

# Valuation Report

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## provided by

CBRE Limited  
Henrietta House, Henrietta Place, London, W1G 0NB  
*(hereinafter referred to as “we”, “us” or “our”)*

## for the benefit of

<b>The Directors</b>	Lazard & Co. Limited
<b>The Unite Group Plc</b>	20 Manchester Square
South Quay,	London
Temple Back	W1U 3PZ
Bristol	in their capacity as Lead Financial
BS1 6FL	Adviser to Unite

*(hereinafter referred to as “the Client”, (hereinafter referred to as “Lazard & Co”)*  
*“Offeror”, “Unite”, “you” or “your”)*

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*(hereinafter referred to as the*  
*“Company” or “Empiric”)*

Peel Hunt LLP  
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in their capacity as Joint Financial  
Adviser and Corporate Broker to  
Empiric  
*(hereinafter referred to as “Peel*  
*Hunt”)*

Jefferies International Limited  
100 Bishopsgate  
London, England  
EC2N 4JL  
in their capacity as Joint Financial  
Adviser and Corporate Broker to  
Empiric  
*(hereinafter referred to as “Jefferies”)*

*(hereinafter referred to collectively as “the Addressees”)*

## in respect of

**Project Eagle** – 120 assets, held within Unite’s Wholly Owned (“WO”), LSAV and USAF portfolios, as set out in the Schedule of Properties below in Appendix B.

*(hereinafter referred to as the “Portfolio” or the “Properties”)*

**Valuation Date:** 30 June 2025  
**Date of Report:** 14 August 2025

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# Terms of Reference

**Instruction** To provide a valuation as at the Valuation Date.

The valuation has been prepared in accordance with the latest version of the RICS Valuation – Global Standards (incorporating the International Valuation Standards) and the UK national supplement (the “Red Book”) current as at the Valuation Date.

The valuation is compliant with Rule 29 of the City Code on Takeovers and Mergers (the “Takeover Code”).

**Purpose** The Valuation has been prepared for the Company for a Regulated Purpose (as defined in the Red Book).

The valuation and valuation report are each provided for the purpose of providing an independent professional opinion of the valuation of the Properties as at the Valuation Date, for the purpose of Rule 29 of the Takeover Code and for inclusion in the Rule 2.7 Announcement, Scheme Document and Code Document, each defined below.

Our valuation is provided solely for this intended use and no other purpose or use is permitted.

We understand that the following documents will be produced in connection with the Transaction and will be put on public display on the websites of Empiric and Unite:

- a) an announcement by Unite of a firm intention of Unite to make an offer for the entire issued and to be issued ordinary capital of Empiric pursuant to Rule 2.7 of the Code (the “Rule 2.7 Announcement”);
- b) a scheme circular to be published by Empiric and sent to the shareholders of Empiric (the “Scheme Document”) in connection with the Transaction;
- c) inclusion and/or reference to it in any other announcements, documents and/or supplementary documents required to be released by Unite and/or Empiric which directly relate to the Transaction (each a “Code Document”)

(the Rule 2.7 Announcement, Scheme Document and Code Document, together the “Offer Documents”).

We understand that the Valuation Reports are required for inclusion in (as applicable) the Offer Documents. We acknowledge that our Valuation Reports will be published on the websites of Unite / Empiric in accordance with Rule 26.3 of the Code.

**Valuations** **Market Value of the Properties as at 30 June 2025 (at 100%):**

**£7,655,625,000 (Seven Billion, Six Hundred and Fifty Five Million, Six Hundred and Twenty Five Thousand Pounds)** exclusive of VAT.

For the avoidance of doubt, we have valued the Properties as real estate and the value reported above represents 100% of the aggregate Market Value of the assets.

There are no negative values to report.

The Properties are split by property type and portfolio, at 100% as follows:

		UNITE WO	USAF	LSAV	Total at 100%
London	Value	£1,404,900,000	£440,780,000	£1,129,800,000	<b>£2,975,480,000</b>
	Number of Properties	13	6	6	<b>25</b>
Prime regional	Value	£965,145,000	£933,595,000	-	<b>£1,898,740,000</b>
	Number of Properties	15	19	-	<b>34</b>
Major regional	Value	£987,480,000	£1,209,175,000	-	<b>£2,196,655,000</b>
	Number of Properties	21	25	-	<b>46</b>
Provincial	Value	£98,160,000	£252,050,000	-	<b>£350,210,000</b>
	Number of Properties	6	6	-	<b>12</b>
Investment property total	Value	<b>£3,455,685,000</b>	<b>£2,835,600,000</b>	<b>£1,129,800,000</b>	<b>£7,421,085,000</b>
	Number of Properties	<b>55</b>	<b>56</b>	<b>6</b>	<b>117</b>
Development	Value	£234,540,000	-	-	<b>£234,540,000</b>
	Number of Properties	3	-	-	<b>3</b>
Total	Value	<b>£3,690,225,000</b>	<b>£2,835,600,000</b>	<b>£1,129,800,000</b>	<b>£7,655,625,000</b>
	Number of Properties	<b>58</b>	<b>56</b>	<b>6</b>	<b>120</b>

### Market Value of the Properties as at 30 June 2025 (at % share)

In respect of LSAV, Unite owns 50%, and in respect of USAF, it owns 29.84%. WO is 100% wholly owned by Unite. The total arithmetical apportionment of the value taking into account the relevant ownership share (as advised to us by Unite) on a pro-rata basis is as follows:

**WO: £3,690,225,000 (Three Billion, Six Hundred and Ninety Million, Two Hundred and Twenty Five Thousand Pounds) exclusive of VAT.**

**LSAV: £564,900,000 (Five Hundred and Sixty Four Million, Nine Hundred Thousand Pounds) exclusive of VAT.**

**USAF: £846,143,040 (Eight Hundred and Forty Six Million, One Hundred and Forty Three Thousand, and Forty Pounds) exclusive of VAT.**

**Total: £5,101,268,040 (Five Billion, One Hundred and One Million, Two Hundred and Sixty Eight Thousand and Forty Pounds) exclusive of VAT.**

Where a Property is owned through an indirect investment structure or a joint tenancy in a trust for sale, our Valuation represents the relevant apportioned percentage of ownership of the value of the whole Property, assuming full management control. Our Valuation therefore is unlikely to represent the value of the interests in the indirect investment structure through which the Property is held.

The definitions of all bases of value are set out in full in the Valuation Principles and Assumptions in the Appendices.

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<b>Assets over 5% of Aggregate Value</b>	<p>The Company has expressly instructed us not to disclose certain information, which is considered by them to be commercially sensitive, namely the individual values of the Properties.</p> <p>We have identified no properties which individually have a Market Value of more than 5% of the aggregate Market Value of the Properties (at 100%) as at the Valuation Date.</p>
<b>Assumptions</b>	<p>The principal assumptions which we have made are stated within this Valuation Report.</p> <p>Assumptions are facts, conditions or situations affecting the subject of, or approach to, a valuation that it has been agreed need not be verified by the valuer as part of the valuation process. Assumptions are made when it is reasonable for the valuer to accept that something is true without the need for specific investigation.</p> <p>The Company has confirmed and we confirm that our assumptions are correct as far as the Company and we, respectively, are aware. For the avoidance of doubt, the Assumptions made do not affect compliance with the approach to Market Value under the Red Book.</p> <p>If any of the information or assumptions on which the valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and should be reconsidered.</p>
<b>Valuation Approach</b>	<p>We have arrived at our opinion of Market Value adopting the following approaches (as defined in the latest version of the RICS Global – Valuation Standards):</p> <ul style="list-style-type: none"> <li>• The income approach (including the profits method of valuation), based on capitalisation or conversion of present and predicted income (cash flows), which may take a number of different forms, to produce a single current capital value.</li> <li>• The market approach, comparing the subject asset with market transactions in the same, or closely similar, type of asset within an appropriate time horizon.</li> </ul> <p>We have used a proprietary valuation model as part of our work on this Instruction.</p>
<b>Inspection</b>	<p>CBRE operates a rolling programme of inspections across the WO, LSAV and USAF portfolios, as part of its valuation instructions for financial reporting purposes. All of the WO and LSAV properties were inspected in 2025. The USAF properties have all been inspected on a rolling basis over the course of the last three years. As a proportion of aggregate value, 82% of the portfolio was inspected in 2025, 6% in 2024, 2% in 2023 and 11% in 2022. The Schedule of Properties at Appendix B outlines the dates of all inspections undertaken by CBRE as part of its valuation instructions for financial reporting purposes.</p> <p>As instructed, we have not re-inspected all of the Properties for the purpose of this valuation.</p> <p>With regards to those Properties that have not been subject to re-inspection, Unite has confirmed that they are not aware of any material changes to the physical attributes of the properties, or the nature of their location, since the last inspection. We have assumed this advice to be correct.</p> <p>Where properties have not been re-inspected, the valuer has not carried out the usual range of enquires performed during a full inspection of the properties and has made the appropriate assumptions based on the information provided or available that, without a full inspection, cannot be verified. The instructing parties acknowledge and accept the heightened uncertainty and risks relying upon a valuation prepared on a desktop basis. inspections.</p>
<b>Sources of Information</b>	<p>We have carried out our work based upon information supplied to us by Unite. This includes summary tenure information, accommodation schedules, floor areas, planning information, rental/tenancy information, occupancy and bookings (including for the forthcoming 2025/26 academic year), summary and copy nomination agreements (or equivalent), operating cost information, commercial tenancy schedules, and planned capital expenditure. In respect of the development assets, we have also been provided with development budgets, timescales and proposed plans.</p>

