#### Flat 1, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£245,000				
Freehold VP Value	£247,450				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
0 10 1 7 4				0550	
Ground Rent - Term 1	- 40	_		£550	
YP	5.40 yrs	@	6.40%	4.447743046	60.447
					£2,446
Cround Dont Torm 2				£604	
Ground Rent - Term 2 YP	102.44 vrs	<i>@</i>	4 100/		
PV of £1	102.44 yrs			15.59783786	
PVOIEI	5.40 yrs	w	0.40%	0.715344445	£6,739
					E0,739
Stage 2 Reversion					
Stage 2 Neversion					
Capital Value				£247,450	
PV of £1	107.84 yrs	<i>@</i>	5 00%	0.005187771	
1 7 01 21	107.01 313	_	0.0070	0.000107771	£1,284
					21,201
Stage 3 Less Future Reversion					
3					
Freehold VP Value				£247,450	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
	<b>,</b> ,				-£16
Lease Extension Premium					£10,453

#### Flat 3, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£235,000				
Freehold VP Value	£237,350				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	
					£2,446
Ground Rent - Term 2				£604	
YP	102.44 yrs	@		15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	
					£6,739
Stage 2 Reversion					
Capital Value				£237,350	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
					£1,231
Stage 3 Less Future Reversion					
Freehold VP Value		_		£237,350	
PV of £1	197.84 yrs	@	5.00%	0.000064260	0.7-
					-£15
					040.400
Lease Extension Premium					£10,402

#### Flat 5, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£240,000				
Freehold VP Value	£242,400				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1		_		£550	
YP	5.40 yrs	@	6.40%	4.447743046	00.444
					£2,446
Construct David Tarres 2				0.404	
Ground Rent - Term 2	100 44	<u> </u>	/ 400/	£604	
ΥP	102.44 yrs	@		15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	C/ 720
					£6,739
Stage 2 Deversion					
Stage 2 Reversion					
Capital Value				£242,400	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
FVOILI	107.04 yrs	w	5.00%	0.003107771	£1,258
					L1,230
Stage 3 Less Future Reversion					
Stage 3 Less Future Reversion					
Freehold VP Value				£242,400	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
	177.07 y13		3.0070	3.000004200	-£16
					210
Lease Extension Premium					£10,428
LOGGO EXTORISION FROM MINI					10,120

#### Flat 6, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£237,500				
Freehold VP Value	£239,875				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	
					£2,446
Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	
					£6,739
Stage 2 Reversion					
Capital Value				£239,875	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
					£1,244
Stage 3 Less Future Reversion					
Freehold VP Value		_		£239,875	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
					-£15
					040.445
Lease Extension Premium					£10,415

#### Flat 7, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date Lease Term Valuation Date Unexpired Term Capitalisation Rate Deferment Rate Uplift to Freehold VP Long Lease Value Freehold VP Value  Rent Review Date Ground Rent Reversion Years	01-Jan-04 125 yrs 24-Feb-21 107.84 6.40% 5.00% 1.00% £237,500 £239,875 Term 1 Existing £550 5.40		Term 2 18-Jul-26 £604 102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1 YP	5.40 yrs	@	6.40%	£550 4.447743046	£2,446
Ground Rent - Term 2 YP PV of £1	102.44 yrs 5.40 yrs	@		£604 15.59783786 0.715344445	£6,739
Stage 2 Reversion					L0,737
Capital Value PV of £1	107.84 yrs	@	5.00%	£239,875 0.005187771	£1,244
Stage 3 Less Future Reversion					
Freehold VP Value PV of £1	197.84 yrs	@	5.00%	£239,875 0.000064260	-£15
Lease Extension Premium					£10,415

### Flat 12, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date Lease Term Valuation Date Unexpired Term Capitalisation Rate Deferment Rate Uplift to Freehold VP Long Lease Value Freehold VP Value  Rent Review Date Ground Rent Reversion Years	01-Jan-04 125 yrs 24-Feb-21 107.84 6.40% 5.00% 1.00% £240,000 £242,400 Term 1 Existing £550 5.40		Term 2 18-Jul-26 £604 102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1 YP	5.40 yrs	@	6.40%	£550 4.447743046	£2,446
Ground Rent - Term 2 YP PV of £1	102.44 yrs 5.40 yrs			£604 15.59783786 0.715344445	
					£6,739
Stage 2 Reversion					
Capital Value PV of £1	107.84 yrs	@	5.00%	£242,400 0.005187771	£1,258
Stage 3 Less Future Reversion					
Freehold VP Value PV of £1	197.84 yrs	@	5.00%	£242,400 0.000064260	-£16
Lease Extension Premium					£10,428

