

Investment Memorandum

Coronation Square, London E10

**Taylor
Wimpey**



Version 1.0
May 2023



MyPropTech

EXECUTIVE SUMMARY

LOCATION & DEMOGRAPHICS

THE DEVELOPMENT

MARKET ANALYSIS

RENTAL MARKET

DU VAL FINANCIAL ANALYSIS

DEVELOPER OVERVIEW

AVAILABILITY

DYNAMIC PRICING

NEXT STEPS

DISCLAIMER

EXECUTIVE SUMMARY

Coronation Square is located in East London in Leyton, approximately 0.4 miles (0.7km) north of the Queen Elizabeth Olympic Park and 5.4 miles northwest (8.2 km) the City of London. The development comprises 750 new residential apartments set over five separate blocks, providing 392 private apartments and 358 affordable homes.

Phase one includes 429 new homes (including 10 apartments available with MyPropTech Dynamic Pricing™) and phase two will include 321 new homes.

The development is located on Oliver Road opposite Leyton Orient Football Ground and Coronation Gardens. It is located 0.4 miles (0.8 km) north of Leyton Underground Station (Zone 3) and one stop to Stratford. The development incorporates a new market square with café's shops and offices, a leisure centre, landscaped areas, podium gardens and a pre-school nursery.

The developer Taylor Wimpey obtained planning permission in December 2020 (Phase 1 number application no. 193694, Masterplan application no. 119). Construction work has commenced on site. The first completions in Phase One took place in December 2022. Completion of the apartments MyPropTech are selling are anticipated in Q3/Q4 2023.

MyPropTech has been exclusively instructed by Taylor Wimpey to sell 10 of the private residential apartments via its MyPropTech Dynamic Pricing™ algorithm to its members.

We have selected this development for our members for several reasons, including:

- Significant discounts available with MyPropTech Dynamic Pricing™
- The development offers excellent investment value for investors, providing opportunities for both rental growth and long-term capital appreciation
- Price point compared to competing schemes and secondary market
- London has a severe shortage of high-quality rental accommodation
- Good transport connections:
 - Leyton Underground Station (Central line) is 0.4 miles (700m) Stratford International Station, 1.2 miles (1.9 km) (DLR, Southeastern high speed)
 - One stop from Leyton Underground Station to Stratford Underground Station (Elizabeth line, Jubilee line, Central line, DLR, London Overground)
- The locations' connectivity to major employment hubs (the City and West End)
- The connectivity to Stratford
- The deep pool of potential tenants living in the immediate area
- The estimated completion is Q3/Q4 2023 - members can take advantage of the weak British pound sterling
- The developer, Taylor Wimpey is a FTSE 100 listed company and a leading housebuilder in the UK. Investors can purchase with confidence.

The pricing referred to in this report with respect to Coronation Square references the public **Retail Prices** of the apartments. Please sign in to your MyPropTech account for member pricing (Strike Price), which is available with MyPropTech Dynamic Pricing™.

Key Facts

Development Name	Coronation Square
Address	116 Oliver Road, London, E10 5LF
Developer	Taylor Wimpey
Architect	Pollard Edward Thomas
Completion Date	Phase 1 Dates Block E: Completed Block D1: Sept/Oct 2023 Block D2: Aug/Sep 2023 Block D4: Apr-June 2024 Block C1 & C2: Nov/Dec 2023 Block C3, C4 & C5: Nov/Dec 2024 Sports Hall: May/June 2024
Planning Reference	Phase 1 permission number 193694 Masterplan number 119
Local Authority	London Borough of Waltham Forrest
Building Warranty	NHBC: 10 Years
Tenure	Leasehold: 250 years
Ground Rent	A peppercorn (£0 p.a.)

Estimated Service Charge	£3.05 to £3.17 per ft ² p.a.
Car Parking	Car parking only available for purchase for “Blue Badge” holders when purchasing a wheelchair adaptable plot. (The Blue Badge scheme is for people with severe mobility problems).
Cycle Storage	Yes
Payment Terms	<p>Taylor Wimpey will be selling ten apartments via MyPropTech Dynamic Pricing™. As part of this process members will be subject to:</p> <ul style="list-style-type: none"> • Completing satisfactory Anti-Money Laundering (AML) procedures as required by HMRC. • Signing and completing a Reservation Agreement • Paying a £2,500 Reservation Fee <p>If the MyPropTech Dynamic Price™ equals the Strike Price:</p> <ol style="list-style-type: none"> 1. The Reservation Fee will become non-refundable Members will have a period of 7 days to exchange contracts at the end of the MyPropTech 30-day Marketing Campaign 2. Members will be required to pay a 10% deposit (less their reservation fee) within 14 days of the exchange of contacts 3. Balance of 90% payable on completion <p>If the MyPropTech Dynamic Price™ does not drop to the Strike Price, your reservation fee will be refunded in full.</p> <p>Note – unless the MyPropTech Dynamic Price™ falls to the Strike Price or lower and the 10% deposit is received for all apartments, none will be considered to have exchanged. Members will receive a full refund of their Reservation Fee and any funds paid in advance of Exchange of contracts.</p>

This document is intended to be used by **MyPropTech members only**. We have spent a considerable amount of time and care preparing this Investment Memorandum and have taken every care in ensuring that the information we have compiled is correct. The assessments, comparisons and pricing information has been obtained either through direct enquiries or from credible third-party information providers. Whilst we have taken every effort to ensure the accuracy of this document members must undertake their own independent research. MyPropTech accepts no responsibility for any errors or omissions in this document.

Where we have referred to MyPropTech Dynamic Pricing™ we have undertaken our own due diligence to ensure that the discounts allocated within our algorithm represent genuine discounts to the developer's retail price. We confirm the discounts and Strike Price(s) available on MyPropTech are linked explicitly to a minimum transaction volume. Therefore, the pricing contemplated is not available in the open market.

Yours sincerely,



Ashley Osborne MRICS
CEO & Co-Founder
Disclaimer

Every effort has been made by **MyPropTech** to ensure the accuracy of the information, however, nothing in the Investment Memorandum should be considered to be a formal Red Book Valuation and investors should not rely on this document and need to undertake their own investigations and due diligence prior to making any investment decision.

LOCATION & DEMOGRAPHICS

Leyton is a suburb in east London, adjacent to the Queen Elizabeth Olympic Park and less than 1.5 miles (2.5 km) north of Stratford. Leyton is an established residential suburb consisting of largely terraced houses built between 1870 and 1910.

Leyton (E10) Demographics

According to the last Census, Leyton (E10) has a local population of approximately 42,953.

The location has the following characteristics:

- Social grading: C1
- Median age: 25 - 29
- Crime Rate: 137 per 1,000 people

* Social grading is a demographic classification used in the United Kingdom to categorise a population by household. Social Grade A will have higher managerial, administrative, or professional roles. Those in Grade B will have intermediate managerial roles, administrative or professional roles. The classification runs from A through to E. Those in group E, are non-working, either state pensioners, casual or low grade workers or claiming state benefits.

