



PEABODY CAPITAL NO 2 PLC

*(incorporated in England and Wales with limited liability under the Companies Act 2006,
registered number 08782139)*

£350,000,000 2.750 per cent. Secured Sustainability Bonds due 2034

Issue Price: 98.950 per cent.

The £350,000,000 2.750 per cent. Secured Sustainability Bonds due 2034 (the **Bonds**) are to be issued by Peabody Capital No 2 plc (the **Issuer**) on 2 March 2022 (the **Issue Date**).

Application has been made to the London Stock Exchange plc (the **London Stock Exchange**) for the Bonds to be admitted to trading on the London Stock Exchange's International Securities Market (the **ISM**) and Sustainable Bond Market (the **SBM**). Neither the ISM nor the SBM is a regulated market for the purposes of the Markets in Financial Instruments Directive 2014/65/EU (**MiFID II**) or for the purposes of Regulation (EU) No. 600/2014 on markets in financial instruments as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the **EUWA**) (**UK MiFIR**).

The ISM is a market designated for professional investors. Bonds admitted to trading on the ISM are not admitted to the Official List of the Financial Conduct Authority. The London Stock Exchange has not approved or verified the contents of these Admission Particulars.

References in these Admission Particulars to the Bonds being **admitted to trading** (and all related references) shall mean that the Bonds have been admitted to trading on the ISM and the SBM, so far as the context permits.

An investment in the Bonds involves certain risks. For a discussion of these risks see "Risk Factors".

Subject as set out below, the net proceeds from the issue of the Bonds, will be advanced by the Issuer to Peabody Trust (the **Original Borrower**) pursuant to a loan agreement made between the Issuer and the Original Borrower to be dated the Issue Date (the **Original Loan Agreement**) to be applied in accordance with the Original Borrower's constitutive documents and the Sustainable Finance Framework (as defined below). The Aggregate Commitment (as defined below) may be drawn in one or more drawings, each in a nominal amount up to an amount which corresponds to the Minimum Value of the Charged Properties (as defined below) which have been charged in favour of the Security Trustee and allocated for the benefit of the Issuer, less the nominal amount of all previous drawings in respect of the Aggregate Commitment (subject, in the case of each Borrower (as defined below), to the maximum of its respective Commitment (as defined below)).

For so long as (a) insufficient security has been granted (or procured to be granted) by the Borrowers in favour of the Security Trustee and allocated for the benefit of the Issuer to permit the drawing of the Aggregate Commitment in full or (b) the Borrowers have not otherwise drawn any part of the Aggregate Commitment, the amount of the Aggregate Commitment that remains undrawn shall be retained in a charged account (the **Initial Cash Security Account**) of the Issuer in accordance with the terms of the Account Agreement (and may be invested in Permitted Investments (as defined below)) (the **Retained Proceeds**). Any Retained Proceeds and any net issue proceeds from a further issue of Bonds pursuant to Condition 19(a) (*Further Issues*)), may be advanced pursuant to the Original Loan Agreement or an Additional Loan Agreement (as defined below) at a later date (to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee and allocated for the benefit of the Issuer) to the Original Borrower and/or any **Additional Borrower** (being a person which is (a) a registered or exempt charity, (b) a Registered Provider of Social Housing, and (c) a member of the Peabody Group (such requirements in (a), (b) and (c) being, the **Borrower Minimum Requirements**) and (d) a borrower under an additional loan agreement between the Issuer (as lender) and the Security Trustee (as defined below) where all its liabilities as such borrower are secured by the Security Agreements (as defined below) (each an **Additional Loan Agreement** and, together with the Original Loan Agreement, the **Loan Agreements** and each a **Loan Agreement**)).

The Issuer shall also be at liberty from time to time without the consent of the Bondholders or the Couponholders to create and issue (a) further bonds having terms and conditions (and backed by the same assets) the same as the Bonds or the same in all respects save for the amount and date of the first payment of interest thereon and so that the same shall be consolidated and form a single series with the outstanding Bonds and/or (b) bonds which form one or more separate series of bonds, provided that (i) such bonds are secured, (ii) the assets securing such bonds are not the same assets that back the Bonds, and (iii) the Issuer lends the proceeds of such bonds to a borrower that is a member of the Peabody Group. See further Condition 19 (*Further Issues*)).

As described in Condition 7 (*Interest*), interest on the Bonds is payable semi-annually in arrear on 2 March and 2 September in each year (each, an **Interest Payment Date**), commencing on 2 September 2022, at the rate of 2.750 per cent. per annum in respect of the period from (and including) the Issue Date to (but excluding) 2 March 2034 (the **Maturity Date**). Payments of principal of, and interest on, the Bonds will be made without withholding or deduction on account of United Kingdom taxes unless required by law. In the event that any such withholding or deduction is so required, the Issuer may opt to gross up payments due to the Bondholders in respect thereof as described in Condition 10 (*Taxation*).

Unless previously redeemed, or purchased and cancelled, the Bonds will be redeemed at their principal amount on the Maturity Date. The Bonds may be redeemed at any time prior to the Maturity Date, in whole or in part, as the case may be, upon the optional prepayment by a Borrower of its loan (each a **Loan**) in whole or in part or a Loan otherwise becoming repayable in whole or in part in accordance with the terms of a Loan Agreement at the higher of their principal amount and an amount calculated by reference to the sum of (a) the yield on the relevant outstanding UK Government benchmark conventional gilt having the nearest maturity date to that of the Bonds and (b) 0.20 per cent., together with accrued interest. The Bonds will also be redeemed (i) at their principal amount, plus accrued interest, in an aggregate principal amount equal to the nominal amount outstanding of the relevant Loan in the event of a mandatory prepayment of a Loan following a Borrower ceasing to satisfy each of the Borrower Minimum Requirements (other than if such Borrower complies with the Borrower Minimum Requirements within 180 days) or a Loan becoming repayable as a result of a Borrower Default (as defined in each Loan Agreement) or (ii) at their principal amount, plus accrued interest, in full in the event of any withholding or deduction on account of United Kingdom taxes being required and the Issuer not opting to pay (or having so opted to pay notifying the Bond Trustee (as defined below) of its intention to cease to pay) additional amounts in respect of such withholding or deduction.

The Original Borrower is rated "A3" by Moody's Investors Service Limited (**Moody's**) and "A-" by S&P Global Ratings UK Limited (**S&P**) and it is expected that the Bonds will be rated "A3" by Moody's and "A-" by S&P. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation.

The Bonds will be issued in denominations of £100,000 and integral multiples of £1,000 in excess thereof.

The Bonds will be initially represented by a temporary global bond (the **Temporary Global Bond**) without interest coupons and which will be deposited on or about 2 March 2022 with a common safekeeper for Euroclear Bank SA/NV (**Euroclear**) and Clearstream Banking S.A. (**Clearstream, Luxembourg**). Interests in the Temporary Global Bond will be exchangeable for interests in a permanent global bond (the **Permanent Global Bond** and, together with the Temporary Global Bond, the **Global Bonds**) without interest coupons, on or after 11 April 2022 (the **Exchange Date**), upon certification as to non-U.S. beneficial ownership. Interests in the Permanent Global Bond will be exchangeable for definitive Bonds only in certain limited circumstances. See "*Form of the Bonds and Summary of Provisions relating to the Bonds while in Global Form*" below.

Sole Sustainability Structuring Bank

NATWEST MARKETS

Joint Bookrunners

BARCLAYS

LLOYDS BANK CORPORATE MARKETS

NATWEST MARKETS

SMBC NIKKO

The date of these Admission Particulars is 28 February 2022.

These Admission Particulars comprise admission particulars in respect of the Bonds in accordance with the ISM Rulebook.

The Issuer accepts responsibility for the information contained in these Admission Particulars. Having taken all reasonable care to ensure that such is the case, the information contained in these Admission Particulars is, to the best of the knowledge of the Issuer, in accordance with the facts and contains no omission likely to affect its import.

The Original Borrower accepts responsibility for:

- (a) the information relating to it under the heading "*Factors which may affect the Borrowers' ability to fulfil their obligations under the Loan Agreements*" in the section headed "*Risk Factors*";
- (b) the information under the heading "*Guarantee and Indemnity*" in the sections headed "*Overview*" and "*Description of the Loan Agreements*";
- (c) the information relating to the security to be created by it pursuant to its Security Agreements (as defined below) under the heading "*Underlying Security*" in the section headed "*Overview*", under the heading "*Considerations relating to the Issuer Security and the Underlying Security*" in the section headed "*Risk Factors*" and in the section headed "*Description of the Security Agreements and the Security Trust Deeds*";
- (d) the information under the heading "*The Original Borrower*" in the section headed "*Description of the Original Borrower and the Peabody Group*";
- (e) the information relating to it under the section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*"
- (f) the Original Borrower Financial Statements referred to in the section headed "*Documents Incorporated by Reference*"; and
- (g) the information relating to it contained under the headings "*Material or Significant Change*" and "*Litigation*" in the section headed "*General Information*".

Having taken all reasonable care to ensure that such is the case, such information and financial statements are, to the best of the knowledge of the Original Borrower, in accordance with the facts and contain no omission likely to affect their import.

Catalyst Housing Limited (*Catalyst*) accepts responsibility for:

- (a) the Catalyst Financial Statements referred to in the section headed "*Documents Incorporated by Reference*"; and
- (b) the financial information relating to it:
 - (i) under the heading "*Factors which may affect the Borrowers' ability to fulfil their obligations under the Loan Agreements*" in the section headed "*Risk Factors*";
 - (ii) under the heading "*The Original Borrower*" in the section headed "*Description of the Original Borrower and the Peabody Group*"; and
 - (iii) under the section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*".

Having taken all reasonable care to ensure that such is the case, such information and financial statements are, to the best of the knowledge of Catalyst, in accordance with the facts and contain no omission likely to affect their import.

Jones Lang LaSalle Limited (the *Valuer*) accepts responsibility for the information contained in the section headed "*Valuation Report*". Having taken all reasonable care to ensure that such is

the case, such information is, to the best of the knowledge of the Valuer, in accordance with the facts and contains no omission likely to affect its import.

The figures referred to in the Valuation Report in the section entitled "*Market Commentary*" were obtained from the Bank of England, the Office for National Statistics (the ONS), the Department for Levelling Up, Housing and Communities (DLUHC), HM Revenue and Customs (HMRC), HM Land Registry, the Royal Institution of Chartered Surveyors (RICS) and Dataloft. The Issuer confirms that such figures have been accurately reproduced and that, as far as the Issuer is aware and is able to ascertain from information published by the Bank of England, the ONS, DLUHC, HMRC, HM Land Registry, RICS and Dataloft, no facts have been omitted which would render the reproduced figures inaccurate or misleading. For the avoidance of doubt, with the exception of the information contained in the section headed "*Valuation Report*", the Valuer does not accept any responsibility in relation to the information contained in these Admission Particulars or any other information provided by the Issuer or the Original Borrower in connection with the issue of the Bonds.

These Admission Particulars are to be read in conjunction with all documents which are deemed to be incorporated herein by reference (see "*Documents Incorporated by Reference*" below). These Admission Particulars should be read and construed on the basis that such documents are incorporated in, and form part of, these Admission Particulars.

Save for the Issuer, the Original Borrower, Catalyst and (solely in respect of the section headed "*Valuation Report*") the Valuer, no other person has independently verified (a) any information contained herein or (b) any matter which is the subject of any statement, representation, warranty or covenant of the Issuer or the Original Borrower contained in the Bonds or any of the Transaction Documents (as defined below). Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by Barclays Bank PLC, Lloyds Bank Corporate Markets plc, NatWest Markets Plc and SMBC Nikko Capital Markets Limited (the *Joint Bookrunners*) or M&G Trustee Company Limited (the *Bond Trustee*) or any of their respective affiliates as to (i) the accuracy, adequacy or completeness of the information contained in, or incorporated by reference in, these Admission Particulars or any other information provided by the Issuer, the Original Borrower or any other person in connection with the offering of the Bonds or (ii) the execution, legality, effectiveness, genuineness validity, enforceability or admissibility in evidence of the Bonds, the Issuer Security (as defined below), the Underlying Security (as defined below) or any Transaction Document. None of the Joint Bookrunners, the Bond Trustee or any of their respective affiliates accepts any liability in relation to the information contained in, or incorporated by reference in, these Admission Particulars or any other information provided by the Issuer in connection with the issue of the Bonds.

No person is or has been authorised by the Issuer, the Joint Bookrunners, the Bond Trustee or any of their respective affiliates to give any information or to make any representation not contained in or not consistent with these Admission Particulars or any other information supplied in connection with the offering of the Bonds and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Joint Bookrunners or the Bond Trustee.

To the fullest extent permitted by law, none of the Joint Bookrunners, the Bond Trustee or any of their respective affiliates accepts any responsibility for the contents of these Admission Particulars or for any other statement made or purported to be made by it or on its behalf in connection with the Issuer, the Original Borrower or the issue and offering of the Bonds. Each of the Joint Bookrunners and the Bond Trustee accordingly disclaims all and any liability whether arising in tort or contract or otherwise (save as referred to above) which it might otherwise have in respect of these Admission Particulars or any such statement.

Neither these Admission Particulars nor any other information supplied in connection with the offering of the Bonds (a) is intended to provide the basis of any credit or other evaluation, (b) should be considered as a recommendation by the Issuer, the Joint Bookrunners or the Bond Trustee that any recipient of these Admission Particulars or any other information supplied in connection with the Bonds should purchase any Bonds or (c) should be construed as legal, business, tax or other advice. Each investor contemplating purchasing any Bonds should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer and the Original Borrower. In addition, each investor contemplating purchasing any Bonds should consult its own advisors as to the legal, tax, business, financial, regulatory and other aspects of an investment in the Bonds. Neither these Admission Particulars nor any other information supplied in connection with the offering of the Bonds constitutes an offer or invitation by or on behalf of the Issuer, the Original Borrower, the Joint Bookrunners or the Bond Trustee to any person to subscribe for or to purchase the Bonds.

Neither the delivery of these Admission Particulars nor the offering, sale or delivery of the Bonds shall in any circumstances imply that the information contained herein concerning the Issuer or the Original Borrower is correct at any time subsequent to the date hereof or that any other information supplied in connection with the offering of the Bonds is correct as of any time subsequent to the date indicated in the document containing the same. The Joint Bookrunners and the Bond Trustee expressly do not undertake to review the financial condition or affairs of the Issuer, the Original Borrower or any Additional Borrower during the life of the Bonds or to advise any investor in the Bonds of any information coming to their attention.

The Bonds have not been and will not be registered under the United States Securities Act of 1933, as amended (the *Securities Act*) or any United States state securities laws and may not be offered or sold in the United States or to, or for the account or the benefit of, U.S. persons (as defined in Regulation S under the Securities Act) unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.

These Admission Particulars do not constitute an offer to sell or the solicitation of an offer to buy the Bonds in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of these Admission Particulars and the offer or sale of Bonds may be restricted by law in certain jurisdictions. The Issuer, the Joint Bookrunners and the Bond Trustee do not represent that these Admission Particulars may be lawfully distributed, or that the Bonds may be lawfully offered or sold, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Joint Bookrunners, the Bond Trustee or any of their respective affiliates which is intended to permit a public offering of the Bonds or the distribution of these Admission Particulars in any jurisdiction where action for that purpose is required. Accordingly, no Bonds may be offered or sold, directly or indirectly, and neither these Admission Particulars nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession these Admission Particulars or any Bonds may come must inform themselves about, and observe, any such restrictions on the distribution of these Admission Particulars and the offering and sale of Bonds. In particular, there are restrictions on the distribution of these Admission Particulars and the offer or sale of Bonds in the United States, the United Kingdom and the Republic of Korea and a prohibition on the sale of any Bonds to European Economic Area (EEA) or United Kingdom (UK) retail investors (see "*Subscription and Sale*").

If a jurisdiction requires that the offering be made by a licensed broker or dealer and a Joint Bookrunner or any parent company or affiliate of a Joint Bookrunner is a licensed broker or dealer in that jurisdiction and so agrees, the offering shall be deemed to be made by such Joint Bookrunner or such parent company or affiliate on behalf of the Issuer in such jurisdiction.

No Joint Bookrunner will verify or monitor the proposed use of proceeds of the Bonds and no representation is made by any Joint Bookrunner as to the sustainability of the Bonds for the purpose of fulfilling the environmental or sustainability criteria required by prospective investors.

PRESENTATION OF FINANCIAL AND OTHER INFORMATION

Presentation of Financial Information

Unless otherwise indicated, the financial information in these Admission Particulars has been derived from the Issuer Financial Statements, the Original Borrower Financial Statements and the Catalyst Financial Statements (each as defined below).

The Issuer's, the Original Borrower's and Catalyst's financial year ends on 31 March, and references in these Admission Particulars to any specific year are to the 12 month period ended on 31 March of such year. The Issuer Financial Statements have been prepared and audited in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (United Kingdom) Generally Accepted Account Practice. The Original Borrower Financial Statements and the Catalyst Financial Statements have been prepared and audited in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, the Statement of Recommended Practice for registered social housing providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019 (together, the *RP Accounting Standards*).

Certain Defined Terms and Conventions

Capitalised terms which are used but not otherwise defined in any particular section of these Admission Particulars will have the meanings attributed to them in the section headed "*Conditions of the Bonds*" or any other section of these Admission Particulars. In addition, all references in these Admission Particulars to *Sterling* and £ refer to pounds sterling and all references to a *billion* refer to a thousand million.

Certain figures and percentages included in these Admission Particulars have been subject to rounding adjustments.

SUITABILITY OF INVESTMENT

The Bonds may not be a suitable investment for all investors. Each potential investor in the Bonds must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (a) has sufficient knowledge and experience to make a meaningful evaluation of the Bonds, the merits and risks of investing in the Bonds and the information contained in these Admission Particulars;
- (b) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Bonds and the impact the Bonds will have on its overall investment portfolio;

- (c) has sufficient financial resources and liquidity to bear all the risks of an investment in the Bonds; including where the currency for principal and interest payments is different from the potential investor's currency;
- (d) understands thoroughly the terms of the Bonds and is familiar with the behaviour of financial markets;
- (e) is able to evaluate (either alone or with the help of a financial advisor) possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks; and
- (f) understands the accounting, legal, regulatory and tax implications of a purchase, holding and disposal of an interest in the Bonds.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review and regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (i) the Bonds are legal investments for it, (ii) the Bonds can be used as collateral for various types of borrowing and (iii) other restrictions apply to its purchase or pledge of any Bonds. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of the Bonds under any applicable risk-based capital or similar rules.