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## **Current Market Conditions**

There are numerous geopolitical tensions across the world at present, the outcomes of which are uncertain. There is the potential for rapid escalation which could produce a significant impact on global trade, economies and property values.

Experience has shown that consumer and investor behaviour can quickly change during fluctuating market conditions. It is important to note that the conclusions set out in this report are valid as at the Valuation Date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to the current environment.

## **Development Valuations**

The value of real estate developments is traditionally volatile and can be subject to rapid changes of value in short timeframes. Development projects appeal to specific types of purchasers and can be significantly impacted by many factors such as broader economic conditions, fluctuating levels of supply and demand for the product, changes in building costs and the availability and cost of development finance. All these (and more) factors could have a significant impact on the value and demand for the Property/Properties.

Going forward there will be several key factors impacting on the viability of some development projects and their underlying land values. In addition, we also note that ongoing monitoring and governance of banking systems may significantly restrict development capital and increase the cost of development finance.

As experienced in previous market cycles, the value of real estate developments can undergo rapid and significant price corrections, as supply, demand and cost factors change. Any Reliant Party is strongly advised to consider this inherent risk in their investment and lending decisions. Lending and investment caution is advised in this regard.

## **The Building Safety Act**

The Building Safety Act was published on 5 July 2022. The Act sets out a clear, proportionate framework for the design, construction and management of safer, high quality-homes. The focus of this Act is on 'higher-risk buildings', which is those above 18m or 7 storeys in height with at least two residential units. The Act introduced a new Building Safety Regulator (established within the Health and Safety Executive) which is the new building control body whose function is to secure building safety and improve the standard of buildings. It also sets out that building owners will be responsible for safety - from planning to occupation - of higher-risk buildings, together with the requirement to demonstrate that they have effective, proportionate measures in place to manage safety risks and keep a 'golden thread' of building safety information. This is then managed by the 'accountable person' who will be responsible for the occupied building.

Furthermore, homeowners will have 15 years to claim compensation for sub-standard work and owners of properties built up to 30 years prior to this change coming into effect will be able to bring a claim for compensation for defective work. The BSR is also able to impose sanctions on those who do not comply.

Our report is valid at the Valuation Date and has taken into account the due diligence required under the requirements of the current legislation. On 29 March 2024, the Government published changes to Approved Document B, which includes the introduction of second staircases in "tall" buildings for development. The Government has imposed a requirement for second staircases in all new buildings that are taller than 18 metres in height. The Approved Document B changes also include guidance on evacuation shafts and escape routes. The end date for the transitional period for the changes to be implemented is 30 September 2026. The valuation has been undertaken assuming the regulatory environment as at the Valuation Date.

## **Building Safety**

Appendix A includes summary of our Valuation Principles and Assumptions in respect of building safety.

A range of buildings within the Portfolio have been identified as being above 18m or 7 storeys. According to the Building Safety Act, these buildings are classified as being a 'higher-risk building'. We are aware that Unite has conducted a range of fire safety reviews including an assessment of

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external wall materials across all of their estate. All of the properties considered a Higher Risk Building under the Building Safety Act have a HRB registration. We understand that remedial works are being undertaken where necessary.

The costs of the works are to be mitigated for Unite by claims from contractors under build contracts, where appropriate. Unite Students expect to recover 50%-75% of total replacement costs over time. We have not been provided with the asset specific costs for the relevant properties.

Following discussions between Unite and Deloitte, Unite's auditor, these costs have been deducted at balance sheet level, and not within the individual valuations to avoid double counting. There is no accretive benefit to these works.

## **The Renters Rights Bill**

The Renters Rights Bill will be new legislation outlining the government's plans to reform the private rented sector (PRS) and level up housing quality. The bill proposes numerous reforms, such as:

- Banning 'no fault' Section 21 evictions. In place of Section 21, the bill outlines proposals to strengthen Section 8. This allows a landlord to end a tenancy agreement if they have a legal reason to do so e.g. selling the Property/Properties. Non-fault grounds will require a four month notice period (currently two months).
- Introduction of a property portal which all private sector landlords will be required to use to show compliance with legal standards.
- Introduction of a Government approved mandatory Ombudsman for Landlords.
- All fixed term Assured Shorthold Tenancies to move to a system of periodic 'rolling' tenancies.
- It will be illegal for Landlords to discriminate against prospective tenants with children or those in receipt of benefits.
- Landlords will only be able to increase rents once per year provided that the increase reflects the market rate. Tenants will also have the right to challenge any proposed increase they believe to be unfair which will go through the courts. Two months' notice will be required for any rental increases.
- The Bill also seeks to end 'bidding wars' on rents and Landlords will be prohibited to accepting offers above the 'asking rent'.

The plans within the Bill were first outlined in a white paper in 2022. The Bill was then announced to Government a year later in May 2023. The Bill has now gone through its journey in the House of Commons and is proceeding through the House of Lords. It is expected Royal Assent will occur in September 2025, with the Bill likely to come into effect in late 2025/early 2026.

We have not made any allowance for the introduction of the Bill, however we make no assurance that when the Bill receives Royal Assent, there will not be any impact on our valuation assumptions.

## **Independence**

The total fees, including the fee for this assignment, earned by CBRE Limited (or other companies forming part of the same group of companies within CBRE Limited) from the Client (or other companies forming part of the same group of companies) is less than 5.0% of the total UK revenues.

We confirm that neither the valuers involved in preparing this Valuation Report nor CBRE have any personal or material interest in the Company or the Properties or in the outcome of the Valuation.

## **Previous Involvement and Conflicts of Interest**

We confirm that we have valued the Properties on behalf of The Unite Group Plc or associated entities for the purpose of financial reporting on either a quarterly basis (USAF/LSAV) or biannual basis (WO) for financial reporting purposes for over 10 years, the most recent valuation being Q2 2025.

We do not consider that this previous involvement represents a conflict of interest. We confirm that we are not aware of any further conflicts of interest that would prevent us from exercising the

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required levels of independency and objectivity, and that we are not aware of any reason why we would not satisfy the requirements of Rule 29.3(a)(ii) and (iii) of the Takeover Code.

Copies of our conflict of interest checks have been retained within our working documents

## **Disclosure**

The principal signatory of this report has continuously been the signatory of valuations for Unite since March 2022.

CBRE has continuously been carrying out Valuation instructions for Unite since 2006.

CBRE has carried out Valuation, Agency and Professional services on behalf of Unite for in excess of 20 years.

## **Rotation Policy**

We confirm that we have a Rotation Policy in place in accordance with the current edition of the RICS Valuation – Global Standards. Furthermore, we confirm that the period for which CBRE has valued the assets for the same regulated purpose does not currently exceed 10 years, and that the period CBRE will have valued the assets for at the expiration of this contract will not exceed the maximum period of 10 years.

We also confirm that the period for which the Responsible Valuer has valued the assets for the same regulated purpose does not currently exceed 5 years.

## **Responsibility**

For the purposes of the Code, we are responsible for this Valuation Report and accept responsibility for the information contained in this Valuation Report and confirm that to the best of our knowledge (having taken all reasonable care to ensure that such is the case) the information contained in this Valuation Report is in accordance with the facts and this Valuation Report makes no omissions likely to affect its import.