NOMIS data for Leyton

- 46% of residents have a relationship status of: Single
- Apartments make up 55% of all housing stock
- 33% of homes are owner-occupied
- 30% of the population live in privately rented accommodation
- 36% of homes are Social Housing
- Households have an average of 2.7 people
- Most homes have two bedrooms
- 53% of households have no car
- 30% of households are one-person households
- 51% are one-family households (includes couples with no children)
- 68% of the population are classified as being 'Economically Active'

Top 3 Occupations of Residents

- Professional Occupations: 14%
- Associate Professional and Technical Occupations: 11%
- Managers, Directors, and Senior Officials: 7%

E10 Waltham Forest – NOMIS Earnings Data

Earnings information for E10 show average earnings for full-time workers of £754 per week for the location, which is:

- 1.4% lower than the London average (£765 per week)
- 17.4% higher than the average for Great Britain (£642 per week)

NOMIS publishes the following data (NOMIS is a service provided by Office for National Statistics (ONS), the UK's largest independent producer of official statistics):

Location - Services & Amenity

The development benefits from significant local amenity.

Grocery Stores*	<ul style="list-style-type: none"> • Sainsbury's Local: 918 ft (280 m) • Tesco Express: 0.3 miles (550 m) • Asda Superstore: 0.4 miles (700 m) • ALDI: 1.2 miles (1.9 km) • Tesco Superstore: 1.3 miles (2.1 km) • Waitrose: 1.4 miles (2.2 km) • M & S Foodhall: 1.4 miles (2.2 km) <p>Additionally, there are several other small independent convenience stores located within walking distance of the development.</p>
Banks & ATM's*	<p>There are several high street bank branches in the Westfield shopping mall in Stratford, including:</p> <ul style="list-style-type: none"> • Lloyds Bank: 1.5 miles (2.5 km) • NatWest: 1.4 miles (2.2 km) • Barclays: 1.4 miles (2.2 km) • Nationwide: 1.4 miles (2.3 km) <p>In addition to physical bank branches, there are two ATM's; 0.2 miles (280 m) and 0.3 miles (400 m) from the front door of the development.</p>
Restaurants & Night Life*	<p>A good selection of restaurants, cafes and pubs are available on High Road, Leyton.</p>
Gyms*	<p>In addition to the community use indoor sports and leisure centre being delivered as part of the Coronation Square development, the following gyms are within walking distance:</p> <ul style="list-style-type: none"> • The Gym Group London: 0.3 miles (450 metres) • Feel Good Too Sports Centre: 0.6 miles (1 km) • Anytime Fitness: 1 mile (1.6 km) <p>In addition, the following sports facilities are within walking distance:</p> <ul style="list-style-type: none"> • Lee Valley Hockey & Tennis Centre: 0.5 miles (850 m) • Lee Valley BMX Track: 0.5 miles (850 m) • Lee Valley Velodrome: 1 mile (1.6 km)
Universities*	<p>Journey times (including walking time to bus stop/tube station) to universities are:</p> <ul style="list-style-type: none"> • UCL East Campus (1.8 miles, 21 minute walk + bus) • Loughborough University London (1.1 mile, 23 minute walk) • Staffordshire University London (1.2 miles, 24 minute walk) • University of East London (University Square Stratford) (1.5 miles, 22 minute walk + bus) • Queen Mary University of London, Whitechappel (4.2 miles, 34 minutes bus +tube) • London School of Economics (6.3 miles, 35 minute walk + tube) • University College London (6.4 miles, 39 minute walk + tube) • Kings College London (6.6 miles, 39 minute walk + tube)

*Journey times and distances are approximate

Location – Public Transport

Coronation Square is well located to central London and other major economic centres via public transport and is within easy reach of:

- London Underground – Leyton underground station is 0.4 miles (700m) from the development. The Central line runs from Leyton underground station. The Central Line runs directly to the City of London (Liverpool Street and Bank), the West End (Tottenham Court Road, Oxford Circus and Bond Street).
- Stratford Station – Is one stop (2 minutes) from Leyton underground station. Services from Stratford include, Elizabeth Line (Crossrail), DLR, Jubilee line and London Overground.

Location – Road Communications

Coronation Square is well located to major local and national road communications and is within easy reach of:

- **A12** – 3 minutes by car to the A12, which is 0.8 miles (800 m) south of the development, which leads towards Canary Wharf to the south and Suffolk to the north-west.
- **A406** - 9 minutes by car to the North Circular, 4.4 miles (7 km) northeast of the development, which connects Woolwich to Chiswick and provides direct access to the M11, M1 and M4 motorways.
- **M11** – 10 minutes by car, 5.6 miles (8.9 km), which connects London to Cambridge
- **M25** – 17 minutes by car to the M25, 12.6 miles (20.3 km) north of the development, which the London Orbital motorway that encircles most of Greater London.

Location – Airports

- City Airport (34 minutes): Tube and DLR from Leyton underground Station
- Gatwick Airport (1 hour 10 minutes): London underground and overland train Leyton.
- Heathrow Airport: (1 hour 12 minutes): Underground from Leyton.

Location – Eurostar

- Kings Cross St Pancras (35 minutes). Underground from Leyton to the Eurostar.

Location - Major Employment Hubs

Ideal for those commuting to major employment hubs:

- Liverpool Street Station – 23 minutes
- The City of London (Bank Station) - 23 minutes
- Canary Wharf Station – 29 minutes
- London's West End (Tottenham Court Road Station) - 30 minutes

Location – Schools

The following primary schools ranked ‘Good’ or ‘Outstanding’ by Ofsted are located within 1 mile of the development.

Primary Schools

School	Inspection Rating	Type	Ages
Noor Ul Islam Primary School 135 Dawlish Road, London, E10 6QW	Independent	Primary	4 – 11
Dawlish Primary School Jesse Road, London E10 6NN	Good	Primary	3 - 11
Newport School Newport Road, London E10 6PJ	Outstanding	Primary	3 -11
Riverley Primary School Park Road, London E10 7BZ	Outstanding	Primary	3 - 11
St Joseph’s Catholic Infant School Marsh Lane, London E10 7BK	Good	Primary	3 – 7
Willow Brook Primary School Academy 190 Church Road, London E10 7BH	Outstanding	Academy	3 – 11
George Mitchell School Farmer Road, London, E10 5DN	Good	Primary & Secondary	3 - 16
St Joseph’s Catholic Junior School 150 Vicarage Road, London E10 5DX	Good	Primary	7 - 11
Harris Academy Chobham 40 Cheering Lane, London E20 1BD	Outstanding	Primary, Secondary & 16-18	3 - 18
The Jenny Hammond Primary School Elsham Road, London E11 3JH	Good	Primary	4 - 11
Sybourn Primary School Sybourn Street, London, E17 8HA	Good	Primary	2 - 11
Colegrave Primary School Henniker Road, London, E15 1JY	Outstanding	Primary	4 - 11

Secondary Schools

School	Inspection Rating	Type	Ages
Lantern of Knowledge Secondary School 30-36 Lindley Road, London, E10 6QT		Independent School	10 - 16
George Mitchell School Farmer Road, London, E10 5DN	Good	Primary & Secondary	3 – 16
Norlington School & 6th Form Norlington Road, London E10 6JZ	Good	Secondary & 16-18	11 - 18
Harris Academy Chobham 40 Cheering Lane, London E20 1BD	Outstanding	Primary, Secondary & 16-18	3 – 18
Connaught School for Girls Dyers Hall Road, London E11 4AE	Good	Secondary	11 – 16

Local Regeneration

A significant amount of regeneration is taking place in Leyton and the surrounding area. Major re-generation developments in the E10 location include.

