

VALUATION REPORT

On Behalf of

HANDELSBANKEN plc

In Respect of

ROCKY ASSET MANAGEMENT LIMITED PENISON SCHEME

Property

1 Beevor Court, Pontefract Road, Barnsley, S71 1HG



15th February 2024

Handelsbanken plc
Unit G 1st Floor The Point
Bradmarsh Way
Rotherham
South Yorkshire
W60 1BP

Our Ref: AWH/1/2024

Your Ref:

Date: 15th February 2024

For the attention of Rob Norton

Dear Sirs,

Borrower: ROCKY ASSET MANAGEMENT LIMITED PENSION SCHEME
Property: 2 BEEVOR COURT, PONTEFRACT ROAD, BARNSELY, S71 1HG

In accordance with your instructions I have now carried out an inspection of the above referred to property and completed my enquiries with a view to advising you regarding value and report as follows:-

1.0 NATURE AND SCOPE OF INSTRUCTIONS

My instructions in this matter are to provide you with an updated report on the value of the hereinafter referred to property for bank security purposes.

My instructions being to provide a report on the above basis, I have not carried out a full and detailed structural survey of the property, nor have I carried out any site stability or soil tests. I have not inspected those parts of the premises which were covered, unexposed or inaccessible and are therefore unable to report that such parts are free of rot, beetle or other defects. Similarly, no specialists' tests were applied to the services, heating installations or any trade equipment, and I am therefore unable to provide a detailed report on their condition.

I have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of the properties or has since been incorporated and I am therefore unable to report that the property is free from risk in this respect. For the purposes of this valuation, I have assumed that such investigation would not disclose the presence of any such material to any significant extent.

This Valuation Report is provided for the stated purpose and for the sole use of the named client. It is confidential to the client and his professional advisors and the Valuer accepts no responsibility whatsoever to any other person or third party.

Neither the whole nor any part of this Valuation Report or any reference hereto may be included in any published document, circular or statement, or published or reproduced in any way, without the Valuers written approval of the form and content in which it may appear.

A copy of your letter of instructions dated 5th February 2024 is attached within Appendix 'B'.

This report is valid for a period of three months from the date hereof, and should not be relied upon thereafter without further consultation and confirmation with Wilbys.

The client should note that any person relying on the valuation provided within this report, that Wilbys Terms of Engagement and the form of this report must always be read together.

2.0 DATE OF INSPECTION 9th February 2024

3.0 EXECUTIVE SUMMARY

Date of Valuation	15 th February 2024
Location	Within an established office park off Pontefract Road, Barnsley, South Yorkshire
Description	A detached part let office building
Tenure	Freehold
Number of Tenants	1 no. tenant
Covenant/Quality of Tenants	Tenant information has not been provided
WAULT – to break	N/A
WAULT – to expiry	N/A
Rental Income	£48,000 per annum
Rental Income by Property Type	Commercial £48,000 per annum
Market Rent	Ground Floor £48,000 per annum First Floor £45,000 per annum
Market Rent by Property Type	Ground Floor £48,000 per annum First Floor £45,000 per annum
Market Value	£900,000
Market Value by Property Type	£900,000
MV with Vacant Possession	£900,000
Market Value if Sold as a Single Portfolio	£900,000
Lotting assumptions	N/A
Strengths	Established office park off Pontefract Road, Barnsley
Weaknesses	Ongoing management/repair responsibilities
Opportunities	Let vacant office accommodation on the first floor
Threats	NONE other than rental voids
Sustainability	NONE
Key Issues/Risks	NONE
Suitability for Loan Security	Suitable

Valuation Summary

APP REF	PROPERTY	MARKET VALUE £	MARKET VALUE VACANT POSSESSION £	MARKET RENT per annum £	INSURANCE VALUATION £
A	1 Beavor Court, Pontefract Road, Barnsley, S71 1HG	900,000	900,000	Ground Floor 48,000	1,500,000
				First Floor 45,000	

4.0 PROPERTY DETAILS AND VALUATION

Detail of the property the subject of this report in terms of location, description, accommodation, services, business rates/council tax, age, condition and economic life, tenancy, and valuation are contained within Appendix A.

5.0 PROPERTY OVERVIEW

The property the subject of this report is being purchased by Rocky Asset Management Limited Pension Scheme.

