

Appendix A - Prudential Indicators

Table 1

Estimate of Ratio of Financing Costs to net revenue stream

G.R.A.	Estimate	2.52%	
	Forecast		1.76%
H.R.A.	Estimate	11.44%	
	Forecast		11.60%

Occupancy Levels

%

Industrial units	88.78
Offices	98.55
Retail Units	94.83
Ground leases, depot	95.45

Rental Forecast

£m

Forecast	2,280
Budget	2,263

Table 2 Borrowing and Interest payment structure

All fixed rate loans:

£ Value	% Interest Rate	Period	Maturity date	£ Int p.a.
4,410,600	3.01	15	28/3/2027	132,759
4,410,600	3.30	20	28/3/2032	145,549
8,821,200	3.44	25	28/3/2037	303,449
8,821,200	3.50	30	28/3/2042	308,742
8,821,200	3.52	35	28/3/2047	310,506
8,821,200	3.53	37	28/3/2049	311,388
8,821,200	3.52	40	28/3/2052	310,506
8,821,200	3.51	42	28/3/2054	309,624
8,821,200	3.50	45	28/3/2057	308,742
8,821,200	3.50	47	28/3/2059	308,742
8,821,200	3.48	50	28/3/2062	306,977

Weighted average interest rate is 3.47%

Total interest charge p.a. is £3,056,986