#### Flat 12a, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date Lease Term Valuation Date Unexpired Term Capitalisation Rate Deferment Rate Uplift to Freehold VP Long Lease Value Freehold VP Value  Rent Review Date Ground Rent Reversion Years	01-Jan-04 125 yrs 24-Feb-21 107.84 6.40% 5.00% 1.00% £240,000 £242,400 Term 1 Existing £550 5.40		Term 2 18-Jul-26 £604 102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1 YP	5.40 yrs	@	6.40%	£550 4.447743046	£2,446
Ground Rent - Term 2 YP PV of £1	102.44 yrs 5.40 yrs			£604 15.59783786 0.715344445	
	0.10 3.0		0.1070	0.7.10011110	£6,739
Stage 2 Reversion					
Capital Value PV of £1	107.84 yrs	@	5.00%	£242,400 0.005187771	£1,258
Stage 3 Less Future Reversion					
Freehold VP Value PV of £1	197.84 yrs	@	5.00%	£242,400 0.000064260	-£16
Lease Extension Premium					£10,428

#### Flat 14, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£240,000				
Freehold VP Value	£242,400				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
Crowned Doubt Towns 1				CEEO	
Ground Rent - Term 1	F 40		/ 400/	£550	
YP	5.40 yrs	w	6.40%	4.447743046	CO 44/
					£2,446
Ground Rent - Term 2				£604	
YP	102.44 yrs	<u>@</u>	6.40%	15.59783786	
PV of £1	5.40 yrs			0.715344445	
IVOILI	5.40 yrs	œ	0.4070	0.713344443	£6,739
					10,737
Stage 2 Reversion					
otago 2 novoloson					
Capital Value				£242,400	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
	<b>,</b> .				£1,258
					•
Stage 3 Less Future Reversion					
Freehold VP Value				£242,400	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
					-£16
Lease Extension Premium					£10,428

### Flat 15, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£240,000				
Freehold VP Value	£242,400				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£550		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	
					£2,446
0 10 1 7 0				0.404	
Ground Rent - Term 2	100.44		/ 400/	£604	
YP	102.44 yrs			15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	07.700
					£6,739
Stage 2 Deversion					
Stage 2 Reversion					
Capital Value				£242,400	
PV of £1	107.84 yrs	@	5 00%	0.005187771	
IVOILI	107.04 yrs	٣	3.0070	0.003107771	£1,258
					L1,230
Stage 3 Less Future Reversion					
orago o cossi arai o novorsion					
Freehold VP Value				£242,400	
PV of £1	197.84 yrs	@	5 00%	0.000064260	
		_	3.0070	1.000001200	-£16
Lease Extension Premium					£10,428
-					-,

### Flat 16, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date Lease Term Valuation Date Unexpired Term Capitalisation Rate Deferment Rate Uplift to Freehold VP Long Lease Value Freehold VP Value  Rent Review Date Ground Rent Reversion Years	01-Jan-04 125 yrs 24-Feb-21 107.84 6.40% 5.00% 1.00% £255,000 £257,550 Term 1 Existing £550 5.40	Term 2 18-Jul-26 £604 102.44		
Stage 1 Loss of Ground Rent				
Ground Rent - Term 1 YP	5.40 yrs @	6.40%	£550 4.447743046	£2,446
Ground Rent - Term 2 YP PV of £1	102.44 yrs @ 5.40 yrs @		£604 15.59783786 0.715344445	£6,739
Stage 2 Reversion				,
Capital Value PV of £1	107.84 yrs @	5.00%	£257,550 0.005187771	£1,336
Stage 3 Less Future Reversion				
Freehold VP Value PV of £1	197.84 yrs @	5.00%	£257,550 0.000064260	-£17
Lease Extension Premium				£10,505

