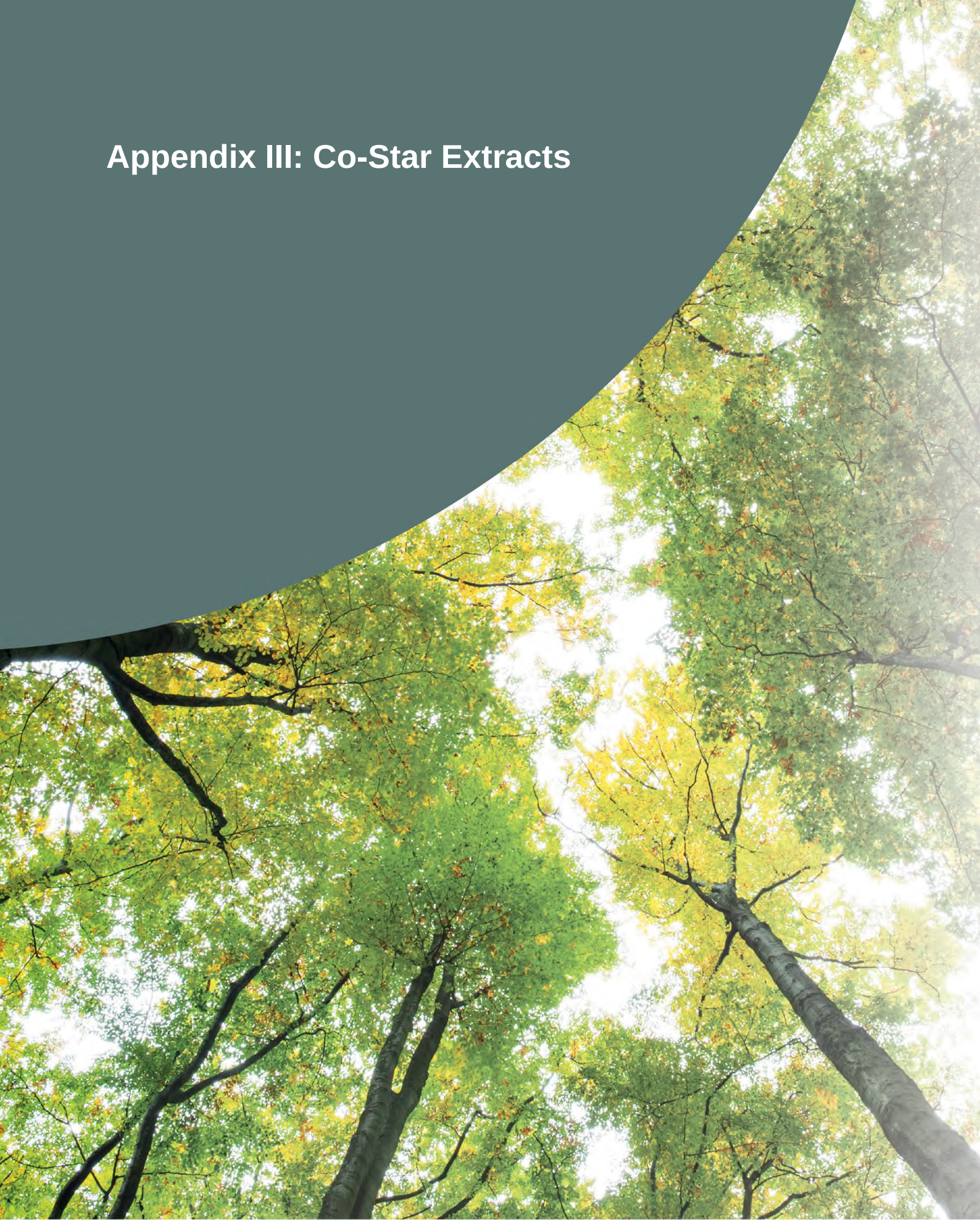


Appendix III: Co-Star Extracts



Retail Lease Comps Summary

Lease Comps Report

Deals

250

Asking Rent Per SF

£12.76

Achieved Rent Per SF

£13.06

Avg. Months On Market

15

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	126	£2.82	£12.76	£12.27	£69.31
Achieved Rent Per SF	125	£1.39	£13.06	£12.00	£76.08
Net Effective Rent Per SF	27	£0.40	£17.93	£10.93	£34.55
Asking Rent Discount	67	-100.0%	19.1%	7.7%	91.2%
TI Allowance	-	-	-	-	-
Rent Free Months	38	0	5	3	24

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	126	0	15	10	119
Deal Size	250	184	3,182	1,498	34,100
Lease Deal in Years	130	0.3	9.8	10.0	72.4
Floor Number	163	BSMT	LBBY	GRND	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 28 Grange Rd	★★★★★	798	BSMT,G...	07/07/2017	New	£3.76/fri	Effective
2 35 Albion St	★★★★★	700	GRND	01/07/2017	New	£22.86	Asking
3 Post Office 22-23 Cecil Sq	★★★★★	2,823	BSMT,G...	07/06/2017	New	£8.86/fri	Asking
4 34 King St	★★★★★	1,030	GRND,1	02/05/2017	New	£11.65/fri	Effective
5 Unit 2 Station Rd	★★★★★	787	GRND,1	24/03/2017	New	£13.98/fri	Asking
6 5 High St	★★★★★	1,312	GRND,1-2	21/03/2017	Renewal	£14.71	Achieved
7 Unit 1 Station Rd	★★★★★	856	GRND,1	17/03/2017	New	£8.76/fri	Effective
8 The Centre The Centre St	★★★★★	319	GRND	16/03/2017	New	£21.94	Effective
9 95 High St	★★★★★	1,365	GRND	15/03/2017	New	£18.32/fri	Asking
10 22 Marine Ter	★★★★★	1,187	GRND	02/03/2017	New	£11.82/fri	Effective