Save for any responsibility arising under the Takeover Code to any person as and to the extent there provided, to the fullest extent permitted by law we do not assume any responsibility and will not accept any liability to any other person for any loss suffered by any such other person as a result of, arising out of, or in accordance with this Valuation Report or our statement above.

## **Reliance**

This report is for the use only of the parties to whom it is addressed for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents save as set out in “Responsibility” above.

No reliance may be placed upon the contents of this Valuation Report by any party for any purpose other than in connection with the Purpose of Valuation.

For the avoidance of doubt, the Valuation Report is for the use only of the Addressees for the specific purpose set out above and, save as set out immediately below, no responsibility will be accepted to any third party for the whole or any part of its contents – unless, upon request from you, we have issued a reliance letter that has been countersigned and returned by the recipient.

Responsibility for the Valuation Report will be accepted to the extent required by English law, the Code and specified within our Valuation Report.

## **Restrictions on use, distribution and publication**

Neither the whole nor any part of our report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way without our written approval, not to be unreasonably withheld or delayed of the form and context of such publication or disclosure. Such approval will be provided in the form of a Consent Letter.

Such approval is required whether or not the report is combined with others. Any such approved publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Red Book or the incorporation of any Special Assumptions (if applicable).

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The  
Responsible  
Valuer

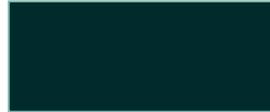


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You have instructed us to act as an External Valuer as defined in the current version of the RICS Valuation – Global Standards.

The Properties have been valued by the valuers above who are qualified for the purpose of the Valuation in accordance with the Red Book and Rule 29.3(a)(ii) and (iii) of the Code. We confirm that we have sufficient local and national knowledge of the particular property market involved and have the skills and understanding to undertake the Valuation competently.

Further information on our *Valuation Principles and Assumptions* can be found in the Appendices.

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# Appendices

# Appendix A: Valuation Principles and Assumptions

Set out below are the general principles upon which our valuations and reports are prepared, and which will apply unless specifically mentioned otherwise in the body of the report. These Valuation Principles and Assumptions should be read in conjunction with the CBRE Standard Terms of Business and the Terms of Engagement dated 31 July 2025.

For the purposes of these *Valuation Principles and Assumptions*, “Property” is applied hereinafter as a generic term to either a single asset or a portfolio of multiple assets which form the subject of the valuation.

<p><b>1. THE RESPONSIBLE VALUERS</b></p>	<p>1.1 We confirm that:</p> <p>(a) the personnel responsible for this valuation instruction are in a position to provide an objective and unbiased valuation</p> <p>(b) they have the skills and understanding to undertake the valuation assignment competently</p> <p>(c) they are RICS Registered Valuers.</p> <p>1.2 Where the knowledge and skill requirements of the Red Book have been met in aggregate by more than one valuer within CBRE, we confirm that a list of those valuers will be retained within the working papers, together with confirmation that each named valuer complies with the requirements of the Red Book.</p>
<p><b>2. VALUATION BASES</b></p>	<p>2.1 The definition of <b>‘Market Value’</b> in the RICS Valuation – Global Standards (the “Valuation Standards”) is: <i>“The estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”</i></p> <p>2.1.1 It should be noted that the interpretive commentary of the Valuation Standards makes it clear that, amongst other things, the valuation assumes that the appropriate marketing period had occurred prior to the Valuation Date and that simultaneous exchange and completion of the sale took place on the Valuation Date. Our valuations are, therefore, based upon the facts and evidence available as at the Valuation Date.</p> <p>2.1.2 We would also draw your attention to the fact that we are required to assume that the buyer will purchase in accordance with the realities of the current market – and with current market expectations – and that the seller will sell the Property at market terms for the best price attainable in the open market after proper marketing, whatever that price may be.</p> <p>2.1.3 The valuation represents the figure that would appear in a hypothetical contract of sale at the Valuation Date. No adjustment has been made to this figure for any expenses of acquisition or realisation – nor for taxation which might arise in the event of a disposal. No account has been taken of any inter-company leases or arrangements, or of any mortgages, debentures or other charge.</p> <p>2.2 The definition of <b>‘Fair Value’</b> within <b>International Financial Reporting Standard 13 (IFRS 13)</b> is <i>“The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.”</i></p> <p>2.3 The definition of <b>‘Fair Value’</b> within <b>Financial Reporting Standard 102 (FRS 102)</b> is <i>“The amount for which an asset could be exchanged, a liability settled, or an equity instrument granted could be exchanged, between knowledgeable, willing parties in an arm’s length transaction.”</i></p> <p>2.4 We confirm that <b>‘Fair Value’</b>, for the purpose of financial reporting under IFRS 13 and also FRS 102 (GAAP), is effectively the same as <b>‘Market Value’</b>.</p> <p>2.5 The definition of <b>‘Mortgage Lending Value’</b> in accordance with § 16 para. 2 of the Pfandbriefgesetz (Pfandbrief Act) is <i>“The mortgage lending value must not exceed the value resulting from a prudent assessment of the future marketability of a property by taking into account the long-term sustainable aspects of the property, the normal regional market conditions and the current and possible alternative uses. Speculative elements must not be taken into consideration. The mortgage lending value must not exceed a market value calculated in a transparent manner and in accordance with a recognized valuation method.”</i></p> <p>2.5.1 In accordance with the regulations for determining the Mortgage Lending Value of properties under § 16 paras. 1 and 2 of the Pfandbriefgesetz (Pfandbrief Act), the Mortgage Lending Value is the anticipated value of the Property, achieved at sale that, from experience, is independent of temporary fluctuations in value resulting from economic influences on the property market concerned and with the exclusion of speculative elements during the entire term of the mortgage.</p> <p>2.5.2 The future sale of the Property is to be assessed under consideration of the long-term, sustainable characteristics of the property, of normal regional market conditions and of the prevailing or possible alternative uses, after taking all necessary precautions into consideration.</p> <p>2.5.3 If we are working on the Draft MLV and it is confirmed that it is no longer required, then 75% of the fee will be payable. The full fee is payable upon the receipt of the final draft.</p> <p>2.6 The definition of <b>‘Equitable Value’</b> within the current edition of the International Valuation Standards is <i>“The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties.”</i> It is not an appropriate basis of value for financial reporting purposes – being commonly used in litigation.</p> <p>2.7 The definition of <b>‘Existing Use Value’</b> in the Valuation Standards is <i>“The estimated amount for which a property should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the asset required by the business and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost”</i></p> <p>2.8 The definition of <b>‘Existing Use Value for Social Housing’</b> (EUV-SH) in the Valuation Standards – UK national supplement is: <i>“An opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the valuation date, assuming: a willing seller, that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale, that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation, that no account is taken of any additional bid by a prospective purchaser with a special interest, that both parties to the transaction had acted knowledgeably, prudently and without compulsion, that the property will continue to be let by a body pursuant to delivery of a service for the existing use, the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements, that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and that any subsequent sale would be subject to all the same assumptions above”</i></p> <p>2.9 The definition of <b>‘Investment Value’</b> in the Valuation Standards is <i>“The value of an asset to the owner or a prospective owner for individual investment or operational objectives”</i>. It reflects the circumstances and financial objectives of the entity for which the valuation is being produced. The difference between the Investment Value of an asset and its Market Value provide the motivation for buyers or sellers to enter the market. The valuation prepared on the basis of Investment Value reflects the benefits received by an entity from holding the asset and, therefore, does not necessarily involve a hypothetical exchange. If you have requested an Investment Value, we will assume that this valuation advice will be used purely for internal purposes and will not be communicated to any third party. We assume this exercise is required in order to assist you to determine a price that should be accepted by you in the circumstances set out within this report. We would draw your attention to the fact that although we can assist you in determining the price that should be accepted in the circumstances outlined herein, this is, ultimately, a commercial judgment that can only be made by the vendor. Our assumption is that all due diligence required for marketing purposes has been carried out prior to the assumed marketing period.</p> <p>2.10 The definition of <b>‘Liquidation Value’</b> in the current edition of the International Valuation Standards is <i>“the amount that would be realised when an asset or group of assets are sold on a piecemeal basis. Liquidation value should take into account the costs of getting the assets into saleable condition as well as those of the disposal activity.”</i> Liquidation value can be determined under two different premises of value:</p> <p>2.10.1 an orderly transaction with a typical marketing period</p> <p>2.10.2 a forced transaction with a shortened marketing period</p> <p>2.11 The definition of <b>‘Market Rent’</b> in the Valuation Standards is <i>“The estimated amount for which an interest in real property should be leased on the Valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”</i></p> <p>2.12 Rental values will be adopted as appropriate in assessing the capital value and are not necessarily appropriate for other purposes. They will not necessarily accord with the definition of <b>‘Market Rent’</b> in the Valuation Standards – which is normally used to indicate the amount for which a vacant property may be let, or for which a let property may be re-let when the existing lease terminates. Market Rent is not a suitable basis for setting the amount of rent payable under a rent review, where the definitions and assumptions in the lease must be used.</p> <p>2.13 The definition of <b>‘Synergistic Value’</b> within the current edition of the International Valuation Standards is <i>“the result of a combination of two or more assets or interests where the combined value is more than the sum of the separate values.”</i> If the synergies are only available to one specific buyer then Synergistic Value will differ from Market Value, as the Synergistic Value will reflect particular attributes of an asset that are only of value to a specific purchaser. The added value above the aggregate of the respective interests is often referred to as ‘marriage value’.</p>
<p><b>3. REINSTATEMENT ESTIMATE</b></p>	<p>3.1 The reinstatement cost is the estimated current cost of replacing an asset with its modern equivalent, without deductions for age-related depreciation, demolition, site clearance, loss of income, fixtures and fittings.</p>