### Flat 17, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04				
Lease Term	125 yrs				
Valuation Date	24-Feb-21				
Unexpired Term	107.84				
Capitalisation Rate	6.40%				
Deferment Rate	5.00%				
Uplift to Freehold VP	1.00%				
Long Lease Value	£255,000				
Freehold VP Value	£257,550				
	Term 1		Term 2		
Rent Review Date	Existing		18-Jul-26		
Ground Rent	£611		£604		
Reversion Years	5.40		102.44		
Stage 1 Loss of Cround Dont					
Stage 1 Loss of Ground Rent					
Ground Rent - Term 1				£611	
YP	5.40 yrs	@	6.40%	4.447743046	
	· <b>.</b> · .				£2,718
Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	
	_				£6,739
Stage 2 Reversion					
Capital Value				£257,550	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
					£1,336
Ctore 2 Loss Future Deversion					
Stage 3 Less Future Reversion					
Freehold VP Value				£257,550	
PV of £1	197.84 yrs	<u>@</u>	5.00%	0.000064260	
IVOILI	177.04 yls	س	J.UU /0	0.000004200	-£17
					-17
Lease Extension Premium					£10,776
LOGGO EXTORISION FROMINGIN					10,770

### Flat 19, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04			
Lease Term	125 yrs			
Valuation Date	24-Feb-21			
Unexpired Term	107.84			
Capitalisation Rate	6.40%			
Deferment Rate	5.00%			
Uplift to Freehold VP	1.00%			
Long Lease Value	£240,000			
Freehold VP Value	£242,400			
	Term 1	Term 2		
Rent Review Date	Existing	18-Jul-26		
Ground Rent	£550	£604		
Reversion Years	5.40	102.44		
Stage 1 Loss of Ground Rent				
Ground Rent - Term 1			£550	
YP	5.40 yrs @	9 6.40%	4.447743046	
				£2,446
Ground Rent - Term 2			£604	
YP	102.44 yrs @		15.59783786	
PV of £1	5.40 yrs @	9 6.40%	0.715344445	
				£6,739
Stage 2 Reversion				
Capital Value			£242,400	
PV of £1	107.84 yrs @	<b>№</b> 5.00%	0.005187771	
				£1,258
Stage 3 Less Future Reversion				
5 1 111/01/1			0040400	
Freehold VP Value	107.01		£242,400	
PV of £1	197.84 yrs @	<i>№</i> 5.00%	0.000064260	04.6
				-£16
Lagra Futansian Durantium				C10 400
Lease Extension Premium				£10,428

### Flat 23, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04			
Lease Term	125 yrs			
Valuation Date	24-Feb-21			
Unexpired Term	107.84			
Capitalisation Rate	6.40%			
Deferment Rate	5.00%			
Uplift to Freehold VP	1.00%			
Long Lease Value	£240,000			
Freehold VP Value	£242,400			
	Term 1	Term 2		
Rent Review Date	Existing	18-Jul-26		
Ground Rent	£550	£604		
Reversion Years	5.40	102.44		
Stage 1 Loss of Ground Rent				
Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	
				£2,446
Ground Rent - Term 2			£604	
YP	102.44 yrs @		15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	
				£6,739
Stage 2 Reversion				
Comital Value			C242 400	
Capital Value	107.04	F 000/	£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	C4 2E0
				£1,258
Ctago 2 Loce Futuro Dovorcion				
Stage 3 Less Future Reversion				
Freehold VP Value			£343 400	
	107.04 vrs. @	E 000/	£242,400 0.000064260	
Years	197.84 yrs @	5.00%	0.000004200	-£16
				-L10
Lease Extension Premium				£10,428
rease extension elemini				£10,428

### Flat 24, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04			
Lease Term	125 yrs			
Valuation Date	24-Feb-21			
Unexpired Term	107.84			
Capitalisation Rate	6.40%			
Deferment Rate	5.00%			
Uplift to Freehold VP	1.00%			
Long Lease Value	£255,000			
Freehold VP Value	£257,550			
	Term 1	Term 2		
Rent Review Date	Existing	18-Jul-26		
Ground Rent	£550	£604		
Reversion Years	5.40	102.44		
Stage 1 Loss of Ground Rent				
Ground Rent - Term 1			£550	
YP	5.40 yrs @	6 40%	4.447743046	
	0.10 Jis C	0.1070	1.1177 100 10	£2,446
				,
Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @		0.715344445	
	<b>,</b> .			£6,739
Stage 2 Reversion				
Capital Value			£257,550	
PV of £1	107.84 yrs @	5.00%	0.005187771	
				£1,336
Stage 3 Less Future Reversion				
Freehold VP Value			£257,550	
PV of £1	197.84 yrs @	5.00%	0.000064260	
				-£17
Logge Futencian Providence				C10 F0F
Lease Extension Premium				£10,505