11 12 Cuthbert Rd	★★★★★	765	BSMT,G...	01/03/2017	New	£10.46/fri	Asking
12 Unit 34 Station Rd	★★★★★	723	GRND,1	01/03/2017	New	£15.21/fri	Effective
13 Unit 4 Station Rd	★★★★★	692	GRND,1	01/03/2017	New	£15.90/fri	Asking
14 107a High St	★★★★★	689	GRND	01/02/2017	New	£10.45	Achieved
15 47 Northdown Rd	★★★★★	1,022	GRND	01/02/2017	New	£8.81	Asking
8 The Centre The Centre	★★★★★	1,948	GRND	01/02/2017	New	£8.98/fri	Asking
16 118 High St	★★★★★	830	BSMT,G...	31/01/2017	New	£16.27	Effective
17 68 High St	★★★★★	732	GRND	18/01/2017	New	£17.76/fri	Effective
18 68 High St	★★★★★	1,445	GRND	15/01/2017	New	£6.92/fri	Effective
19 39 High St	★★★★★	1,725	GRND	14/01/2017	New	£10.93/fri	Effective
20 338 Margate Rd	★★★★★	1,498	GRND	02/01/2017	New	£10.01	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 64 High St	★★★★★	2,056	GRND,1	01/12/2016	New	£9.73/fri	Effective
22 80 High St	★★★★★	5,133	BSMT,G...	01/12/2016	New	£3.90/fri	Effective
23 99 Canterbury Rd	★★★★★	489	GRND	29/11/2016	New	£12.27	Asking
24 191 Northdown Rd	★★★★★	480	GRND	29/11/2016	New	£10.63	Asking
25 College Square Shopping... College Sq	★★★★★	1,600	GRND,1	01/11/2016	New	£6.88/fri	Effective
26 30 Grange Rd	★★★★★	184	GRND	31/10/2016	New	£15.81/fri	Effective
27 Westwood Cross	★★★★★	5,500	GRND	30/09/2016	New	£19.18	Effective
28 55 King St	★★★★★	565	GRND	01/09/2016	New	£11.47	Achieved
29 74 Station Rd	★★★★★	1,526	GRND,1	01/08/2016	New	£8.52/fri	Effective