Proposed Redevelopment of Lea Bridge Gas Works

Approximately 1.3 miles (2 km) northwest of the development is a planned development by St Williams (Berkely Group). Planning permission has been granted for:

- 573 new homes in 10 buildings
- Communal Gardens
- Public open space

Potential redevelopment of the New Spitalfields Market site

Approximately 0.5 miles (900 m) west of the development is the New Spitalfields market site. The City of London Corporation has decided to combine the location of all three of its wholesale markets. This includes Billingsgate, New Spitalfields, and Smithfield Market. They will be moved to a site at Dagenham Dock.

The London Borough of Waltham Forest report the future of this site is likely to include:

- A mixed use residential development to provide new homes for local people
- Commercial space for creative industries to support local firms and provide employment for local people

The site has the potential to provide up to 3,000 new homes.

THE DEVELOPMENT

Coronation Square comprises 750 apartments in five buildings, being built in two phases.

Phase	Block	Private Apartments	Affordable Apartments	Total Apartments	Estimated Completion
1	C1, C2, C3, C4, C5	20	163	183	C1 & C2 – Q4 2023 C3, C4 & C5 - Q4 2024
1	D1, D2, D3, D4, D5	138	41	179	D1 – Q3/Q4 2023 D2 – Q3 2023 D4 & D5 – Q2 2024
1	E	46	0	46	Completed
2	A	0	60	60	2025/2026
2	B	151	61	212	2025/2026

Phase 1 contains the new sports centre, (located in Block D3, on the ground, first and second floors). A new children's nursery is located on floors three to five. A ground floor café is located in block D3, opening onto the new market square.

A concierge and residents lounge is located at the ground floor of block D3.

Amenities

The development offers private resident's amenities, including:

- Concierge
- Private podium gardens
- Interior designed entrance lobby

MyPropTech has 10 apartments available with MyPropTech Dynamic Pricing™. These apartments are located in blocks D1 and D2.

The footprint of the Block D is designed in a 'U' shape, meaning the apartments have a desirable rectangular or square floorplan. They are accessed by one of two entrance lobbies on Oliver Road.

The tallest building in Coronation Square is block D4 which rises to 17 floors. Blocks D1 and D2 rise to 6 floors. All apartments have a private balcony or terrace. The unit mix of the private apartments in blocks D1 and D2 is as follows:

- One Bedroom Apartments: 18
- Two Bedroom Apartments: 18
- Three Bedroom Apartments: 6

MyPropTech members have an exclusive allocation of 10 apartments, available with MyPropTech Dynamic Pricing™.

Development Overview

Ground Floor Block D: Concierge, Resident's Lounge, entrances to cores, D1, D2, D4, D5, cycle storage, lift lobby, Sports centre entrance, café, bin stores, lift lobbies, substation

1st Floor Block D: Sport centre, apartments

2nd Floor Block D: Sports centre, apartments

3rd Floor Block D: Children's nurse, apartments

4th Floor Block D: Children's nursery, apartments

5th Floor Block D: Children's nursery, apartments

6th to 17th Block D: Apartments.

Specification

Kitchens

- Nobilia fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
 - Siemens stainless steel built-under single oven or double oven built in tall housing
 - Siemens induction hob
 - Integrated extractor hood
 - Zanussi Fridge/Freezer
 - Zanussi Dishwasher
 - Zanussi Washer/Dryer*
- Soft close doors/drawers
- Under wall unit lighting
- Handle lighting
- Franke composite sink with 1.5 bowl in black or grey and Franke tap

Bathrooms

- White sanitaryware throughout with 180 litre bath
- Satin chrome mixer tap to wash hand basins
- Thermostatic shower, bath screen and full-height tiling to bath
- Half-height tiling to all walls
- Thermostatic shower and full-height tiling to shower enclosure in en suite
- Wall mirror included to main bathroom
- Tiled flooring
- Extractor fan
- Shaver socket to en suite or main bathroom (if no en suite)
- Satin chrome heated towel rail to bathroom and en suite

Doors and Windows

- Timber front entrance door with multi-point lock
- Aluminium double glazed windows with security locks
- Video door entry system

Electrical

- Satin chrome downlighters to kitchen/living area, bathrooms, en suites and cloakrooms
- Energy-efficient pendant ceiling lights to all other rooms
- USB charge point to kitchen double socket**
- Satin chrome switches throughout
- Multi-socket media plate to living room (specific provider to be connected by purchaser)
- TV and telephone point to bedroom 1 (specific provider to be connected by purchaser)
- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots†
- Balcony downlight

Heating

- Central district heating system – no gas to individual dwellings
- Underfloor heating throughout with the exception to bathrooms, cloakrooms and en suites

Internal Finishes

- White painted internal doors with chrome furniture
- Soft white painted walls and smooth white ceilings
- White painted mouldings including skirting boards, architraves and window boards

Flooring

- Abingdon essential carpet to bedrooms
- Amtico Spacia to all other areas, (with the exception to bedrooms and bathrooms)

Wardrobes

- 1300 mm wardrobe with glazed sliding doors to bedroom 1 (location as shown in brochure)^{††}
- Top shelf and hanging rail included

NB Flow restrictors included to reduce water consumption. Standard specifications are correct at time of broadcast, but are subject to change without notice. Please contact the sales executive for further information. *Located within hall cupboard to certain plots. Please speak to a sales executive for further information. **Standard sitting, no surge protection. †Please refer to the sales executive for specific details. ††Size is approximate, variations do occur due to layout restrictions. These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of broadcast, but are subject to plot size. Please speak to a sales executive for further details. Images are of the light specification and are of the light colour palette. Image may include optional upgrades at additional cost. January 2023.

Development SWOT Analysis

This framework below is a useful tool to analyse the investment opportunity at Coronation Square. It outlines its strengths, identifies areas where risks may need to be considered and where the opportunities for success lie.

