

Commercial Portfolio Disposals / Receipts Summary Q1- Q4 2022/23

Private & Confidential - 31st March 2023

\*Total Completed to date for 22/23 : 11,005,000 (As at 31/03/2023)

Sale Details					Completion Info			Allocation			
Disposal Team	Disposal Method	PAL No	Site/Address	Releasing Dept	Value £	Date	Annual Rent Loss	IFRS Analysis	Receipt Call	Action Memo	Allocation/Notes
<b>QUARTER 1</b>											
MPT	Negotiated	PAL TBC	373 Garretts Green Lane, Garretts Green	COMM	1,850,000	28/04/2022	0	F	IPP.IPF	Awaited	From Commercial Portfolio. Receipt is 100% Earmarked for Investment Property Fund (Avison Young Was BCC Agent)
PD&S	Auction	Pal Tbc	8-10 Washington St, City Centre	COMM	475,000	27/06/2022	70	F	IPP.IPF	BPS/PS/5219	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	292 Upper Balsall Heath Road, Balsall Heath	COMM	425,000	27/04/2022	13,000	F	IPP.IPF	Awaited	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	Land and premises at Sherbourne Road, Balsall Heath	COMM	415,000	17/06/2022	5,825	F	IPP.IPF	Awaited	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	30-31 Lower Tower Street, Newtown	COMM	400,000	05/04/2022	11,650	F	IPP.IPF	BPS/PS/5163	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	10 Upper Gough St, Ladywood	COMM	330,000	04/04/2022	7,750	F	IPP.IPF	BPS/PS/5046	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	124 Emily St, Highgate	COMM	330,000	16/05/2022	10,000	F	IPP.IPF	BPS/PS/5153	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	31-33 Sutton St, City Centre	COMM	326,000	16/06/2022	335	F	IPP.IPF	BPS/PS/5210	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	128 Hockley Hill, Hockley	COMM	240,000	27/04/2022	6,500	F	IPP.IPF	BPS/PS/5082	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	222 Yardley Wood Road, Acocks Green	COMM	260,000	06/04/2022	15,000	F	IPP.IPF	BPS/PS/5162	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	Radnor House, Radnor St, Hockley	COMM	184,000	16/06/2022	5,000	F	IPP.IPF	BPS/PS/5214	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	Site fronting Auckland Road, Small Heath	COMM	180,000	16/05/2022	4,500	F	IPP.IPF	BPS/PS/5074	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
MPT	Negotiated	PAL TBC	36 Crawford St, Saltley	COMM	215,000	10/05/2022	18,500	F	IPP.IPF	Awaited	From Commercial Portfolio. Receipt is 100% Earmarked for Investment Property Fund. (Avison Young Was BCC Agent)
PD&S	Negotiated	Pal Tbc	87 New Summer Street, Newtown	COMM	100,000	04/05/2022	200	F	IPP.IPF	BPS/PS/5099	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
<b>Total Q1 at 30/06/22</b>					<b>5,730,000</b>		<b>98,330</b>				
Disposal Team	Disposal Method	Far No	Site/Address	Releasing Dept	Value £	Date	Annual Rent Loss	IFRS Analysis	Receipt Call	Action Memo	Allocation/Notes
<b>QUARTER 2</b>											
MPT	Negotiated	PAL TBC	Bolton Road Service Station & Small heath Highway Service Station	COMM	642,500	04/07/2022	27,000	F	IPP.IPF	Awaited	From Commercial Portfolio. Receipt is 100% Earmarked for Investment Property Fund - (Avison Young Was BCC Agent)
PD&S	Negotiated	Pal Tbc	25-26 Smith Street, Hockley	COMM	320,000	05/09/2022	250	F	IPP.IPF	BPS/PS/	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	51 Auckland Road, Highgate	COMM	230,000	05/09/2022	5,625	F	IPP.IPF	BPS/PS/5127	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	Unit 1 Auckland Street, Highgate	COMM	210,000	01/09/2022	6,000	F	IPP.IPF	BPS/PS/	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	90-96 Hospital Street, Newtown	COMM	40,000	02/08/2022	0	F	IPP.IPF	Awaited	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
<b>Total Q2 at 30/09/22</b>					<b>1,442,500</b>		<b>38,875</b>				
Disposal Team	Disposal Method	Far No	Site/Address	Releasing Dept	Value £	Date	Annual Rent Loss	IFRS Analysis	Receipt Call	Action Memo	Allocation/Notes
<b>QUARTER 3</b>											
PD&S	Negotiated	Pal Tbc	Site Ftg Haden St , Balsall Heath	COMM	420,000	08/12/2022	8,225	F	IPP.IPF	BPS/PS/5165	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Auction	Pal Tbc	367 Moseley Road, Balsall Heath	COMM	389,000	30/06/2022	6,750	F	IPP.IPF	BPS/PS/5141	Auction Sale. Receipt is from the Investment Portfolio. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	Site at Leopold St, Highgate (adj to 48-51 Leopald St)	COMM	305,000	16/11/2022	12,500	F	IPP.IPF	BPS/PS/5146	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	Port Hope Road Industrial Estate, Sparkbrook	COMM	255,000	30/11/2022	7,000	F	IPP.IPF	BPS/PS/5156	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	40-45 Lower Tower Street, Newtown	COMM	200,000	28/09/2022	462	F	IPP.IPF	Awaited	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	338 Summer Lane, Newtown	COMM	185,000	06/10/2022	4,000	F	IPP.IPF	BPS/PS/5128	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	340 Summer Lane, Newtown	COMM	185,000	06/10/2022	4,000	F	IPP.IPF	BPS/PS/5129	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	319 Dudley Road, Winson Green	COMM	135,000	07/10/2022	3,900	F	IPP.IPF	BPS/PS/5139	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
MPT	Negotiated	Pal Tbc	Land adj to 225 Electric Avenue, Aston	COMM	98,000	09/08/2022	8,500	F	IPP.IPF	Awaited	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund. (M.Poole/ W.Bird)
<b>Total Q3 at 31/12/22</b>					<b>2,172,000</b>		<b>55,337</b>				
Disposal Team	Disposal Method	Far No	Site/Address	Releasing Dept	Value £	Date	Annual Rent Loss	IFRS Analysis	Receipt Call	Action Memo	Allocation/Notes
<b>QUARTER 4</b>											
MPT	Negotiated	PAL Tbc	(Balance) 4 sites at Railway Terrace, Nechells	COMM	490,500	03/03/2023	23,700	F	IPP.IPF	Awaited	Receipt is 100% earmarked to the Investment Property Fund. 10% deposit £54,500 rec'd on exchange 9/06/21. balance of £490,500 rec'd 03/03/23.
PD&S	Negotiated	Pal Tbc	260-262 Dudley Road. Winson Green	COMM	425,000	27/01/2023	20,000	F	IPP.IPF	BPS/PS/5175	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	260 Hospital Street, Newtown	COMM	375,000	21/02/2023	8,200	F	IPP.IPF	BPS/PS/5184	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
PD&S	Negotiated	Pal Tbc	land at Darwin St, Highgate	COMM	325,000	27/03/2023	9,500	F	IPP.IPF	Awaited	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.

PD&S	Negotiated	Pal TBc	135 Hockley Hill, Hockley	COMM	45,000	03/02/2023	100	F	IPP.IPF	Awaited	Receipt is from the Investment Portfolio sale to lessee. Now 100% earmarked to the Investment Property Fund.
<b>Total Q4 at 31/03/23</b>					<b>1,660,500</b>		<b>61,500</b>				
<b>Year to Date</b>					<b>11,005,000</b>		<b>254,042</b>				