	<p><b>3.2</b> Where CBRE has been instructed to provide a reinstatement cost assessment, this will be an estimated range of the reinstatement cost of the Property referencing BCIS data (or equivalent indices). We would highlight that BCIS (or equivalent indices) only provides a generic view of an asset, as opposed to a property specific analysis and that a formal detailed exercise undertaken by a specialist team may have materially different findings.</p> <p><b>3.3</b> Please note, that any assessment of reinstatement cost will be provided on a non-reliance, estimate only basis, for internal purposes only, will not be completed by a qualified building surveyor and the Property will not be inspected for this purpose. Should you require a more detailed review or a formal exercise with reliance, we can connect you with the relevant specialist team within CBRE.</p> <p><b>3.4</b> We will not provide reinstatement cost assessments for listed buildings/buildings of historical significance or buildings of a specialist nature.</p> <p><b>3.5</b> We will provide Day One reinstatement cost assessments based on areas provided by yourselves or your professional advisors, multiplied by the BCIS (or equivalent indices) costs for commensurate buildings, including any geographic/regional indexation.</p>
<b>4. SOURCES OF INFORMATION</b>	<p>4.1 We will make relevant enquiries of letting and selling agents in addition to using our own market databases to form our opinion of value. We will also use publicly available sources for planning, environmental and other statutory information. These sources will be relied upon without further verification.</p> <p>4.2 We will assume that where any information relevant to our valuation is supplied by you, or by any third party at your instigation, it is correct and comprehensive, and can be safely relied upon by us in preparing our valuation. If any of the information or assumptions on which the valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and should be reconsidered.</p> <p>4.3 We will comment where we have been unable to verify information and the extent of our reliance on this information.</p> <p>4.4 We would recommend that before any financial transaction is entered into based on the valuations, you obtain verification of any third-party information provided. We also recommend that you check the validity of the assumptions we have adopted in our report (where we have been unable to verify the facts through our own observations or experience).</p>
<b>5. INSPECTIONS</b>	<p>5.1 We undertake such inspections/investigations as are, in our opinion, necessary to produce a valuation which is professionally adequate for its purpose.</p> <p>5.2 Where we conduct a full internal and external inspection, we will inspect all accessible parts.</p> <p>5.3 Where we carry out an external inspection only, or we are not inspecting the Property, we will value the Property adopting the assumptions concerning the state of the Property as set out within our valuation report.</p> <p>5.4 Where we have not inspected the Property and have not been provided with sufficient information to enable us to conduct a desktop valuation, our opinion of value is subject to review, following an internal inspection.</p> <p>5.5 Where we have previously inspected the Property internally and externally, but have not re-inspected for this instruction, you will have confirmed that you are not aware of any material changes to the physical attributes of the Property, or the nature of its location, since the last inspection. We have assumed this advice to be correct.</p>
<b>6. FLOOR AREA AND MEASUREMENT</b>	<p>6.1 Unless specifically instructed, we will not undertake a measured site survey.</p> <p>6.2 Unless stated otherwise in the report, we will adopt the floor areas to be provided by the Property owner or your professional advisors which we will assume to be correct and comprehensive and measured in accordance with the latest edition of the RICS Code of Measuring Practice and RICS Property Measurement. Where possible, we will carry out check measurements of a sample in order to verify areas provided.</p> <p>6.3 If a material difference in floor areas is found or appears probable within the available sources, we will need to discuss whether a full re-referencing is required. You would be responsible for any additional costs incurred</p>
<b>7. LEGAL DOCUMENTS AND TITLE</b>	<p>7.1 Unless specifically instructed, we do not read legal documentation. Where legal documentation is provided to us, we will have regard to the matters therein but recommend that reliance should not be placed on our interpretation thereof without prior verification by your legal advisors.</p> <p>7.2 We further assume that all documentation is satisfactorily drawn and that unless disclosed to us, there are no unusual or onerous restrictions, easements, covenants or other outgoing which would adversely affect the value of the relevant interest(s).</p> <p>7.3 Unless disclosed to us, we assume that there are no outstanding statutory breaches or impending litigation in respect of the Property.</p> <p>7.4 Unless specifically requested, we do not make detailed enquiries into the covenant strength of occupational tenants but rely on our judgement of the market's perception of them. Any comments on covenant strength should therefore be read in this context. Furthermore, we assume, unless otherwise advised, that the tenant is capable of meeting its financial obligations under the lease and there are no arrears of rent/other charges or undisclosed breaches of covenant.</p> <p>7.5 Unless stated otherwise within our report, and in the absence of any information to the contrary, we have assumed that:</p> <p><b>7.5.1</b> the Property possesses good and marketable title free from any onerous or hampering restrictions or conditions;</p> <p><b>7.5.2</b> all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;</p> <p><b>7.5.3</b> there are no tenant's improvements that will materially affect our opinion of the rent that would be obtained on review or renewal;</p> <p><b>7.5.4</b> tenants will meet their obligations under their leases;</p> <p><b>7.5.5</b> the Property is subject to normal outgoing and that tenants are responsible for all repairs, the cost of insurance and payment of rates and other usual outgoing, either directly or by means of service charge provisions.</p> <p><b>7.5.6</b> rent reviews are on an upward-only basis to the open market rent and that no questions of doubt arise as to the interpretation of the rent review provisions in the lease. We assume that neither the landlord nor the tenant may terminate the lease prematurely.</p> <p><b>7.5.7</b> there are no user restrictions or other restrictive covenants in leases which would adversely affect value;</p> <p><b>7.5.8</b> where appropriate, permission to assign the interest being valued herein would not be withheld by the landlord where required; and</p> <p><b>7.5.9</b> vacant possession can be given of all accommodation which is unlet or is let on a service occupancy.</p> <p>7.6 Where it is appropriate to do so we will liaise direct with your lawyers. However, they will be directly responsible to you for all legal work carried out by them. We will have no responsibility for their work. In particular, we will not be liable for anything contained in the legal documentation prepared by the lawyers unless we specifically state in writing that the lawyers may rely on our advice in relation to any relevant issue.</p>
<b>8. TOWN PLANNING AND OTHER STATUTORY REGULATIONS</b>	<p>8.1 Unless specifically instructed, we do not normally undertake enquiries to obtain town planning and highway information from the relevant Local Authority. We assume that the Property are not adversely affected by town planning or road proposals.</p> <p>8.2 Our valuations are prepared on the assumption that all buildings comply with statutory and local authority requirements including building, fire and health &amp; safety regulations.</p> <p>8.3 We assume that all necessary consents, licences and authorisations for the use of the Property and the process carried out therein have been obtained and will continue to subsist and are not subject to any onerous conditions.</p> <p>8.4 Where we make planning enquiries, these are online or oral only. Information supplied to us by planning officers is given without liability on their part and we cannot therefore accept responsibility for incorrect information or for material omissions in the information supplied to us.</p> <p>8.5 We further assume that there are no outstanding obligations or liabilities arising out of the provisions of the Defective Premises Act 1972, and that only minor or inconsequential costs will be incurred if any modifications or alterations are necessary in order for occupiers of each Property to comply with the provisions of the Disability Discrimination Act 1995 (in Northern Ireland) or the Equality Act 2010 (in the rest of the UK).</p>
<b>9. THE LANDLORD AND TENANT ACT 1987</b>	<p>9.1 The Landlord and Tenant Act 1987 (the "Act") gives certain rights to defined residential tenants to acquire the freehold/head leasehold interest in a building where more than 50% of the floor space is in residential use. Where this is applicable, we have assumed that necessary notices have been given to the residential tenants under the provisions of the Act, and that such tenants have elected not to acquire the freehold/head leasehold interest, and therefore disposal into the open market is unrestricted.</p>
<b>10. SITE CONDITIONS</b>	<p>10.1 Unless specifically instructed, we do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental, archaeological, or geotechnical surveys. Unless notified to the contrary, our valuation is on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas, or other noxious substances. In the case of properties that may have redevelopment potential, we assume that the site has load-bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems. Furthermore, we assume in such circumstances that no unusual costs will be incurred in the demolition and removal of any existing structure on the Property.</p> <p>10.2 We will assume that either there is no flooding risk or, if there is, that sufficient flood defences are in place and that appropriate building insurance could be obtained at a cost that would not materially affect the capital value.</p>
<b>11. CONTAMINATION</b>	<p>11.1 In preparing our valuation we assume that no contaminative or potentially contaminative use is, or has been, carried out at the Property. Unless specifically instructed, we do not undertake any investigation into the past or present uses of either the Property or any adjoining or nearby land, to establish whether there is any potential for contamination from these uses and assume that none exists.</p> <p>11.2 In the absence of any information to the contrary, we will assume that:</p> <p><b>11.2.1</b> the Property is not contaminated and is not adversely affected by any existing or proposed environmental law;</p> <p><b>11.2.2</b> any processes which are carried out on the Property which are regulated by environmental legislation are properly licensed by the appropriate authorities.</p> <p><b>11.2.3</b> invasive species such as Japanese Knotweed are not present on the Property.</p> <p>11.3 Should it, however, be subsequently established that such contamination exists at the Property or on any adjoining land or that any premises have been or are being put to contaminative use, this may have a detrimental effect on the value reported.</p>
<b>12. ESG AND SUSTAINABILITY</b>	<p>12.1 For the purposes of our report, we will make enquiries to ascertain any ESG and sustainability factors which are likely to impact on value, consistent with the scope of our terms of engagement.</p>

