

# **Valuation Executive Summary: Good Practice Template**

November 2020

## Valuation Executive Summary – Good Practice Template

### Introduction

The template in this document is the suggested Good Practice Template for Executive Summary of Valuations of assets owned by either prospective or current IPSX issuers. Use of this template is not mandatory but it is recommended that Approved Valuers incorporate the categories herein in their Executive Summary of Valuations.

### Queries

If you have any queries regarding the use of this template, please contact:

**IPsx Market Regulation**

**regulation@ipsx.com**

## Executive Summary

### Factual Information

Location

Description

Tenure

### Asset Management

#### Previous Reporting Period

#### Current Reporting Period

Lettings

Lease Renewals

Rent Reviews

### Income Summary

#### Previous Reporting Period

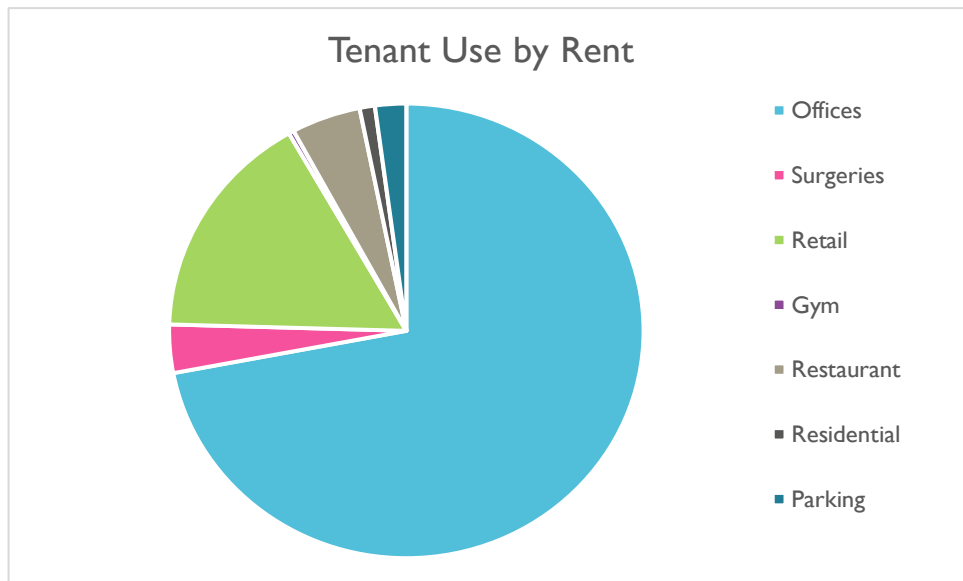
#### Current Reporting Period

Total Gross Income

Total Net Income

Number of Tenants

Tenant Rent



| Top 10 Tenants<br>by Rent | Rent    | %     | AWULT       | Risk Perception |
|---------------------------|---------|-------|-------------|-----------------|
|                           | £xx,xxx | xx.x% | xx.xx years | XX              |
|                           | £x,xxx  | xx.x% | xx.xx years | XX              |
|                           | £x,xxx  | xx.x% | xx.xx years | XX              |
|                           | £x,xxx  | xx.x% | xx.xx years | XX              |
|                           | £x,xxx  | xx.x% | xx.xx years | XX              |
|                           | £xxx    | xx.x% | xx.xx years | XX              |
|                           | £xxx    | xx.x% | xx.xx years | XX              |
|                           | £xxx    | xx.x% | xx.xx years | XX              |
|                           | £xxx    | xx.x% | xx.xx years | XX              |

| Covenant Analysis | Last Quarter   | % of overall rent | Second Last Quarter | % of overall rent |
|-------------------|----------------|-------------------|---------------------|-------------------|
|                   | Very low risk  | xx%               | Very low risk       | xx%               |
|                   | Low risk       | xx%               | Low risk            | xx%               |
|                   | Moderate risk  | xx%               | Moderate risk       | xx%               |
|                   | High risk      | xx%               | High risk           | xx%               |
|                   | Very high risk | xx%               | Very high risk      | xx%               |
|                   | Unknown        | xx%               | Unknown             | xx%               |

Unexpired Lease  
Term (years to  
break and years  
to lease expiry)

| Valuation   | Previous Reporting Period | Current Reporting Period |
|---|---------------------------|--------------------------|
| Market Rent                                       |                           |                          |
| Headline ERV                                      |                           |                          |
| Market Value<br>[Vacant Possession<br>Valuation?] |                           |                          |
| Initial Yield                                     |                           |                          |
| Equivalent Yield                                  |                           |                          |
| Reversionary Yield                                |                           |                          |

**Performance  
Summary**

**SWOT Analysis**

**Responsibility  
Statement**

**Terms of Reference**

Basis of Valuation

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IPSX  
Birchin Court  
20 Birchin Lane  
London  
EC3V 9DU

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