Neither the Sole Sustainability Structuring Bank nor any Joint Bookrunner makes any representation as to the suitability of the Bonds to fulfil sustainable finance criteria required by any prospective investors. Neither the Sole Sustainability Structuring Bank nor any Joint Bookrunner has undertaken, nor is responsible for, any assessment of the eligible projects, any verification of whether the eligible projects meet any eligible criteria thereto or the monitoring of the use of proceeds (or amounts equal thereto) or the allocation of the proceeds to particular eligible projects. DNV GL Business Assurance Services UK Limited (DNV) has been appointed by the Peabody Group to review the alignment of the Peabody Group's Sustainable Finance Framework (as defined below) with industry practice. Investors should refer to the Sustainable Finance Framework, the independent opinion provided by DNV and any public reporting by or on behalf of the Original Borrower in respect of the application of proceeds (each of which will be available on the Original Borrower's website <https://www.peabody.org.uk> and will not be incorporated by reference in these Admission Particulars) for information. Neither the Sole Sustainability Structuring Bank nor any Joint Bookrunner makes any representation as to the suitability or content of such materials. No representation or assurance is given by the Sole Sustainability Structuring Bank or any Joint Bookrunners that the proposed admission of the Bonds to trading on the SBM of the London Stock Exchange will be obtained or maintained for the lifetime of the Bonds.

IN CONNECTION WITH THE ISSUE OF THE BONDS, NATWEST MARKETS PLC AS STABILISING MANAGER (THE *STABILISING MANAGER*) (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) MAY OVER-ALLOT BONDS OR EFFECT TRANSACTIONS WITH A VIEW TO SUPPORTING THE MARKET PRICE OF THE BONDS AT A LEVEL HIGHER THAN THAT WHICH MIGHT OTHERWISE PREVAIL. HOWEVER, STABILISATION MAY NOT NECESSARILY OCCUR. ANY STABILISATION ACTION MAY BEGIN ON OR AFTER THE DATE ON WHICH ADEQUATE PUBLIC DISCLOSURE OF THE TERMS OF THE OFFER OF THE BONDS IS MADE AND, IF BEGUN, MAY CEASE AT ANY TIME, BUT IT MUST END NO LATER THAN THE EARLIER OF 30 DAYS AFTER THE ISSUE DATE OF THE BONDS AND 60 DAYS AFTER THE DATE OF THE ALLOTMENT OF THE BONDS. ANY STABILISATION ACTION OR OVERALLOTMENT MUST BE CONDUCTED

BY THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND RULES.

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPs ONLY TARGET MARKET – Solely for the purposes of the product approval process of the manufacturers (if any), the target market assessment in respect of the Bonds has led to the conclusion that: (a) the target market of the Bonds is eligible counterparties and professional clients only, each as defined in MiFID II; and (b) all channels for the distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a *distributor*) should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels. For the avoidance of doubt, no Joint Bookrunner is a manufacturer for these purposes.

UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPs ONLY TARGET MARKET – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (a) the target market for the Bonds is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (*COBS*), and professional clients, as defined in UK MiFIR; and (b) all channels for the distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a *distributor*) should take into consideration the manufacturers' target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the *UK MiFIR Product Governance Rules*) is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a *retail investor* means a person who is one (or both) of: (a) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (b) a customer within the meaning of Directive (EU) 2016/97 (the *Insurance Distribution Directive*), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No. 1286/2014 (as amended, the *PRIIPs Regulation*) for offering or selling the Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a *retail investor* means a person who is one (or both) of: (a) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA or (b) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (*FSMA*) and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the *UK PRIIPs Regulation*) for offering or selling the Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

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Overview

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of these Admission Particulars.

This overview must be read as an introduction to these Admission Particulars and any decision to invest in the Bonds should be based on a consideration of these Admission Particulars as a whole.

Words and expressions defined in "Form of the Bonds and Summary of Provisions relating to the Bonds while in Global Form", "Conditions of the Bonds" and "Description of the Loan Agreements" shall have the same meanings in this overview.

Issuer	Peabody Capital No 2 plc Legal Entity Identifier (LEI): 213800K1DLWVMZFBYD79
Description of the Bonds	<p>£350,000,000 2.750 per cent. Secured Sustainability Bonds due 2034 (the Bonds), to be issued by the Issuer on 2 March 2022 (the Issue Date).</p> <p>The Bonds will be issued in denominations of £100,000 and integral multiples of £1,000 in excess thereof.</p>
Status of the Bonds	The Bonds and the Coupons will constitute direct, secured, unsubordinated obligations of the Issuer and will rank <i>pari passu</i> among themselves.
Issue Price	98.950 per cent.
Use of Proceeds	<p>The Bonds are intended to be Sustainability Bonds (as defined in the International Capital Market Association's (ICMA) Sustainability Bond Guidelines) and the net proceeds from the issue of the Bonds will be used for sustainable purposes in accordance with the Sustainable Finance Framework.</p> <p>Subject as described in "<i>Initial Cash Security Account</i>" below, the net proceeds of the issue of the Bonds will be on-lent by the Issuer to the Original Borrower or (to the extent that the Original Borrower has reduced the Original Commitment) to an Additional Borrower to be applied in accordance with both:</p> <ul style="list-style-type: none">(a) such Borrowers' constitutive documents; and(b) the Sustainable Finance Framework. <p>See further "<i>Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework</i>" below.</p> <p>The Issuer may from time to time invest the funds held in the Initial Cash Security Account and the Ongoing Cash Security Account in Permitted Investments (as defined below) until such time as such funds</p>

are on-lent, or returned, to the relevant Borrower pursuant to the relevant Loan Agreement.

Form of Bonds

The Bonds will be issued in bearer form as described in "*Form of the Bonds and Summary of Provisions relating to the Bonds while in Global Form*".

Interest

The Bonds will bear interest from (and including) 2 March 2022, payable semi-annually in arrear on 2 March and 2 September in each year subject to adjustment in accordance with Condition 8.5 (*Payment Day*) (each, an **Interest Payment Date**) at the rate of 2.750 per cent. per annum in respect of the period from (and including) the Issue Date to (but excluding) the Maturity Date.

Final Redemption

Unless previously redeemed or purchased and cancelled in accordance with Condition 9 (*Redemption and Purchase*), the Bonds will be redeemed at their principal amount, together with accrued interest, on 2 March 2034 (the **Maturity Date**).

Early Redemption

Subject as described in "*Mandatory Early Redemption*" below, the Bonds may be redeemed in whole or in part at any time prior to the Maturity Date upon the optional prepayment by a Borrower of its Loan in whole or in part in accordance with the terms of the Loan Agreement at the higher of their principal amount; and an amount calculated by reference to the sum of:

(a) the yield on the relevant outstanding UK Government benchmark conventional gilt having the nearest maturity date to that of the Bonds; and

(b) 0.20 per cent.,

together with accrued interest.

Early Redemption for Tax Reasons

The Issuer shall redeem the Bonds in whole, but not in part, at their principal amount, together with any interest accrued, if, as a result of any actual or proposed change in tax law, the Issuer determines that it would be required to make a withholding or deduction on account of tax in respect of payments to be made by it in respect of the Bonds and the Issuer does not opt to pay additional amounts pursuant to Condition 10.2 (*No obligation to pay additional amounts*) or, having so opted, notifies the Bond Trustee of its intention to cease paying such additional amounts.

Mandatory Early Redemption

The Bonds shall be redeemed at their principal amount, plus accrued interest, in an aggregate principal amount equal to the nominal amount of the relevant Loan upon the mandatory prepayment of a Loan following the relevant Borrower ceasing to satisfy each of the Borrower Minimum Requirements (other than if such Borrower complies with the Borrower Minimum Requirements within 180 days).

In addition, if a Loan becomes repayable as a result of a Borrower Default the Bonds shall be redeemed at their principal amount, plus accrued interest, in an aggregate principal amount equal to the nominal amount of the relevant Loan.

A **Borrower Default** includes non-payment, breach of other obligations, cross-acceleration, winding-up, cessation of business, insolvency, unlawfulness and breach of the Asset Cover Test set out in Clause 14 (*Borrower Default*) of the Original Loan Agreement (or as will be set out in the corresponding clause of each Additional Loan Agreement) and described further in "*Description of the Loan Agreements – Loan Events of Default and Enforcement*".

Purchase

The Issuer, any Borrower and any other member of the Peabody Group may also purchase Bonds at any time in the open market or otherwise at any price.

Any Bonds so purchased by a Borrower or any other member of the Peabody Group may be surrendered to the Issuer for cancellation in consideration for an amount equal to the principal amount of the Bonds being surrendered being deemed to be prepaid under the Loan Agreement specified by such Borrower or other member of the Peabody Group or, to the extent that the relevant Loan is not then outstanding, an amount of the Undrawn Commitment (as defined below) in respect of such Loan Agreement equal to the principal amount of the Bonds surrendered being deemed to be cancelled.

Events of Default

Following an Event of Default, the Bond Trustee may, and if so requested by the holders of at least one-fourth in principal amount of the Bonds then outstanding shall (subject to it being secured and/or indemnified and/or pre-funded to its satisfaction and, upon certain events, the Bond Trustee having certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Bondholders), give notice to the Issuer and the Bonds shall become immediately due and repayable.

The Events of Default include, *inter alia*, non-payment of any principal and interest due in respect of the Bonds, failure of the Issuer to perform or observe any of its other obligations under the Conditions and the Bond Trust Deed, insolvency, unlawfulness and acceleration, or non-payment, in respect of other indebtedness in an aggregate amount equal to or in excess of £10,000,000 (or its equivalent).

Upon the Bonds becoming repayable prior to the Maturity Date (other than as a result of a prepayment or termination of a Loan Agreement), each Borrower is required to prepay its Loan in full together with accrued interest and commitment fee to and including the date of redemption. Each Borrower is also required to pay to the Issuer, within three Business Days of demand, its *pro rata* share of the Issuer's reasonable costs, expenses and liabilities throughout the life of the Bonds.

Issuer Security

The Issuer's obligations in respect of the Bonds are secured pursuant to the Bond Trust Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Secured Parties by the following (the **Issuer Security**):

- (a) an assignment by way of security of the Issuer's rights, title and interest arising under each Loan Agreement, the Security Agreements, the Security Trust Deeds, the Agency Agreement, the Account Agreement and the Custody Agreement, in each case to the extent they relate to the Bonds;
- (b) a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Transaction Account, the Ongoing Cash Security Account, the Initial Cash Security Account and the Custody Account and all debts represented thereby; and
- (c) a charge by way of first fixed charge over all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Bonds.

Initial Cash Security Account

For so long as (a) insufficient security has been granted (or procured to be granted) by the Borrowers in favour of the Security Trustee and allocated for the benefit of the Issuer to permit the drawing of the Aggregate Commitment in full or (b) the Borrowers have not otherwise drawn any part of the Aggregate Commitment, the amount of the Aggregate Commitment that remains undrawn shall be retained in a charged account (the **Initial Cash Security Account**) of the Issuer (and may be invested in Permitted Investments) in accordance with the terms of the Account Agreement and the Custody Agreement (the **Retained Proceeds**).

Any Retained Proceeds may be advanced to one or more Borrowers at a later date pursuant to the relevant Loan Agreement to the extent that Properties of a corresponding value have been charged in favour of the Security Trustee and allocated for the benefit of the Issuer.

Funds standing to the credit of the Initial Cash Security Account may:

- (a) be held on deposit, in which case it shall accrue interest at the rate set from time to time by the Account Bank pursuant to the Account Agreement; or
- (b) be invested in Permitted Investments in accordance with the Custody Agreement.

See "*Permitted Investments*" below.

Pursuant to the Loan Agreements, each Borrower shall pay to the Issuer a commitment fee in respect of its Undrawn Commitment on each Loan Payment Date in an amount equal to its *pro rata* share of:

- (a) the aggregate of the interest payable by the Issuer under the Bonds on the following Interest Payment Date, less
- (b) the aggregate amount of:
 - (i) interest received from the Borrowers under the Loan Agreements on such Loan Payment Date; and
 - (ii) interest otherwise received by the Issuer in respect of the Retained Proceeds during that period (including, but not limited to, any income received in respect of any Permitted Investments in which any Retained Proceeds are, for the time being, invested).

See "*Description of the Loan Agreements*" below.

Ongoing Cash Security Account

Pursuant to the Loan Agreements, each Borrower is (or will be) required to procure that the specified Asset Cover Test is complied with (see "*Description of the Loan Agreements*" below). In the event that the value of any Charged Property is insufficient to maintain compliance with the Asset Cover Test, the Borrowers may deposit moneys into the Ongoing Cash Security Account. Such moneys will be charged in favour of the Bond Trustee pursuant to the terms of the Bond Trust Deed.

Funds standing to the credit of the Ongoing Cash Security Account may:

- (a) be held on deposit, in which case it shall accrue interest at the rate set from time to time by the Account Bank pursuant to the Account Agreement; or
- (b) be invested in Permitted Investments in accordance with the Custody Agreement.

See "*Permitted Investments*" below.

Moneys standing to the credit of the Ongoing Cash Security Account may be withdrawn:

- (a) to be applied in the acquisition of Property to be charged in favour of the Security Trustee and allocated for the benefit of the Issuer; or
- (b) to the extent that the Asset Cover Test would not be breached immediately after such withdrawal.

Permitted Investments

Permitted Investments shall consist of:

- (a) triple-A rated off-shore money market funds;

- (b) direct obligations of the United Kingdom or of any agency or instrumentality of the United Kingdom which are guaranteed by the United Kingdom;
- (c) demand and time deposits in certificates of deposit of, and bankers' acceptances issued by, any depositary institution or trust company with a maturity of no more than 360 days subject to, *inter alia*, such debt obligation having a long term debt credit rating of not less than "AA" from S&P and "Aa2" from Moody's or a short term debt or issuer (as applicable) credit rating of not less than "A-1" from S&P and "P-1" from Moody's (or, in each case, any other equivalent rating given by a credit rating agency registered under the CRA Regulation (an **Equivalent Rating**));
- (d) securities bearing interest or sold at a discount to the face amount thereof issued by any corporation having a long term credit rating of not less than "AA" from S&P and "Aa2" from Moody's (or an Equivalent Rating); and/or
- (e) commercial paper or other short-term obligations which, *inter alia*, have a short term credit rating of not less than "A-1" from S&P and "P-1" from Moody's (or an Equivalent Rating),

provided that, in the case of (b) to (e) above, such investment shall be an investment which is an obligation of the United Kingdom or a company incorporated in the United Kingdom and, in all cases, such investment shall be an investment (i) the maturity of which is no later than the Maturity Date and (ii) which is denominated in Sterling.

In the event that any Permitted Investments are sold to fund a drawing by a Borrower pursuant to a Loan Agreement and such sale results in a loss realised by the Issuer, such drawing to be made by the Issuer to such Borrower pursuant to such Loan Agreement shall be advanced at a discount in an amount equal to the Actual Advance Amount (as defined in each Loan Agreement).

In the event that any Permitted Investments are sold to fund an advance to a Borrower pursuant to a Loan Agreement and such sale results in a gain realised by the Issuer (such gain, the **Permitted Investment Profit**), the Issuer shall advance monies to such Borrower at the nominal amount requested and shall make a gift aid payment to a charitable member of the Peabody Group which is connected with the Original Borrower (the Issuer being its subsidiary) for the purposes of section 939G of the Corporation Tax Act 2010 (a **Charitable Group Member**) in an amount equal to the Permitted Investment Profit.

Immediately prior to the end of each accounting period, to the extent that the Issuer would otherwise be required to recognise a profit for tax purposes in respect of its Permitted Investments as a result of the movement in the fair value recognised in its accounts of such Permitted Investments for that accounting period, the Issuer shall sell Permitted

Investments in an aggregate amount equal to the amount required to offset or discharge any corporation tax liability (either by the payment of such corporation tax liability or by making a Gift Aid Payment to a Charitable Group Member) in respect of the Accounting Profit and may (at its discretion), in the same accounting period or such later period permitted under section 199 of the Corporation Tax Act 2010, make a Gift Aid Payment to any Charitable Group Member in an amount equal to the Accounting Profit.

The Issuer's right to make a Gift Aid Payment exists to the extent that there are distributable reserves available for such purpose in the Issuer and, prior to taking into account the Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for the above otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010.

See "*Description of the Loan Agreements – Facility*".

Account Agreement and Custody Agreement

The Issuer has appointed The Bank of New York Mellon, London Branch as its Account Bank and its Custodian pursuant to the Account Agreement and the Custody Agreement, respectively.

Pursuant to the Account Agreement, the Account Bank shall maintain three accounts for the Issuer in respect of the Bonds: the Transaction Account, the Initial Cash Security Account and the Ongoing Cash Security Account. Pursuant to the Account Agreement and the Bond Trust Deed, the Issuer has entered into certain covenants in respect of the monies which may be credited to and debited from each Account.

Pursuant to the Custody Agreement, the Custodian shall, subject to receipt of such documents as it may require, open the Custody Account (consisting of the Ongoing Cash Security Custody Sub-Account, the Initial Cash Security Custody Sub-Account, the Ongoing Cash Security Cash Sub-Account and the Initial Cash Security Cash Sub-Account). The Issuer has authorised the Custodian to make payments and delivery out of the Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as set out therein.

See "*Description of the Account Agreement and the Custody Agreement*" below.