	<p>12.2 Sustainability and ESG risks include a wide range of physical, environmental and socio-economic factors that can affect the value of an asset, even if not explicitly recognised. This includes key environmental risks, such as flooding, energy efficiency and climate, as well as design, legislation and management considerations - and current and historic land use. Sustainability and ESG considerations are included in our market analysis, comparables and site inspections. We also collect the following information which we believe are particularly influential on the value of an asset.</p> <p>12.2.1 Energy Performance 12.2.2 Green Certification 12.2.3 Sources of Fuel and Renewable Energy Sources 12.2.4 Physical Climate Risk</p> <p>12.3 Where we recognise the value impacts of sustainability, we are reflecting our understanding of how market participants include sustainability factors in their decisions and the consequential impact on market valuations.</p> <p>12.4 In England and Wales, we have assumed the Property/Properties possesses current Energy Performance Certificates (EPCs) as required under the Government's Energy Performance of Buildings Directive - and that they have an energy efficient standard of 'E', or better. Under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 it became unlawful for landlords to rent out 'business or residential premise from 1st April 2018 - unless the site has reached a minimum EPC rating of an 'E', or secured a relevant exemption. In Scotland, we have assumed that the Property/Properties possesses current EPCs as required under the Scottish Government's Energy Performance of Buildings (Scotland) Regulations - and that they meet energy standards equivalent to those introduced by the 2002 building regulations. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires building owners to commission an EPC and Action Plan for sale or new rental of non-domestic buildings bigger than 1,000 sq m that do not meet 2002 building regulations energy standards. Action Plans contain building improvement measures that must be implemented within 3.5 years, subject to certain exemptions.</p> <p>12.5 The UK Government has a legal requirement in relation to decarbonisation within the Climate Change Act and has an international commitment to the 2016 Paris Agreement on Climate Change. UK Government policy is still developing, and we anticipate will result in regulations to remove fossil fuels and improve energy efficiency in buildings. Currently, the Minimum Energy Efficiency Standards require EPCs of E or better for leased assets. The UK Government has indicated that they intend to raise the minimum standards for EPCs in private rented accommodation to EPC C by 2030. This is not yet legislated but follows from the policies of previous governments to establish a high standard of energy efficiency.</p> <p>12.6 Sustainable Finance regulations may also influence real estate property values with various mandatory disclosure requirements also influencing the market. These include the UK's Mandatory Climate-related Financial Disclosure and Sustainable Finance Disclosure (SDR) regulations and the European Union's Sustainable Finance Disclosure Regulations (SFDR) and EU Taxonomy for Sustainable Finance (EUT). These regulations seek to clarify the ESG and climate related risks/sustainability attributes of organisations at an entity level, which we expect can affect investment decisions</p> <p>12.7 Where we have included any additional ESG and Sustainability analysis ("the Analysis"), the scope of the Analysis is to provide strategic advice on potential ESG-related risks with reference to current and future anticipated legislation and regulations. Any scoring basis used will be subjective and indicative only and is based on publicly available information or data provided to us - you must make your own analysis of the risks associated with the Property and business plan prior to making any investment or lending decisions. We are not offering any advice as to the accuracy, completeness or fitness for purpose of the Analysis and its contents and neither the individual preparing the analysis nor this firm shall have any liability to you, or to any third party with whom you share this report, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the Analysis.</p>
<b>13. REPAIR AND CONDITION</b>	<p>13.1 Unless specifically instructed, we do not undertake building surveys, nor do we inspect those parts that are covered, unexposed or inaccessible, or test any of the electrical, heating, drainage or other services. Any readily apparent defects or items of disrepair noted during our inspection will, unless otherwise stated, be reflected in our valuation, but no assurance is given that the Property is free from defect. We assume that those parts which have not been inspected would not reveal material defects which would cause us to alter our valuation. In the absence of any information to the contrary, we have assumed that:</p> <p>13.1.1 there are no abnormal ground conditions, nor archaeological remains, present which might adversely affect the current or future occupation, development or value of the Property; 13.1.2 the Property is free from rot, infestation, structural or latent defect; and 13.1.3 the services, and any associated controls or software, are in working order and free from defect.</p> <p>13.2 We will otherwise have regard to the age and apparent general condition of the Property. Comments made in the property details of our report do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.</p> <p>13.3 None of the services will be tested by us.</p>
<b>14. BUILDING SAFETY</b>	<p>14.1 Please note that where the scope of our instruction is to provide a valuation taking into account the impact of any cladding and fire safety issues, our valuation is not a fire or life safety risk assessment. We have assumed any information provided to us is comprehensive and accurate. We are not offering any advice as to the accuracy, completeness or fitness for purpose of any fire safety or cladding documentation provided or its content. Neither the individual preparing the valuation nor this firm shall have any liability to you, or to any third party for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to the fire safety and cladding documentation provided. Should further information be provided that is contrary to information previously provided, we reserve the right to amend our valuation.</p> <p>14.2 Failure to provide relevant information will prevent us from being able to issue our report. If we consider that the presence of cladding or balconies may materially affect the value of the Property, we will need further information before issuing a valuation.</p> <p>14.3 Where remedial works are required we will need costs assessment, without this we may be unable to provide an opinion of value</p> <p>14.4 We have assumed that the responsible parties are working towards compliance with the Building Safety Act and associated legislation in accordance with the set timeframes. We will assume that the responsible parties are cooperating and collating the 'golden thread' of information required - this includes a 'Building Safety Case' which is required to be completed by April 2024. In the event of non-compliance with these requirements, we reserve the right to amend our opinion of value. We are not responsible for the correct information being collated and accept no liability for an incorrect valuation figure to the extent that the valuation is incorrect as a result of incomplete or inaccurate information.</p> <p>14.5 It should be noted that in the case of developments, under the Building Safety Act, Building Control will be required to be involved in approvals before the works starts. From 1 October 2023 developers must have applied to the Building Safety Regulator for building control before commencing any work on any Higher Risk Building. The Building Safety Regulator has increased enforcement powers, with non-compliance being a criminal offence. The Act also gives the Secretary of State the power to impose a levy on applications for building control approval, in order for them to meet any building safety expenditure. The Act has also introduced a new homes ombudsman, which will provide dispute resolution for buyers of any new homes where there are complaints. Any new build home will be provided with a warranty from the developer. As of April 2024, the Building Safety Regulator can 'call in' buildings for assessment.</p>
<b>15. BUILDING SAFETY LEVY</b>	<p>15.1 On 23 January 2024, the government issued its initial response to the Building Safety Levy (BSL) consultation.</p> <p>15.2 The intention of the BSL is to impose a levy on a wide range of residential developments including 'for sale' housing, new BTR properties (inc. conversions to resi), purpose-built student accommodation, and private retirement.</p> <p>15.3 Levy rates are to be determined on a Local Authority Basis, and the chargeable rates have now been published on the Government website. These are split into two categories, depending on if the site has previously been developed on or not.</p> <p>15.4 There will be exemptions to the Levy - including floor area attributable to affordable housing and smaller developments - currently any developments with fewer than 10 units would be exempt.</p> <p>15.5 The Remediation Acceleration Plan was published in December 2024, where the Government announced the intention to launch the Levy in Autumn 2025 and we have now had confirmation that the Levy is planned to come into effect in Autumn 2026.</p> <p>15.6 For clarity, our valuation makes no specific allowance for a BSL.</p>
<b>16. HAZARDOUS AND DELETERIOUS MATERIALS</b>	<p>16.1 Unless specifically instructed, we do not carry out investigations to ascertain whether any building has been constructed or altered using deleterious materials or methods. Unless specifically notified, our valuation assumes that no such materials or methods have been used. Common examples include high alumina cement concrete, calcium chloride, asbestos and wood wool slabs used as permanent shuttering.</p>
<b>17. HIGH VOLTAGE APPARATUS</b>	<p>17.1 Where there is high voltage electricity supply apparatus within close proximity to the Property, unless otherwise stated we have not taken into account any likely effect on future marketability and value due to any change in public perception of the health implications.</p>
<b>18. PLANT AND MACHINERY, FIXTURES AND FITTINGS</b>	<p>18.1 Our valuation includes those items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating, lighting, sprinklers and ventilation systems and lifts but generally exclude process plant, machinery and equipment and those fixtures and fittings normally considered to be the property of the tenant.</p> <p>18.2 Where the Property is valued as a fully equipped operational entity our valuation includes trade fixtures and fittings and equipment necessary to generate the turnover and profit. Valuations for investment purposes will include the landlord's fixtures and fittings but not the trade fixtures and the trade inventory where the tenant owns these.</p> <p>18.3 Where appropriate we have considered shop fronts of retail and showroom units as forming an integral part of the building.</p>
<b>19. TAXATION</b>	<p>19.1 In preparing our valuations, no allowances are made for any liability which may arise for payment of Corporation Tax or Capital Gains Tax, or any other property related tax, whether existing or which may arise on development or disposal, deemed or otherwise. We also specifically draw your attention to the fact that our valuation is exclusive of any VAT liability which may be incurred. Unless specifically instructed we have not taken into account the availability of capital allowances.</p>