30 16 Grange Rd	★★★★★	262	GRND	16/07/2016	New	£22.21/fri	Effective
31 49-49A Belvedere Rd	★★★★★	390	GRND	07/07/2016	New	£17.69	Effective
32 107-109 Ramsgate Rd	★★★★★	1,921	BSMT,G...	09/06/2016	New	£6.25	Asking
33 347-347A Margate Rd	★★★★★	467	GRND	01/03/2016	New	£17.13	Effective
34 Westwood Cross Shoppin... 23 Margate Rd	★★★★★	18,000	GRND,1	26/01/2016	New	-	-
34 Westwood Cross Shoppin... 23 Margate Rd	★★★★★	2,300	GRND	26/01/2016	New	-	-
34 Westwood Cross Shoppin... 23 Margate Rd	★★★★★	4,866	GRND	26/01/2016	New	-	-
8 The Centre The Centre	★★★★★	1,941	GRND	11/01/2016	New	£5.15/fri	Effective
35 4 Cliff Ter	★★★★★	342	GRND	01/12/2015	New	£17.54	Asking
36 143 High St	★★★★★	629	GRND	01/12/2015	New	£8.59/fri	Asking
37 107-109 High St	★★★★★	741	GRND	20/11/2015	New	£10.80/fri	Effective
38 73 High St	★★★★★	542	BSMT,G...	01/11/2015	New	£22.14/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
8 The Centre The Centre	★★★★★	1,083	GRND	01/11/2015	New	£6.46	Asking
39 72 High St	★★★★★	1,035	BSMT,G...	30/09/2015	Renewal	£9.66	Achieved
40 53 High St	★★★★★	918	BSMT,G...	18/09/2015	New	£9.24/fri	Asking
41 19 Cliff Ter	★★★★★	1,084	GRND	22/08/2015	New	£11.07/fri	Asking
8 The Centre The Centre	★★★★★	1,691	GRND	08/08/2015	New	£6.51/fri	Asking
42 27B Hawley St	★★★★★	478	GRND	03/08/2015	New	£12.55	Asking
43 98-102 High St	★★★★★	3,670	GRND,1	14/07/2015	New	£10.63/fri	Asking
44 51 High St	★★★★★	1,399	GRND,1	11/07/2015	New	£8.58	Asking