Guarantee and Indemnity

Pursuant to the Loan Agreements, the Original Borrower has (and each Additional Borrower will have) irrevocably and unconditionally:

- (a) guaranteed to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, *inter alia*, their respective Loan Agreements, Security Trust Deeds (if applicable) and Security Agreements (if applicable), other than each other Borrower's obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan

Agreement (such amounts being, the **Guaranteed Interest and Fee Amounts**);

- (b) undertaken with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under its respective Loan Agreement, Security Trust Deed or Security Agreement(s), it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertaken with the Issuer that, to the extent that the proceeds of the enforcement of the Underlying Security are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements in full (the shortfall being, the **Guaranteed Principal Amount**), it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and
- (d) agreed to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

Underlying Security

Pursuant to a Security Trust Deed dated 3 April 2006 between, *inter alios*, the Original Borrower and the Security Trustee (as amended from time to time, the **Peabody Security Trust Deed**) a security trust was established pursuant to which the Security Trustee holds, for the benefit of designated beneficiaries, security created by the Original Borrower from time to time in favour of the Security Trustee. On the Issue Date, the Issuer has been designated as a beneficiary under the Peabody Security Trust Deed in respect of the Loan Agreements.

For the avoidance of doubt, the Issuer shall be treated as a separate beneficiary under the Security Trust Deeds in respect of its rights under the Loan Agreements and any other loan agreements which relate to separate series of Bonds.

The Original Borrower has, as security for the Borrowers' liabilities under the Loan Agreements entered into a Fixed Charge and a Mortgage Deed, in each case substantially in the form set out in the Security Trust Deed, pursuant to which the Original Borrower has created the following security in favour of the Security Trustee for the benefit of itself and the Issuer:

- (a) a charge by way of first legal mortgage of all the Original Borrower's right, title and interest from time to time in the Initial Properties;
- (b) an assignment of the following, in each case as held by the Original Borrower:

- (i) the personal agreements and covenants (still subsisting and capable of being enforced) entered into by tenants, lessees, licensees or other parties under letting and tenancy documents in respect of the Initial Properties and related security and rights; and
- (ii) all agreements, now or from time to time entered into or to be entered into to enable the charging of the Security Assets and for the sale, letting or other disposal or realisation of the whole or any part of the Initial Properties and including any development agreements, contracts or warranties in relation to the Initial Properties the benefit of which is or will be vested in the Original Borrower (so far as such are assignable); and
- (c) a first fixed charge over the benefit of the Insurances and the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held in connection with the Security Assets.

See "*Valuation Report*" below for further information in relation to the Initial Properties.

The Issuer and Security Trustee may from time to time:

- (a) agree to another Borrower or Eligible Group Member acceding to the Peabody Security Trust Deed; or
- (b) enter into one or more other security trust deeds (each an **Additional Security Trust Deed** and, together with the Peabody Security Trust Deed, the **Security Trust Deeds** and each a **Security Trust Deed**) with another Borrower or Eligible Group Member which establishes a security trust similar to the Peabody Security Trust Deed,

in each case with the effect that security created by such Borrower or Eligible Group Member from time to time in favour of the Security Trustee is held by the Security Trustee upon a security trust for the benefit of the Issuer.

From time to time a Borrower or an Eligible Group Member may enter into one or more additional security agreements in favour of the Security Trustee (each an **Additional Security Agreement** and, together with each Original Security Agreement, the **Security Agreements**) in accordance with the terms of a Security Trust Deed pursuant to which:

- (a) such Borrower provides security in respect of its liabilities under its Loan Agreement; or

- (b) such Eligible Group Member provides security in respect of one or more Borrowers' liabilities under one or more Loan Agreements,

in each case including fixed charges, legal mortgages and assignments having substantially the same nature and effect in relation to the relevant Charged Properties as the fixed charges, legal mortgages and assignments created by the Original Borrower in relation to the Initial Properties under the Original Security Agreements.

The security subsisting from time to time under the Security Agreements and Security Trust Deeds constitutes the **Underlying Security**.

The Issuer has secured its rights, title and interest in respect of the Underlying Security in favour of the Bond Trustee pursuant to the Bond Trust Deed.

See "*Description of the Security Agreements and the Security Trust Deed*" below.

Addition, substitution and release of Charged Properties

Pursuant to the Security Trust Deeds, on or prior to entering into a Security Agreement in respect of any Property for the benefit of the Issuer, the relevant Borrower or Eligible Group Member must, in respect of such security, provide the conditions precedent documents specified in the Loan Agreements. In addition, pursuant to the Loan Agreements, the relevant Borrower or Eligible Group Member must provide a completed Additional Property Certificate confirming that, *inter alia*, the proposed Charged Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing, Full Valuation Reports in respect of each such Property and a Certificate of Title in respect of each tranche of Properties charged.

At the request and expense of a Borrower or an Eligible Group Member, the Security Trustee shall (subject to receiving an amended Security Certificate from the Borrowers and the Issuer in accordance with the relevant Security Trust Deed) release from the relevant Security Documents (and/or reallocate, if applicable) such of the Properties forming part of the Issuer's Allocated Properties and substitute such of the Properties as may be selected by such Borrower or Eligible Group Member, provided that such Borrower or Eligible Group Member satisfies the conditions precedent specified in the Loan Agreements in relation to the Substitute Properties. Such conditions precedent include, *inter alia*, a completed Substitute Property Certificate certifying, *inter alia*, that the relevant Substitute Property is a residential property of a type and nature that is usually owned by Registered Providers of Social Housing, that, immediately following such release (and/or reallocation, if applicable) and substitution, the Asset Cover Test will not be breached as a result of the substitution of the relevant Charged Properties and that no Event of Default or

Potential Event of Default has occurred and is continuing, and provision of a Full Valuation Report in respect of each Substitute Property and a Certificate of Title in respect of the Substitute Properties.

At the request and expense of a Borrower or an Eligible Group Member, the Security Trustee shall release (subject to receiving an amended Security Certificate from the Borrowers and the Issuer in accordance with the relevant Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) such Charged Properties as may be selected by such Borrower or Eligible Group Member provided that such Borrower or Eligible Group Member delivers to the Issuer and the Security Trustee a completed Property Release Certificate, certifying that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the release (and/or reallocation, if applicable) of such part of the security and that no Event of Default or Potential Event of Default has occurred and is continuing.

Notwithstanding the above, where any disposal is a Statutory Disposal a Borrower or an Eligible Group Member shall have the right to withdraw such Property from the Issuer's Allocated Properties. In such circumstances such Borrower or Eligible Group Member is obliged to deliver (or procure the delivery), as soon as reasonably practicable after it has received notice of such Statutory Disposal, a completed Statutory Disposal Certificate to the Issuer and the Security Trustee confirming that the relevant withdrawal relates to a Statutory Disposal and, if the Statutory Disposal would result in a breach of the Asset Cover Test, confirming that it shall procure that additional Properties are charged pursuant to the Security Trust Deed and/or moneys are deposited into the Ongoing Cash Security Account, in accordance with the Loan Agreements, such that any breach of the Asset Cover Test will be cured.

Enforcement of the Underlying Security and the Issuer Security

Following a Borrower Default, the Issuer may declare the Underlying Security immediately enforceable and/or declare the relevant Loan immediately repayable. Pursuant to the Security Trust Deeds, the Security Trustee shall only be required to take action to enforce or protect the security in respect of the Loan Agreements if so instructed by the Issuer (and then only if it has been indemnified and/or secured to its satisfaction).

The Issuer has assigned its rights under, *inter alia*, the Security Agreements and the Security Trust Deed, and, pursuant to Condition 6.3 (*Loan Agreements, Security Agreements and Security Trust Deeds Consents Covenant*), has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

In enforcing the Issuer Security (including the Issuer's rights, title and interests in the Security Agreements and the Security Trust Deeds

insofar as they relate to the Bonds) the Bond Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite majority of the Bondholders provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

Priorities of Payments

Prior to the enforcement of the Issuer Security, the Issuer shall apply the monies standing to the credit of the Transaction Account on each Interest Payment Date and such other dates on which a payment is due in respect of the Bonds in the following order of priority (the **Pre-enforcement Priority of Payment**):

- (a) first, in payment of any taxes due and owing by the Issuer to any taxing authority (insofar as they relate to the Bonds);
- (b) second, in payment of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities incurred by the Bond Trustee and any Appointee (including remuneration payable to the Bond Trustee and any such Appointee) in carrying out its functions under the Bond Trust Deed;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities owing by the Issuer to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Custodian under the Custody Agreement on a *pro rata* and *pari passu* basis;
- (d) fourth, in payment on a *pro rata* and *pari passu* basis of any other unpaid fees, expenses and liabilities of the Issuer (in so far as they relate to the Bonds);
- (e) fifth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (g) seventh, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (h) eighth, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

Following the enforcement of the Issuer Security, all monies standing to the credit of the Transaction Account, the Ongoing Cash Security Account and the Initial Cash Security Account and the net proceeds of

enforcement of the Issuer Security shall be applied in the following order of priority (the **Post-enforcement Priority of Payment**):

- (a) first, in payment of any unpaid fees, costs, charges, expenses and liabilities incurred by the Bond Trustee, any Appointee or any receiver in preparing and executing the trusts under the Bond Trust Deed (including the costs of realising any Issuer Security and the Bond Trustee's, any such Appointee's and any such receiver's remuneration);
- (b) second, in payment, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities owing by the Issuer to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Custodian under the Custody Agreement;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (d) fourth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (e) fifth, in payment on a *pro rata* and *pari passu* basis of any other unpaid fees and expenses of the Issuer (insofar as they relate to the Bonds);
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (g) seventh, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

Covenants

Pursuant to Condition 6 (*Covenants*), the Issuer has covenanted not to engage in any activity or do anything other than carry out the business of a company which has as its purpose raising finance and on-lending such finance to or for the benefit of the Borrowers and the Peabody Group as a whole or perform any act incidental to or necessary in connection with the aforesaid, without the consent of the Bond Trustee.

The Issuer has also covenanted to deliver to the Bond Trustee and, upon request by a Bondholder to the Issuer, to make available to any of the Bondholders, a copy of the Compliance Certificates received from the Borrowers pursuant to the terms of the Loan Agreements and a copy of the annual reports of each Borrower (consolidated where available) following publication of the same.

In addition to the rights of Bondholders to convene a meeting pursuant to Condition 17 (*Meetings of Bondholders, modification and waiver*), at

the request of the requisite majority of the Bondholders, the Issuer shall hold a meeting of the Bondholders to discuss the financial position of the Issuer and the Peabody Group, provided that the Issuer shall not be required to hold any such meeting more than once in any calendar year.

In addition, the Issuer has covenanted that, for so long as any of the Bonds remain outstanding, it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, the Loan Agreements, the Security Agreements or the Security Trust Deeds except with the prior consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

Taxation

All payments in respect of the Bonds will be made without withholding or deduction for or on account of any taxes unless a tax deduction is required by law. In the event that any such withholding or deduction is required, the Issuer may at its option, but will not be obliged to, pay to Bondholders such additional amounts as may be necessary in order that the net amounts received by the Bondholders after such withholding or deduction will equal the amounts of principal and interest which would have been received in respect of the Bonds in the absence of such withholding or deduction. In the event that the Issuer does not opt to pay, or opts to pay and thereafter notifies the Bond Trustee and the Bondholders of its intention to cease paying, such additional amounts the Bonds shall be redeemed at their principal amount, together with any accrued interest, in accordance with Condition 9.3 (*Early Redemption for Tax Reasons*).

Meetings of Bondholders

The Conditions of the Bonds and the Bond Trust Deed contain provisions for calling meetings of Bondholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Bondholders including Bondholders who did not attend and vote at the relevant meeting and Bondholders who voted in a manner contrary to the majority.

See Condition 17 (*Meetings of Bondholders, modification and waiver*).

Risk Factors

There are certain factors that may affect the Issuer's ability to fulfil its obligations under the Bonds. These are set out in the section headed "*Risk Factors*" below and include factors which may affect the Issuer's and/or a Borrower's and/or an Eligible Group Member's ability to fulfil their obligations under the Bonds, the Loan Agreements and/or Security Agreements, respectively, factors which are material for the purpose of assessing the market risks associated with the Bonds, risks relating to the security for the Bonds and risks relating to the market generally.

See "*Risk Factors*" below.

Listing and admission to trading	Application has been made to the London Stock Exchange for the Bonds to be admitted to trading on the ISM and the SBM.
Rating	The Original Borrower is rated "A3" by Moody's and "A-" by S&P and it is expected that the Bonds will be rated "A3" by Moody's and "A-" by S&P. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension, reduction or withdrawal at any time by the assigning rating agency.
Joint Bookrunners	Barclays Bank PLC Lloyds Bank Corporate Markets plc NatWest Markets Plc SMBC Nikko Capital Markets Limited
Principal Paying Agent, Account Bank and Custodian	The Bank of New York Mellon, London Branch
Bond Trustee and Security Trustee	M&G Trustee Company Limited
Original Borrower	Peabody Trust
Borrowers	<p>The Original Borrower and each Additional Borrower.</p> <p>Additional Borrowers include any entity which is:</p> <ul style="list-style-type: none"> (a) a registered or exempt charity; (b) a Registered Provider of Social Housing, and (c) a member of the Peabody Group, <ul style="list-style-type: none"> (such requirements in (a), (b) and (c) being the Borrower Minimum Requirements); and (d) a borrower under a loan agreement between the Issuer (as lender) and the Security Trustee where all its liabilities as such borrower are secured by the Security Agreements.
Eligible Group Member	<p>Any entity which:</p> <ul style="list-style-type: none"> (a) unless otherwise approved by the Security Trustee, is <ul style="list-style-type: none"> (i) a member of the Peabody Group; and (ii) a Registered Provider of Social Housing and (b) has created (and which is subsisting) or will create security pursuant to a Security Agreement.
Selling Restrictions	There are restrictions on the offer, sale and transfer of the Bonds in the United States, the United Kingdom and the Republic of Korea and a

prohibition on the sale of any Bonds to EEA and UK retail investors, see "*Subscription and Sale*".

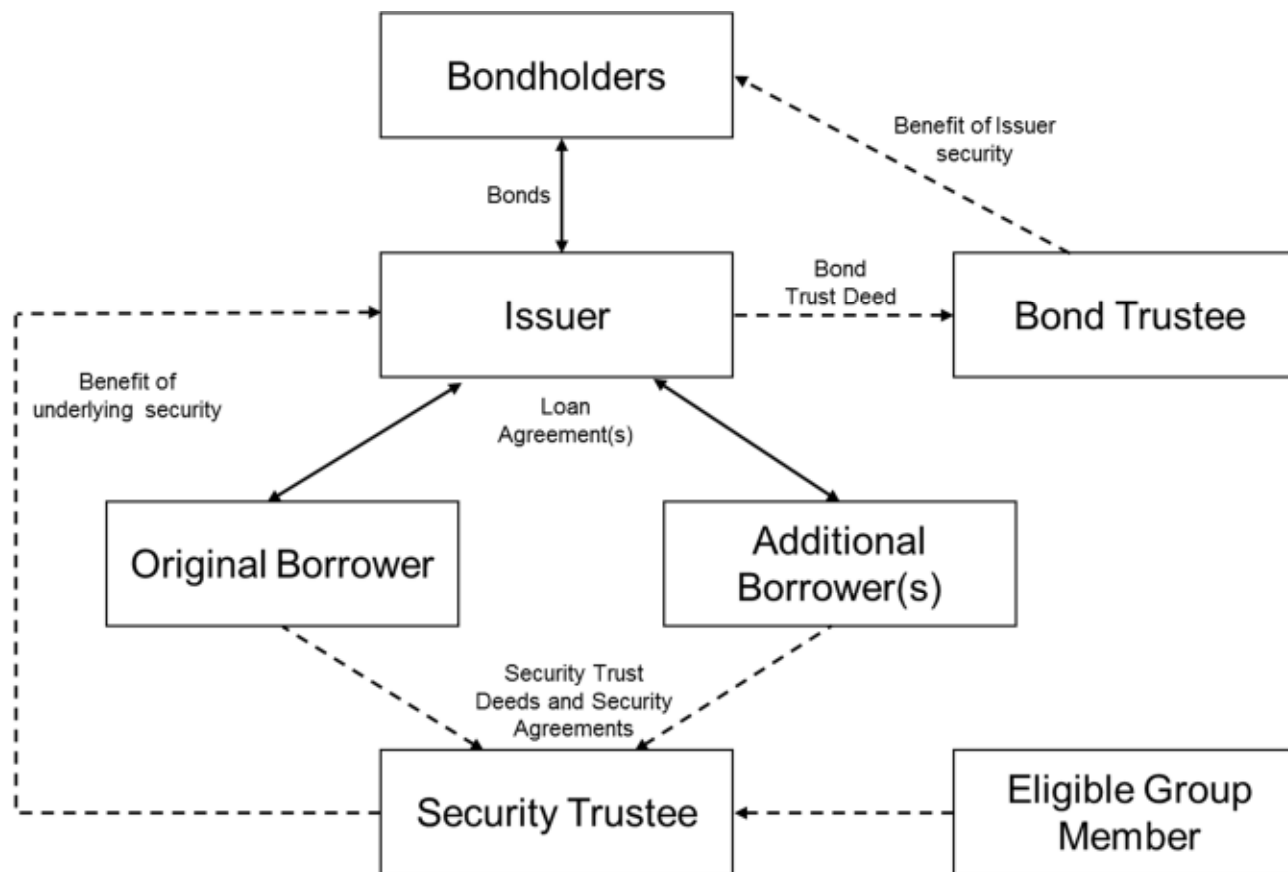
**UK MiFIR
professionals/ECPs-only**

Manufacturer target market (UK MiFIR product governance) is eligible counterparties and professional clients only (all distribution channels).

Governing Law

The Bonds and any non-contractual obligations arising out of or in connection with them shall be governed by, and construed in accordance with, English law.

Structure Diagram of Transaction



Note: On the Issue Date, Peabody Trust will be the only Borrower and there will be no Eligible Group Members. Additional Borrowers and Eligible Group Members may accede to the structure at a future date.

Risk Factors

An investment in the Bonds involves a degree of risk. Any of the following risks could adversely affect the Issuer's or the Borrowers' business, results of operations, financial condition and/or prospects, in which case the trading price of the Bonds could decline, resulting in the loss of all or part of an investment in the Bonds, and the Issuer's ability to pay all or part of the interest or principal on the Bonds could be adversely affected.

The Issuer believes that the following factors (which include factors which may affect the ability of the Borrowers to fulfil their obligations under the Loan Agreements) may affect its ability to fulfil its obligations under the Bonds.