	<p><b>19.2</b> Where appropriate, our valuations assume that Land Transfer Tax (or the local equivalent) will be applied at the current rate. In the UK, Stamp Duty Land Tax (SDLT) in England and Northern Ireland, Land and Buildings Transaction Tax (LABTT) in Scotland or Land Transaction Tax (LTT) in Wales, will apply at the rate currently applicable</p> <p><b>19.3</b> Through September and October 2021 the Government sought views on new draft legislation for the Residential Property Developer Tax (RPDT) ahead of its inclusion in the 2021-2022 Finance Bill. The RPDT will be charged on the profits of qualifying residential developments these being, broadly, build-to-sell developments for the private residential market. There are legislative nuances, exceptions and potential reliefs relating to; the status of both developer and development; and the assessment of chargeable profit, however, it remains to be seen how the legislation will be applied in practice. It seems that the RPDT will be levied at a corporate level rather than an asset level so no allowance has been made within our valuation, however, at present it is not known how the residential development market will respond to this within its assessments of development cost and risk moving forward.</p>
<b>20. GOVERNMENT GRANTS</b>	20.1 All valuations are given without any adjustment for capital based Government or European Union grants received or potentially receivable at the date of the valuation. This includes any grant funding that may be associated with the delivery of Affordable Housing.
<b>21. CURRENCY</b>	21.1 Our valuations will be reported in the appropriate local currency and represent our opinion of the realisable value in the country of origin.
<b>22. PENSION FUNDS</b>	22.1 We confirm that "Market Value", the term replacing "Open Market Value", produces the same figure as "Open Market Value".
<b>23. INVESTMENT STRUCTURES OR JOINT TENANCIES</b>	23.1 Where the Property is owned through an indirect investment structure or a joint tenancy in a trust for sale, our valuation represents the value of the whole property, assuming full management control. Our valuation therefore is unlikely to represent the value of the interests in the indirect investment structure through which the property is held.
<b>24. SECURED LENDING</b>	24.1 Where you have advised us that the valuation is required for your use in a particular secured lending transaction, we consent to its use solely for that transaction. Where you have not revealed to us details of a particular lending transaction, we consent to its use only in a single secured lending decision.
<b>25. SYNDICATION</b>	25.1 Any potential subsidiaries, syndication partners or securitisation partners may only view the report on a non-reliance basis, during the first phase of the syndication process. Following notification to CBRE of the final parties by the Client, CBRE will carry out Conflict of Interest and Sanctions checks on those parties and – if satisfactory – will issue Reliance Letters to each, subject to you obtaining written agreement from any such party that they will be bound by the terms of our terms of engagement – including, for the avoidance of doubt, the liability cap.
<b>26. DEVELOPMENT VALUATIONS</b>	<p>26.1 The value of real estate developments is traditionally volatile and can be subject to rapid changes of value in short timeframes. Development projects appeal to specific types of purchasers and can be significantly impacted by many factors such as broader economic conditions, fluctuating levels of supply and demand for the product, changes in building costs and the availability and cost of development finance. All these (and more) factors could have a significant impact on the value and demand for the Property.</p> <p>26.2 Going forward there will be several key factors impacting on the viability of some development projects and their underlying land values. In addition, we also note that ongoing monitoring and governance of banking systems may significantly restrict development capital and increase the cost of development finance.</p> <p>26.3 As experienced in previous market cycles, the value of real estate developments can undergo rapid and significant price corrections, as supply, demand and cost factors change. Any Reliant Party is strongly advised to consider this inherent risk in their investment and lending decisions. Lending and investment caution is advised in this regard.</p> <p>26.4 Where we are undertaking a development valuation and costs have been provided to us, we have assumed in assessing our valuation that the costs supplied to us are indicative of current building costs.</p>
<b>27. BUILDING CONTRACTS</b>	<p>27.1 Supply issues associated with some building materials and specialist labour may impact on construction costs and timing. Unexecuted construction/building contracts may be subject to price increases and executed contracts may contain conditions which allow the builder to pass any increases onto the developer.</p> <p>27.2 We recommend the Client/reliant party obtains appropriate advice to confirm there are no adverse conditions within the final construction contract and/or ensure the developer has additional funds available to cover potential cost escalations.</p> <p>27.3 Rising building costs and shortages of specialist labour and materials may also affect the builder's viability and/or ability to meet construction timeframes. Caution is advised in this regard.</p> <p>27.4 In the absence of any information to the contrary, we have assumed that the construction contract and any warranties will be assignable. If at a later date we are made aware that the contract is not assignable we will have to review our valuation.</p>
<b>28. TRADING RELATED</b>	<p>28.1 We will have regard to the RICS Valuation Practice Guidance Application (VPGA) 4 on the valuation of trade related properties. Key considerations under VPGA 4 are as follows:</p> <p>28.2 The essential characteristics of properties that are normally sold on the basis of their trading or underlying trading potential is that they are designed, or adapted, for a specific use and the resulting lack of flexibility usually means that the value of the property interest is intrinsically linked to the returns that an owner can generate from that use.</p> <p>28.3 The valuation of the operational entity usually includes:</p> <p>28.3.1 the legal interest in the land and buildings;</p> <p>28.3.2 the trade inventory, usually comprising all trade fixtures, fittings, furnishings and equipment; and</p> <p>28.3.3 the market's perception of the trading potential and an assumed ability to obtain/renew existing licences, consents, certificates and permits.</p> <p>28.4 Trading potential is the future profit that a competent operator of a business conducted on the premises acting in an efficient manner (the Reasonably Efficient Operator "REO") would expect to be able to realise from occupation of the Property. It excludes personal goodwill (the value of profit generated over and above market expectations that would be extinguished upon sale of the Property), together with financial factors relating specifically to the current operator of the business</p> <p>28.5 The valuation excludes consumables and stock in trade and any antiques, fine art and chattels.</p> <p>28.6 The valuation is based on an estimate of the maintainable level of trade ("Fair Maintainable Turnover" ("FMT")) and future profitability ("Fair Maintainable Operating Profit" ("FMOP")) that an REO would expect to achieve. FMT assumes that the Property is properly equipped, repaired and maintained. FMOP is operating profit prior to depreciation and finance costs relating to the Property, and any rent if leasehold</p> <p>28.7 The valuation includes trade items and equipment that are essential to the running of the operational entity but which either are owned separately from the land and buildings or are leased.</p> <p>28.8 If fixtures, machinery and equipment are leased or under contract, we assume that leasing costs are reflected in the trading figures supplied to us, and that all trade fixtures and fittings essential to the running of the Property would be capable of transfer as part of a sale of the building and any third-party consents obtained.</p> <p>28.9 Unless stated otherwise within our report, our valuation assumes that the Property is open for business and trading at the Valuation Date and that there will be a continuation of trading. Where the Property is empty either through cessation of trade, or it is a new property with no existing trade to transfer and/or there is no trade inventory, valuation assumptions apply as will be set out in our report. The valuation is of the empty property having regard to trading potential subject to these assumptions.</p>
<b>29. PORTFOLIO VALUATIONS</b>	<p>29.1 In the event that we are valuing a portfolio, we will value the properties individually and no account will be taken of any discount or premium that may be negotiated in the market if all or part of the portfolio were to be marketed simultaneously, either in lots or as a whole.</p> <p>29.2 We have a policy of rotating Lead Valuers on all portfolio instructions at five yearly intervals.</p>
<b>30. PROJECTED VALUES</b>	<p>30.1 We would draw your attention to the higher degree of uncertainty that is likely to be implicit within a projected value, where, by definition, comparable evidence is not available.</p> <p>30.2 The special assumptions relating to yields, rental growth, interest rates etc. will be as agreed with you and set out within the valuation report.</p>
<b>31. CONFIDENTIALITY AND THIRD PARTY LIABILITY</b>	<p>31.1 Our valuations and reports are strictly confidential to the party to whom they are addressed, or their other professional advisors, for the specific purpose to which they refer. No third parties may rely upon our valuations and reports and no responsibility whatsoever is accepted to any third parties for the whole or part of their contents without our written approval.</p> <p>31.2 We would draw your attention to the fact that the valuations may be investigated by the Royal Institution of Chartered Surveyors (RICS), on a confidential basis, for the purposes of the RICS's conduct and disciplinary regulations, in order to ensure compliance with the Valuation Standards.</p>
<b>32. PUBLICATION</b>	32.1 Neither the whole nor any part of our report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way nor disclosed orally to a third party, without our written approval of the form and context of such publication or disclosure. Such approval is required whether or not CBRE is referred to by name and whether or not the report is combined with others. Any such approved publication of, or reference to this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Red Book or the incorporation of any Special Assumptions (if applicable).
<b>33. VERIFICATION</b>	<p>33.1 We recommend that before any financial transaction is entered into based upon our valuation, you obtain verification of any third-party information contained within our report and the validity of the assumptions we have adopted.</p> <p>33.2 We would advise you that whilst we will value the Property reflecting current market conditions, there are certain risks which may be, or may become, uninsurable. Before undertaking any financial transaction based upon this valuation, you should satisfy yourselves as to the current insurance cover and the risks that may be involved should an uninsured loss occur.</p>