The quality of tenant covenant is generally good.

Part vacant.

No tenancy information has been provided, other than confirmation of the passing rent.

6.0 ENVIRONMENTAL AND GROUND CONDITIONS

I have not carried out any investigation into past or present uses of the subject property or any neighbouring properties to establish whether there is any potential for contamination from these uses or sites to the subject property and have therefore assumed that none exists.

As far as I can ascertain there are no such matters which would adversely affect the property in this respect.

Should it, however, be established subsequently that contamination exists at the property or on any neighbouring lands or that the premises have been or are being put to a contaminative use, this might reduce the value as now reported.

7.0 PLANNING/ALTERNATIVE USE/DEVELOPMENT OPPORTUNITIES

7.1 I have not made any formal planning searches via the Local Planning Authority, and accordingly for the purposes of this Report have assumed that the property is occupied in accordance with a Planning Consent, and furthermore that there are no adverse planning matters (such as Enforcement Notices) affecting the property.

If, following formal searches carried out by the Bank's solicitors, any adverse planning issues are identified, I would be happy to reconsider the valuations hereby reported.

7.2 The property subject of this report is commercial, which has alternative view/development opportunities.

8.0 ROADS

The property the subject of this report enjoys access to Pontefract Road which is made up and adopted by the Local Highway Authority.

9.0 ENERGY PERFORMANCE CERTIFICATE (EPC)

From enquiries made by the Non-Domestic Energy Performance Register, I have established that the property the subject of this report has the following Energy Performance Certificate: -

D (82) expiring on the 21st April 2026

An Energy Performance Certificate is required before any property can be marketed on a For Sale or To Let basis.

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 provide that, from 1st April 2018, both non-domestic and domestic landlords must ensure that properties they rent in England and Wales reach at least an Energy Performance Certificate (EPC) rating of E before granting a tenancy to new or existing tenants.

11.0 CONDITION

See Appendices A.

I do not consider that any specialist reports are required with regard to condition.

11.0 MARKET CONDITIONS

The property the subject of this report is subject to a tenancy in association with the ground floor, no lease details have been provided, though the passing rent has been confirmed at £48,000 per annum, and as such demand is likely to come from the investment market.

The level of demand for this type of property is currently at an average level.

12.0 TENURE/REPORT ON TITLE

I am instructed that the property the subject of this report is of freehold tenure, unaffected by any onerous covenants, restrictions or liabilities.

13.0 TENANCIES

The ground floor of the property subject of this report is let.

A summary of the tenancy is set out below: -

APP REF	PROPERTY	TENANT NAME	TENANCY START DATE	TENANCY TERM	RENT PER ANNUM	REMARKS
A	Ground Floor, 1 Beevor Court, Pontefract Road, Barnsley	Not provided	Not provided	Not provided	£48,000 per annum	No lease provided
	TOTAL				£48,000	

14.0 TENANT COVENANTS

The property the subject of this report is part occupied (ground floor only).

The tenant's details have not been provided, as such, we cannot comment on the covenant of the tenant.

15.0 SECURITY

I am of the opinion that the subject property will form adequate security for bank loan purposes, subject to the property being maintained in reasonable condition.

From the viewpoint of realising the value of the security, the bank has an option of either selling the property subject to the tenancy, or alternatively realising vacant possession.

16.0 VALUATION

16.1 Market Rent, Market Value & Market Value with Vacant Possession

Please see schedule below setting out my opinions of value: -

APP REF	PROPERTY	MARKET VALUE £	MARKET VALUE with vacant possession £	MARKET RENT per annum £
A	1 Beevor Court, Pontefract Road, Barnsley, S71 1HG	900,000	900,000	Ground Floor 48,000
				First Floor 45,000

16.2 Valuation Definitions

Market Value (MV) is defined in IVS 104 paragraph 30.1 as: *"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."*

These definitions are taken from the RICS Valuation – Global Standards effective from 31 January 2022.

We understand that we are required to give our opinion of Market Value for bank security purposes. Our Valuation reflects the Market Value for bank security purposes which for the purposes of this advice shall be defined as follows:

"Market value in relation to any assets means the price which those assets might reasonably be expected to fetch on a sale in the open market. In estimating the market value of any assets no reduction shall be made in the estimate on account of the estimate being made on the assumption that the whole of the assets is to be placed on the market at one and the same time."