<p>Strengths</p> <ul style="list-style-type: none"> • Affordable property prices compared to other London locations • Zone 3 location • 9 - minute walk to central underground line • Proximity to Stratford (one stop/2 minutes on central line); Westfield Shopping Centre and additional transport connections Elizabeth Line (Crossrail), DLR, Jubilee line and London Overground • Good connectivity to London employment hubs • Proximity to Queen Elizabeth Olympic Park • Investor specification • Part of the Taylor Wimpey's regeneration of Leyton – new amenities, services, sports facilities, cafes and shops being created around a new central market square. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Concerns, albeit unnecessary (in our opinion) of proximity to the football ground • Concerns around proximity of Bywaters Waste Management Centre behind the development. However, units in MyPropTech allocation are located on the opposite side of the development and in our opinion are unlikely to be impacted by this. Planning permission was granted for the redevelopment of this site (including 730 apartments) but permission lapsed and was not implemented. • In comparison to Stratford, Leyton is less well known to offshore investors
<p>Opportunities</p> <ul style="list-style-type: none"> • Strike Price providing significant discounts to investors • Average Retail Prices are favourable compared to the local market and competing schemes • Large potential tenant pool • Lack of supply - limited new construction in local area • Strong rental market • Currency advantage - pound weak against the US dollar • Competitive service charges help to drive yields • Block D1 and D2 completion in 2023 • Developer covenant (Taylor Wimpey is a FTSE 100 company) 	<p>Threats</p> <ul style="list-style-type: none"> • Global Inflationary pressures • Economic uncertainty • Mortgage interest rates

MARKET ANALYSIS E10

The E10 market has seen strong performance over the past 12 months. Cumulative capital appreciation over the past five years was 5.3%.

Headline Statistics E10

- Average Sale Price = £491,072
- Average Sale Price = £639 per ft²
- Average Gross Yield = 4.2%

Comparison to Coronation Square

Coronation Square is priced at a premium to the E10 market. The development is expected to be priced at a premium to housing in the local market because it is new and, therefore, expected to trade at a premium to the second-hand property.

To date, 70 apartments have been sold in Coronation Square at an average price of £662ft².

1 Bedroom Apartments

One-bedroom apartments in MyPropTech's allocation of apartments in Coronation Square have retail prices ranging from £390,000 to £415,000, equating to an average retail price of £703 per ft².

Average prices of 1 bedroom apartments in E10 in Q4 2020 were £335,667 or £654 per ft².

One-bedroom apartments in Coronation Square are priced at a 7.5% premium to the local market. **Sign-in to MyPropTech to view the discounted Strike Prices, available to only to MyPropTech members.**

2 Bedroom Apartments

Two-bedroom apartments retail prices range from £510,000 to £540,000, equating to an average price of £660 per ft².

Average prices of two-bedroom apartments in E10 in Q4 2022 were £427,000 or £667 per ft².

Two-bedroom apartments in Coronation Square have a retail price at a **1% discount** to the local market. **Sign-in to MyPropTech to view the discounted Strike Prices, available to only to MyPropTech members.**

3 Bedroom Apartments

Three-bedroom apartments retail prices range from £660,000 to £670,000, equating to an average price of £522 per ft².

Average prices of three- bedroom apartments in E10 in Q4 2022 were £434,000 or £761 per ft².

Three-bedroom apartments in Coronation Square have a retail price at a **31% discount** to the local market. **Sign-in to MyPropTech to view the discounted Strike Prices, available to only to MyPropTech members.**

New Build Data – Waltham Forest

The London borough of Waltham Forest, which Coronation Square is in, suffers from a shortage of new housing. Headline new homes sales data for the past 5 years is set out below. +

	2018	2019	2020	2021	2022
New Construction Starts	392	867	232	697	172
Construction Completions	273	617	836	613	456
New Build Sales	311	926	608	627	257
Complete but unsold	41	99	16	5	19

COMPARABLE SCHEMES

The information and data below on the comparable schemes is sourced from our research as well as independent third-party data providers including Molior London.

There are a limited number of comparable new build developments located in Leyton & the surrounding area.

Chobham Manor (Phase 4, Park View Mansions) – Taylor Wimpey

Description	In its entirety, Chobham Manor comprises around 850 homes, community facilities, shops and 1,500 square metres of publicly accessible open space with a landscaped central green and neighbourhood play space for young children. Phase 4 is the final phase of the development. Phase 4 comprises 140 private apartments.
Location	Park View Mansions, 2 Abercrombie Rd, Chobham Manor, London E20 1FQ
Current Status	Launched in Q4 2020, 1 unit remains unsold in Q2 2023

Summary of Retail Prices – Phase 4

A summary of all units in Phase 4 is set out below.

	Minimum	Average	Maximum
Price (£)	425,000	558,968	710,000
£ (per ft ²)	664	816	920
Area (ft ²)	526	697	938

Unit Pricing

	Minimum (£)	Average (£)	Maximum (£)
1 Bedroom	425,000	480,539	520,000
2 Bedroom	577,000	589,875	644,000
3 Bedroom	595,000	636,200	710,000

Re-Sales – Phase 1

A summary of re-sales that have taken place within the Phase 1 of development are set out below.

No.	Building	Area (ft ²)	Initial Price (£)	Initial Price (£ per ft ²)	Date of Initial Completion	Re-sale Price (£)	Re-sale Price (£ per ft ²)	Date of Re-sale	Change (£)	Change (%)
72	Park View Mansions	947	500,000	527	26/05/2017	584,500	617	01/12/2017	84,500	17%
77	Park View Mansions	1,055	575,000	545	02/06/2017	670,000	635	29/11/2019	95,000	17%
83	Park View Mansions	1,109	590,000	532	05/06/2017	648,000	584	07/12/2020	58,000	10%
84	Park View Mansions	915	545,000	595	05/06/2017	670,000	732	06/12/2022	125,000	23%
3	Park View Mansions	1,173	615,000	524	28/06/2017	630,000	536	31/01/2020	15,000	2%
3	Park View Mansions	1,173	615,000	524	28/06/2017	630,000	536	07/06/2019	15,000	2%
7	Park View Mansions	861	540,000	627	27/06/2017	638,550	741	07/12/2020	98,550	18%
19	Park View Mansions	549	385,000	701	26/06/2017	447,500	815	25/10/2021	62,500	16%
21	Park View Mansions	1,518	795,000	523	14/07/2017	840,000	553	20/07/2018	45,000	6%
22	Park View Mansions	1,335	645,000	483	23/06/2017	700,000	524	01/04/2021	55,000	9%
23	Park View Mansions	1,668	750,000	449	26/06/2017	800,000	479	06/04/2021	50,000	7%
25	Park View Mansions	1,109	570,000	514	19/06/2017	725,000	653	04/06/2021	155,000	27%
28	Park View Mansions	1,044	600,000	574	19/06/2017	680,000	651	20/03/2018	80,000	13%
29	Park View Mansions	614	425,000	692	22/06/2017	450,000	733	04/06/2021	25,000	6%