## Appendix B: Schedule of Properties as at 30 June 2025

### Wholly Owned (“WO”) Portfolio (100% ownership)

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Oak Brook Park	Birmingham	Student Accommodation	Freehold	Investment	06/05/2025
Campbell House	Bristol	Student Accommodation	Freehold	Investment	01/04/2025
Campbell House (Phase II – Old BRI Building)	Bristol	BTR development site	Freehold	Ongoing Development	01/04/2025
Cathedral Park	Bristol	Student Accommodation	Freehold	Investment	01/04/2025
Chantry Court	Bristol	Commercial	Long Leasehold	Investment	01/04/2025
Nelson House and Drake House	Bristol	Student Accommodation	Freehold	Investment	01/04/2025
Orchard Heights	Bristol	Student Accommodation	Freehold	Investment	01/04/2025
Waverley House	Bristol	Student Accommodation	Freehold	Investment	01/04/2025
Queens Park House	Coventry	Student Accommodation	Freehold	Investment	02/04/2025
Murano House	Edinburgh	Student Accommodation	Heritable	Investment	27/03/2025
Salisbury Court	Edinburgh	Student Accommodation	Heritable	Investment	27/03/2025
Shrubhill House	Edinburgh	Student Accommodation	Heritable	Investment	27/03/2025
Kyle Park House	Glasgow	Student Accommodation	Heritable	Investment	04/04/2025
Merchant City House	Glasgow	Student Accommodation	Heritable	Investment	04/04/2025
Thurso Street	Glasgow	Student Accommodation	Heritable	Investment	04/04/2025
Hepworth Lodge	Leeds	Student Accommodation	Freehold	Investment	09/05/2025
Castle Court	Leicester	Student Accommodation	Freehold	Investment	29/04/2025
Liberty Park	Leicester	Student Accommodation	Freehold	Investment	29/04/2025
Rose House	Leicester	Student Accommodation	Freehold	Investment	29/04/2025
Atlantic Point	Liverpool	Student Accommodation	Freehold	Investment	02/04/2025
Horizon Heights	Liverpool	Student Accommodation	Freehold	Investment	02/04/2025
Moorfield	Liverpool	Student Accommodation	Leasehold	Investment	02/04/2025
180 Stratford	London	Build to Rent	Freehold	Investment	14/01/2025
Arbour House	London	Student Accommodation	Freehold	Investment	28/03/2025
Cross Court House	London	Student Accommodation	Long Leasehold	Investment	28/03/2025
East Central House	London	Student Accommodation	Freehold	Investment	28/03/2025
Elizabeth Croll House	London	Student Accommodation	Long Leasehold	Investment	28/03/2025
Ewen Henderson Court	London	Student Accommodation	Freehold	Investment	13/02/2025
Hayloft Point	London	Student Accommodation	Freehold	Investment	24/07/2025
Hawthorne House (formerly known as Jubilee House)	London	Student Accommodation	Freehold	Ongoing Development	15/01/2025

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Land adjacent to Meridian Steps	London	Student Accommodation	Freehold	Ongoing Development	15/01/2025
Moonraker Point	London	Student Accommodation	Freehold	Investment	27/03/2025
Romano Court	London	Student Accommodation	Freehold	Investment	28/03/2025
Sherren House	London	Student Accommodation	Freehold	Investment	27/03/2025
St Pancras Way	London	Student Accommodation	Long Leasehold	Investment	03/04/2025
Walmsley Studios	London	Student Accommodation	Freehold	Investment	28/03/2025
Wellington Lodge	London	Student Accommodation	Freehold	Investment	27/03/2025
Harry French Halls	Loughborough	Student Accommodation	Long Leasehold	Investment	02/05/2025
William Morris Halls	Loughborough	Student Accommodation	Leasehold	Investment	02/05/2025
William Morris Villas	Loughborough	Student Accommodation	Leasehold	Investment	02/05/2025
Artisan Heights	Manchester	Student Accommodation	Freehold	Investment	01/04/2025
Bridgewater Heights	Manchester	Student Accommodation	Freehold	Investment	01/04/2025
Brook Hall	Manchester	Student Accommodation	Long Leasehold	Investment	01/04/2025
Mill Point	Manchester	Student Accommodation	Freehold	Investment	01/04/2025
Rosamond House	Manchester	Student Accommodation	Long Leasehold	Investment	01/04/2025
Sir Charles Groves Hall	Manchester	Student Accommodation	Long Leasehold	Investment	01/04/2025
Pier Quays	Medway	Student Accommodation	Long Leasehold	Investment	23/06/2025
Byron Central	Newcastle	Student Accommodation	Part Long Leasehold Part Freehold	Investment	28/04/2025
Quay Point	Newcastle	Student Accommodation	Part Long Leasehold Part Freehold	Investment	28/04/2025
Quay Point Studios	Newcastle	Student Accommodation	Part Leasehold Part Freehold	Investment	28/04/2025
Wellington St Plaza	Newcastle	Student Accommodation	Freehold	Investment	28/04/2025
Morriss House	Nottingham	Student Accommodation	Freehold	Investment	22/07/2025
Archways	Sheffield	Student Accommodation	Freehold	Investment	26/03/2025
St Vincents Place	Sheffield	Student Accommodation	Freehold	Investment	26/03/2025
Westhill Hall	Sheffield	Student Accommodation	Freehold	Investment	26/03/2025
Mercury Point	Southampton	Student Accommodation	Freehold	Investment	13/05/2025
Orion Point	Southampton	Student Accommodation	Part Long Leasehold Part Freehold	Investment	13/05/2025
Downsview House	Swindon	Student Accommodation	Leasehold	Investment	13/05/2025