This definition is taken from S272 of Taxation of Chargeable Gains Act 1992.

Market Rent (MR)

Represents the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and 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.

16.3 General Valuation Basis

The valuations provided above have been arrived at on a comparable method of valuation basis.

16.4 RICS Valuation – Global Standards January 2022

As detailed in the terms of instruction, this Valuation has been made in accordance with the RICS Valuation – Global Standards, effective from 31 January 2022, incorporating the International Valuation Standards (IVS).

16.5 Valuation Date

The Valuation has been made as at the 15th February 2024.

16.6 The Valuer

This Report has been prepared by (A. Wilkinson RICS No: 1271216) herein after referred to as “the Valuer” for and on behalf of Wilbys Limited Chartered Surveyors, 6a Eastgate, Barnsley, South Yorkshire S70 2EP. Tel. 01226 299221.

17.0 MEASUREMENTS

All measurements and dimensions stated herein, if relevant, have been calculated in metric terms, i.e. hectares and metres, in accordance with the RICS Code of Measuring Practice Sixth Edition.

18.0 VALUATION APPROACH AND RATIONALE

18.1 The property the subject of this report comprises a detached part let office building.

18.2 In assessing the value of the property I have looked at figures on a comparable method basis.

18.3 In assessing values, the property is part occupied, but no lease is in place.

Having regard to the above, and with a view to maximising value on sale, new lease should be granted.

18.4 I have reflected a discount from investment value to vacant possession value.

19.0 COMPARABLE TRANSACTIONS

In arriving at our assessment in section 16.0 above I have had regard to the following comparable transactions/asking prices:

PROPERTY	PRICE/GUIDE
Henry Windsor House, Pitt Street, Barnsley, S70 1AL	Sold for £310,000 (September 2023) Mixed use (retail/office) investment.
2 Victoria Road, Barnsley, S70 2BB	Sold for £335,000 (October 2022) Detached vacant stone built office premises, with car parking. Good location.
Unit 4 Maple Park, Tankerlsey, Barnsley, S75 3DP	On the market at £580,000 freehold or £47,500 per annum leasehold End terrace office building with vacant possession. Good location.
25-31 Regent Street, Barnsley, S70 2EG	On the market at £575,000 freehold Part-let to Pennine Law at £48,000 per annum. Terrace office building, situated in the traditional business district within Barnsley Town Centre

20.0 VALUATION UNCERTAINTY

Section VPGA 10 of the RICS Valuation – Global Standards and VPS 2 paragraph 2.1(o) draws attention to matters that may give rise to material valuation uncertainty and draws attention to the fact that forming an opinion of value involves a degree of subjectivity which may vary significantly from case to case as will the degree of ‘certainty’ (that is the probability that the Valuer’s opinion would be the same as a price achieved by an actual sale at the Valuation date).

These variations can arise because of the inherent features of the property, the market place, or the information available to the Valuer.

Notwithstanding the above comments, we must stress that our opinion of value has been very carefully considered and represents our best assessment of market value, having regard to all the circumstances and the information available to us.

This information is provided on a strictly confidential basis only and should not be reproduced or discussed with any third party(ies) in any circumstances. In addition to which we have based our advice on our knowledge of the locality and valuation trends for this area.

21.0 INDICATIVE INSURANCE REINSTATEMENT

I am of the opinion that the current indicative reinstatement value of the above referred property for insurance purposes is as follows: -

APP REF	PROPERTY	INSURANCE VALUE £
A	1 Beevor Court, Pontefract Road, Barnsley, S71 1HG	1,500,000

My assessment of reinstatement values, as referred to above, includes an amount to cover the cost of demolition and site clearance, rebuilding of the property, architects, surveyors, consulting engineers, lawyers and other fees to cover the costs of planning consent and the supervision of repairs and reinstatement, but excludes VAT (except on fees), loss of rent and/or cost of alternative accommodation for the reinstatement period.

22.0 RECOMMENDATIONS

It is recommended that the tenant occupying the ground floor is placed on a lease.

23.0 CONFLICTS OF INTEREST

We have completed the conflict of interest Statement in accepting this Valuation Instruction and in accordance with the RICS Valuation – Global Standards (31 January 2022) and the RICS Conflicts of Interest Global Practice Statement 2017 and have operated within the guidelines for conflict management.