In addition, factors which are material for the purpose of assessing the market risks associated with the Bonds issued are also described below.

The Issuer believes that the factors described below represent the principal risks inherent in investing in the Bonds, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with the Bonds may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to it or which it may not currently be able to anticipate. This section is not intended to be exhaustive and prospective investors should also read the detailed information set out elsewhere in these Admission Particulars and reach their own views prior to making any investment decision. If any of the following risks actually materialise, the Issuer's and/or the Borrowers' business, financial condition and prospects could be materially and adversely affected. No assurance can be given that prospective Bondholders will receive full and/or timely payment of interest and principal or ultimate recovery in relation to the Bonds.

Factors which may affect the Issuer's ability to fulfil its obligations under the Bonds

Special purpose vehicle issuer: The Issuer is a special purpose finance entity with no business operations other than the incurrence of financial indebtedness, including the issuance of the Bonds, lending the proceeds thereof to members of the Peabody Group and investing in Permitted Investments. As such the Issuer is entirely dependent upon receipt of funds received from the Borrowers in order to fulfil its obligations under the Bonds.

Credit risk: The Issuer, and therefore payments by the Issuer in respect of the Bonds, will be subject to the credit risk of the Borrowers. The Issuer will be subject to the risk of delays in the receipt, or risk of defaults in the making, of payments due from the Borrowers in respect of the Loan Agreements. Delays in the receipt of payments due from the Borrowers under the Loan Agreements could adversely affect the ability of the Issuer to fulfil its payment obligations under the Bonds. However, the Original Borrower has (and each Additional Borrower will have, upon such entities becoming Borrowers) guaranteed the obligations of each other Borrower to the Issuer under each Loan Agreement and it is envisaged that, in the event that a Borrower is unable to make a payment under their Loan Agreement, such payment will be made by the other Borrowers pursuant to the terms of their respective Loan Agreements.

Effect of losses on loan on interest payments and repayments on the Bonds: There can be no assurance that the levels or timeliness of payments of collections received in respect of the Loans will be adequate to ensure fulfilment of the Issuer's obligations to the Bondholders in respect of the Bonds on each Interest Payment Date or on the Maturity Date. In addition, a default by a Borrower under a Loan Agreement could ultimately result in the enforcement of the Underlying Security in relation to the Bonds. The proceeds of any such enforcement may be insufficient to cover the full amount due from

the Borrowers resulting in a shortfall in funds available to repay the Bonds. However, it is expected that in the event that any Borrower's payment obligations under its respective Loan Agreement are not fulfilled, the other Borrowers (if any) will fulfil such obligations, in accordance with their respective guarantees, without the need to enforce the Underlying Security or seek recourse through the courts.

Risks relating to other series of Bonds: Pursuant to Condition 19(b) (*Further Issues*), the Issuer is entitled to issue one or more other series of bonds whereby the proceeds are on-lent to a member of the Peabody Group who is not required to satisfy the Borrower Minimum Requirements. Although such other series of bonds are expected to be secured, the assets securing such other series of bonds may not be required to be residential properties and may not be properties of a type and nature that are usually owned by Registered Providers of Social Housing. If the Issuer defaults under any other series bonds and/or the security over the assets securing any other series bonds is enforced, such default and/or enforcement may have an adverse effect on the Bonds and would constitute an Event of Default in respect of the Bonds.

Factors which may affect the Borrowers' ability to fulfil their obligations under the Loan Agreements

Risks relating to mergers and acquisitions: On 29 September 2021 the board of the Original Borrower resolved to approve a merger with Catalyst Housing Limited (**Catalyst**). Catalyst and its subsidiary entities (together, the **Catalyst Group**) will become part of the Peabody Group by Catalyst becoming a subsidiary of the Original Borrower. This is expected to take effect on 1 April 2022. It is intended that a subsequent legal merger of the Original Borrower and Catalyst will be effected at the beginning of the financial year ending 31 March 2024. The Subsidiary Relationship and the Proposed Merger are each subject to the satisfaction of certain conditions. See further "*Description of the Original Borrower and the Peabody Group*".

The Original Borrower and the Catalyst Group are in the process of obtaining the required consents from their respective funders to the Subsidiary Relationship and/or Subsidiary Rule Change, but as at the date of these Admission Particulars not all of these consents have yet been obtained. Consequently, there can be no certainty that the Subsidiary Rule Change will be registered by the Financial Conduct Authority on the intended date or, if consents are not forthcoming on terms acceptable to the Original Borrower and/or the Catalyst Group, at all.

Whilst the Original Borrower and the Catalyst Group are seeking in-principle consent from their lenders to the Proposed Merger as part of the process of obtaining consent to the Subsidiary Relationship, this may or may not occur. Any in-principle consent obtained may be amended if the consenting lender requires refreshed credit sanction to providing such consent and/or is subsequently not able to provide consent on the basis of the indicative terms offered. Not all lenders to the Original Borrower or the Catalyst Group are required to consent to the Subsidiary Relationship and so their agreement may only be acquired later in the merger process. Consequently, there can be no certainty that such consents will be forthcoming, either on terms acceptable to the Original Borrower and/or Catalyst, or at all. Consents may also not be provided by the desired completion date for the Proposed Merger, leading to delay in full legal merger.

Catalyst operates as a Registered Provider of Social Housing in the same geographical region as the Original Borrower (predominantly Greater London and the South East England region). Accordingly, the Issuer is of the opinion that the business of the Catalyst Group experiences many of the same risks applicable to the Original Borrower detailed further in these Admission Particulars, and consequently that the Original Borrower is familiar with, and therefore well-placed to manage, such risks. The combined financial position of the Original Borrower and Catalyst will result in the new group comprising of over 100,000 housing units and having reserves of approximately £5 billion. The Original Borrower believes this will enable the enlarged Peabody Group to invest and innovate more in services, homes,

communities, technology and people, and also improve its position to absorb changes to future trading conditions.

For the purpose of the Bonds, the Original Borrower intends any Proposed Merger will be structured as a Permitted Reorganisation and the Original Borrower will be the resultant entity thereof. Bondholders will continue to have recourse to the Security created under any relevant Security Trust Deed and the Issuer is of the opinion that, if the Proposed Merger goes ahead, the Proposed Merger will not affect the ability of the Original Borrower to meet its payment obligations on the Bonds on a timely basis. Notwithstanding this, the timing of the Proposed Merger is uncertain and the rating implications (for the Original Borrower and, therefore, for the Issuer and the Bonds) cannot be assured. The Original Borrower has a current credit rating of "A3" from Moody's and "A-" from S&P. Catalyst has a current credit rating of "A-" from S&P. Moody's is expected to issue a credit rating of "A3" and S&P is expected to issue a credit rating of "A-" for the Bonds.

Mergers involve a number of risks, such as the underlying business performing less well than expected after a merger or acquisition, the possibility of the integration diverting management's attention and the possible loss of key personnel (see "*Risks relating to personnel*") within the merged or acquired business and other risks inherent in the systems of the merged or acquired business and associated with unanticipated events or liabilities. In addition, the Original Borrower or other members of the (by then enlarged) Peabody Group may incur significant merger or acquisition, administrative and other costs in connection with any such transactions, including costs related to the integration of merged or acquired business. These costs may include unanticipated costs or expenses, legal, regulatory and contractual costs, and expenses associated with eliminating duplicate facilities. All of the factors above could have a material adverse effect on the business, results of operations, financial condition or prospects of such merger or acquisition. In turn, this could have a material adverse effect on the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Risks relating to integration and achieving expected benefits from past and future mergers and acquisitions: Risks relating to integration and achieving synergies are particularly relevant to the Original Borrower in the context of the Subsidiary Relationship, the Proposed Merger and the subsequent business strategy of the Original Borrower to achieve benefits through the more efficient use of resources. In particular, the Original Borrower is focused on simplifying the structure of entities within the Peabody Group (though further lender consents may be required in order for the Original Borrower to achieve the desired simplifications).

The Original Borrower and the Peabody Group as a whole may not realise the degree, or timing, of benefits of consolidation or any other past or future merger or acquisition that it anticipates when it first enters into a consolidation, merger or acquisition transaction. Anticipated synergies may not materialise, revenue improvements and cost savings may be less than expected and the housing stock acquired as part of the merger or acquisition may not meet expectations requiring, in turn, additional investment not yet included in the Peabody Group's business plan. Additionally, there is a risk that the focus of management and other resources for running the business will be diverted to merger, acquisition or integration projects.

The Original Borrower's board has considered the risks in respect of Subsidiary Relationship and the Proposed Merger and sought to learn lessons from previous mergers undertaken by the Original Borrower and other mergers both within and outside the social housing sector. Integration plans were developed at a directorate and group level with aligned risk maps; all emerging risks have been and will continue to be reported to the board on a regular basis with suggested mitigating actions for the board to consider and adopt if appropriate. A Director of Integration has been appointed and an integration plan is being established to review progress, resources and oversee risks and consider major change initiatives and continue to operate. The Original Borrower's executive team also maintains a close watch on performance levels.

The Original Borrower cannot guarantee that the current projects or any future mergers or acquisitions will generate benefits for the Original Borrower or the Peabody Group as a whole that are sufficient to justify the expenses incurred or to be incurred in completing such mergers or acquisitions. In turn, this could affect the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Risks relating to business acquisitions: The Original Borrower has in the past made, and the Original Borrower and any Additional Borrower may in the future make, business acquisitions that could impact on the performance and risk profile of the Peabody Group. Acquisitions can involve a number of risks, such as the underlying business performing less well than expected after an acquisition, the possibility of the integration diverting management's attention or the possible loss of key personnel within the acquired business and other risks inherent in the systems of the acquired business and associated with unanticipated events or liabilities. All of these factors could have a material effect on the business, results of operations, financial condition or prospects of the acquired business that, in turn, could have a material adverse effect on the ability of the acquired business to repay any amounts which a Borrower may have lent to it or to generate such surpluses to enable the making of any gift aid payments. This may correspondingly affect the cash flows of any affected Borrower and its ability to make payments in respect of its Loan Agreement on a timely basis, and, therefore, the ability of the Issuer to meet its payment obligations under the Bonds.

In considering any business acquisition, the Original Borrower will (and any Additional Borrower will be expected to) carefully review relevant risks and seek to mitigate them by:

- (a) targeting businesses, the acquisition of which such Borrower considers will enhance the credit of the Peabody Group;
- (b) implementing the Peabody Group's brand and culture following any acquisition, aiming to establish commonly agreed principles relating to mission, vision, values and strategic objectives;
- (c) carrying out full due diligence and consultations before proceeding;
- (d) adopting a governance framework that establishes the principle of a group board and executive team that is responsible for delivery of strategic objectives; and
- (e) establishing and implementing an operational and infrastructure integration plan.

Rental Risks: See the section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for relevant information concerning the rental risk factors below.

Risks related to Social Rental Income: The tenants of the social housing (as defined in Part 2 of the Housing and Regeneration Act 2008) properties of the Original Borrower are personally responsible for the rental payments on the relevant occupied properties and, consequently, the Original Borrower and the Peabody Group are (and any Additional Borrowers will be) exposed to the risk of arrears and bad debts. For the year ended 31 March 2021, the Peabody Group's turnover from social housing lettings was £438 million, or 70 per cent. of the Peabody Group's £630 million of turnover, and operating surpluses from social housing lettings were £139 million, or 74 per cent. of the Peabody Group's £188 million of operating surpluses. As at 31 March 2021, the Peabody Group's tenant arrears balance was £38 million with a provision of £22 million for bad debts.

For the year ended 31 March 2021, the Catalyst Group's turnover from social housing lettings was £192 million, or 64 per cent. of the Catalyst Group's £298 million of turnover, and operating surpluses from social housing lettings were £57 million, or 85 per cent. of the Catalyst Group's £67 million of operating

surpluses. As at 31 March 2021, the Catalyst Group's tenant arrears balance was £14 million with a provision of £5 million for bad debts.

Any significant exposure to arrears and bad debts may adversely affect the ability of a Borrower to meet its payment obligations in respect of its respective Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds. Receipt of rental income by a Borrower relies on its ability to let properties. Demand for the Peabody Group's properties is mainly driven by local housing need and property condition as compared to alternative accommodation. A net reduction in demand for the properties could reduce overall rental income. If material, this may adversely affect the ability of a Borrower to make payments in respect of its respective Loan Agreement. The Peabody Group considers that housing need in the areas in which it operates, predominantly the Greater London area, is high, and that it maintains its properties to a good standard and in accordance with regulatory requirements.

Risks related to social housing rent levels: The Original Borrower and the Peabody Group adjust (and any Additional Borrower would be required to adjust) its rents for social housing (as defined in Part 2 of the Housing and Regeneration Act 2008) annually from 1 April each year. For five years effective from 1 April 2020, social housing rents may be increased by up to the level of increase of the Consumer Price Index (**CPI**), which refers back to the figure published in the October (for the year to September) of the preceding year plus 1 per cent. thus giving the Peabody Group certainty over future income streams, subject to any future UK Government rent policy changes. The Peabody Group (including any Additional Borrower) will apply future rent increases or decreases in accordance with the UK Government rent regimes (if any) in place at the time. The affordability of any proposed social house rent rises will be considered and any increases are subject to board approval. Whilst any rent reduction is unlikely to apply to rents in respect of shared ownership leases held by a Borrower, no certainty can be given and any reduction in rental income generally could, if material, adversely affect the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Risks related to Universal Credit: As at 31 March 2021, the Peabody Group estimates that it had approximately 12,000 tenants in receipt of Universal Credit. The Peabody Group's total current arrears balance at 31 March 2021 for those tenants in receipt of Universal Credit, inclusive of alternative payment arrangements, was just under £9 million representing less than 2 per cent. of the Peabody Group's £438 million of turnover from social housing lettings.

To manage the risks in relation to welfare reform, the Peabody Group, in support of its social mission, provides advice and tenant support services, such as employment and welfare advice, to support residents' household incomes. It also provides research and influencing work on the impact of welfare reform and residents' living standards such as through the Peabody Index.

The further roll out of Universal Credit may have an adverse impact on the ability of tenants to pay their rent. In turn, this could have an adverse impact on the Peabody Group's (including the Original Borrower and any Additional Borrower's) cash flow and could affect the ability of the Borrowers to meet their payment obligations in respect of the Loan Agreements and, therefore, the ability of the Issuer to meet its payment obligations on a timely basis under the Bonds.

Risks related to Shared Ownership: See the section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for relevant information concerning this risk factor. As at 31 March 2021, the Peabody Group held 5,441 low-cost home ownership units (and the Catalyst Group held 4,851). Shared ownership income is generated (a) on the initial sale of the property (known as the "first tranche") to the "shared owner" carried out in the Original Borrower's wholly owned subsidiary Peabody Developments Limited (**Peabody Developments**); (b) on subsequent sales of further "tranches" or portions of the property to the shared owner (known as "staircasing") by the Original Borrower (the property habitually having been transferred to the Original Borrower by Peabody

Developments); and (c) in the form of subsidised rent on the part of the property which the shared owner does not own, which is payable by the shared owner to the Original Borrower (or any Additional Borrower having an interest in any shared ownership properties) until such time as the property is fully owned by the shared owner.

There is the risk that if a tenant of a shared ownership property borrows monies through a mortgage from a commercial lender (having obtained consent from a Borrower) then that lender's mortgage (and any costs of the commercial lender in enforcing that mortgage) may take priority ahead of the security arrangements in place under a Security Trust Deed. However, if that commercial lender was to enforce its security following a tenant defaulting on its mortgage, such lender could staircase (i.e. purchase a portion of the freehold property) up to 100 per cent. in order to be able to sell the whole leasehold interest, in which case a Borrower as landlord could receive such staircasing payments from the commercial lender. If the price for the full 100 per cent. receivable on sale is not sufficient to meet the principal outstanding (plus 12 months' interest and other statutorily permitted costs) then the shortfall will remain as a debt due to the landlord from the defaulting leaseholder. Under the Regulator of Social Housing's (the **Regulator**) current rules, any shortfall not recovered is borne first by the provider of any grant in respect of the property, and thus the Borrowers will only be affected to the extent that the shortfall cannot be covered by grant monies. If a commercial lender did enforce its security by staircasing up to 100 per cent. and there was such a shortfall, a Borrower would no longer receive rent for its retained share of the property, which could have an impact upon its rental income, which in turn could affect the ability of the relevant Borrower to meet its payment obligations on a timely basis under its Loan Agreement and, therefore, the ability of the Issuer to meet its payment obligations under the Bonds.

The increased access to shared ownership following the Affordable Homes Programme may result in more of a Borrower's tenants seeking to exercise their rights to shared ownership and may result in more of the Original Borrower's rented units being converted to shared ownership units. A greater proportion of shared ownership units in a Borrower's portfolio could have an impact upon its rental income, which in turn could affect the ability of such Borrower to meet its payment obligations on a timely basis under its Loan Agreement and, therefore, the ability of the Issuer to meet its payment obligations under the Bonds.

Exposure to performance of subsidiaries – housing for sale development programme and joint ventures: The Peabody Group's housing for sale programmes is delivered by Peabody Developments. The housing for sale development programme includes shared ownership properties and units developed for outright sale on the open market. The Original Borrower, including through Peabody Developments and other subsidiaries, has invested in a number of joint venture arrangements and the Original Borrower will (and any Additional Borrower may) consider whether to invest further in joint venture arrangements (whether directly or indirectly) based on the merits of any opportunity at the relevant time. The Peabody Group is of the view that working alongside joint venture partners aids access to supply chain and resources as well as allowing the Peabody Group to benefit from the partner's expertise.

The Original Borrower is exposed to the cash flow and profits from Peabody Developments firstly because the Original Borrower has invested in it through its equity holding, secondly through lending to fund its activities and lastly because where it generates surpluses Peabody Developments makes gift-aid payments to the Original Borrower.

As at 31 March 2021, the total direct lending from the Original Borrower to Peabody Developments is £758 million secured by floating charges over its assets. As sales (whether of units developed for shared ownership or on the open market) made by Peabody Developments are dependent on economic conditions and performance of the housing market (see "*Risks related to the market and development*") so too is its capacity to service debt borrowed from the Original Borrower and to generate a surplus. Additionally, as a consequence of cyclicity and volatility in the prices of residential property, Peabody

Developments may be exposed to counterparty risk (including joint venture counterparties) and may acquire development sites in periods of higher prices and may be forced to sell units developed on such sites during periods of lower prices. There is no guarantee that the prices Peabody Developments is able to achieve on the sale of such properties would realise the margin anticipated or would exceed the acquisition or development cost of any relevant property.

