

APPENDIX 2

Type of information	Current data	Forecasts
Tenure	<ul style="list-style-type: none"> Title, including headlease details (if applicable) Outgoings Head rents Unfulfilled statutory obligations 	
Physical attributes	<ul style="list-style-type: none"> Floor areas (net and gross) Ancillary areas and car parking Building specifications Tenants' improvements 	<ul style="list-style-type: none"> Planned or possible changes in areas/ parking provision
Lease/sublease and occupational interests	<ul style="list-style-type: none"> Tenancy details Lease expiry dates Break clauses Rent review dates Rent review terms 	<ul style="list-style-type: none"> Lease events forecasts, including probability of breaks being operated and leases renewed Duration of future voids Perpetual void allowance
Rental value	<ul style="list-style-type: none"> Rents passing (including stepped rents) Estimated rental values 	<ul style="list-style-type: none"> Growth in rental value for the location to model refurbishment/ redevelopment options Growth in actual property rents
Costs of property ownership and holding costs	<ul style="list-style-type: none"> Vacancy/void costs Unrecoverable service costs Unrecoverable management costs Letting and review costs Purchase and sale costs 	<ul style="list-style-type: none"> Inflation in maintenance and running costs Future periods on lease expiry and periods of refurbishment
Redevelopment/ refurbishment	<ul style="list-style-type: none"> Costs of redevelopment/ refurbishment Dilapidations 	<ul style="list-style-type: none"> Inflation in building costs
Finance	<ul style="list-style-type: none"> Loan details Break costs 	<ul style="list-style-type: none"> Changes in interest rates
Gearing	<ul style="list-style-type: none"> Level of debt Return on equity employed 	
Taxation	<ul style="list-style-type: none"> Income and capital gains VAT election Capital allowances 	