We can confirm that there is no conflict of interest.

24.0 SOURCES OF INFORMATION AND EXTENT OF DUE DILIGENCE ENQUIRIES

We have relied upon comparable evidence together with our knowledge of the locality and market conditions to provide our Valuation. The reproduction of maps is subject to Ordnance Survey Licence.

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our Valuation are stated in the relevant sections of our Report below.

Where reports and other information have been provided, we have summarised the relevant details in this Report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may follow from such errors and omissions.

We have relied upon information supplied by the client.

25.0 SPECIAL ASSUMPTIONS

There are no special assumptions applicable to the property being valued herein.

26.0 CONFIRMATIONS

I confirm the following: -

1. That I am satisfied that I meet the requirements as to competence as outlined within The RICS Red Book.
2. That if the Bank wishes, it may provide a copy of the report to the customer for reference purposes only.
3. That if required I am prepared to comment on any commercial issues arising from a report on title in respect of the property.
4. That no conflict of interest arises as a result of my acceptance of this instruction.
5. That I have no prior involvement, as listed in PS 1 Appendix 1.1 of the Red Book, in this property with respect to the party to whom the Bank is considering providing borrowing facilities against the security of the property.
6. That Wilbys have Professional Indemnity Insurance on a per claim basis in respect of the services to be provided. Wilbys' PI cover is £2M.

27.0 GENERAL REMARKS

I trust that the above report is sufficient for your purposes but if you require any further assistance or clarification, please do not hesitate to contact me.

Yours faithfully,



A. C.S. Wilkinson MRICS
RICS Registered Valuer No. 1271216



B. N. Seal BSc MRICS
RICS Registered Valuer No. 0055281

APPENDIX A

1 BEEVOR COURT, PONTEFRACT ROAD, BARNSELEY, S71 1HG

A1.0 EXECUTIVE SUMMARY

Property Address	1 BEEVOR COURT, PONTEFRACT ROAD, BARNSELEY, S71 1HG
Location	Within an established office park off Pontefract Road, Barnsley, South Yorkshire
Description	A detached part let office building
Property Type	Offices
Area (sqm)	1,200.77 NIA (Net Internal Area)
Tenure	Freehold
Number of Tenants	One
WAULT – to break	N/A
WAULT – to expiry	N/A
% Vacant by Area	49.50
Gross Rental Income	£48,000 per annum
Net Rental Income	£43,200 per annum (90%) estimated
Market Rent	Ground Floor £48,000 per annum First Floor £45,000 per annum
Market Value	£900,000
Date of Valuation	15 th February 2024
MV with Vacant Possession	£900,000
Indicative Reinstatement Value	£1,500,000
Does the use/s of the property fall within the FCA Regulated Mortgage Contract Regulations?	No
Strengths	Weaknesses
Opportunities	Let the first floor
Asset Quality in a National Context	Secondary
Sustainability	Satisfactory
Key Issues/Risks	NONE
Suitability for Loan Security	Suitable

A2.0 LOCATION

The property is situated off the A628 Pontefract Road approximately 0.75 miles from Barnsley Town Centre.

A3.0 DESCRIPTION

The property forms a modern two storey detached office building with gated car parking for 50 vehicles.

The ground floor is let. The first floor provides office accommodation, which requires refurbishment.

APPENDIX A

1 BEEVOR COURT, PONTEFRACT ROAD, BARNSELY, S71 1HG

**SITE PLAN
NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY**



APPENDIX A

1 BEEVOR COURT, PONTEFRACT ROAD, BARNSELEY, S71 1HG

A4.0 ACCOMMODATION



Floor	Size (sq.m.) NIA
Ground	606.39
First Floor	594.38
Total	1,200.77

A5.0 SERVICES

The premises benefits from all mains services.

A6.0 CONDITION and ECONOMIC LIFE

Average Condition.
100 year life expectancy.

A7.0 RATING

Business rates

From internet enquiries made via the gov.co.uk website, we are informed that the property is assessed for rating purposes as follows:-

Ground Floor

Description: Offices and premises

Rateable Value: £67,000

Uniform Business Rates 2023/2024: 51.2p in the £

First Floor

Description: Offices and premises

Rateable Value: £64,500

Uniform Business Rates 2023/2024: 51.2p in the £

The actual business rate liability may be subject to relief and/or downwards phasing, in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property but would be happy to do so, if instructed.

