

# 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](mailto:regulation@ipsx.com)**

## Executive Summary

### Factual Information

Location

Description

Tenure

Asset Management	Previous Reporting Period	Current Reporting Period
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Lettings

Lease Renewals

Rent Reviews

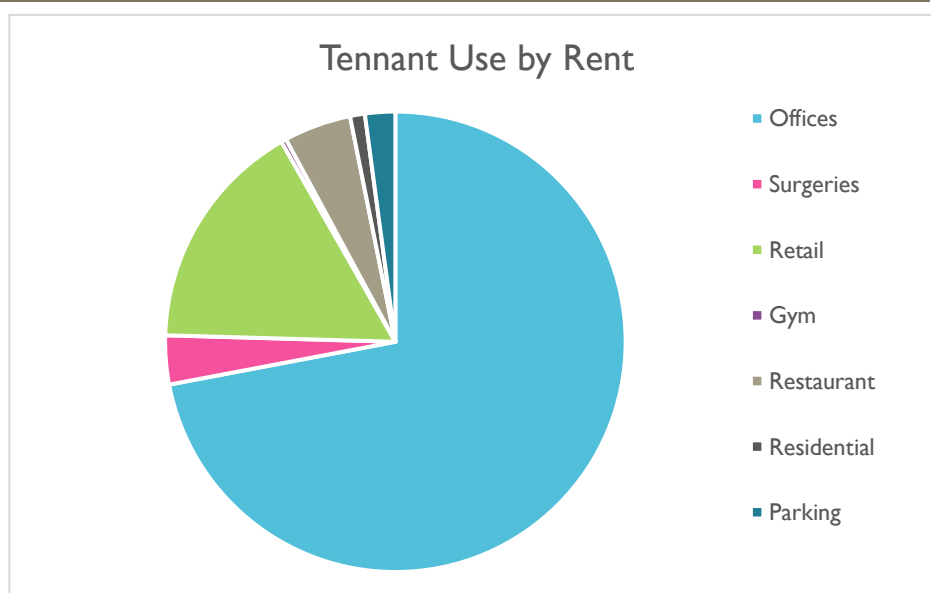
Income Summary	Previous Reporting Period	Current Reporting Period
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Total Gross Income

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

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