45	Park View Mansions	1,023	570,000	557	27/06/2017	800,000	782	15/12/2022	230,000	40%
60	Park View Mansions	538	450,000	836	01/06/2017	470,000	873	05/08/2019	20,000	4%
8	Burnell House	936	500,000	533	23/11/2016	630,000	672	07/02/2023	130,000	26%
9	Burnell House	1,109	580,000	523	09/12/2016	690,000	622	26/05/2017	110,000	19%
10	Burnell House	1,087	550,000	505	17/11/2016	700,000	643	28/10/2022	150,000	27%
13	Burnell House	1,055	570,000	540	24/11/2016	700,000	663	25/05/2018	130,000	23%
14	Burnell House	1,152	575,000	499	10/11/2016	720,000	625	27/06/2017	145,000	25%
16	Burnell House	818	470,000	574	31/10/2016	640,000	782	22/07/2022	170,000	36%
18	Burnell House	958	545,000	568	28/10/2016	765,000	798	20/08/2021	220,000	40%

Additional Commentary

- Comparable specification
- Chobham Manor is the first of five new neighbourhoods being built at Queen Elizabeth Olympic Park in Stratford, east London.
- 24-hour concierge
- Location: 1 mile south of Coronation Square, in the heart of Queen Elizabeth Park.
- Close to Westfield Stratford City (0.4 miles)
- Large scale redevelopment

Leyton Central – Tudorvale Properties

Description	116 apartments (97 private and 19 affordable) in a new building rising to 6 storeys. Includes 1,000m ² of artists studio space and basement parking for 53 cars.
Location	80 Ruckhold Road, London E10 5PG
Current Status	Development launched in February 2016. Fully sold by June 2016. Construction completed in Q4 2016.

Summary of Accommodation

No of Bedrooms	Quantity	Type
1	31	Apartment
2	54	Apartment
3	21	Apartment
4	24	Apartment

Summary of Retail Prices

A summary of all units is set out below

	Minimum	Average	Maximum
Asking Price (£)	550,000	683,462	895,000
£ per ft²	617	825	1,016
Area (ft²)	551	833	973

Unit Retail Prices

	Minimum (£)	Average (£)	Maximum (£)
1 Bedroom	555,000	558,500	560,000
2 Bedroom	560,000	618,333	710,000
3 Bedroom	700,000	812,000	895,000

Details of Sale Prices

Details of the achieved prices are set out below. Note we believe this also includes intermediate housing.

Apartment No.	Sale Completed	Area (ft ²)	Price (£)	Price (£ per ft ²)
1	07/11/2016	861	452,900	525
2	08/11/2016	549	357,500	651
3	07/11/2016	581	360,000	619
4	08/11/2016	570	360,000	631
5	14/11/2016	861	460,000	534
6	31/10/2016	581	365,000	627
7	11/11/2016	689	420,000	609
8	14/11/2016	678	440,000	648
9	14/11/2016	495	362,500	732
10	15/11/2016	883	525,000	594
11	28/11/2016	1,076	530,000	492
12	02/12/2016	1,012	495,000	489
13	25/11/2016	1,302	530,000	406
14	15/11/2016	861	520,000	603
15	14/11/2016	1,033	560,000	541
16	14/11/2016	753	460,000	610
17	10/11/2016	506	365,000	721
18	14/11/2016	926	495,000	534
19	21/11/2016	893	540,000	604
20	01/12/2016	904	480,000	530
21	21/11/2016	1,152	505,000	438

22	11/11/2016	829	460,000	555
23	22/11/2016	1,152	568,000	493
24	04/11/2016	904	510,000	564
25	01/11/2016	904	510,000	564
26	28/10/2016	753	455,000	603
27	24/10/2016	484	360,000	743
28	28/10/2016	775	457,500	590
29	28/10/2016	753	460,000	610
30	17/11/2016	549	370,000	674
31	28/10/2016	775	462,500	596
32	28/10/2016	753	465,000	617
33	11/11/2016	538	368,775	685
34	28/10/2016	775	467,500	603
35	27/10/2016	807	480,000	594
36	28/10/2016	850	470,000	552
37	01/11/2016	915	485,000	530
38	15/11/2016	969	550,000	567
39	03/10/2016	689	380,000	551
40	03/10/2016	947	485,000	512
41	03/10/2016	753	445,000	590
42	11/10/2016	506	362,500	716
43	03/10/2016	753	455,000	603
44	20/01/2017	753	475,000	630
45	08/11/2016	506	365,000	721
46	03/10/2016	753	450,000	597
47	06/10/2016	753	455,000	603
48	04/10/2016	506	367,500	726
49	07/10/2016	753	455,000	603
51	31/03/2017	883	475,000	538
52	10/10/2016	850	475,000	558
54	29/09/2016	732	430,000	587
55	03/02/2017	990	482,500	487
56	28/09/2016	721	435,000	603
57	05/10/2016	495	362,500	732
58	29/09/2016	753	445,000	590
59	17/02/2017	753	460,000	610
60	28/09/2016	506	375,000	741
61	23/01/2017	753	475,000	630
62	28/09/2016	753	465,000	617
63	28/09/2016	506	367,500	726
64	28/09/2016	753	470,000	623
65	05/10/2016	743	480,000	646
66	05/10/2016	958	525,000	548
67	30/09/2016	786	472,500	601
68	30/09/2016	926	470,000	507
69	30/08/2016	904	495,000	547
70	27/01/2017	710	455,000	640
71	01/11/2016	495	360,000	727

72	30/08/2016	818	455,000	556
73	30/08/2016	710	435,000	612
74	30/08/2016	495	375,000	757
75	07/09/2016	818	459,777	562
76	30/08/2016	689	422,500	613
77	23/09/2016	495	365,000	737
78	31/08/2016	818	480,000	586
79	26/01/2017	936	191,664	204
80	25/08/2016	1,044	525,000	502
81	26/01/2017	872	178,671	204
82	22/08/2016	721	430,000	596
83	23/08/2016	958	460,000	480
84	26/01/2017	829	169,848	204
85	24/02/2017	517	365,000	706
86	30/06/2017	495	365,000	737
87	03/02/2017	980	540,000	551
88	23/02/2017	1,098	540,000	491
89	22/08/2016	926	505,000	545
90	02/09/2016	1,141	490,000	429
91	22/08/2016	570	380,000	666
92	22/08/2016	1,001	505,000	504
93	22/08/2016	549	367,500	669
94	28/04/2017	904	520,000	575
95	28/04/2017	1,324	515,000	388
96	22/08/2016	506	350,000	691
97	22/08/2016	764	392,500	513
98	30/08/2016	883	495,000	560
100	22/08/2016	926	510,000	550

Assuming 1 bedrooms 678 ft² or less, that 2 bedrooms are between 710 ft² and 950 ft² and 3 bedroom are more than 950 ft², the achieved prices can be summarised as:

	Minimum Achieved (£)	Average Achieved (£)	Maximum Achieved (£)	Average Achieved Price (£ per ft ²)
1 Bedroom	350,000	372,547	440,000	687
2 Bedroom	392,500	469,066	540,000	582
3 Bedroom	460,000	517,132	568,000	498

Additional Commentary

- Comparable specification including underfloor heating
- Communal garden
- Concierge
- Comparable location: 550 m to Leyton underground station
- Small development

Nest E10 – Newland Housing Trust

Description	12 private apartments, 61 for shared ownership and 11 affordable rent apartments in a 16-storey building with 27 car parking spaces.
Location	132 Dunedin Road, London E10 5NL
Current Status	Construction completed during Q1 2019. Fully sold by Q2 2020.