A8.0 TENANCY

The property is part let (ground floor) at £48,000 per annum. No lease details have been provided.

A9.0 VALUATION

Market Rent

Ground £48,000 per annum

Market Value

First Floor £45,000 per annum

£900,000

Market Value with Vacant Possession

£900,000

A10.0 INDICATIVE INSURANCE REINSTATEMENT

£1,500,000

APPENDIX B

1 BEEVOR COURT, PONTEFRACT ROAD, BARNSELEY, S71 1HG

Copy Handelsbanken Instruction Letter



Date: 5 February 2024

Confidential

Alex Wilkinson
Wilby's Chartered Surveyors
6a Eastgate
Barnsley
S70 2EP

Dear Alex,

Valuation Instruction Letter

Borrower: Rocky Asset Management Limited Pension Scheme
Property: 2 Beevor Court, Pontefract Road, Barnsley, S71 1HG

Further to our recent discussions regarding a valuation of the named property, we would now like to formally instruct you to undertake a valuation of the Property for the purposes of secured lending and/or other secured facilities.

Basis of Instruction

The Bank shall be relying on the Property as security for all the liabilities of the Borrower to the Bank, whether incurred now or in the future.

Your report is to be used in connection with secured lending facilities and it is important that we receive it initially in draft form via secure email prior to 23 February 2024 for our review.

Please submit the draft soft copy with workings used to arrive at your valuation to rob.norton@handelsbanken.co.uk. Following provision of the draft report please be prepared to discuss its contents with us in detail.

Your report should not be finalised without the consent of the Bank, however it is anticipated that we will require this by 28 February 2024 during which time it is expected that the legal due diligence will have been completed.

Your final report is to be dated, addressed to the Bank and signed by two Royal Institution of Chartered Surveyors (RICS) Registered Valuers, one who is a Director/Partner, clearly identified along with RICS Member numbers, having a minimum of three years post qualification experience. You are to submit one signed hard copy of your final report along with a single signed PDF/soft copy including all appendices by secure email to rob.norton@handelsbanken.co.uk. Please note that the Bank will only accept electronic signatures where one of these facsimile signatures is the valuer who has been directly instructed and/or confirmed this valuation instruction.

By signing and returning the attached copy letter you are confirming that you have the requisite knowledge and expertise to undertake this instruction, and that you and your firm have no existing relationships or potential conflicts of interest in providing the valuation report to the Bank as prescribed by the RICS.

Handelsbanken plc
Unit G, The Fosse Tea Point
Bradwell Way, Rotherham
S66 7BF

Tel: 0114 626666
Fax: 0114 626666
handelsbanken.co.uk/customercontact
SWIFT: HANDBK33

Handelsbanken is the trading name of Handelsbanken plc, which is incorporated in England and Wales with company number 11400025. Registered office: 1 Thomas More Square, London, E1W 1WT, UK. Handelsbanken plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial Services Register number 308862. Handelsbanken plc is a wholly-owned subsidiary of Svenska Handelsbanken AB (publ).

Where any such involvement exists resulting in a potential conflict of interest this should be discussed and agreed with the Bank prior to accepting the instruction.

Your acceptance of these instructions will be taken as affirmation that you have sufficient PII of £2,000,000 to cover this transaction and have made no material changes since last supplying us with details of the cover in place.

This matter is confidential and you/ your firm shall not disclose any information relating to this instruction to any other party without our prior written consent except to those employees, officers, representatives and/or advisers who need to know information for the purposes of carrying out this instruction (save to the extent that you may be compelled to disclose such information by law).

Basis of Valuation & Report Format

The inspection, report and valuation should be in accordance with the relevant sections contained within the current edition of The RICS Valuation – Professional Standards, (the "Red Book") and incorporated Practice Statements and Guidance Notes and in accordance with International Valuation Standards (the "IVS").

Your report and valuation are to include the following bases of value:

- Market Value;
- Market Value on the assumption of vacant possession;
- Market Rent;
- Indicative Reinstatement Value of the Property (including professional fees and site clearance costs) for insurance purposes.