Major, or a series of, health and safety incidents, incorrect assumptions, flawed assessments underlying cost estimates, material defects, contractor or sub-contractor risk (including the risk that any development counterparty may be subject to insolvency proceedings) and insufficient warranty coverage may have a material adverse effect on the business, results of operations, financial condition and/or prospects of Peabody Developments. A material downturn in the housing market or the materialisation of any of the construction related risks described above may therefore adversely affect the ability of Peabody Developments to repay the Original Borrower (and any Additional Borrower to the extent it has such exposure) or to generate such surpluses to enable the making of gift aid payments. This may correspondingly affect the cash flows of any affected Borrower and its ability to make payments in respect of its Loan Agreement on a timely basis, and, therefore, the ability of the Issuer to meet its payment obligations under the Bonds.

Risks related to the market and development: Residential property investment is subject to varying degrees of market and development risks. Market values of properties are generally affected by overall conditions in the economy; political factors and systemic events, including the condition of the financial markets; the cost and availability of finance to businesses and consumers; fiscal and monetary policies; changes in government legislation; political developments, including changes in regulatory or tax regimes; changes in unemployment, gilt yields, interest rates and credit spreads; levels of prevailing inflation; changes in consumer spending; an increase in the supply of, or a reduction in demand for, residential property; infrastructure quality; the returns from alternative assets as compared to residential property; environmental considerations; changes in planning laws and practices; and the perceived threat from terrorism. Residential real estate values and rental revenues are also affected by factors specific to each local market in which the property is located, including the supply of available property and demand for residential real estate and the availability of mortgage finance to prospective purchasers.

These market risks may impact upon the expenses incurred by the Borrowers associated with existing residential properties, the rental income produced by these properties, the value of existing investments, the ability to develop land acquired, the ability to sell shared ownership properties and the ability to acquire additional sites. This could, in turn, impact upon the Borrowers' cash flow and their ability to satisfy any asset cover covenants which they are required to maintain pursuant to the terms of existing facility arrangements.

The Original Borrower also perceives that these market risks have increased following the Covid-19 pandemic, the current volatility in the energy market and cost of living and the end of the post-Brexit transition period and these risks have the potential to impact upon the value of the Original Borrower's assets, expenses incurred by the Original Borrower with existing residential properties, the rental income produced by these properties, the ability to develop land acquired, the ability to sell properties and the ability to acquire additional sites (see "*Risks relating to Covid-19*" and "*Risks relating to the relationship of the United Kingdom with the European Union*"). This, in turn, could impact on the Original Borrower's cash flow and the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Risks related to Covid-19: The outbreak, or threatened outbreak, of any severe communicable disease such as COVID-19 (commonly referred to as coronavirus) may adversely and temporarily affect the business, results of operations, financial condition or prospects of the Issuer and members of the Peabody Group.

On 23 March 2020, the UK Government announced new measures designed to slow the spread of coronavirus in the UK, instructing the UK population to stay at home and for certain businesses and places that the UK Government deemed to be 'non-essential' to temporarily close. Some of these restrictions were gradually lifted or re-imposed (as the case may be) throughout 2020 and 2021, including lifting or re-imposing them in some form on a geographical basis, with certain areas in the UK being placed under different levels of restrictions to other areas. On 8 December 2021, the UK Government announced "Plan B" would apply in England, designed to slow the spread of the Omicron variant. This involved, amongst other things, requesting those who could to work from home and requiring the wearing of face coverings in various indoor public places and on public transport. It is expected that the remaining COVID restrictions in place in England will end when the current legislative framework is due to expire on 24 March this year, or potentially even earlier. Whilst some of these measures are in the process of being lifted, there remains uncertainty as to the success of the vaccination booster programme and therefore the certainty of how long social distancing measures will remain in place or any amendments which may be made to them.

A Borrower's revenues and operating surpluses may be affected as follows:

- Rental income receipts may be lower during any period of outbreak. This may arise if tenants are unable to maintain their own household budgets to meet rent obligations which, in turn, may result in higher arrears and potentially higher bad debts.
- The number of unlet, void properties may rise. This may mean it is harder for a Borrower to let out certain properties, which would result in a disruption to such Borrower's cash flow.
- Property sales income from current asset sales may take longer to realise and sales values may fall.
- Operating costs of a Borrower may rise due to a need to pay more to secure supplies and to implement remote working methods and social distancing measures across such Borrower's facilities and housing properties, which in turn may disrupt cash flow.
- Development commitments may be deferred or be put on hold, which would delay the receipt of income once those developments have completed.

A Borrower may suffer from delayed or reduced hand-over of completed development properties from its development contractors as a result of developers being unable to complete properties at the build rates initially envisaged. In the short term this may reduce a Borrower's future rental income growth from the inability to rent these properties out as early as planned and may increase such Borrower's interest cost recognised in the profit and loss account due to the inability to capitalise as much interest as envisaged.

The balance of a Borrower's operating costs recognised in the statement of comprehensive income account (and not capitalised) may increase due to the redeployment of planned and major work employees, whose related salary costs would normally be capitalised in the balance sheet, to response and routine maintenance work. In the short term, this may reduce operating profits, but not affect cash flow.

At the date of these Admission Particulars, the Original Borrower has taken, and continues to take, preparations and precautions to address the potential impact of coronavirus on its operations, financial condition and prospects and the potential impact on its workforce, residents and tenants, and will continuously monitor the situation to ensure those preparations and precautions are regularly updated as necessary having regard to national scientific and health advice. If significant employee absence due to illness, or government steps to contain the spread of an epidemic, occurred for a prolonged

period, critical activities would be prioritised and employees deployed in order to limit the impact on service and compliance.

As a result of the occurrence of one or more of the scenarios above, there may be an adverse effect on a Borrower's ability to meet its payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Risks relating to the relationship of the United Kingdom with the European Union: On 29 March 2017, the UK invoked Article 50 of the Lisbon Treaty and officially notified the European Union (the **EU**) of its decision to withdraw from the EU. This commenced a formal two-year process of negotiations regarding the terms of the withdrawal and the framework of the future relationship between the UK and the EU, although this was extended at various times. During that time, the UK Government negotiated the Agreement on the withdrawal of the United Kingdom of Great Britain and Northern Ireland from the European Union and the European Atomic Energy Community, which was given effect in domestic UK law by virtue of the European Union (Withdrawal Agreement) Act 2020. This provided the framework for the UK to leave the EU on 31 December 2020 (the **Withdrawal**). To govern the ongoing trade relationship between the UK and the EU, the UK and the EU have negotiated (among other things) the Trade and Co-operation Agreement between the European Union, the European Atomic Energy Community and the United Kingdom of Great Britain and Northern Ireland (the **Trade Agreement**), which was approved by the European Parliament and applies from 1 May 2021 and given effect in domestic UK law by virtue of the European Union (Future Relationship) Act 2020.

The precise impact of the Withdrawal and the Trade Agreement (including the requirement that from 1 January 2022, exports between Great Britain and the EU will be subject to full customs controls) and the UK's ongoing relationship with the EU in that framework, on the business of the Original Borrower is difficult to determine. As such, no assurance can be given that such matters would not adversely affect the ability of the Original Borrower to meet its payment obligations under its Loan Agreement and subsequently the ability of the Issuer to satisfy its obligations under the Bonds.

Capital resources risk: The ability of the Original Borrower (and any Additional Borrower) to operate its business depends in part on it being able to raise funds and maintain access to funds. An increase in the cost, or lack of availability, of finance (whether for macroeconomic reasons, such as a lack of liquidity in the debt markets or the inability of a financing counterparty to honour pre-existing lending arrangements, or reasons specific to the Original Borrower or an Additional Borrower) could impact a Borrower's ability to progress its business objects, deliver the expected rates of return on investments and the day-to-day financing (or refinancing) requirements of such Borrower's business over the longer term. Any material increase in the cost of financing or any decrease in the availability of financing on reasonable terms could have a material adverse effect on such Borrower's business, operations, financial condition and/or prospects and in turn the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

The majority of the Peabody Group's external loan facilities have been provided to the Original Borrower. As at 31 March 2021, the Peabody Group held £4.2 billion of external loan facilities and £910 million of intragroup debt owed to subsidiaries of the Original Borrower which have issued listed bonds (of which £705 million is intragroup debt owed to the Issuer (see "*Risks relating to other series of Bonds*"). £1,278 million represented undrawn facilities (of which £750 million are undrawn revolving credit facilities). As at 31 March 2021, the Peabody Group held net debt (excluding any fair value of derivatives) of £2.8 billion and available liquidity (being committed and available undrawn loan facilities and available cash and cash equivalents) of £922 million. The Original Borrower's aim is that its available liquidity should provide at least 18 months' cover for committed development spend (excluding new funding and sales).

As at 31 March 2021, the Catalyst Group held £1.8 billion of external loan facilities. £525 million represented undrawn facilities which are undrawn revolving credit facilities. As at 31 March 2021, the

Catalyst Group held net debt (excluding any fair value of derivatives) of £1.2 billion and available liquidity (being committed and available undrawn loan facilities and available cash and cash equivalents) of £675 million.

In addition, the Original Borrower is (and any Additional Borrower may be) subject to the risk that it will be unable to generate sufficient cash flows, or be unable to obtain sufficient funding, to satisfy their obligations to service and/or refinance its indebtedness. Further, any covenants contained in a Borrower's borrowing arrangements, including the Bonds and the Loan Agreements, may limit or prohibit such Borrower's operational and financial flexibility. Any event of default, cross default, breach of a covenant or the inability to vary or waive any covenants could generally have a material adverse effect on such Borrower's business, results of operations, financial condition and/or prospects and, in turn, the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Treasury risks: The on-going creditworthiness of the Borrowers depends on many factors, including the link to national government, industry, competitive, financial, and operational performance, economic factors, the level of drawn debt, the ability to access new debt and the strength of its management and governance structure. Actual deterioration or a perceived deterioration in any of these factors or a combination of these factors may result in a downgrade in perceived creditworthiness reduce its ability to raise further or renew existing financing facilities. This could affect a Borrower's ability to meet its payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

To manage liquidity risk and augment its capital reserves, the Original Borrower's treasury strategy ensures (and any Additional Borrower's treasury strategy is expected to ensure) that a significant liquidity buffer in the form of cash and undrawn but committed revolving credit facilities is available, funding is procured in advance of need and sufficient headroom against covenants is maintained. This includes performing detailed stress testing of various possible scenarios for financial plans and projections. Further, the Original Borrower seeks (and any Additional Borrower is expected to seek) to ensure that leverage is maintained at a level within its risk appetite as measured by its ability to service debt and maintain strong investment grade credit ratings. A key objective of the Peabody Group is that it should be financially resilient and maintain a strong balance sheet, in addition to being committed to remain an A rated entity (although see "*Credit ratings may not reflect all risks*").

Risks related to interest rates: The Original Borrower is subject (and any Additional Borrower may be subject) to adverse interest rate movements that could lead to an increase in the cost of borrowing. The Original Borrower's interest rate risk arises from the risk of fluctuations in interest charges on floating rate borrowings. The Original Borrower's treasury function seeks to mitigate interest rate risk volatility and uncertainty by allowing for a balance of fixed and floating rate debt, consistent with the Original Borrower's treasury strategy and treasury management policies and applicable regulatory guidelines. This mix of fixed and floating rates are regularly reviewed and at opportune moments the Original Borrower has decided to break certain fixes. As at 31 March 2021, approximately 74 per cent. of the Peabody Group's debt incurred interest at a fixed rate. Approximately 98 per cent. of the Catalyst Group debt was at a fixed rate as at 31 March 2021.

The Original Borrower also seeks to manage this risk in accordance with its hedging strategy through the use of variable to fixed interest rate swaps, all of which are recorded as basic financial instruments under FRS 102 and are not required to be marked to market at the year end. The interest rate swaps held by the Original Borrower are embedded within its loan agreements and are not standalone.

The Original Borrower is, however, subject to marked to market exposure on some of its loan facility agreements which require that appropriate security or cash is provided to cover marked to market exposures on these financial derivatives prior to the release of excess security. The Original Borrower manages this risk through its pool of approximately 18,000 unencumbered properties (the Original

Borrower estimates these have a value of £3 billion) and also by holding sufficient headroom in loan specific security pools so that security levels are maintained at a level above existing asset cover thresholds.

As at 31 March 2021, the Peabody Group had £2,154 million fixed rate drawn debt and £757 million of floating drawn debt. As at 31 March 2021, the Peabody Group had no standalone derivatives, no mark-to-market exposure to interest rate swaps and embedded hedging arrangements on £2,911 million of debt.

As at 31 March 2021, of the Catalyst Group's total drawn loan facilities of £1,249 million, £1,225 million was fixed rate debt. The Catalyst Group also had standalone derivatives with a mark to market exposure of £82 million as at 31 March 2021 in respect of interest rate swap contracts entered into with a weighted average interest rate of 4.6% over 15 years. The notional balance at 31 March 2021 was £160.5 million with £150.5 million in designated hedge relationships.

Risks related to pensions: The Original Borrower and the Peabody Group participate in a number of defined benefit and defined contribution pensions schemes including the London Pensions Fund Authority Scheme (**LPFA**), the Social Housing Pensions Scheme (**SHPS**) and the Local Government Pension Scheme (**LGPS**). The assets of these schemes are held separately to those of the Original Borrower. The Original Borrower participates in the LPFA for those employees who elected to join prior to 31 March 2008. The scheme is closed to new entrants and was closed to future accrual on 31 March 2020. The pension cost for the LPFA scheme, which includes liability for pension increases, is determined in accordance with the advice of professionally qualified consulting actuaries based on an actuarial valuation made as at 31 March 2019. On the closure of the scheme to future accrual the Original Borrower granted a charge on (non-social housing) assets in favour of the LPFA scheme trustees, in consideration of which the debt on cessation has not been triggered.

The Catalyst Group participates in two defined benefit and defined contribution pensions schemes including the Ealing Family Housing Association Pension Scheme (**EFHAPS**) and SHPS. The assets of these schemes are held separately to those of the Catalyst Group. The EFHAPS was closed to future members with effect from 31 March 2007.

SHPS is an industry-wide multi-employer scheme, administered by The Pensions Trust, with a number of different benefit structures. The Original Borrower and the Catalyst Group participate in the final salary section, which is closed to new entrants. The SHPS is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with a document issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pensions schemes in the UK.

The SHPS is classified as a "last man standing arrangement". Therefore, the Original Borrower is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the SHPS. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the SHPS. Following the 30 September 2017 valuation, SHPS has moved away from a tiered recovery plan approach to allocating deficit contributions on a "full share of liability" basis (the **Recovery Plan**). Under the Recovery Plan, in addition to employer contributions to fund future service, the Original Borrower will pay an annual deficit contribution in order to meet the shortfall within the scheme. The results of the SHPS 30 September 2020 valuation have recently been finalised with the overall SHPS deficit increased by £38 million and an aggregate increase in contributions required to fund the gap. The Original Borrower's deficit funding contributions have increased from £2.9 million to £3.3 million per annum. The Catalyst Group's deficit funding contributions have increased from £1.3 million to £1.4 million per annum. The deficit funding contributions will increase by 5.5 per cent. per annum from April 2023 to March 2028. The next triennial valuation is due to be carried out as at 30 September 2023 and may result in the deficit contribution requirements changing.

LGPS is a public sector pension scheme independently administered locally through various regional pension funds. The Original Borrower and other members of the Peabody Group participate in the LGPS as administered by the London Boroughs of Hammersmith & Fulham, Hackney and Waltham Forest, Kent County Council and West Sussex County Council. The LGPS is a defined benefit scheme which is currently based on final pensionable salary and is only open to staff who transferred from local authorities. Employer participation in the LGPS is subject to the rules of the LGPS which are set out in legislation.

As a result of the legislation governing the LGPS, there is a potential debt due from a Borrower when it leaves the LGPS, for example, if it ceases to employ active members of the LGPS. The debt due from the departing Borrower would be calculated by comparing the liabilities of that Borrower with the assets of that Borrower as at the date that the Borrower leaves the LGPS. If the Borrower is unable to meet its debt on leaving the LGPS, the LGPS would not be able to claim that debt from the Issuer. The Original Borrower participates in two other defined benefit schemes (the Pensions Trust Career Average Revalued Earnings Pension Scheme and the TPT Retirement Solutions Growth Plan) which are both closed to new entrants.

As at 31 March 2021, the Peabody Group's total liability in respect of its defined benefit pensions schemes was assessed at £109 million and the defined benefit pension scheme contributions made by the Peabody Group in relation to these schemes were £3 million in the year ended 31 March 2021. As at 31 March 2021, the Catalyst Group's total liability in respect of its defined benefit pensions schemes was assessed at £12 million and the defined benefit pension scheme contributions made by the Catalyst Group in relation to these schemes were £2.5 million in the year ended 31 March 2021. All are subject to triennial review by a qualified actuary.

If the market value of any relevant pension scheme declines in relation to the assessed liabilities, which depends on, among other things, the real returns that can be obtained from the assets, the longevity of its members, the rate of increase of salaries, discount rate assumptions and inflation, or if the trustees or the regulator of pensions determines that a Borrower's liabilities requires a different approach to contributions and deficit reduction, that Borrower may be required to increase its contributions which could have an adverse impact on its ability to meet its payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds.

Risks related to regulation: See the section headed "*Description of the Regulation and Funding Environment applicable to the Borrowers*" below for relevant information concerning this risk factor. The Original Borrower has addressed the latest standards applying to Registered Providers of Social Housing through an enhanced governance structure. This includes resident board members on the landlord bodies, a code of conduct setting out expectations of employees with regard to quality of service and a focus on bringing more maintenance services in-house. Value for money is being driven by efficiency savings targets and increased revenues supported by a strong focus on procurement and operational efficiency in housing services and better business processes.