Summary of Accommodation (Private Apartments)

No of Bedrooms	Quantity	Type
1	3	Apartment
2	5	Apartment
3	4	Apartment

Summary of Retail Prices

A summary of all units is set out below.

	Minimum	Average	Maximum
Asking Price (£)	345,000	481,667	585,000
£ (per ft ²)	558	597	647
Area (ft ²)	541	811	1,001

Unit Pricing

	Minimum (£)	Average (£)	Maximum (£)
1 Bedroom	345,000	361,677	390,000
2 Bedroom	465,000	475,000	500,000
3 Bedroom	575,000	580,000	585,000

Details of Sale Prices

Details of the achieved prices are set out below.

No.	Sale Completed	Area (ft ²)	Price (£)	Price Paid (£ per ft ²)
45	18/06/2021	807	457,000	566
44	28/07/2020	538	335,000	622
46	25/06/2020	538	327,500	608
47	16/03/2021	990	532,000	537
49	08/10/2021	893	510,000	570
50	21/02/2022	926	580,000	626
51	30/07/2020	850	450,000	529
52	25/09/2020	926	536,500	579
53	02/07/2020	850	455,000	535
54	26/11/2020	926	555,700	600
55	10/06/2020	850	430,125	505

Additional Commentary

- Only 12 private apartments – remainder are affordable housing
- Comparable location – 750 m to Leyton underground station
- Small development

256 Church Road – Galliard

Description	Two, five-story buildings comprising 50 apartments (40 x private, 10 x affordable)
--------------------	--

Location	256 Church Road, London E10 7JQ
Current Status	The scheme launched at the start of 2018, it completed in Q1 2020 and was fully sold by Q1 2021.

Summary of Accommodation

No of Bedrooms	Quantity	Type
1	19	Apartment
2	19	Apartment
3	10	Apartment

Summary of Retail Prices

A summary of all units is set out below

	Minimum	Average	Maximum
Retail Price (£)	325,000	413,103	565,000
£ per ft²	543	601	724
Area (ft²)	504	693	1,000

Unit Pricing

	Minimum (£)	Average (£)	Maximum (£)
1 Bedroom	325,000	359,375	410,000
2 Bedroom	425,000	456,750	490,000
3 Bedroom	499,995	519,998	565,000

Summary of Retail Prices

A summary of all units is set out below

Apartment	Floor	Bedroom	Area (ft ²)	Price (£)	Price (£ per ft ²)	Date of Price
AG03	G	3	1,000	565,000	565	Mar-20
B101	1	1	577	325,000	563	Mar-20
B102	1	1	702	410,000	584	Mar-18
B103	1	3	851	499,995	588	Mar-20
B201	2	1	577	325,000	563	Dec-18
B202	2	2	775	425,000	548	Mar-18
B204	2	2	718	440,000	613	Mar-20
B205	2	1	538	340,000	632	Mar-20
B206	2	3	856	499,995	584	Jun-20
B303	3	1	539	345,000	640	Mar-20
B304	3	2	819	445,000	543	Dec-20
B305	3	1	539	345,000	640	Jun-18
BG02	G	1	702	410,000	584	Dec-18
BG02	G	1	702	410,000	584	Mar-20
C101	1	2	788	450,000	571	Jun-20
C102	1	3	914	500,000	547	Sep-20
C103	1	1	556	335,000	603	Mar-20
C104	1	2	817	465,000	569	Mar-20
C202	2	3	914	535,000	585	Jun-20
C203	2	1	556	340,000	612	Dec-18
C204	2	2	817	470,000	575	Jun-20
C205	2	1	621	365,000	588	Jun-18
C205	2	1	621	365,000	588	Dec-18
C301	3	2	819	490,000	598	Mar-18
C303	3	1	556	345,000	621	Mar-20
C304	3	1	504	365,000	724	Mar-20
C305	3	1	509	360,000	707	Jun-18
C401	4	1	560	365,000	652	Mar-20

C402	4	2	665	445,000	669	Mar-20
------	---	---	-----	---------	-----	--------

Apartment No.	Sale Completed	Area (ft ²)	Price (£)	Price (£ per ft ²)
61	01/06/2020	624	345,000	552
62	04/09/2020	797	440,000	552
62	04/09/2020	797	440,000	552
66	11/06/2020	624	360,000	576
69	19/03/2021	904	500,000	552
70	25/11/2020	807	420,000	520
72	04/09/2020	484	360,000	743
80	25/06/2020	969	540,000	557
83	14/08/2020	893	490,000	548
84	01/06/2020	614	310,000	505
85	07/07/2020	581	325,000	559
88	04/08/2020	538	332,500	617
89	23/06/2020	753	442,500	587
90	16/07/2020	614	340,000	554
91	04/06/2020	775	418,000	539
92	08/06/2020	560	294,995	527
94	06/08/2021	807	420,000	520
97	18/12/2020	926	560,000	604

Additional Commentary

- 1.3 miles to closest underground station (Leyton)
- Small development
- Communal courtyard gardens
- Comparable specification
- No concierge

Discussion of Comparable Evidence

Local market data, which includes all sales (both new build and secondary market) provides good comparable evidence.

Local market data, E10

Average achieved prices of flats, in the E10 postcode for Q1 2023 are as follows:

Bedrooms	Average Price Paid (£)	Price Paid (£ per ft ²)
1	335,337	654
2	427,000	667
3	434,000	761

By comparison, average retail prices for Coronation Square are displayed below:

Bedrooms	Average Price Paid (£)	Price Paid (£ per ft ²)
1	404,000	703
2	524,000	660
3	667,500	522

- One bedroom apartments in Coronation Square have retail prices 2.2% higher than the average price paid in E10 (on a £ per ft² basis).
- Two bedroom apartments in Coronation Square have retail prices 11% higher than the average price paid in E10 (on a £ per ft² basis).
- Three bedroom apartments in Coronation Square have retail prices 5% higher than the average price paid in E10 (on a £ per ft² basis).

New build developments always carry a premium to second hand sales. It is generally agreed that the premium is around 10%. However, in this case, given the quality of housing stock that forms the local market (flats in converted Victorian houses) will be relatively low, with no amenities the comparable prices in Coronation Square reflect excellent value.