Where appropriate your report should comment on any potential alternative use values.

Your report must include your opinion of the suitability of the Property as lending security.

Detailed commentary should be provided in terms of the unexpired lease term (or weighted average unexpired lease terms where multi-let commercial property) if appropriate, present demand, saleability, suitability, sustainability, expected obsolescence, state of repair, and highlight any difficulties that may arise if realisation by the Bank is necessary over the period of the loan or any other facility. This will include your opinion of occupier/tenant demand, incentives, void and other costs as well as the realising possibilities of the property including commentary on the likely letting period, market incentives and market rent. Any existing or potential impediments relating to current or future lettings should be highlighted to the Bank.

Your report should be reasoned with an explanation of how the values have been arrived at, including details and your analysis of all comparable evidence which is relevant to the Property, sector and/or location, and valuation methodology, supported by your calculations (including rents, rental voids, non-recoverable expenditure, yields etc). You must provide copies of your calculation cashflows, valuation breakdown/analysis i.e. ARGUS/KE/Other and tenancy schedules.

Your report must advise whether there are any other factors that you consider are likely to materially affect the status of the Property as security, and that you consider could affect Market Value if the Bank were to sell the Property as a charge or through a receiver. Please provide an alternative valuation if there are any such factors.

Within Description of the Report for all residential elements of the Property please clearly detail the property type, style and number of bedrooms. Ideally these should be provided in table format.

Please ensure that your report contains suitable and appropriate photos of the Property and plans clearly identifying the area and boundaries of the Property.

An Executive Summary must be provided at the front of the report in the prescribed format below. This one (1) page summary should be independent of the main report.

Property Address	
Location	
Description	
Property Type	
Area (sqm)	
Tenure	
Number of Tenants	
WAULT – to break	
WAULT – to expiry	
% Vacant by Area	
Gross Rental Income	
Net Rental Income	
Market Rent	
Market Value	
Date of Valuation	
Net Initial Yield (commercial property only)	
Equivalent Yield (commercial property only)	
Reversionary Yield (commercial property only)	
IMV with Vacant Possession	
Indicative Plans/Statement Value	
Does the use/s of the property fall within the FCA Regulated Mortgage Contract Regulations? If yes, state the % of the land/building that is occupied as a dwelling by the owner	Yes/No
Strengths	Weaknesses
Opportunities	Threats
Asset Quality in a National Context	Using the property as either: Prime, Grade Secondary, Tertiary, or Tenary
Sustainability	<ul style="list-style-type: none"> Identify any sustainability and climate factors that could affect the valuation Identify any instances that are not compliant with current EPC legislation for Commercial properties. It includes what are not compliant with EPC and what are compliant in summary and comment on the impact on the market value during the term of the lease and the ability to re-let.
Key Issues/Risks	
Suitability for Loan Security	

You are to include a copy of the Bank's signed instruction letter within the appendices of your report.

Building, Technical & Environmental Reports

As appropriate, comprehensive Planning, Building and Environmental reports will be forwarded to you for your review. In addition to reviewing the findings therein, you should also seek confirmation that any outstanding issues have been resolved. This will include confirmation of the previous and current use of the property.

Notwithstanding, it is expected that you will comment in your report on the general condition of the assets, having regard to any obvious defects, wants of repair or suspicion of deleterious or other such materials that may give rise to further verification, specifically where high rise.

Similarly, you should comment on the potential for environmental liability, specifically possible flood risk, based on your observations during inspection of the assets and surrounding land uses. Where you are of the opinion that further expert investigation may be appropriate with regards to specific building or environmental issues, you should advise us immediately.

The purpose of the report is not simply to provide a valuation figure, but to identify matters which may prove significant to our determination of whether the building is suitable security and the ability of the Borrower to meet its obligations in respect of any facility at the end of the term.

ESG & Sustainability

Red Book Global Standards includes a requirement for the valuer to consider 'any sustainability and ESG factors that could affect the valuation' (VPS 2 paragraph 2.3). You should be satisfied that you are able to obtain enough evidence to make a professional judgement around ESG and sustainability issues, and provide suitable advice to the Bank. Any limitations or restrictions on the inspection, inquiry and analysis for the purpose of valuation must be identified and recorded. You should be aware of the likely short and longer term use of the property and consider and reflect upon how physical characteristics of the property and physical risks related to the locality impact resilience, including being familiar with statutes and other regulations that could impact value. This may need to include consideration of likely capital expenditure requirements.

