767 | 1 | 1 | £ | 390,000 | £ | 508 |
| B310 | Private Sale | 1B2P     | 3 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B311 | Private Sale | 1B2P     | 3 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B401 | Private Sale | 2B4P     | 4 | 71.8 | 773 | 1 | 1 | £ | 390,000 | £ | 505 |
| B402 | Private Sale | 2B4P     | 4 | 71.3 | 767 | 1 | 1 | £ | 395,000 | £ | 515 |
| B403 | Private Sale | 2B4P     | 4 | 71.3 | 767 | 1 | 1 | £ | 385,000 | £ | 502 |
| B404 | Private Sale | 2B4P     | 4 | 71.8 | 773 | 1 | 1 | £ | 380,000 | £ | 492 |
| B405 | Private Sale | 1B2P     | 4 | 50   | 538 | 1 |   | £ | 265,000 | £ | 492 |
| B406 | Private Sale | 1B2P     | 4 | 50   | 538 | 1 |   | £ | 265,000 | £ | 492 |
| B407 | Private Sale | 1B2P     | 4 | 50   | 538 | 1 |   | £ | 265,000 | £ | 492 |
| B408 | Private Sale | 2B4P     | 4 | 71.3 | 767 | 1 | 1 | £ | 385,000 | £ | 502 |
| B409 | Private Sale | 2B4P     | 4 | 71.3 | 767 | 1 | 1 | £ | 395,000 | £ | 515 |
| B410 | Private Sale | 1B2P     | 4 | 50   | 538 | 1 |   | £ | 275,000 | £ | 511 |
| B411 | Private Sale | 1B2P     | 4 | 50   | 538 | 1 |   | £ | 275,000 | £ | 511 |
| B501 | Private Sale | 2B4P     | 5 | 71.8 | 773 | 1 | 1 | £ | 395,000 | £ | 511 |
| B502 | Private Sale | 2B4P     | 5 | 71.3 | 767 | 1 | 1 | £ | 400,000 | £ | 521 |
| B503 | Private Sale | 2B4P     | 5 | 71.3 | 767 | 1 | 1 | £ | 390,000 | £ | 508 |
| B504 | Private Sale | 2B4P     | 5 | 71.8 | 773 | 1 | 1 | £ | 385,000 | £ | 498 |
| B505 | Private Sale | 1B2P     | 5 | 50   | 538 | 1 |   | £ | 267,500 | £ | 497 |
| B506 | Private Sale | 1B2P     | 5 | 50   | 538 | 1 |   | £ | 267,500 | £ | 497 |
| B507 | Private Sale | 1B2P     | 5 | 50   | 538 | 1 |   | £ | 267,500 | £ | 497 |
| B508 | Private Sale | 2B4P     | 5 | 71.3 | 767 | 1 | 1 | £ | 390,000 | £ | 508 |
| B509 | Private Sale | 2B4P     | 5 | 71.3 | 767 | 1 | 1 | £ | 400,000 | £ | 521 |
| B510 | Private Sale | 1B2P     | 5 | 50   | 538 | 1 |   | £ | 277,500 | £ | 516 |
| B511 | Private Sale | 1B2P     | 5 | 50   | 538 | 1 |   | £ | 277,500 | £ | 516 |
| B601 | Private Sale | 2B4P     | 6 | 71.8 | 773 | 1 | 1 | £ | 400,000 | £ | 518 |
| B602 | Private Sale | 2B4P     | 6 | 71.3 | 767 | 1 | 1 | £ | 405,000 | £ | 528 |
| B603 | Private Sale | 2B4P     | 6 | 71.3 | 767 | 1 | 1 | £ | 395,000 | £ | 515 |
| B604 | Private Sale | 2B4P     | 6 | 71.8 | 773 | 1 | 1 | £ | 390,000 | £ | 505 |
| B605 | Private Sale | 1B2P     | 6 | 50   | 538 | 1 |   | £ | 270,000 | £ | 502 |
| B606 | Private Sale | 1B2P     | 6 | 50   | 538 | 1 |   | £ | 270,000 | £ | 502 |
| B607 | Private Sale | 1B2P     | 6 | 50   | 538 | 1 |   | £ | 270,000 | £ | 502 |
| B608 | Private Sale | 2B4P     | 6 | 71.3 | 767 | 1 | 1 | £ | 395,000 | £ | 515 |
| B609 | Private Sale | 2B4P     | 6 | 71.3 | 767 | 1 | 1 | £ | 405,000 | £ | 528 |
| B610 | Private Sale | 1B2P     | 6 | 50   | 538 | 1 |   | £ | 280,000 | £ | 520 |
| B611 | Private Sale | 1B2P     | 6 | 50   | 538 | 1 |   | £ | 280,000 | £ | 520 |
| B701 | Private Sale | 2B4P     | 7 | 71.8 | 773 | 1 | 1 | £ | 405,000 | £ | 524 |
| B702 | Private Sale | 2B4P     | 7 | 71.3 | 767 | 1 | 1 | £ | 410,000 | £ | 534 |
| B703 | Private Sale | 2B4P     | 7 | 71.3 | 767 | 1 | 1 | £ | 400,000 | £ | 521 |
| B704 | Private Sale | 2B4P     | 7 | 71.8 | 773 | 1 | 1 | £ | 395,000 | £ | 511 |
| B705 | Private Sale | 1B2P     | 7 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B706 | Private Sale | 1B2P     | 7 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B707 | Private Sale | 1B2P     | 7 | 50   | 538 | 1 |   | £ | 272,500 | £ | 506 |
| B708 | Private Sale | 2B4P     | 7 | 71.3 | 767 | 1 | 1 | £ | 400,000 | £ | 521 |
| B709 | Private Sale | 2B4P     | 7 | 71.3 | 767 | 1 | 1 | £ | 410,000 | £ | 534 |
| B710 | Private Sale | 1B2P     | 7 | 50   | 538 | 1 |   | £ | 282,500 | £ | 525 |