Offices

Lease Comps Summary

Lease Comps Report

Deals

56

Asking Rent Per SF

£6.65

Achieved Rent Per SF

£5.48

Avg. Months On Market

11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	34	£3.00	£6.65	£7.26	£14.43
Achieved Rent Per SF	31	£3.59	£5.48	£7.05	£17.94
Net Effective Rent Per SF	9	£3.59	£4.84	£7.13	£10.44
Asking Rent Discount	17	-62.4%	3.2%	0.0%	28.5%
TI Allowance	-	-	-	-	-
Rent Free Months	6	0	1	1	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	34	1	11	8	44
Deal Size	56	200	2,426	1,290	15,637
Lease Deal in Years	29	1.0	4.3	3.0	10.7
Floor Number	29	LL	1	1	4

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 25 Cecil Sq	★★★★★	527	1st	17/03/2017	New	£10.44/iri	Effective
2 Mill Lane House Mill Ln	★★★★★	260	3rd	01/03/2017	New	£10.00	Effective
3 Queens House Queen St	★★★★★	6,904	GRND,2-3	22/12/2016	New	£3.62/fri	Effective
4 127A High St	★★★★★	524	GRND	02/09/2016	New	£7.78/fri	Effective
5 30 Albion Rd	★★★★★	1,319	GRND	02/03/2016	New	£7.73	Achieved
2 Mill Lane House Mill Ln	★★★★★	1,865	2nd	31/01/2016	New	£6.86	Effective
2 Mill Lane House Mill Ln	★★★★★	711	3rd	01/12/2015	New	£7.00	Asking
6 22 Queen St	★★★★★	1,122	1-2	17/06/2015	New	£4.45/fri	Effective
7 24 Clarendon Rd	★★★★★	5,080	GRND,2	01/04/2015	New	-	-
8 47 Dumpton Park Dr	★★★★★	15,637	Unkwn	04/12/2014	New	£3.00/fri	Asking
9 Office Block @ Manston Rd	★★★★★	1,800	GRND	02/12/2014	New	£4.00/iro	Asking
10 75-75A Canterbury Rd	★★★★★	1,134	1-2	15/09/2014	New	£8.82	Effective
1 25 Cecil Sq	★★★★★	420	LL	15/09/2014	New	£7.13/iri	Effective
1 25 Cecil Sq	★★★★★	505	Unkwn	01/06/2013	New	£5.94	Asking
11 Sarre Business Centre Canterbury Rd	★★★★★	1,905	GRND,1	13/01/2013	New	£10.50/fri	Achieved
12 72-74 Harbour Parade	★★★★★	1,261	2nd	01/08/2012	New	£6.34/fri	Asking
13 160-162 High St	★★★★★	748	BSMT,G...	09/05/2012	Renewal	£11.23	Achieved
14 Channel Rd	★★★★★	1,226	GRND	09/03/2012	New	£4.08	Achieved
15 6-7 Cecil Sq	★★★★★	870	GRND	28/02/2012	New	£4.60	Achieved
16 12 Cliff St	★★★★★	2,530	Unkwn	01/11/2011	New	£8.11	Asking