On 8 December 2021, the Regulator published its regulatory judgement for the Peabody Group which concluded that both the viability and governance standards were met and graded the Peabody Group "G1" for governance and "V2" for viability. See also the section headed "*Description of the Original Borrower and the Peabody Group*" below. The Catalyst Group was graded "G1" for governance and "V2" for viability on 3 November 2021.

Any breach of regulations or any corresponding intervention by the Regulator in respect of a Borrower including any exercise of the Regulator's statutory powers of enforcement, any regulatory downgrade (even if any downgrade made is to a lower if still compliant regulatory grade) or any placing on the Regulator's list of providers with gradings under review may adversely impact that Borrower. Depending on the type and severity of any action, this could ultimately affect the ability of that Borrower to meet its

payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds.

Development and operational risks: Residential property investment is subject to varying degrees of market, development and operational risk. Market risks which may impact upon both the rental market and the development of residential properties include the risk of changes to Government regulation, including, but not limited to, regulation relating to planning, taxation, landlords and tenants and welfare benefits. Furthermore, the maintenance of existing properties, development of existing sites and acquisition of additional sites may be subject to the availability of finance facilities and the costs of facilities, interest rates and inflation may also have an effect.

Among other things, these market risks may impact upon the expenses incurred by a Borrower associated with existing residential properties, rental income produced by these properties, the value of its existing investments, its ability to develop land that it has acquired, its ability to sell shared ownership properties and its ability to acquire additional sites. This could, in turn, impact upon a Borrower's cash flow, which could have an adverse impact on its ability to meet payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds.

Operational risks may result from major systems failure or breaches in systems security that impact the Original Borrower's (or any Additional Borrower's) ability to deliver business processes (although the Original Borrower has prepared business continuity plans in order to mitigate against this, it is dependent upon such technologies in order to deliver business processes) and the consequences of theft, fraud, health and safety and environmental issues, natural disaster and acts of terrorism. These events could result in financial loss to the Borrowers and hence the Issuer.

The Peabody Group operates a care and support business in a competitive market with downward pressure on prices and upward pressure on costs, including access to a localised living wage for employees. The Peabody Group's strategy is to run these services profitably without sacrificing service quality. Care and support service contracts must break even, however the Peabody Group targets a 2 per cent. surplus. Unprofitable contracts will be exited at the earliest opportunity and new contracts will not be entered into where there is the potential for unmanageable risk factors. Services are regularly inspected and 4 out of 5 Care Quality Commission services have been rated as good and 1 is rated outstanding. Services to vulnerable people may be put at risk due to national policy changes, sector instability, poor commissioning practice, organisational instability or failure to deliver financially viable care and support business. Customers may be put at risk due to a failure to attract and retain sufficient members of quality, trained and competent staff, a risk which may be increased as a result of the change in the relationship of the United Kingdom with the European Union (see "*Risks relating to the relationship of the UK with the European Union*"). If the Peabody Group becomes unable to continue operate its care and support business profitably, this could impact upon a Borrower's ability to meet payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds.

Dependency on third-party suppliers: The Original Borrower's maintenance of its properties (including, but not limited to, the Charged Properties) is dependent (and any Additional Borrower's maintenance of its properties may be dependent) on the timely performance of third party maintenance contractors performing their obligations under their maintenance contracts with the Original Borrower (or such Additional Borrower). The Original Borrower works closely with its maintenance contractors to avoid property maintenance-related problems, but there can be no assurances that the Original Borrower (or any Additional Borrower) will not experience problems of this nature in the future. The performance of contracts by the maintenance contractors with a Borrower may be subject to disruption for a variety of reasons, including, but not limited to, work stoppages, labour relations and breakdown in machinery. Any such failure by maintenance contractors to fulfil their contractual obligations or any such disruption could, if significant, interrupt a Borrower's ability to provide social housing and this could

negatively impact such Borrower's rental income stream, which could, in turn, adversely affect its ability to meet its payment obligations under its Loan Agreement and, ultimately, the Issuer's ability to meet its payment obligations under the Bonds.

Risks related to the scale and complexity of Thamesmead: The Peabody Group's vision for the regeneration of the Thamesmead area involves the significant investment and delivery targets, working in partnership with local authorities, including the London Borough of Bexley and the Royal London Borough of Greenwich, and other local agencies. Failing to meet expectations poses a risk to the Peabody Group's (including the Original Borrower's) financial health and reputation, as well as to the area and its residents. The Peabody Group has put in place comprehensive plans including a clear vision for success. It will seek to attract and retain skilled and experienced staff and explore a range of options for delivery and governance, learning lessons from successful schemes elsewhere.

The nature of some of the land in the Thamesmead area and the Peabody Group's assets, such as river walls, piers and landfills, requires the Peabody Group to seek to ensure appropriate mitigations are in place including appropriate levels of insurance and monitoring and inspection regimes. The Original Borrower has established a separate directorate, including an Executive Director position, to seek to ensure that an appropriate level of business focus is given by the Peabody Group to Thamesmead but also that this does not distract management's focus from other activities being undertaken by the organisation.

These risks may impact upon, amongst other things, the expenses incurred by the Original Borrower and other members of the Peabody Group associated with the regeneration of the Thamesmead area which in turn could impact upon a Borrower's cash flow, which could have an adverse impact on its ability to meet payment obligations under a Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds.

Litigation risk: There can be no assurance that a Borrower will not, in the future, be subject to a claim which may have a material impact upon their revenue or business. If this were to occur, this may in turn impact upon that Borrower's ability to meet its payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations on a timely basis under the Bonds. To date, the Original Borrower is not aware of any claims being brought against it that have had a material impact on its revenue or business.

Risks related to legal and compliance obligations: the Original Borrower knows the significance to its operations of, and is focused on, adhering to all legal and compliance requirements (see also "*Data Risks and Cyber Security*"). The Original Borrower is not currently aware of any material failure to adhere to applicable health and safety or environmental laws, or breach of other regulations, or failure to comply with corporate, employee or taxation laws. If any of these were to occur in the future, this could have an adverse impact on the Original Borrower's results of operations and, in turn, the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Given that the Original Borrower owns housing units of all tenures, including general needs and affordable use, the Original Borrower is aware of the need for all of its units to comply with health and safety legislation to ensure the safety of all occupying tenants. Accordingly, the Original Borrower is continually reviewing and updating its policies and procedures to ensure that the condition and safety of each unit is compliant with prevailing legal and regulatory requirements. The Original Borrower also carries out health and safety checks of its properties on an on-going basis, including, but not limited to gas safety checks and fire risk assessments (See also "*Building safety and fire risks*").

The Original Borrower has (and each Additional Borrower is expected to have) the benefit of insurance for, among others, employer's liability, public liability and directors' and officers' liability at levels which

the management of such Borrower considers to be prudent for the type of business in which such Borrower is engaged and commensurate with Registered Providers of Social Housing of a similar size.

Risks relating to personnel: The business operations of the Original Borrower are dependent on the efforts of its personnel and the ability to attract and retain skilled staff. No assurance can be given that changes in employees will not have a material adverse effect on the results of operations of the Borrowers which could, in turn, adversely affect their ability to meet their payment obligations under the Loan Agreements and, ultimately, the Issuer's ability to meet its payment obligations under the Bonds.

Risks related to Housing Grant: The Original Borrower has historically received, and is expecting to receive (and other Additional Borrowers may expect to receive), grant funding from a variety of sources, including the Greater London Authority and Homes England. The Original Borrower (and its subsidiaries carrying out development activities) benefits from allocations of housing grant under the Shared Ownership and Affordable Homes Programme 2016-2021 and the 2021-2026 Affordable Homes Programme. From 2026 onwards, the Original Borrower has, in its business plan (and those of its subsidiaries carrying out development activities), included an assumption of only a small level of grant as most schemes are due to start on site prior to 1 April 2026. However, if at some stage in the future a Borrower is reliant on the receipt of housing grant as part of its business plan, the increased competition, the increased need for bidders to provide evidence regarding timescale compliance and the possible future reduction in grants could result in any future award of housing grant allocated to that Borrower being reduced in size. Accordingly, as a result of a reduced grant environment, a Borrower may seek to increase commercial risk to subsidise affordable housing and development and/or a Borrower may have to increase net debt, each of which may have a corresponding effect on the ability of that Borrower to make payments in respect of its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Building safety and fire risks: The Original Borrower is committed to considering all possible methods of mitigating fire risk. Within the current Peabody Group there are 715 buildings which have been identified as in scope for intrusive investigation which includes 509 owned buildings and 206 third-party owned buildings where the Peabody Group has residents and could potentially be asked to contribute financially to external wall remediation. Each building has been given a RAG rating based on building height, build material and what is known about the external wall: this rating is subject to change as the investigation process progresses. Of the 509 owned buildings in scope for intrusive investigations, as at the date of these Admission Particulars, 153 have been undertaken and a further 356 are to be done.

Catalyst has also adopted a holistic fire safety review programme, reviewing all estate blocks. This is a systematic review following a risk-based matrix that identifies and reviews the highest risk first. The programme seeks to maximise compliance with current legislative requirements with value for money across the eligible stock.

The Original Borrower and Catalyst are working closely with external parties, in particular the London Fire Brigade, and have implemented, as a minimum, the interim mitigating measures as issued by the (then) Ministry of Housing, Communities and Local Government to ensure the safety of residents, pending replacement of the cladding or insulation (where necessary). These measures include but are not limited to:

- (a) the removal of combustible cladding or insulation;
- (b) notification to fire and rescue services;
- (c) the completion of recommendations made within the latest fire risk assessment (each of which have been conducted within the past twelve months);

- (d) engagement with residents to ensure that they fully understand emergency fire procedures;
- (e) ensuring that any smoke control systems, including associated fire detection systems are operating correctly;
- (f) ensuring that there is sufficient roadway access and hard standing for firefighting vehicles; and
- (g) provision of a waking watch by appropriately trained patrolling wardens.

The Peabody Group spent approximately £33 million on fire related works in the financial year ended 31 March 2021. The Original Borrower's long term financial plan has made full provision for the delivery of the currently anticipated level of works required.

Building safety continues to be an evolving situation, and advice and guidance is changing constantly. The Original Borrower is working closely with the Fire and Rescue Service to ensure that it complies with guidance provided by the National Fire Chiefs Council. The Original Borrower has noted the recommendations of the Independent Review of Building Regulations and Fire Safety conducted by Dame Judith Hackitt and is an early adopter of its recommendations. This has led to the creation of a Building Safety Team, monthly Building Safety Working Group meetings and a specific Peabody Group-wide risk related to building safety which is monitored by the Original Borrower's board.

One area where building safety is evolving is with the Fire Safety Act 2021 and the Building Safety Bill. The draft Bill is currently in the parliamentary process but the Department for Levelling Up, Housing and Communities has issued fact sheets on parts of the Bill, and these are being used within the Peabody Group to assist its implementation planning. Other work being undertaken in preparation for the relevant parts of the Fire Safety Act 2021 coming into force includes developing a programme for, and approaches to, monthly inspections and checks, works management and reporting and recording of results. The Peabody Group intends over the next five years (commencing from 1 April 2021) to focus its efforts on fire safety work using a risk-based approach.

The Peabody Group has also established a dedicated damp and mould team which reviews the risk assessment available to tenants for all properties in this area, as well as providing a microsite for information and resources.

If the Original Borrower (or any Additional Borrower) were faced with material unforeseen renovation, maintenance or modernisation costs in excess of forecast amounts, this could impact upon such Borrower's cash flow and its ability to meet its payment obligations under its Loan Agreement on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Other costs and inflation risk: As developers, owners and operators of residential accommodation, the Borrowers have a principal risk exposure to the cost of construction, maintenance, and repair of buildings. Costs in these areas may increase due to idiosyncratic factors such as changes to the costs of materials, health and safety regulation and/or energy efficiency regulation. Any unforeseen delays in planned maintenance may also lead to more costs through reactive maintenance. A sustained period in which cost inflation exceeded income inflation may also put the Borrowers' businesses under financial strain and could have an adverse impact on the ability of the Borrowers to meet their payment obligations on a timely basis under the Loan Agreements which, in turn, may have an adverse effect on the Issuer's ability to meet its payment obligations under the Bonds.

Risks related to the implementation of net zero carbon: Extreme weather events and the global transition to a low carbon economy could result in a broad range of impacts, including potential strategic, reputational, structural and credit related risks for the Borrowers and members of the Peabody Group. In addition, climate change regulations, frameworks and guidance are rapidly emerging and evolving.

Through the Climate Change Act 2008 (2050 amendment), the UK set a legally binding target of net zero greenhouse gas emissions by 2050. This target is now driving policy change across Government, including a stated intention that new-build homes will have 75-80 per cent. less carbon emissions than homes built to current standards. Increasing regulatory expectations create a new set of requirements and accompanying risks that need to be managed.

Some landlords are already unable to let buildings which do not satisfy relevant energy performance certificate requirements and the net zero carbon target is likely to significantly affect real estate owners, including members of the Peabody Group, through their having to make large scale investments in the energy efficiencies of their buildings and the management of large-scale retrofit programmes. Innovation from the construction and building services industries will be required in order to overcome any technical challenges which arise as a result of such programmes. The costs of relevant retrofit programmes could be substantial, particularly if this requires replacement of gas boilers and upgrading of connected heating systems.

In order to prepare itself, the Peabody Group has developed a Sustainability Strategy for 2021-24 which is focused around its homes, communities and business. The Peabody Group has also appointed its first sustainability director. The Peabody Group intends to prioritise actions that support its stated objectives and deliver the most impact in terms of maximising sustainability outcomes. The key objectives to reduce the Peabody Group's carbon emissions include:

- Energy efficiency of existing homes - improving the building fabric, heating and hot water systems efficiency, changing resident behaviour, procuring energy from renewable sources, increasing renewable generation and improving the efficiency of Energy Service Companies.
- Sustainability of new homes - reducing the embodied carbon of new homes and improving energy performance.
- Facilities and operation - electrifying the Peabody Group's vehicle fleet, reviewing the impact of new ways of working to rationalise office space and target zero carbon offices and embedding sustainable procurement principles into supply chain.
- Biodiversity – increasing biodiversity and removing CO2 from the atmosphere in the Peabody Group's new and existing open spaces.
- Working with residents - creating an environment whereby the Peabody Group supports residents to drive down their personal energy and water costs and drive up recycling of waste.

Technology, advice and guidance in this area will continue to evolve. Any of the occurrences described in this risk factor could require the Peabody Group to incur significant expenditure, or if the Peabody Group were faced with material unforeseen costs in excess of forecast asset investment, this may impact upon a Borrower's cash flow and the Borrowers' ability to meet their payment obligations under their Loan Agreements on a timely basis, which may correspondingly affect the Issuer's ability to meet its payment obligations under the Bonds.

Data risks and cyber security: The Original Borrower (like all housing associations) processes large amounts of personal data from customers, employees and business partners and required to maintain electronic data in a secure and accessible way. Loss of key data, for example on rent collection or contracts in place, could lead to significant operational challenges and costs. There is also a risk that data could be "locked", stolen, corrupted and/or misused as a result of internal or external activities, such as hacking or ransomware attacks.

The Peabody Group is required to comply with data protection and privacy laws in the UK. This includes compliance with the General Data Protection Regulation (EU) 2016/679 (as amended or superseded)

as it forms part of domestic law (**GDPR**). GDPR introduced changes to the EU and UK data protection regime. It imposes a high burden on the industry and restricts the ability of the Peabody Group to use data, including through granting customers a "right to be forgotten" and a requirement for informed opt-in consent by customers to the processing of their data. Failure to comply with these requirements can result in significant fines.

Ultimately, issues with data or a cyberattack could have a negative impact on a Borrower's revenues and its ability to meet its payment obligations under its Loan Agreement and, in turn, the Issuer's ability to meet its payment obligations under the Bonds

Factors which are material for the purpose of assessing the market risks associated with the Bonds

Interest rate risk: The Bonds bear interest at a fixed rate and therefore involve the risk that subsequent changes in market interest rates may adversely affect the value of the Bonds.

Redemption prior to maturity: In the event that the Bonds become repayable prior to maturity either following a Loan becoming repayable as a result of a Borrower Default (which includes, *inter alia*, failure by the relevant Borrower to make payments of interest under the relevant Loan Agreement) or a Borrower ceasing to satisfy the Borrower Minimum Requirements or an Event of Default (as defined in Condition 12.1 (*Events of Default*)) or due to taxation (pursuant to Condition 9.3 (*Early Redemption for Tax Reasons*)), the Issuer will be obliged to redeem the Bonds in full at their principal amount, plus accrued interest. In such circumstances it may not be possible for an investor to reinvest the redemption proceeds at an effective rate of interest as high as the interest rate on the Bonds. Furthermore, the optional redemption feature of the Bonds is likely to limit their market value as the market value generally will not rise substantially above the price at which they can be redeemed.

Modification, waivers and substitution: The Conditions of the Bonds and the Bond Trust Deed contain provisions for calling meetings of Bondholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Bondholders, including Bondholders who did not attend and vote at the relevant meeting and Bondholders who voted in a manner contrary to the majority.

The Conditions of the Bonds and the Bond Trust Deed also provide that the Bond Trustee may, without the consent of Bondholders:

- (a) agree to any modification (except as stated in the Bond Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of Bonds, any Transaction Document or any Security Agreement; or
- (b) determine without the consent of the Bondholders that any Potential Event of Default or Event of Default shall not be treated as such; or
- (c) agree to the substitution of another company, registered society or other entity as principal debtor under the Bonds in place of the Issuer, in the circumstances described in the Conditions, provided,

in each case, that the Bond Trustee is of the opinion that to do so would not be materially prejudicial to the interest of Bondholders.

Denominations involve integral multiples: definitive Bonds: The Bonds will be issued in denominations of £100,000 and integral multiples of £1,000 in excess thereof. It is possible that the Bonds may be traded in amounts that are not integral multiples of £100,000. In such a case a holder

who, as a result of trading such amounts, holds an amount which is less than the minimum denomination of £100,000 in his account with the relevant clearing system at the relevant time may not receive a definitive Bond in respect of such holding (should definitive Bonds be printed) and would need to purchase a principal amount of Bonds such that its holding amounts to the applicable minimum denomination of £100,000.