We require confirmation of the date and EPC rating for each letting and accommodation available for let. Any lettings or accommodation that is not compliant with current EPC legislation (or Commercial properties in Scotland that do not demonstrate that they are Section 83 compliant or exempt) should be highlighted in the Executive Summary and comment provided on the impact on the market value during the term of the loan and the ability to re-let.

Tenure & Report on Title

The Tenure of the property is Freehold.

The Property is subject to occupational lease(s) and these are noted in the attached schedule(s). The leases and other relevant information should be reviewed in full and summarised within your report.

You must provide our Solicitors with a copy of your draft Valuation Report and seek confirmation of the information you have relied upon in the title and tenure sections of your report. They will require your written confirmation that nothing in the Report on Title has any effect on the Valuation Report you are providing to the Bank. Please respond to any such request timely and without delay, clearly indicating any areas of concern. The acting solicitors details are as follows:-

Firm: Bury & Walker
Address: Regent Street
Barnsley
S70 2EQ
Contact: David Maine
Telephone: 01226733533

Should there be any queries as a result of the inspection or review of leases/tenancy details please notify us and the solicitor as soon as possible for clarification.

Property Access and Inspection

Access to the Property can be arranged via Nathan Broughton on 07884747355.

Unless otherwise agreed the Property is to be internally and externally inspected ~~in line with the~~ requirements of the RICS specifically for the purpose of this valuation. Whilst you are not required to carry out a structural survey we would ask you to let us know if you consider further action to be necessary regarding the general condition of the Property.

Areas are to be reported in accordance with the current edition of the RICS Property Measurement, however you are instructed not to measure or report on the basis of IPMS unless the principal market and comparables of the property/portfolio are assessed on an IPMS basis. If you consider that IPMS is applicable you are to obtain our written agreement to this prior to undertaking this instruction.

You are to confirm that the floor areas adopted have been verified by you. If they have been provided by a third party, confirm the source of the information, their compliance with the RICS, and confirm that they are suitable for you to rely upon in this respect.

Fee & Acceptance of Instructions

The fee is to be £1,500 and any VAT thereon. Please address the fee account to Mandelstam plc and forward this to us for payment, as soon as possible. In the interests of saving costs for both you as our

supplier and ourselves, and with a view to reducing the possibility of cheque fraud, our preferred method of payment of invoices is by electronic transfer, direct to your bank account.

We shall be grateful if you could include your bank details on your invoices to us, so that we may pay monies due to you direct to your account. This information should be printed in the text of the invoice, not handwritten or e-mailed to us separately, again to prevent the risk of fraud. Regrettably, invoices supplied without this information will take longer to process.

Please be aware that your name and contact details are now being processed by Handelsbanken plc as the data controller of your personal information, this information is being processed in connection with the professional services you are providing and ultimately for taking steps to enter into a contract, or the performance of an existing contract, with our customer. Your name may be shared with the customer and other third parties as necessary in connection with the service that you are providing and fulfilment of the contract but will not normally be used or shared in any other way. The full Handelsbanken plc privacy notice is available at www.handelsbanken.co.uk/privacy.

Any discrepancies or deviations to these instructions should be expressly agreed with us.

Please sign and return the attached copy letter as confirmation of your acceptance of the instruction on the above terms.

Yours sincerely

Rob Norton
Corporate Banking Manager

AMUL/INSTRUC/15 JT 16
VALUATION INSTRUCTIONS

ACKNOWLEDGED AND AGREED BY W8bys Chartered Surveyors



Print Name: Alex Wilkinson

Date:

Confirm PII Limit: £2,000,000

It has been agreed through the quotation process that there is to be no limitation to the PII for this instruction.

Schedule of Property & Occupational Leases

PROPERTY DETAILS			LEASE TERMS	
Property Address and Post Code	Property Description	Tenure	Status	Tenant / Annual Rent / Lease terms
2 Beaver Court, Pentretract Road, Bansley, S71 1HG	Office	Freehold	Let	(1) Please confirm / £48000 / Please confirm