10 75A Canterbury Rd	★★★★★	1,134	1-2	09/10/2011	New	£7.05	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Mill Lane House Mill Ln	★★★★★	5,008	2nd	01/08/2011	New	£3.59/fri	Effective
 9 Queen St	★★★★★	1,195	1-2	01/07/2011	New	£7.95/fri	Asking
 Haine Rd	★★★★★	2,152	GRND	12/05/2011	New	£13.94/fri	Asking
 5-9 Hawley St	★★★★★	1,256	1-2	01/03/2011	New	£5.77/fri	Achieved
 Queens House Queen St	★★★★★	2,425	Unkwn	01/08/2009	New	£14.43/fri	Asking
 20-22 Albion Pl	★★★★★	1,019	1st	01/11/2008	New	£9.81/fri	Achieved
 Omega House New St	★★★★★	814	Unkwn	20/10/2008	New	£7.37	Achieved
 Queens House Queen St	★★★★★	2,425	Unkwn	01/10/2008	New	£14.43/fri	Asking
 25 Cecil Sq	★★★★★	527	1st	13/05/2008	New	£9.49	Achieved
 Queens House Queen St	★★★★★	2,346	Unkwn	01/01/2008	New	£9.51/fri	Asking
 64 St Mildreds Rd	★★★★★	348	Unkwn	01/01/2008	New	£11.49	Achieved
 6-7 Cecil Sq	★★★★★	775	Unkwn	14/05/2007	New	£5.16	Asking
 84-86 High St	★★★★★	615	1st	29/09/2004	New	£7.56	Achieved
 Stockwell House Cecil Sq	★★★★★	2,247	Unk,BS...	01/09/2004	New	£6.00/fri	Asking
 Argyle Centre York St	★★★★★	2,560	4th	01/09/2004	New	£5.00/fri	Asking
 77 High St	★★★★★	1,592	Unkwn	09/06/2004	New	£4.08/fri	Achieved
 Argyle Centre York St	★★★★★	2,560	4th	25/05/2004	New	£4.88/fri	Asking
 Argyle Centre York St	★★★★★	6,160	Unkwn	16/10/2003	New	£4.55	Achieved
 Dundee House And Victori.. 23-26 Albion Pl	★★★★★	2,629	Unkwn	05/09/2003	New	£12.84	Asking
 Argyle Centre York St	★★★★★	2,500	Unkwn	01/08/2003	New	£5.12	Achieved
 Argyle Centre York St	★★★★★	1,900	Unkwn	31/03/2003	New	£5.37	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Mill Lane House Mill Ln	★★★★★	4,170	Unkwn	28/11/2002	New	£5.00	Asking
 Argyle Centre York St	★★★★★	6,160	Unkwn	16/10/2000	New	£5.19	Achieved
 Argyle Centre York St	★★★★★	724	Unkwn	04/07/2000	New	£13.00	Achieved
 Argyle Centre York St	★★★★★	6,160	Unkwn	12/04/1999	New	£4.50	Achieved
 Argyle Centre York St	★★★★★	750	Unkwn	17/12/1998	New	£17.94	Achieved
 2 The Square	★★★★★	200	1st	25/12/1995	New	-	-
 Mill Lane House Mill Ln	★★★★★	4,185	Unkwn	30/11/1990	New	£4.20	Achieved
 92 High St	★★★★★	550	Unkwn	01/08/1990	New	-	-