If definitive Bonds are issued, holders should be aware that definitive Bonds which have a denomination that is not an integral multiple of £100,000 may be illiquid and difficult to trade.

Change in Law: The Conditions of the Bonds and the rating which is to be assigned to them is based on English law and regulatory and administrative practice in effect as at the date of these Admission Particulars, and has due regard to the expected tax treatment of all relevant entities under United Kingdom tax law and the published practice of HM Revenue & Customs in force or applied in the United Kingdom as at the date of these Admission Particulars. No assurance can be given as to the impact of any possible change to English law or regulatory or administrative practice in the United Kingdom, or to United Kingdom tax law, or the interpretation or administration thereof, or to the published practice of HM Revenue & Customs as applied in the United Kingdom after the date of these Admission Particulars. Such changes in law may include changes in statutory, tax and regulatory regimes during the life of the Bonds, which may have an adverse effect on an investment in the Bonds.

Taxation: Under the Conditions of the Bonds (see Condition 10 (*Taxation*) below), the Issuer may, but will not be obliged to, gross up payments in respect of the Bonds if any deduction or withholding on account of tax is imposed. In the event that any deduction or withholding on account of tax is imposed and the Issuer does not opt to gross up payments in respect of the Bonds (or, if having previously opted to gross up notifies the Bond Trustee and the Bondholders of its intention to cease grossing up payments in respect of the Bonds), the Bonds will be redeemed in accordance with Condition 9.3 (*Early Redemption for Tax Reasons*). In such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the Bonds. In addition, any amounts in respect of accrued interest which fall due on any such redemption of the Bonds (and, where the redemption follows the next following Interest Payment Date, such Interest Payment Date) shall be paid subject to the required withholding or deduction and the Issuer shall not be obliged to pay any additional amounts in respect thereof. The Bondholders will therefore bear the risk of any such withholding or deduction in respect of the period from the previous Interest Payment Date to the date of redemption.

The Original Loan Agreement requires, and each Additional Loan Agreement will require, that if any withholding or deduction is required by law to be made by the relevant Borrower thereunder, the amount of the payment due from such Borrower shall be increased to an amount which (after making the tax deduction) leaves an amount equal to the payment which would have been due if no tax deduction had been required.

For a description of the current United Kingdom law and practice relating to withholding tax treatment of the Bonds, see "*Taxation*" below.

Exchange rate risks and exchange controls: The Issuer will pay principal and interest on the Bonds in Sterling. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the **Investor's Currency**) other than Sterling. These include the risk that exchange rates may significantly change (including changes due to devaluation of Sterling or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to Sterling would decrease (a) the Investor's Currency-

equivalent yield on the Bonds, (b) the Investor's Currency-equivalent value of the principal payable on the Bonds and (c) the Investor's Currency-equivalent market value of the Bonds.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal.

Risks Relating to the Security of the Bonds

Considerations relating to the Issuer Security and the Underlying Security: The validity of any security given by the Borrowers and the Eligible Group Members in connection with additions and substitutions of Charged Properties may depend on the solvency of the relevant Borrower or Eligible Group Member at the time of the grant. If any security is found to be invalid as a result, this will affect the amounts available to Bondholders in the event of a default under the Bonds.

Environmental Considerations: Under relevant UK environmental legislation, liability for environmental matters can be imposed on the "owner" or "person in control" of land. The term "person in control" is not specifically defined and could include anyone with a proprietary interest in a property, which could include a representative of a trustee as a mortgagee in possession (in respect of which see the risk factor entitled "*Mortgagee in Possession Liability*" below). Environmental laws may impose liability on the owner for clean-up costs if a property is or becomes contaminated. The Borrowers and the Eligible Group Members may therefore be liable for the entire amount of the clean-up and redemption costs for a contaminated site regardless of whether the contamination was caused by them or not. These costs may be significant and may affect the ability of the Borrowers to meet their payment obligations under their respective Loan Agreements and, in turn, the ability of the Issuer to meet its payment obligations under the Bonds.

In addition, the presence of hazardous or toxic substances, or the failure to adequately remedy adverse environmental conditions at a Charged Property, may adversely affect the market value of the Charged Property, as well as the Borrowers' or the Eligible Group Members' ability to sell, lease or refinance the Charged Property. Any environmental liability imposed on the Borrowers could also affect the ability of the Borrowers to meet their payment obligations under their respective Loan Agreements, which, in turn, may also affect the ability of the Issuer to meet its payment obligations under the Bonds. In addition, any environmental liability imposed on a Borrower may result in a reduction in the value of the Charged Properties which could require a Borrower to identify and charge Additional Properties to ensure the maintenance of the Asset Cover Test.

Sufficiency of Insurance: Although each Charged Property is required to be insured at appropriate levels and against customary risks, there can be no assurance that any loss incurred will be of a type covered by such insurance, nor can there be any assurance that the loss will not exceed the limits of such insurance. Any reduction in income or any loss or damage caused to a Charged Property not adequately covered by insurance could result in a shortfall in funds available to meet the Borrowers' payment obligations under the Loan Agreements.

Investment of Retained Proceeds in Permitted Investments: For so long as any part of the net proceeds of the issue of the Bonds remains undrawn pursuant to the Loan Agreements, the Issuer may invest such amounts in Permitted Investments in accordance with the Custody Agreement. The Issuer may also invest the Charged Cash in Permitted Investments in accordance with the Custody Agreement.

Although Permitted Investments are limited to highly rated securities which satisfy certain specified criteria, the Issuer may be required to liquidate such Permitted Investments (a) prior to the enforcement of the Issuer Security (in the case of the Permitted Investments purchased with Retained Proceeds), to

fund advances to a Borrower pursuant to a Loan Agreement or to fund redemptions of the Bonds in accordance with the Conditions or (b) following the enforcement of the Issuer Security, to make payments in accordance with the Post-enforcement Priority of Payment, in either case at a time when the disposal proceeds of such Permitted Investments is less than the price paid by the Issuer upon the acquisition thereof.

Prior to the enforcement of the Issuer Security, any losses realised by the Issuer in respect of a sale of Permitted Investments purchased with Retained Proceeds is passed on to the Borrowers pursuant to the terms of the Loan Agreements as a result of (i) the Issuer's obligation to fund a nominal amount of an advance being such that it may be satisfied by funding such advance at a discount in proportion to any such losses and (ii) each Borrower's obligation to make further payments to the Issuer in respect of any prepayment of the loan in full to enable the Issuer to fund any shortfall on a redemption of the Bonds. However, following the enforcement of the Issuer Security, any losses in respect of the Permitted Investments will reduce the amounts available to the Issuer to satisfy its payment obligations in respect of the Bonds. For the purpose of calculating the Borrowers' compliance with the Asset Cover Test, the value of such Permitted Investments will be the purchase price thereof and the Borrowers shall not be required to monitor the market value of such Permitted Investments. Consequently, the value attributed to the Permitted Investments for this purpose may be more than the realisable value from time to time.

In the event that the enforcement of the Issuer Security takes place prior to sufficient Charged Properties being charged, with an aggregate Minimum Value equal to the principal amount of the Bonds, and/or at a time when the Permitted Investments have been acquired with the Charged Cash or otherwise charged by a Borrower as security, the value of the proceeds of enforcement of the Underlying Security, together with such amounts, may be insufficient to enable the Issuer to pay its obligations under the Bonds in full.

There is no limit as to the proportion of the Asset Cover Test which may be satisfied by Permitted Investments in the form of Retained Proceeds and/or Charged Cash (although, in respect of Retained Proceeds, these will be deemed to be zero after the Final Charging Date).

The Issuer's ability to meet its obligations under the Bonds after enforcement under a Loan:

Following default by a Borrower, the Security Trustee shall be entitled to call for payments of any unpaid amounts of interest owing by such Borrower to be made by one or more of the other Borrowers (if any) under and in accordance with the guarantee and indemnity given by such other Borrowers pursuant to their respective Loan Agreement (subject to the limitations of the relevant guarantee and indemnity). If there are no other Borrowers or the other Borrowers do not make payment (or are not required to make payment as a result of the limitation of the relevant guarantee and indemnity) of such amounts to the Issuer pursuant to their respective Loan Agreements, the Security Trustee may enforce the Underlying Security and appoint a Receiver pursuant to its powers under the relevant Security Trust Deed.

The Issuer's ability to continue to pay principal and interest on the Bonds following default by a Borrower under a Loan is dependent upon the ability of the Issuer to receive from the Security Trustee pursuant to the collection of rental income or a disposal of the Underlying Security or the Issuer to receive amounts from enforcement action against one or more of the Borrowers in respect of their covenants under the Loan Agreements, sufficient funds to make such payment.

Fixed charges may take effect under English law as floating charges: Pursuant to the Bond Trust Deed, the Issuer has purported to grant fixed charges over, amongst other things, all moneys and securities in the Transaction Account, the Ongoing Cash Security Account, the Initial Cash Security Account and the Custody Account. English law relating to the characterisation of fixed charges is unsettled. The fixed charges purported to be granted by the Issuer (other than assignment of security) may take effect under English law only as floating charges if, for example, it is determined that the Bond

Trustee does not exert sufficient control over the charged assets for the security to be said to "fix" over those assets. If the charges take effect as floating charges instead of fixed charges, then the claims of the Bond Trustee will be subject to claims which are given priority over a floating charge by law, including, amongst other things, prior charges, certain subsequent charges, the expenses of any winding up or administration and the claims of preferential creditors. Consequently, there may be less moneys available to pay Bondholders what is owed to them under the Bonds.

Mortgagee in Possession Liability: There is a risk that the Security Trustee may be deemed to be a mortgagee in possession if it physically enters into possession of a Charged Property or performs an act of control or influence which may amount to possession, such as submitting a demand direct to tenants requiring them to pay rents to the Security Trustee. In such circumstances the Security Trustee may incur further costs and expenses which will be recoverable by it from the enforcement proceeds prior to any payment being made to the Issuer, thereby reducing the amounts available to the Issuer to pay amounts owing under the Bonds.

Moratorium and housing administration: The Security Trustee must notify the Regulator of its intention to enforce its security and cannot enforce its security during the resulting moratorium without the consent of the Regulator. This may adversely affect the Security Trustee's ability to enforce the security over the Charged Properties.

The Security Trustee's ability to enforce the security over the Charged Properties may also be adversely affected for so long as any housing administration order is in place in respect of a Borrower or could result in a housing administrator disposing of Charged Property belonging to a Borrower at a time when proceeds are not sufficient to discharge the Issuer's obligations under the Bonds.

Risk relating to the use of proceeds

As described in "*Use of Proceeds*" below, the Bonds are intended to be Sustainability Bonds and the net proceeds from the issue of the Bonds will be on-lent to one or more Borrowers to be used for sustainable purposes in accordance with the Sustainable Finance Framework (as defined in "*Description of the Original Borrower and the Peabody Group*" below).

No assurance is given by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person that the use of the proceeds of issue of the Bonds will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates.

If the use of proceeds of the Bonds is a factor in a prospective investor's decision to invest in the Bonds, they should consider the disclosure in "*Use of Proceeds*" and "*Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework*" below and consult with their legal or other advisers before making an investment in the Bonds and must determine for themselves the relevance of such information for the purpose of any investment, together with any other investigation such investor deems necessary.

It should be noted that there is currently no clearly agreed definition (legal, regulatory or otherwise) of, nor market consensus as to what constitutes, a "sustainable" or an equivalently-labelled project or as to what precise attributes are required for a particular project to be defined as "sustainable" or such other equivalent label nor can any such assurance be given that such a clear definition or consensus will develop over time. Accordingly, no assurance is or can be given by the Issuer, the Original Borrower,

the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person to investors that any projects or uses of the proceeds will meet any or all investor expectations regarding such "sustainable" or other equivalently-labelled performance objectives or that any adverse sustainable and/or other impacts will not occur during the implementation of any projects or uses of the proceeds. In addition, no assurance can be given by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person to investors that the Bonds will comply with any future standards or requirements for being Sustainability Bonds and, accordingly, the Sustainability Bond status of the Bonds could be withdrawn at any time.

Furthermore, there is no contractual obligation to allocate the proceeds of the Bonds to finance eligible businesses and projects or to provide annual progress reports as described in *"Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework"* below. A Borrower's failure to allocate the proceeds of the Bonds to finance an eligible project or to provide annual progress reports, the failure of any of the eligible projects to meet any or all investor expectations regarding such performance objectives, or the failure of an independent external review provider to issue a second party opinion on the allocation of the Bond proceeds, will not constitute an Event of Default or breach of contract with respect to the Bonds and none of the Bond Trustee, the Security Trustee, the Sole Sustainability Structuring Bank or the Joint Bookrunners or any of their respective affiliates will have any responsibility for monitoring the application of any such proceeds and no representation is made by the Sole Sustainability Structuring Bank or the Joint Bookrunners as to the sustainability of the Bonds for the purpose of fulfilling the environmental or sustainability criteria required by prospective investors.

No assurance or representation is given by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer) which may be made available in connection with the issue of the Bonds. For the avoidance of doubt, any such opinion or certification is not, nor shall it be deemed to be, incorporated in and/or form part of these Admission Particulars. Any such opinion or certification is not, nor should it be deemed to be, a recommendation by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person to buy, sell or hold any Bonds. The Bondholders have no recourse against the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, any Joint Bookrunner, the Bond Trustee or the Security Trustee or any of their respective affiliates or the provider of any such opinion or certification for the contents of any such opinion or certification. Any such opinion or certification is only current as at the date that opinion was initially issued. Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in the Bonds. Currently, the providers of such opinions and certifications are not subject to any specific or regulatory or other regime or oversight.

In the event that the Bonds are listed or admitted to trading on any dedicated "sustainable" or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), no representation or assurance is given by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates, in particular in regard with regard to any direct or indirect sustainable impact of any

projects or uses, the subject of or related to, any sustainability reports. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. Nor is any representation or assurance given or made by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person that any such listing or admission to trading will be obtained in respect of the Bonds or, if obtained, that any such listing or admission to trading will be maintained during the life of the Bonds.

Any withdrawal of any such opinion or certification or any such opinion or certification attesting that a Borrower is not complying in whole or in part with any matters for which such opinion or certification is opining or certifying on and/or the Bonds no longer being listed or admitted to trading on any stock exchange or securities market as aforesaid may have a material adverse effect on the value of the Bonds and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose.

Risks Relating to the Market Generally

Potential limited liquidity: The Bonds may not have an established market when issued. There can be no assurance of a secondary market for the Bonds or the continued liquidity of such market if one develops. The development or continued liquidity of any secondary market for the Bonds will be affected by a number of factors such as the state of credit markets in general and the creditworthiness of the Borrowers, as well as other factors such as the time remaining to the maturity of the Bonds.

Credit ratings may not reflect all risks: It is expected that the Bonds will be rated "A3" by Moody's and "A-" by S&P. These ratings may not reflect the potential impact of all risks related to the structure, market and other factors that may affect the value of the Bonds. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended, qualified or withdrawn by the assigning rating agency at any time.

As at the date of these Admission Particulars, Moody's and S&P are both established in the United Kingdom and are registered in accordance with Regulation (EC) No. 1060/2009 as it forms part of domestic law by virtue of the EUWA (the **UK CRA Regulation**). Neither Moody's nor S&P are established in the European Union nor have they applied for registration under Regulation (EC) No. 1060/2009 (as amended) (the **CRA Regulation**). However, the ratings issued by Moody's and S&P have been endorsed by Moody's Deutschland GmbH and S&P Global Ratings Europe Limited, respectively, in accordance with the CRA Regulation. As at the date of these Admission Particulars, Moody's Deutschland GmbH and S&P Global Ratings Europe Limited are both established in the European Union and registered under the CRA Regulation. As such, Moody's Deutschland GmbH and S&P Global Ratings Europe Limited are both included in the list of credit rating agencies published by the European Securities and Markets Authority (**ESMA**) on its website (at <https://www.esma.europa.eu/supervision/credit-rating-agencies/risk>) in accordance with the CRA Regulation.

In general, UK and European regulated investors are restricted under the UK CRA Regulation and CRA Regulation, respectively, from using credit ratings for regulatory purposes, unless such ratings are issued by (or endorsed by) a credit rating agency established, as applicable, in the UK or EU and registered, as applicable, under the UK CRA Regulation or the CRA Regulation (and such registration has not been withdrawn or suspended). If the status of Moody's, Moody's Deutschland GmbH, S&P and/or S&P Global Ratings Europe Limited changes, UK and European regulated investors, as applicable, may no longer be able to use the relevant rating for regulatory purposes and the Bonds may have a different regulatory treatment. This may result in UK and European regulated investors, as

applicable, selling Bonds held by them which may have an impact on the value of the Bonds in the secondary market.

Conditions of the Bonds

*The following are the terms and conditions of the Bonds (the **Conditions**) which will be endorsed on each Bond in definitive form (if issued).*

The £350,000,000 2.750 per cent. Secured Sustainability Bonds due 2034 (the **Bonds**, which expression shall in these Conditions, unless the context otherwise requires, include any further bonds issued pursuant to Condition 19(a) (*Further Issues*) and forming a single series with the Bonds) of Peabody Capital No 2 plc (the **Issuer**) are constituted by a bond trust deed dated 2 March 2022 (as modified and/or amended and/or supplemented and/or restated from time to time, the **Bond Trust Deed**) made between the Issuer and M&G Trustee Company Limited (the **Bond Trustee**, which expression shall include any successor as Bond Trustee) as trustee for the holders of the Bonds (the **Bondholders**) and the holders of the interest coupons appertaining to the Bonds (the **Couponholders** and the **Coupons** respectively, which expressions shall, unless the context otherwise requires, include the talons for further interest coupons (the **Talons**) and the holders of the Talons).

The Bonds have the benefit of an agency agreement dated 2 March 2022 (as modified and/or amended and/or supplemented and/or restated from time to time, the **Agency Agreement**) and made between the Issuer, the Bond Trustee, The Bank of New York Mellon, London Branch as principal paying agent (the **Principal Paying Agent**, which expression shall include any successor principal paying agent) and the other paying agents named therein (together with the Principal Paying Agent, the **Paying Agents**, which expression shall include any additional or successor paying agents).