|      |              |      |    |        |       |   |   |   |            |   |     |
|------|--------------|------|----|--------|-------|---|---|---|------------|---|-----|
| B711 | Private Sale | 1B2P | 7  | 50     | 538   | 1 |   | £ | 282,500    | £ | 525 |
| B801 | Private Sale | 2B4P | 8  | 71.8   | 773   | 1 | 1 | £ | 410,000    | £ | 531 |
| B802 | Private Sale | 2B4P | 8  | 71.3   | 767   | 1 | 1 | £ | 415,000    | £ | 541 |
| B803 | Private Sale | 2B4P | 8  | 71.3   | 767   | 1 | 1 | £ | 405,000    | £ | 528 |
| B804 | Private Sale | 2B4P | 8  | 71.8   | 773   | 1 | 1 | £ | 400,000    | £ | 518 |
| B805 | Private Sale | 1B2P | 8  | 50     | 538   | 1 |   | £ | 275,000    | £ | 511 |
| B806 | Private Sale | 1B2P | 8  | 50     | 538   | 1 |   | £ | 275,000    | £ | 511 |
| B807 | Private Sale | 1B2P | 8  | 50     | 538   | 1 |   | £ | 275,000    | £ | 511 |
| B808 | Private Sale | 2B4P | 8  | 71.3   | 767   | 1 | 1 | £ | 405,000    | £ | 528 |
| B809 | Private Sale | 2B4P | 8  | 71.3   | 767   | 1 | 1 | £ | 415,000    | £ | 541 |
| B810 | Private Sale | 1B2P | 8  | 50     | 538   | 1 |   | £ | 285,000    | £ | 530 |
| B811 | Private Sale | 1B2P | 8  | 50     | 538   | 1 |   | £ | 285,000    | £ | 530 |
|      |              |      |    | 5245.4 | 56461 |   |   | £ | 28,505,000 | £ | 505 |
|      |              |      |    |        |       |   |   |   |            |   |     |
| C001 | Affordable   | 2B4P | GF | 70.1   | 755   | 1 |   | £ | 345,000    | £ | 457 |
| C002 | Affordable   | 3B5P | GF | 105.60 | 1137  | 1 |   | £ | 525,000    | £ | 462 |
| C101 | Affordable   | 2B4P | 1  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C102 | Affordable   | 2B4P | 1  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C103 | Affordable   | 2B4P | 1  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C104 | Affordable   | 2B4P | 1  | 70.3   | 757   | 1 |   | £ | 350,000    | £ | 463 |
| C201 | Affordable   | 2B4P | 2  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C202 | Affordable   | 2B4P | 2  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C203 | Affordable   | 2B4P | 2  | 70.1   | 755   | 1 |   | £ | 350,000    | £ | 464 |
| C204 | Affordable   | 2B4P | 2  | 70.3   | 757   | 1 |   | £ | 350,000    | £ | 463 |
|      |              |      |    | 736.9  | 7932  |   |   | £ | 3,670,000  | £ | 463 |
|      |              |      |    |        |       |   |   |   |            |   |     |
|      |              |      |    | 8521.2 | 91721 |   |   | £ | 45,415,000 | £ | 495 |

1. This opinion of value is strictly for guidance only, is not intended to be, and must not be, relied upon as a substitute for the valuation conclusions that would be reached by Cushman & Wakefield following a formal valuation commissioned and carried out on Cushman & Wakefield's standard valuation and advisory terms and conditions. Any such conclusions may well be materially different.

2. We have not inspected the property(ies) nor have we undertaken full verification or research to validate the information provided to us by you. This opinion of value is entirely dependent on the adequacy and accuracy of the information supplied by the addressee to us and the assumptions (if any) made by agreement in advance with the addressee. It should be noted that should these assumptions prove to be incorrect, the accuracy of this opinion of value may be affected.

3. This opinion of value is confidential to the addressee for the specific purpose to which it refers and is for the use of the addressee only. Neither this opinion of value nor any part hereof may be reproduced or referred to in any document, circular or statement, nor may its contents, or part thereof be disclosed orally or otherwise to a third party.

4. Cushman & Wakefield has not been advised of, nor investigated, any recent purchase/sale price of the property as part of providing this opinion of value. Any recent marketing of the property is likely to provide the best evidence as to the current value. If instructed to undertake a formal valuation of the property, Cushman & Wakefield would investigate any recent marketing of the property and such an investigation may have a material impact on the opinion of value provided. If a purchase / sale price has been agreed, we request that we are advised of it as soon as possible so that we can establish whether it is necessary to reconsider our opinion of value.

5. Cushman & Wakefield expressly disclaims any and all liability to the addressee or any third party in respect of this opinion of value.

6. If the addressee requires a formal valuation on which it is entitled to rely for a specific purpose, the addressee may instruct Cushman & Wakefield's Valuation & Advisory team to carry out a formal valuation on and subject to Cushman & Wakefield's standard valuation and advisory terms and conditions