The prices detailed above for Coronation Square are the **Retail Prices** of the development. Members of MyPropTech can purchase the properties at **Strike Prices**, which are significantly lower than the prices listed here. Sign in to your MyPropTech account today to view the **Strike Prices**, exclusively for our members. We believe that at the **Strike Prices**, Coronation Square is a very low price when compared to the local market and represents an excellent opportunity for investors.

Comparable new-build developments

There are currently no 'live' developments with available properties in proximity to Coronation Square.

Chobham Manor (Phase 4) provides the best comparable evidence to Coronation Square.

Chobham Manor is located 1 mile south of Leyton underground station. It is closer to the amenities of Stratford (the Westfield Shopping Centre, Queen Elizabeth Park and the additional underground, DLR and overground services provided at Stratford station).

However, in our opinion Chobham Manor is comparable to Coronation Square for several reasons; both are large scale regeneration schemes, the distance between the two developments is 1 mile (1.6 km) and the specification is comparable.

Chobham Manor (Phase 4) launched in 2020, completed in Q2 2022 and has unit left to sell.

Chobham Manor (Phase 4): One-bedroom apartments

Using the data available we compare the average retail prices of one-bedroom apartments.

	Minimum Price (£)	Average Price (£)	Maximum Price (£)
Chobham Manor (Phase 4) One bedroom	425,000	480,539	520,000

Coronation Square One bedroom	390,000	404,000	415,000
----------------------------------	---------	---------	---------

On an average price basis, one-bedroom apartments in Chobham Manor (Phase 4) are **19% more expensive** than one-bedroom apartments in Coronation Square.

Sign-in to MyPropTech for the discounted Strike Prices in Coronation Square, only available to MyPropTech members.

Chobham Manor (Phase 4): Two-bedroom apartments

Using the data available we compare the average retail prices of two-bedroom apartments.

	Minimum Price (£)	Average Price (£)	Maximum Price (£)
Chobham Manor (Phase 4) Two bedrooms	577,000	589,875	644,000
Coronation Square Two bedrooms	510,000	524,000	540,000

On an average price basis, two-bedroom apartments in Chobham Manor (Phase 4) are nearly **13% more expensive** than two-bedroom apartments in Coronation Square.

Sign-in to MyPropTech for the discounted Strike Prices in Coronation Square, only available to MyPropTech members.

Chobham Manor (Phase 4): Three-bedroom apartments

Using the data available we compare the average retail prices of three-bedroom apartments.

	Minimum Price (£)	Average Price (£)	Maximum Price (£)
Chobham Manor (Phase 4) Three bedrooms	595,000	636,200	710,000
Coronation Square Three bedrooms	660,000	667,500	675,000

On an average price basis, three-bedroom apartments in Coronation Square (Phase 4) are nearly **5% more expensive** than three-bedroom apartments in Chobham Manor (Phase 4).

Sign-in to MyPropTech for the discounted Strike Prices in Coronation Square, only available to MyPropTech members.

New Build Comparisons

It is difficult to draw direct comparisons to recently sold new-build developments in the Leyton. In our opinion, Coronation Square provides a similar quality of accommodation to:

- Leyton Central - 80 Ruckhold Road, London E10 5PG
- 256 Church Road – 256 Church Road, London E10 7JQ

However, 256 Church Road is located over a mile from the closest underground station (Leyton). Although it has communal courtyard gardens, it does not have a concierge or resident's lounge. In addition, it will not have the benefits of the wider regeneration and facilities being developed at Coronation Square. Coronation Square will feature a new Central Square for artisan market stalls, new public amenities from shops to sports and health facilities. The development sold between 2018 and 2021 – prices relate to these dates.

Leyton Central has a comparable specification to Coronation Square, and benefits from a communal garden and concierge. It is also comparable in terms of location and is only 550 m to Leyton underground station.

However, it was not part of a wider regeneration scheme. It was also sold in 2016, meaning prices don't reflect the positive impacts that regeneration creates.

Nest E10 has a comparable location. Only 12 of 83 apartments are private – the remainder are affordable. Nest E10 was sold between 2019 and 2020.

With the exception of Chobham Manor (Phase 4) the comparable schemes all reflect historic prices (from 2016 to 2020). Chobham Manor provides the most relevant comparable in terms of recent prices and the scale of the regeneration being undertaken.

The secondary market data for flat sales by number of bedrooms in E10 also provides a relevant comparable of current local prices. Two bedroom flats in the secondary market are more expensive on a price per ft² basis than retail prices in Coronation Square.

Three bedroom apartments in Coronation Square are cheaper on a price per ft² basis than all but Leyton Central, reflecting the large apartment sizes and value for money.

One Bedroom Apartments Summary

	Date of Sales Prices	Minimum Price (£)	Average Price (£)	Maximum Price (£)	£ per ft ² (average)
Chobham Manor	2020-2022	425,000	480,539	520,000	860
Coronation Square	Current	390,000	404,000	415,000	703
Leyton Central (achieved)	2016	350,000	372,547	440,000	687
Secondary market (flats) E10	Q4 2022		335,337		654
Nest E10	2019	345,000	361,677	390,000	635
256 Church Road	2018-2020	325,000	359,375	410,000	618

Two Bedroom Apartments Summary

	Date of Sales Prices	Minimum Price (£)	Average Price (£)	Maximum Price (£)	£ per ft ² (average)
Chobham Manor	2020-2022	577,000	589,875	644,000	798
Secondary market (flats) E10	Q4 2022		427,000		667
Coronation Square	Current	510,000	524,000	540,000	660
256 Church Road	2018-2020	425,000	456,750	490,000	586
Leyton Central (achieved)	2016	392,500	469,066	540,000	582
Nest E10	2019	465,000	475,000	500,000	573

Three Bedroom Apartments Summary

	Date of Sales Prices	Minimum Price (£)	Average Price (£)	Maximum Price (£)	£ per ft ² (average)
Chobham Manor	2020-2022	595,000	636,200	710,000	777
Secondary market (flats) E10	Q4 2022		434,000		761
Nest E10	2019	575,000	580,000	585,000	598
256 Church Road	2018-2020	499,995	519,998	565,000	574
Coronation Square	Current	660,000	667,500	675,000	522
Leyton Central (achieved)	2016	460,000	517,132	568,000	498

The prices detailed above for Coronation Square are the **Retail Prices** of the development. Members of MyPropTech are able to purchase the properties at **Strike Prices**, which are **significantly lower** than the prices listed here. Sign in to your MyPropTech account to view the **Strike Prices**, exclusively for our members.