#### London Student Accommodation Joint Venture (“LSAV”) Portfolio (50% ownership)

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Angel Lane	London	Student Accommodation	Long Leasehold	Investment	15/01/2025
Arch View House	London	Student Accommodation	Freehold	Investment	15/01/2025

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Drapery Place	London	Student Accommodation	Freehold	Investment	14/01/2025
North Lodge	London	Student Accommodation	Freehold	Investment	15/01/2025
Olympic Way	London	Student Accommodation	Freehold	Investment	15/01/2025
Stapleton House	London	Student Accommodation	Freehold	Investment	15/01/2025

### Unite UK Student Accommodation Fund (“USAF”) Portfolio (29.84% ownership)

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Charlton Court	Bath	Student Accommodation	Freehold	Investment	28/07/2025
Waterside Court	Bath	Student Accommodation	Freehold	Investment	28/07/2025
Athena Studios	Birmingham	Student Accommodation	Freehold	Investment	06/05/2025
Battery Park	Birmingham	Student Accommodation	Long Leasehold	Investment	06/05/2025
Staniforth House	Birmingham	Student Accommodation	Part Long Leasehold Part Freehold	Investment	06/05/2025
Favell House	Bristol	Student Accommodation	Freehold	Investment	27/01/2025
The Rackhay	Bristol	Student Accommodation	Freehold	Investment	27/01/2025
Blenheim Court	Bristol	Student Accommodation	Freehold	Investment	30/01/2025
Cherry Court	Bristol	Student Accommodation	Freehold	Investment	30/01/2025
Adam Street Gardens	Cardiff	Student Accommodation	Freehold	Investment	01/08/2022
Blackweir Lodge	Cardiff	Student Accommodation	Freehold	Investment	01/08/2022
Clodien House	Cardiff	Student Accommodation	Freehold	Investment	01/08/2022
Severn Point	Cardiff	Student Accommodation	Freehold	Investment	01/08/2022
The Bakery	Cardiff	Student Accommodation	Freehold	Investment	01/08/2022
Ty Pont Haearn	Cardiff	Student Accommodation	Long Leasehold	Investment	01/08/2022
Elvet Studios	Durham	Student Accommodation	Freehold	Investment	06/02/2025
Houghall Court	Durham	Student Accommodation	Part Long Leasehold Part Freehold	Investment	06/02/2025
Rushford Court	Durham	Student Accommodation	Freehold	Investment	06/02/2025
Chalmers Street	Edinburgh	Student Accommodation	Heritable	Investment	27/01/2025
Sugarhouse Close	Edinburgh	Student Accommodation	Heritable	Investment	30/01/2025
The Bridge House	Edinburgh	Student Accommodation	Heritable	Investment	27/01/2025
The Old Printworks	Edinburgh	Student Accommodation	Heritable	Investment	30/01/2025
Blackfriars	Glasgow	Student Accommodation	Heritable	Investment	29/01/2025
Kelvin Court	Glasgow	Student Accommodation	Heritable	Investment	29/01/2025
Tramworks	Glasgow	Student Accommodation	Heritable	Investment	29/01/2025

PROPERTY NAME	CITY	PROPERTY TYPE	TENURE	OWNERSHIP PURPOSE	INSPECTION DATE
Broadcasting Tower	Leeds	Student Accommodation	Freehold	Investment	03/10/2024
Concept Place	Leeds	Student Accommodation	Freehold	Investment	03/10/2024
Sky Plaza	Leeds	Student Accommodation	Freehold	Investment	03/10/2024
The Plaza	Leeds	Student Accommodation	Freehold	Investment	03/10/2024
Grand Central	Liverpool	Student Accommodation	Freehold	Investment	03/09/2024
Blithehale Court	London	Student Accommodation	Freehold	Investment	14/01/2025
Emily Bowes Court	London	Student Accommodation	Freehold	Investment	15/01/2025
Pacific Court	London	Student Accommodation	Freehold	Investment	14/01/2025
Quantum Court	London	Student Accommodation	Freehold	Investment	14/01/2025
Sidney Webb House	London	Student Accommodation	Freehold	Investment	14/01/2025
Student Living Heights	London	Student Accommodation	Freehold	Investment	14/01/2025
The Holt	Loughborough	Student Accommodation	Long Leasehold	Investment	22/01/2025
Waterways	Loughborough	Student Accommodation	Long Leasehold	Investment	22/01/2025
Kincardine Court	Manchester	Student Accommodation	Long Leasehold	Investment	23/09/2022
New Medlock House	Manchester	Student Accommodation	Freehold	Investment	23/09/2022
Piccadilly Point	Manchester	Student Accommodation	Freehold	Investment	23/09/2022
Camden Court	Newcastle	Student Accommodation	Freehold	Investment	05/02/2025
Magnet Court	Newcastle	Student Accommodation	Freehold	Investment	05/02/2025
Manor Bank	Newcastle	Student Accommodation	Freehold	Investment	05/02/2025
Newgate Court	Newcastle	Student Accommodation	Long Leasehold	Investment	05/02/2025
Riverside Point	Nottingham	Student Accommodation	Freehold	Investment	22/01/2025
Beech House	Oxford	Student Accommodation	Freehold	Investment	11/08/2022
Dorset House	Oxford	Student Accommodation	Freehold	Investment	11/08/2022
Chaucer House	Portsmouth	Student Accommodation	Part Long Leasehold Part Freehold	Investment	24/08/2022
Greetham Street	Portsmouth	Student Accommodation	Long Leasehold	Investment	24/08/2022
Margaret Rule Hall	Portsmouth	Student Accommodation	Freehold	Investment	24/08/2022
Rosalind Franklin Halls	Portsmouth	Student Accommodation	Freehold	Investment	24/08/2022
Brass Founders	Sheffield	Student Accommodation	Freehold	Investment	15/02/2023
Leadmill Point	Sheffield	Student Accommodation	Part Long Leasehold Part Freehold	Investment	15/02/2023
Brunel House	Bristol	Student Accommodation	Freehold	Investment	28/08/2024
St Lukes View	Liverpool	Student Accommodation	Freehold	Investment	03/09/2024

**NOTE:**

Leasehold = 50 years and under

Long Leasehold = over 50 years unexpired term.

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## Appendix C: Portfolio Details

SUB-PORTFOLIO	DESCRIPTION	MARKET VALUE (AT 100% INCLUDING INVESTMENT, BUC & LAND)
WO	53 operational PBSA assets, located across London and the rest of the UK, one operational London BTR asset, one standalone commercial asset, plus three consented residential developments, including two in Stratford, London and one in Bristol.	£3,690,225,000
USAF	56 operational student accommodation assets located across London and the rest of the UK.	£2,835,600,000
LSAV	Six operational student accommodation assets, located in London within Zones 1-3.	£1,129,800,000

## Appendix D: Properties in the course of construction

PROPERTIES IN THE COURSE OF CONSTRUCTION	ESTIMATED TOTAL COST OF COMPLETING THE DEVELOPMENTS (AT 100%, EXCL. FINANCE & PROFIT)	MARKET VALUE (AT 100%)	MARKET VALUE ON COMPLETION AND FULLY INCOME PRODUCING (AT 100%)
<p>Comprises two PBSA and one BTR properties in the course of construction.</p> <p>Completion for each of the properties is due between August 2026 and August 2028 with occupation soon thereafter.</p> <p>Detailed planning permission has been obtained for all the projects (with such planning consents being granted in June 2020, September 2022 and August 2024), all of which are subject to the usual planning obligations which are expected for schemes of this nature.</p> <p>We have reflected any planning conditions in arriving at our opinion of value.</p>	£216,870,138	£234,540,000	£556,400,000