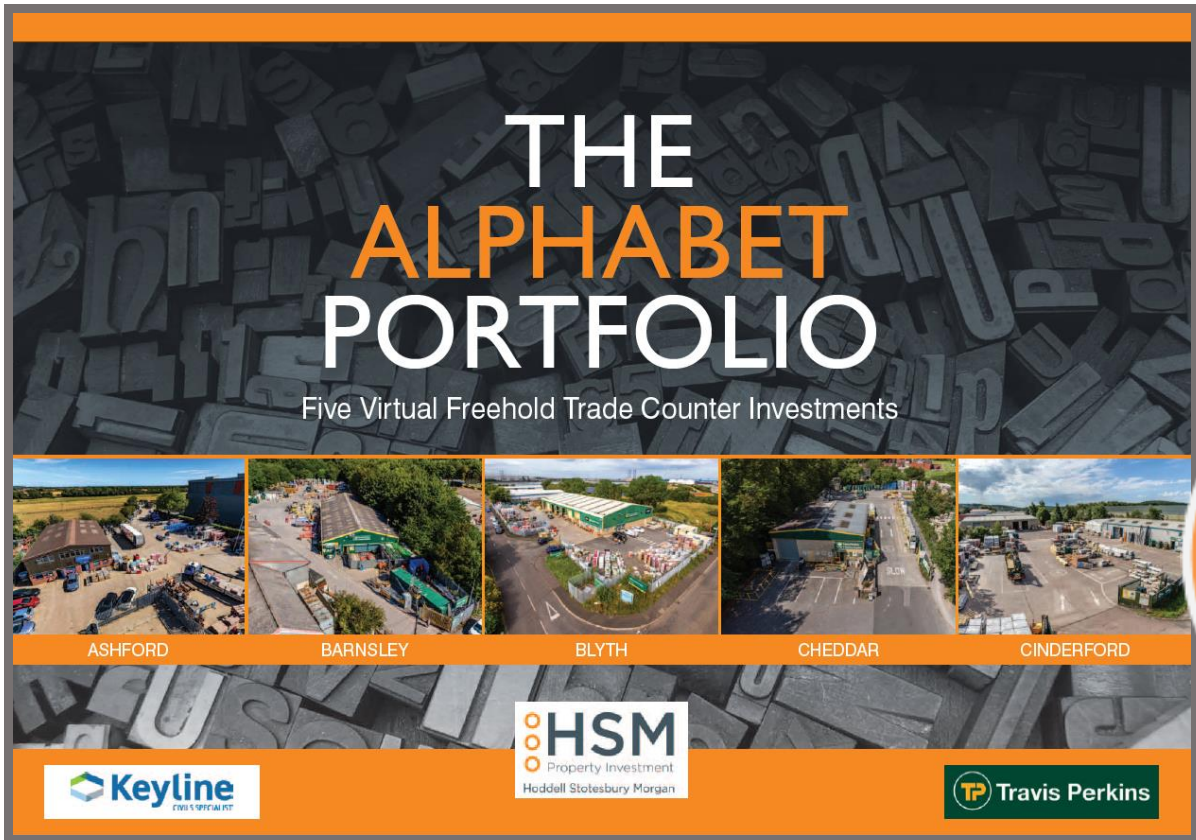


THE ALPHABET PORTFOLIO – 5 UNITS



DESCRIPTION

Five trade-counter and warehouse units distributed around England. Dominant in their trading catchment areas, characterised by low site coverages and modest passing rentals.

TENANCY

The units are let to Travis Perkins Ltd, or Keyline Civils Specialist on individual leases. Each FRI lease expires in December 2031 off passing rentals ranging from £2.25 - £6.25 psf (excluding yard rental allowances). The leases incorporate minimum fixed rental increases on various dates through the balance of the terms.

TENURE

Freehold

PRICE & YIELD

Sold to five separate purchasers for an aggregate sum of £5,365,000, reflecting an average net initial yield of 5.5%.

TRANSACTION

HSM acted for Cordatus RE on the sale of the portfolio to five separate private/ local authority investors (2020/21).