

ANNEX 1, APPENDIX G: PROPERTY YIELD COMPARISONS

PROPERTY TYPE	APRIL 15 YIELD%	APRIL 15 MARKET SENTIMENT	OCT 19 YIELD%	OCT 19 MARKET SENTIMENT
HIGH ST RETAIL				
-PRIME SHOPS	4.50	POSITIVE	5-5.25 ↑	NEGATIVE ↓
-REGIONAL CITIES	4.50	POSITIVE	5.50 ↑	NEGATIVE ↓
-GOOD SECONDARY REGIONAL	10.0	POSITIVE	7.00 ↓	NEGATIVE ↓
SHOPPING CENTRES				
-REGIONAL	4.25	POSITIVE	5.50 ↑	NEGATIVE ↓
OUT OF TOWN – RETAIL				
-OPEN / FASHION	4.25	STABLE	6.25 ↑	NEGATIVE ↓
-SECONDARY OPEN PARKS	5.50	POSITIVE	7.75 ↑	NEGATIVE ↓
-BULKY GOODS PARKS	5.50	STABLE	6.25 ↑	NEGATIVE ↓
SPECIALIST SECTORS				
-DEPT STORES; PRIME	5.25	POSITIVE	8.50 ↑	NEGATIVE ↓
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-CAR SHOWROOMS (20YRS; DLR COVENANT)	5.00	POSITIVE	4.50 ↓	STABLE ↓
-BUDGET HOTELS; REGIONAL	5.00	POSITIVE	4.00 ↓	STABLE ↓
FOODSTORES				
-PRIME (MARKET REVIEWS)	4.75	POSITIVE	4.75 —	STABLE ↓
WAREHOUSE/INDUSTRIAL				
-PRIME (20YRS; UPLIFT)	4.50	POSITIVE	4.50 ↓	STABLE ↓
-S EAST (EXCL LONDON & HEATHROW)	5.00	POSITIVE	5.00 ↓	STABLE ↓
-GOOD, MODERN; REST OF UK	5.50	POSITIVE	5.50 ↓	STABLE ↓
OFFICES				
-MAJOR REIGIONAL CITIES	5.00	POSITIVE	4.75 ↓	STABLE ↓
-SE TOWNS	5.00	POSITIVE	5.00 —	NEGATIVE ↓

(Source: Knight Frank)

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