

**Appendix 2.1 - Oportunitas Limited Property Portfolio at 31 March 2022**

ITEM NUMBER	ASSET REFERENCE	PROPERTY ADDRESS	DESCRIPTION	TENANCY TYPE	UPDATED VALUATION 31/03/2022
1	AR0001	Flat 1, 2 Walter Tull Way, Folkestone	1 bed flat	12 months assured shorthold	180,000
2	AR0002	Flat 2, 2 Walter Tull Way, Folkestone	1 bed flat	12 months assured shorthold	172,000
3	AR0003	4 Walter Tull Way, Folkestone	2 bed house	12 months assured shorthold	275,500
4	AR0004	6 Watler Tull Way, Folkestone	2 bed house	12 months assured shorthold	275,500
5	AR0005	16 Walter Tull Way, Folkestone	3 bed house	12 months assured shorthold	301,000
6	AR0006	2 Grove Terrace, Folkestone	4 bed house	12 months assured shorthold	260,000
7	AR0007.1	Flat 1, 15 Grace Hill, Folkestone	1 bed flat	12 months assured shorthold	122,500
8	AR0007.2	Flat 2, 15 Grace Hill, Folkestone	1 bed flat	12 months assured shorthold	114,000
9	AR0007.3	Flat 3, 15 Grace Hill, Folkestone	1 bed flat	12 months assured shorthold	118,000
10	AR0007.4	Flat 4, 15 Grace Hill, Folkestone	1 bed flat	12 months assured shorthold	111,500
11	AR0007.5	Flat 5, 15 Grace Hill, Folkestone	1 bed flat	12 months assured shorthold	111,500
12	AR0007.6	Commercial Unit, 15 Grace Hill	Office space	Break clause after 3 years. Full repairing lease	81,000
13	AR0008.1	Flat 1, 82 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	118,000
14	AR0008.2	Flat 2, 82 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	137,500
15	AR0008.3	Flat 3, 82 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	139,500
16	AR0008.4	Flat 4, 82 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	131,500
17	AR0009.1	Flat 1, 84 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	118,000
18	AR0009.2	Flat 2, 84 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	137,500
19	AR0009.3	Flat 3 84 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	139,500
20	AR0009.4	Flat 4, 84 Leyburne Road, Dover	2 bed flat	12 months assured shorthold	131,500
21	AR0009.5	Building Plot 84 Leyburne Road, Dover	Land	n/a	60,000
22	AR0010.1	Flat 1, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	159,000
23	AR0010.2	Flat 2, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	171,500
24	AR0010.3	Flat 3, 19 Castle Hill Avenue, Folkestone	2 bed flat	12 months assured shorthold	210,000
25	AR0010.4	Flat 4, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	164,500
26	AR0010.5	Flat 5, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	159,000
27	AR0010.6	Flat 6, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	159,000
28	AR0010.7	Flat 7, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	146,000
29	AR0010.8	Flat 8, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	146,000
30	AR0010.9	Flat 9, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	138,750
31	AR0010.10	Flat 10, 19 Castle Hill Avenue, Folkestone	1 bed flat	12 months assured shorthold	140,000
32	AR0011.1	Flat 1, 84 Sidney Street, Folkestone	2 bed flat	12 months assured shorthold	98,500
33	AR0011.2	Flat 2, 84 Sidney Street, Folkestone	1 bed flat	12 months assured shorthold	116,250
34	AR0011.3	Flat 3, 84 Sidney Street, Folkestone	1 bed flat	12 months assured shorthold	116,250
35	AR0011.4	Flat 4, 84 Sidney Street, Folkestone	1 bed flat	12 months assured shorthold	137,000
36	AR0012.1	Flat 1, 1 Claremont Road, Folkestone	1 bed flat	12 months assured shorthold	101,500
37	AR0012.2	Flat 2, 1 Claremont Road, Folkestone	1 bed flat	12 months assured shorthold	111,500

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38	AR0012.3	Flat 3, 1 Claremont Road, Folkestone	1 bed flat	12 months assured shorthold	116,500
39	AR0012.4	Flat 4, 1 Claremont Road, Folkestone	1 bed flat	12 months assured shorthold	111,500
40	AR0012.5	Flat 1a, 1 Claremont Road, Folkestone (formerly Flat 5)	1 bed flat	12 months assured shorthold	120,500
41	AR013.1	Flat 1, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	194,000
42	AR013.2	Flat 2, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	194,000
43	AR013.3	Flat 3, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	183,500
44	AR013.4	Flat 4, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	183,500
45	AR013.5	Flat 5, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	183,500
46	AR013.6	Flat 6, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	188,750
47	AR013.7	Flat 7, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	188,750
48	AR013.8	Flat 8, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	222,500
49	AR013.9	Flat 9, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	222,250
50	AR013.10	Flat 10, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	183,500
51	AR013.11	Flat 11, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	183,500
52	AR013.12	Flat 12, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	200,000
53	AR013.13	Flat 13, 10 Radnor Park Avenue, Folkestone	1 bed flat	12 months assured shorthold	167,500
54	AR013.14	Flat 14, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	200,000
55	AR013.15	Flat 15, 10 Radnor Park Avenue, Folkestone	1 bed flat	12 months assured shorthold	146,750
56	AR013.16	Flat 16, 10 Radnor Park Avenue, Folkestone	1 bed flat	12 months assured shorthold	146,750
57	AR013.17	Flat 17, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	175,000
58	AR013.18	Flat 18, 10 Radnor Park Avenue, Folkestone	2 bed flat	12 months assured shorthold	172,000
				<b>Total</b>	<b>£9,194,500</b>