

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

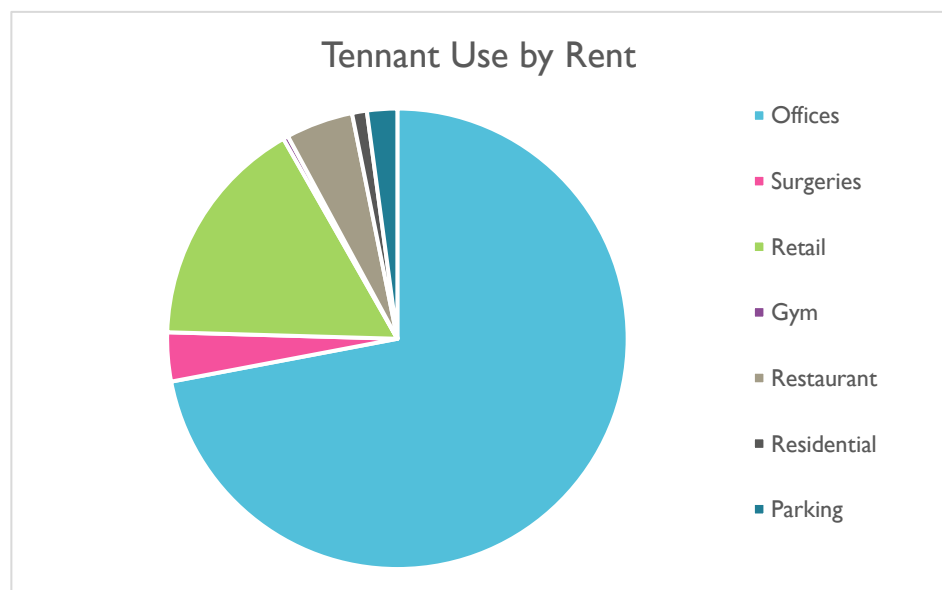
Current Reporting Period

Total Gross Income

Total Net Income

Number of Tenants

Tenant Rent



Top 10 Tenants 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 [Vacant Possession Valuation?]		
Initial Yield		
Equivalent Yield		
Reversionary Yield		

**Performance
Summary**

SWOT Analysis

**Responsibility
Statement**

Terms of Reference

Basis of Valuation



**International Property
Securities Exchange**

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London W1J 8LQ
1 Farnham Road
Guildford GU2 4RG

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