

Appendix 4 Investment and Property KPIs

KPI	Risk Category	Responsibility	Frequency	Purpose	Comments
Portfolio Capital Growth	Fund	Asset Management	Annual	To measure the long term capital performance of the fund	A=Previous Valuation B=Current Valuation $(B/A)-1 = \text{Capital Growth}$
Net Initial Yield	Fund	Asset Management	Annual	To ensure a sufficient income return after interest / loan repayment	A=Rental Income B=Capital Value $A/B = \text{Yield}$
Sinking Fund Net Income Cover	Fund	Asset Management	Annual	To establish the amount of cover in months of the triple net income provided by the sinking fund.	A=Sinking Fund B=Triple net income $A-B=\text{Rent Cover}$
Investment Cover Ratio	Fund	Asset Management	Annual	To establish the total net income from property investments compared to the interest and loan repayment expense	A=Net Income B=Cost of Debt $1: A/B = \text{Investment Cover Ratio}$
Vacancy Rate	Income	Asset Management	Quarterly	To monitor vacancy levels to ensure income is protected	A=Total Accommodation Let B=Total Portfolio Accommodation $1-(A/B) = \text{Vacancy Rate by Floor Area}$ A=Total Net Rent Received B=Total Market Rent $1-(A/B)=\text{Vacancy Rate by Market Rent}$

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KPIs reported annually

Key Performance Indicators - Investment Portfolio	
Portfolio Capital Growth (last 12 months)	-5.34%
Portfolio Income Yield at 31 March 2021	4.59%
Sinking Fund Net Income Cover	30.46 months
Investment Cover Ratio	1.45
Vacancy Rate - % of floor area	6.74%
Vacancy Rate - % of market value/ERV	6.47%