Industrial Lease Comps Summary

Lease Comps Report

Deals

76

Asking Rent Per SF

£4.55

Achieved Rent Per SF

£3.83

Avg. Months On Market

12

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	40	£2.44	£4.55	£5.00	£20.00
Achieved Rent Per SF	31	£1.56	£3.83	£3.83	£7.20
Net Effective Rent Per SF	17	£3.00	£4.21	£3.85	£5.50
Asking Rent Discount	11	-58.3%	4.1%	11.2%	38.0%
TI Allowance	-	-	-	-	-
Rent Free Months	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	44	1	12	8	50
Deal Size	76	105	7,474	3,627	97,371
Lease Deal in Years	30	2.0	6.9	5.0	16.0
Floor Number	57	BSMT	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Ravensgate Dr	★★★★★	8,000	GRND	14/03/2017	New	£12.00	Asking
2 8 Ravensgate Dr	★★★★★	5,000	GRND	14/03/2017	New	£12.00	Asking
3 Pyramid Business Park Poorhole Ln	★★★★★	28,252	GRND,M	06/03/2017	New	-	-
4 Leigh Rd	★★★★★	8,073	GRND	27/11/2015	New	£3.22	Effective
5 Laundry Rd	★★★★★	2,789	GRND	13/06/2015	New	£5.00/fri	Asking
6 Motor Transport Workshop Manston Rd	★★★★★	4,400	GRND	01/06/2015	New	£4.00	Asking
7 Hangar 3 Manston Rd	★★★★★	18,937	GRND	02/04/2015	New	£4.00	Asking
8 Industrial Unit @ Manston Rd	★★★★★	34,010	GRND	06/02/2015	New	£4.00	Asking
9 157A Hershon Rd	★★★★★	804	GRND	02/02/2015	New	£9.32/fri	Asking
10 Equine Unit @ Manston Rd	★★★★★	3,846	GRND	02/12/2014	New	£4.00	Asking
11 18 Leigh Rd	★★★★★	6,349	GRND,1	02/11/2014	New	£5.51/fri	Asking
12 Channel Rd	★★★★★	3,600	GRND	01/09/2014	New	£4.16	Effective
13 Laundry Rd	★★★★★	2,748	GRND	02/07/2014	New	£5.00/fri	Asking
14 Laundry Rd	★★★★★	2,785	GRND	02/07/2014	New	£5.00	Asking
15 Laundry Rd	★★★★★	5,031	GRND,1	02/06/2014	New	£5.00/fri	Asking
16 9 Dane Valley Rd	★★★★★	515	GRND	15/05/2014	New	-	-
16 8 Dane Valley Rd	★★★★★	515	GRND	13/05/2014	New	-	-
16 9 Dane Valley Rd	★★★★★	515	GRND	05/05/2014	New	-	-
16 9 Dane Valley Rd	★★★★★	515	GRND	01/05/2014	New	-	-
16 9 Dane Valley Rd	★★★★★	515	GRND	21/04/2014	New	-	-
15 Laundry Rd	★★★★★	1,500	Unkwn	01/11/2013	New	£4.00/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
17 Unit 1 Dane Valley Rd	★★★★★	860	GRND	01/10/2013	New	£9.07	Asking
18 1-4 Lysander Close	★★★★★	1,000	GRND,M	15/09/2013	New	£7.20/fri	Achieved
14 Laundry Rd	★★★★★	4,844	GRND,M	29/08/2013	New	£3.10/fri	Achieved
19 Lysander Close	★★★★★	2,919	GRND	28/06/2013	New	£3.42/fri	Achieved
20 Channel Rd	★★★★★	1,300	GRND	14/05/2013	New	-	-
15 Laundry Rd	★★★★★	3,654	GRND,M	05/05/2013	New	£3.28/fri	Achieved
21 Manston Rd	★★★★★	8,541	GRND,1,	08/04/2013	New	£3.81	Asking
13 Laundry Rd	★★★★★	9,548	GRND	07/04/2013	New	£3.74/fri	Effective
14 Laundry Rd	★★★★★	3,800	GRND	01/04/2013	New	£3.16/fri	Achieved
15 Laundry Rd	★★★★★	3,000	GRND	01/03/2013	New	£4.00/fri	Effective
14 Laundry Rd	★★★★★	9,000	GRND	01/03/2013	New	£4.00/fri	Effective
14 Laundry Rd	★★★★★	2,200	1st	01/03/2013	New	£3.00/fri	Effective
14 Laundry Rd	★★★★★	3,000	GRND	01/03/2013	New	£3.75/fri	Effective
13 Laundry Rd	★★★★★	3,000	GRND	01/03/2013	New	-	-
22 Laundry Rd	★★★★★	1,300	GRND	01/03/2013	New	£4.04	Effective
22 Laundry Rd	★★★★★	1,400	GRND	01/03/2013	New	£4.00	Effective
22 Laundry Rd	★★★★★	1,400	GRND	01/03/2013	New	£3.75	Effective
5 Laundry Rd	★★★★★	6,000	GRND	01/03/2013	New	£5.50	Effective
23 14 Invicta Way	★★★★★	97,371	GRND,M	14/02/2013	New	£4.71	Effective
4 Leigh Rd	★★★★★	8,073	GRND	24/09/2012	New	£2.95	Achieved
24 The Timber Yard Manston Rd	★★★★★	327	MEZZ	02/07/2012	New	£3.96	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
13 Laundry Rd	★★★★★	1,670	GRND	01/07/2012	New	£3.83/fri	Effective
21 Manston Rd	★★★★★	8,541	GRND,1	07/04/2012	New	£4.00	Achieved
24 The Timber Yard Manston Rd	★★★★★	23,900	GRND	03/04/2012	New	£3.96	Asking
25 Goodwin Park Continental Approach	★★★★★	14,324	GRND,1	02/04/2012	New	£3.00	Asking
26 7 Edith Rd	★★★★★	105	Unkwn	01/03/2012	New	£20.00	Asking
27 Former Depot Dane Valley Rd	★★★★★	31,861	GRND	26/09/2011	New	£1.56	Achieved
28 Haine Rd	★★★★★	3,068	Unkwn	12/05/2011	New	£5.22/fri	Asking
28 Haine Rd	★★★★★	996	Unkwn	12/05/2011	New	£7.23/fri	Asking