

LEASEHOLD REFORM HOUSING AND URBAN DEVELOPMENT ACT 1993 SCHEDULE 13

Calculation of Premium for Lease Extension

Property: **9 Kensington Court Gardens, Kensington Court Palace, London, W8**

Valuation Date:		13/03/2023
Expiry date of lease:		03/11/2030
Unexpired term of lease:		7.64 years
Expiry date of extended lease:		4/11/2120
Term of extended lease		97.64 years
Expiry date of overriding lease	Mountview Estates PLC	28/09/2997
Unexpired term of overriding lease		974.53 years
Unexpired term on expiry of existing lease		966.88 years
Unexpired term on expiry of extended lease		876.88 years
Notional Freehold Value		£3,562,860

**Diminution in Overriding Lessee's Interest**

**Reversion to Leasehold Vacant Possession Value of an 966.88-year lease on 5/11/2030**

	at	99.75% of freehold value		3,553,953		
Less for LGHA 1969 Schedule 10 risk		5%		3,376,255		
Defer for		7.64 years @	5.00%	0.689 -----		
					2,326,240	
					c/f	<b>2,326,240</b>
<b><u>Ground Rent</u></b>						
Negative rent pa after grant of new lease				75		
Years Purchase		7.64 years @	4.0%	6.479 -----		
					486	
					c/f	<b>486</b>
<b><u>Less</u></b>						
Reversion to Leasehold Value Vacant						

Possession Value of an 876.88-year lease on 05/11/2120						
				3,553,953		
Defer for		97.64 years @	5.00%	<u>0.0085</u>		
					30,208	
					c/f	<b>30,208</b>
						<b>2,296,518</b>

#### Calculation of Marriage Value

Overriding lessee's proposed interest				30,208		
Tenant's proposed interest		97.36% of freehold value		3,468,800 -----		
					3,499,008	
<b>Less</b>						
Overriding Lessee's current interest				2,326,726		
Tenant's current interest		21.23% of freehold value		756,395		
					<u>3,083,121</u>	
					415,887	
						<b><u>207,944</u></b>
						<b>2,504,461</b>