RENTAL MARKET

Estimated rental figures for the properties in Coronation Square have been provided by Chase Evans as follows:

Apartment	Floor	Bedrooms	Area (ft ²)	Price (£)	Estimated Rent (£ per week)	Yield (%)
69	1 Bed	3	591	£405,000	380	4.5
76	1 Bed	4	550	£390,000	375	4.7
92	1 Bed	3	591	£405,000	380	4.8
99	1 Bed	4	550	£405,000	375	4.3
101	1 Bed	5	591	£415,000	385	4.7
73	2 Bed	4	793	£510,000	455	4.4
83	2 Bed	5	804	£522,000	475	4.5
100	2 Bed	5	784	£540,000	455	4.5
91	3 Bed	3	1286	£675,000	625	4.7
94	3 Bed	3	1272	£660,000	600	4.6

Potential Tenant Pool

In our opinion Coronation Square represents an excellent option for investors purchasing property with the intention of letting the apartment to tenants. Demand from tenants is anticipated to be strong for the following reasons:

- Close proximity to Leyton Underground Station
- Close proximity to Stratford – Westfield Shopping centre, additional transport connections
- Up and coming location
- Regeneration bringing new amenities
- Price point compared to Stratford
- High Street location
- Abundance of local amenities
- Lack of supply - there are limited options for tenants looking for quality new build properties in the area
- Convenience of concierge and resident lounge.
- The area is popular with tenants, 44% of the population in the area live in privately rented property.

In our opinion, we believe that there is a wide pool of potential tenants who:

- Want to live in the area / already live in the area
- Can afford to live in the area

MYPROPTech FINANCIAL ANALYSIS

Calculating the net yield of an investment is specific to your own unique set of personal circumstances. It is impacted by many factors including existing income earned in the UK, any tax allowance, and your loan arrangements. This is not an exhaustive list.

We do not include 'Net' yields in our Investment Memorandums as several assumptions would be made, which would not provide an appropriate forecast. We encourage you to run your own personal financial analysis, using our intuitive Investment Analysis calculator on the MyPropTech platform.

If you would like any assistance in running the analysis or interpreting the results, please, please contact your Portfolio Advisor.

Rationale

Our financial analysis calculator provides members with a personalised financial model for apartments in Coronation Square. This includes a forecast for the next ten years. This requires inputs of anticipated house price growth, rental growth, CPI and void periods.

The calculators are pre-populated with these projections, but members can override these assumptions to include different projections.

Our rationale for the pre-populated information is set out below.

Projected House Price Growth E10

For the purposes of the financial analysis, we have projected house price growth at 2.6% p.a.

We have arrived at this figure based on the following research and data.

Q4 2022 JLL UK Residential Forecast 2023-2027

Greater London House Price Change (%)

2023	2024	2025	2026	2027	Cumulative 2023 - 2027	Average p.a. 2023 - 2027
-4.0	2.5	4.0	5.0	6.0	13.9	2.6

Projected Rental Growth

For the purposes of the financial analysis, we have included projected rental growth at 3% p.a.

We have arrived at this figure based on the following research and data

Q4 2022 JLL UK Residential Forecast 2023-2027

Greater London House Price Change (%)

2023	2024	2025	2026	2027	Cumulative 2023 - 2027	Average p.a. 2023 - 2027
4.5	4.0	3.0	2.5	2.5	17.6	3.3

We include conservative rental growth projections of 3% in the analysis but point out there may be upside to this.

To view the JLL Q4 2022 JLL UK Residential Forecast 2023-2027 click [here](#).

Rental Voids

London letting agent Chase Evans report they are only able to house 7% of prospective tenants due to the lack of supply of rental property. Tenancies for new build properties are being agreed prior to legal completion due to the shortage of supply and tenants are agreeing to let properties based on 'virtual viewings'.

Given the market conditions, we project average void periods of 0 days in our analysis.

Consumer Price Index

The average Consumer Price Index (CPI) over the past 10 years has run at 2.1%, according to the ONS. The Bank of England expects inflation to fall back to 4% towards the end of 2023.

We believe that a reasonable position is to include CPI at 2% in our financial forecast, the bank's target inflation rate.

DEVELOPER OVERVIEW

Taylor Wimpey plc is one of the largest home construction companies in the United Kingdom. The company was created from the merger of rivals Taylor Woodrow and George Wimpey on 3 July 2007. It is listed on the London Stock Exchange and is a constituent of the FTSE 100 Index. Their construction heritage dates more than 100 years.

AVAILABILITY

Of 750 private apartments, **only 10 properties** are available with MyPropTech Dynamic Pricing™. This Investment Memorandum only refers to the Retail Prices of the apartments. To understand the **discounts available**, please log into your MyPropTech account to view the Strike Prices – the maximum price our members pay for an apartment, as agreed with the developer.

DYNAMIC PRICING

MyPropTech is a better way for investors to buy property. By utilising our proprietary technology and leveraging economies of scale, we enable our members to buy apartments from the world's leading developers at the lowest possible price.

How does it work?

We have negotiated terms with Taylor Wimpey to sell 10 properties in their development to our members who all exchange contracts simultaneously, in the same way that they would sell part or all of their development to an institutional large investor as a 'bulk deal'. The logic behind this approach is simple, like everything else the more you buy of a product the better the deal you get.

For more information visit www.myproptech.com.

NEXT STEPS

We believe that at the Strike Prices, the apartments in Coronation Square provide a sound investment opportunity. Of course, every investor is unique and is operating with their own specific set of circumstances and goals. Every investment opportunity will suit the portfolio or investment strategy for some investors better than others. We recommend that the following course of action:

- Meet with us (digitally or virtually) and we will present the opportunity to you in more detail: call us today to arrange a meeting
- Using our Analysis Tools run an investment analysis on the apartments
- Identify your preferred apartment
- Reserve your apartment online using our online Reservation Process, pay your reservation fee and submit your ID and POA for MLR purposes
- Monitor the Dynamic Price of your apartment. As more units are reserved and the price of your apartment will continue to fall
- Receive immediate notification as soon as your apartment reaches the Strike Price. Your reservation is then confirmed and your reservation fee becomes non-refundable.
- When the Strike Price has been reached, proceed to exchange contracts within 7 days. Your solicitor will act for you and guide you through this process.

Disclaimer

We have used all reasonable efforts to ensure that the information contained in this document and on our website is accurate, current, and complete at the date of publication however no representations or warranties are made (express or implied) as to the accuracy or completeness of such information. MyPropTech / Du Val Private Office, its employees, partners or agents cannot accept any responsibility (to the extent permitted by law) for any loss arising directly or indirectly from the use of, or any action taken in reliance on any information appearing in this document, on our website or any other website to which it may be linked.

We make no warranty or guarantee that the content available in this document and website are free from defects, errors, omissions or viruses. Prices are correct at time of coming to print and any rents and forecasts quoted are estimates not guarantees. Distances and journey times are estimated. Images are computer generated images

This information does not constitute legal, financial advice or tax advice. MyPropTech are not accountants, tax advisors or financial advisors. Always do your own research to ensure an investment is right for your specific circumstances. We advise you not to proceed with any property purchase without consulting a lawyer and tax advisor operating in the country where the property is located. Purchasing property overseas (off plan or completed) is complicated and contains risk. You should seek independent third party advice before proceeding with any property investment.