

MACT RETAIL PORTFOLIO SUMMARY

Address	Tenant	Lease Start	Lease End	Unexpired Yrs	Next Review	Tenant Break Option	Rent Pa	Rate psf ZA	Net Initial Yield	Price STC
Chorley – 15 Chapel Street	Phones 4U	25-Dec-09	24-Dec-12	2.75	n/a	25-Dec-10	£23,250	£38.00	9.05%	£250,000
Kings Lynn - 90 High Street	Thorntons Plc	24-Nov-97	23-Nov-17	7.75	24-Nov-12		£60,000	£80.50	6.30%	£900,000
Ringwood 13-23 Southampton Road	Lewis Meeson Ltd (trading as Martin's)	20-Aug-05	19-Aug-15	5.50	20-Aug-10		£59,300	£31.00		
	Co-operative Group (CWS) Ltd (trading as Co-Op Travel)	02-Aug-06	01-Aug-21	11.5	02-Aug-11	01-Aug-11	<u>£16,500</u> £75,800	£31.00	7.50%	£955,000
Stroud - 5 High Street	Cheltenham & Gloucester Plc	29-Sep-87	28-Sep-12	2.5	n/a		£27,500	£41.00	7.00%	£375,000
						Total	£186,550		7.14%*	£2,480,000

* Blended yield reflecting the appropriate Stamp Duty rates

For further information please contact Richard Harding 020 7318 1930 or Andrew Taylor 020 7318 1934