Copies of the Bond Trust Deed, the Agency Agreement, the Loan Agreements, the Security Agreements and the Security Trust Deeds are available for inspection during normal business hours at the registered office for the time being of the Bond Trustee, being at the date of the issue of the Bonds at 10 Fenchurch Avenue, London EC3M 5AG, and at the specified office of each of the Paying Agents. The Bondholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Bond Trust Deed and the Agency Agreement. The statements in these Conditions include summaries of, and are subject to, the detailed provisions of and definitions in the Bond Trust Deed, which includes the form of the Bonds.

1 Definitions

Words and expressions defined in the Bond Trust Deed or the Agency Agreement shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated.

In these Conditions:

Account Agreement means the account agreement dated 2 March 2022 and made between the Issuer, the Bond Trustee and the Account Bank, as modified and/or amended and/or supplemented and/or restated from time to time;

Account Bank means The Bank of New York Mellon, London Branch as account bank pursuant to the Account Agreement or any successor account bank appointed thereunder;

Accounting Profit has the meaning given to it in the Loan Agreements;

Additional Borrower means any entity which:

- (a) satisfies the Borrower Minimum Requirements; and

- (b) is a borrower under a loan agreement between the Issuer (as lender) and the Security Trustee where all its liabilities as such borrower are secured by the Security Agreements;

Additional Loan Agreement means a loan agreement between the Issuer, an Additional Borrower and the Security Trustee substantially on the same terms as the Original Loan Agreement, as modified and/or amended and/or supplemented and/or restated from time to time;

Additional Security Agreement means a security agreement (other than an Original Security Agreement) (including without limitation a Fixed Charge or Mortgage Deed as defined in the relevant Security Trust Deed) entered into by a Borrower or an Eligible Group Member in favour of the Security Trustee pursuant to which:

- (a) such Borrower provides first fixed security interests in relation to Additional Properties (and ancillary interests) in respect of its obligations under its Loan Agreement; or
- (b) such Eligible Group Member provides first fixed security in relation to Additional Properties (and ancillary interests) in respect of one or more Borrowers' obligations under one or more Loan Agreements,

in each case, similar to the security contemplated by the Original Security Agreements;

Additional Security Trust Deed means a security trust deed (other than the Peabody Security Trust Deed) between, *inter alios*, a Borrower or an Eligible Group Member and the Security Trustee:

- (a) which establishes a security trust similar to the Peabody Security Trust Deed with the effect that security created pursuant to one or more Additional Security Agreements by such Borrower or Eligible Group Member from time to time in favour of the Security Trustee are held by the Security Trustee upon a security trust for the benefit of the Issuer; and
- (b) which has a document structure, clauses and schedules which integrate properly with the cross references within the Loan Agreement and other Transaction Documents to the same effect as those cross references integrate with the Peabody Security Trust Deed;

Appointee means any attorney, manager, agent, delegate, nominee, custodian, receiver or other person appointed by the Bond Trustee under, or pursuant to, these Conditions or the Bond Trust Deed;

Approved Valuer has the meaning given to it in the Loan Agreements;

Asset Cover Test has the meaning given to it in the Loan Agreements;

Bondholder Specific Withholding means any withholding or deduction of Taxes which is required in respect of any payment in respect of any Bond or Coupon:

- (a) presented for payment by or on behalf of a holder who is liable to the Taxes in respect of the Bond or Coupon by reason of his having some connection with the Relevant Jurisdiction other than the mere holding of the Bond or Coupon; or

- (b) presented for payment more than 30 days after the Relevant Date except to the extent that a holder would have been entitled to additional amounts on presenting the same for payment on the last day of the period of 30 days assuming, whether or not such is in fact the case, that day to have been a Payment Day (as defined in Condition 8.5 (*Payment Day*));

Borrower Default has, in relation to a Borrower, the meaning given to it in the Loan Agreement to which that Borrower is a party as a borrower;

Borrower Minimum Requirements means, in respect of any entity, that such entity is:

- (a) a registered or exempt charity;
- (b) a Registered Provider of Social Housing; and
- (c) a member of the Peabody Group;

Borrowers means the Original Borrower and any Additional Borrower, in each case for so long as it is a borrower under a Loan Agreement;

Business Day means, for the purpose of Condition 9 (*Redemption and Purchase*) a day (other than a Saturday, Sunday or public holiday) on which commercial banks are open for general business in London;

Cancelled Retained Proceeds has the meaning given to it in the Loan Agreements;

Charged Cash means, at any time, the aggregate of all amounts (whether representing proceeds of disposal or other moneys) standing to the credit of the Ongoing Cash Security Account and, to the extent invested in Permitted Investments in accordance with the Custody Agreement, such Permitted Investments and any income received by the Issuer in respect of such Permitted Investments, provided however that, for the purpose of determining the compliance of the Borrowers with the Asset Cover Test, the value to be attributed to such Permitted Investments shall be the purchase price thereof;

Charitable Group Member means a charitable member of the Peabody Group which is connected with the Original Borrower for the purposes of section 939G of the Corporation Tax Act 2010;

Commitment has the meaning given to it in the Loan Agreements;

Compliance Certificate has the meaning given to it in the Loan Agreements;

Custodian means The Bank of New York Mellon, London Branch as custodian pursuant to the Custody Agreement or any successor custodian appointed thereunder;

Custody Account means the account of the Issuer set up with the Custodian in respect of the Permitted Investments in accordance with the Custody Agreement;

Custody Agreement means the custody agreement dated 2 March 2022 and made between the Issuer, the Bond Trustee and the Custodian, as modified and/or amended and/or supplemented and/or restated from time to time;

Eligible Group Member means any entity which:

- (a) unless otherwise approved by the Security Trustee, is:
 - (i) a member of the Peabody Group; and
 - (ii) a Registered Provider of Social Housing; and
- (b) in each case, has created (and which is subsisting) or will create security pursuant to a Security Agreement;

Initial Cash Security Account means the account of the Issuer set up with the Account Bank in respect of the Retained Proceeds in accordance with the Account Agreement;

Issue Date means 2 March 2022;

Issuer Charged Property has the meaning given to it in Condition 4 (*Security*);

Issuer Security has the meaning given to it in Condition 4 (*Security*);

Loan means, in respect of each Borrower at any time, the nominal amount of the Commitment that has been advanced (or deemed to have been advanced and ignoring, for these purposes, any Actual Advance Amount (as defined in the relevant Loan Agreement)) to that Borrower under its Loan Agreement which remains outstanding at that time;

Loan Agreements means the Original Loan Agreement and each Additional Loan Agreement which, for the avoidance of doubt, relate to the on-lending of the issue proceeds of the Bonds;

Loan Payment Day means a day on which principal or interest in respect of a Loan is due and payable by a Borrower to the Issuer in accordance with the terms of its Loan Agreement;

Loans means, at any time, the aggregate of each Loan at that time;

London Stock Exchange means the London Stock Exchange plc;

Maturity Date means 2 March 2034;

Ongoing Cash Security Account means the account of the Issuer set up with the Account Bank in respect of the Charged Cash in accordance with the Account Agreement;

Original Borrower means Peabody Trust (a registered society with registered number 4878) and any entity with which that body may merge or be consolidated with at any time;

Original Fixed Charge means the fixed charge dated 2 March 2022 entered into by the Original Borrower in favour of the Security Trustee as security for its liabilities under the Original Loan Agreement, as modified and/or amended and/or supplemented and/or restated from time to time;

Original Loan Agreement means the loan agreement dated 2 March 2022 between the Issuer, the Original Borrower and the Security Trustee, as modified and/or amended and/or supplemented and/or restated from time to time;

Original Mortgage Deed means the mortgage deed dated 2 March 2022 and entered into by the Original Borrower in favour of the Security Trustee as security for its liabilities under the

Original Loan Agreement, as each may be modified and/or amended and/or supplemented and/or restated from time to time;

Original Security Agreements means the Original Fixed Charge and the Original Mortgage Deed;

Peabody Group means the Original Borrower and any other present or future, direct or indirect, subsidiaries of the Original Borrower (which includes, for the avoidance of doubt, any entity with which any Borrower and/or any Eligible Group Member may merge or be consolidated with at any time including as a result of a Permitted Reorganisation) and a member of the Peabody Group refers to the Original Borrower and any such present or future, direct or indirect, subsidiary of the Original Borrower;

Peabody Security Trust Deed means the security trust deed dated 3 April 2006 between, *inter alios*, the Original Borrower and the Security Trustee, as modified and/or amended and/or supplemented and/or restated from time to time;

Permitted Investment Profit means, in respect of any sale of Permitted Investments, the amount of any net profits or gains arising from such sale which are within the charge to corporation tax (if any);

Permitted Investments has the meaning given to it in the Loan Agreements;

Permitted Reorganisation means any amalgamation, merger, consolidation or transfer of engagements (whether entering into or acceptance thereof) of the whole of any Borrower's or any Eligible Group Member's property (including, for the avoidance of doubt, any statutory procedure as provided for under the Co-operative and Community Benefit Societies Act 2014) made between such Borrower or such Eligible Group Member, as the case may be, (**Party A**) and any other entity (**Party B**) provided that:

- (a) Party B is a Registered Provider of Social Housing and any new amalgamated entity to be created as a result thereof will be a Registered Provider of Social Housing;
- (b) following any such amalgamation, merger, consolidation or transfer of engagements in respect of which the property of Party A (including, for the avoidance of doubt, any liabilities) shall become vested in Party B or a new amalgamated entity, Party B or such new amalgamated entity will thereafter be responsible for all the liabilities of Party A pursuant to the Co-operative and Community Benefit Societies Act 2014 or otherwise; and
- (c) a certificate executed by two authorised signatories of Party A or Party B confirming the above is provided to the Bond Trustee;

Potential Event of Default means any act, event or circumstance which with the expiry of a grace period, the giving of notice, determination of materiality or other determination would constitute an Event of Default;

Registered Provider of Social Housing means a person listed in the register of providers of social housing established under Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 (as amended from time to time) or a person having a status which, in the opinion of the Issuer and the Bond Trustee, is substantially equivalent under any replacement or successor legislation thereto;

Relevant Date means, in respect of a payment, the date on which the payment first becomes due but, if the full amount of the money payable has not been received by the Principal Paying Agent or the Bond Trustee on or before the due date, it means the date on which, the full amount of the money having been so received, notice to that effect has been duly given to the Bondholders by the Issuer in accordance with Condition 15 (*Notices*);

Relevant Jurisdiction means the United Kingdom or any political subdivision or any authority thereof or therein having power to tax or any other jurisdiction or any political subdivision or any authority thereof or therein having power to tax to which the Issuer becomes subject in respect of payments made by it of principal and interest on the Bonds or Coupons;

Retained Proceeds means, at any time, an amount of the net issue proceeds of the Bonds which have not been advanced to a Borrower pursuant to a Loan Agreement at such time (if any);

Secured Parties means the Bond Trustee (for itself and on behalf of the Bondholders and Couponholders), the Principal Paying Agent, the other Paying Agents, the Account Bank and the Custodian;

Security Agreements means:

- (a) the Original Security Agreements; and
- (b) each Additional Security Agreement;

Security Trust Deeds means the Peabody Security Trust Deed and each Additional Security Trust Deed;

Security Trustee means M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) (or any successor as security trustee) as the security trustee under the Security Trust Deeds and the Security Agreements for, *inter alios*, the Issuer;

subsidiary has the meaning indicated in section 271 of the Housing and Regeneration Act 2008;

Taxes has the meaning given to it in Condition 10.1 (*Payments without withholding*);

Transaction Account means the account of the Issuer set up with the Account Bank in respect of the Bonds in accordance with the Account Agreement;

Transaction Documents means the Loan Agreements, the Bond Trust Deed, the Security Trust Deeds, the Agency Agreement, the Account Agreement and the Custody Agreement;

Transaction Parties means any person who is party to a Transaction Document;

UK Government Gilt means Sterling denominated gilts or stock issued by or on behalf of Her Majesty's Treasury;

Undrawn Commitment has the meaning given to it in the Loan Agreements; and

Valuation has the meaning given to it in the Loan Agreements.

2 Form, Denomination and Title

The Bonds are in bearer form, serially numbered, with Coupons and Talons attached on issue.

The Bonds shall be issued in denominations of £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Bonds will be issued with a denomination above £199,000.

Title to the Bonds and Coupons will pass by delivery. The Issuer, any Paying Agent and the Bond Trustee will (except as otherwise required by law) deem and treat the bearer of any Bond or Coupon as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes.

3 Status

The Bonds and Coupons are direct obligations of the Issuer, secured in the manner set out in Condition 4 (*Security*), and rank *pari passu* without preference or priority amongst themselves.

4 Security

The Issuer's obligations in respect of the Bonds are secured (subject as provided in these Conditions and the Bond Trust Deed) pursuant to the Bond Trust Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Secured Parties as follows:

- (a) by an assignment by way of security of the Issuer's rights, title and interest arising under the Loan Agreements, the Security Trust Deeds, the Security Agreements, the Agency Agreement, the Custody Agreement and the Account Agreement, in each case to the extent that they relate to the Bonds;
- (b) by a charge by way of first fixed charge over all moneys and/or securities from time to time standing to the credit of the Transaction Account, the Ongoing Cash Security Account, the Initial Cash Security Account and the Custody Account and all debts represented thereby; and
- (c) by a charge by way of first fixed charge over all of the rights of the Issuer in respect of sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Bonds.

The property charged and assigned pursuant to the Bond Trust Deed listed in (a) to (c) above, together with any other property or assets held by and/or assigned to the Bond Trustee and/or any deed or document supplemental thereto, is referred to herein as the **Issuer Charged Property** and the security created thereby, the **Issuer Security**.

5 Order of payments

5.1 Pre-enforcement

Prior to the enforcement of the Issuer Security, the Issuer shall apply the monies standing to the credit of the Transaction Account on each Interest Payment Date and such other dates on which a payment is due in respect of the Bonds in the following order of priority (the **Pre-enforcement Priority of Payment**):

- (a) first, in payment of any taxes due and owing by the Issuer to any taxing authority (insofar as they relate to the Bonds);
- (b) second, in payment of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities incurred by the Bond Trustee and any Appointee (including remuneration payable to the Bond Trustee and any such Appointee) in carrying out its functions under the Bond Trust Deed;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities owing by the Issuer to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Custodian under the Custody Agreement;
- (d) fourth, in payment on a *pro rata* and *pari passu* basis, of any other unpaid fees, expenses and liabilities of the Issuer (in so far as they relate to the Bonds);
- (e) fifth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;
- (g) seventh, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (h) eighth, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

5.2 **Post-enforcement**

Following the enforcement of the Issuer Security, all monies standing to the credit of the Transaction Account, the Ongoing Cash Security Account and the Initial Cash Security Account and the net proceeds of enforcement of the Issuer Security shall be applied in the following order of priority (the **Post-enforcement Priority of Payment**):

- (a) first, in payment or satisfaction of the fees, costs, charges, indemnity payments (if any), expenses and liabilities incurred by the Bond Trustee, any Appointee or any receiver in preparing and executing the trusts under and/or in carrying out their respective functions under the Bond Trust Deed (including the costs of realising any Issuer Security and the Bond Trustee's, any such Appointee's and any such receiver's remuneration);
- (b) second, in payment, on a *pro rata* and *pari passu* basis, of any unpaid fees, costs, charges, indemnity payments (if any), expenses and liabilities owing by the Issuer to the Paying Agents under the Agency Agreement, the Account Bank under the Account Agreement and the Custodian under the Custody Agreement;
- (c) third, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (d) fourth, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal due and payable in respect of the Bonds;

- (e) fifth, in payment, on a *pro rata* and *pari passu* basis, of any other unpaid fees and expenses of the Issuer (in each case insofar as they relate to the Bonds);
- (f) sixth, in payment, on a *pro rata* and *pari passu* basis, to the Borrowers of any amounts due and payable under the terms of the Loan Agreements; and
- (g) seventh, in payment of any Permitted Investment Profit or Accounting Profit, as the case may be, to any Charitable Group Member.

6 Covenants

6.1 General Covenants

In addition to the covenants of the Issuer set out in the Bond Trust Deed, for so long as any of the Bonds remain outstanding, the Issuer covenants that it will not, without the consent in writing of the Bond Trustee, engage in any activity or do anything other than:

- (a) carry out the business of a company which has as its purpose raising finance and on-lending such finance for the benefit of the Borrowers and the Peabody Group as a whole (including, without limitation, as envisaged by the Transaction Documents); and
- (b) perform any act incidental to or necessary in connection with (a) above.

The Issuer also covenants, for so long as any of the Bonds remain outstanding, not to create or permit to subsist, over any of the security constituted by or created pursuant to the Bond Trust Deed, any mortgage or charge or any other security interest ranking in priority to, or *pari passu* with, the security created by or pursuant to the Bond Trust Deed.

6.2 Information Covenants

For so long as any of the Bonds remain outstanding, the Issuer shall:

- (a) send to the Bond Trustee and, upon request by any Bondholder to the Issuer, make available to such Bondholder at the Issuer's registered office during normal business hours, a copy of the Compliance Certificates (and, subject to the consent of the relevant Approved Valuer(s), the Valuation(s) delivered for the purpose of preparing such Compliance Certificates) promptly upon receipt of the same from the Borrowers pursuant to the terms of their respective Loan Agreements;
- (b) send to the Bond Trustee and, upon request by any Bondholder to the Issuer, make available to such Bondholder at the Issuer's registered office during normal business hours, a copy of the annual reports of each Borrower (consolidated where available) promptly upon publication of the same by the relevant Borrower; and
- (c) at the request of Bondholders holding not less than 33 per cent. in principal amount of the Bonds for the time being outstanding, convene a meeting of the Bondholders to discuss the financial position of the Issuer and the Peabody Group, provided, however, that the Issuer shall not be required to convene any such meeting pursuant to this Condition 6.2(c) more than once in any calendar year. Upon the request of Bondholders to convene any such meeting, as aforesaid, the Issuer shall notify all Bondholders of the date (which such date shall be no more than 21 days following such request), time and place of the meeting in accordance with Condition 15 (*Notices*). The Issuer shall act in good faith in addressing any questions regarding the financial position of itself or

any other member of the Peabody Group raised at any such meeting, provided, however, that the Issuer shall not be obliged to disclose any information which it, in its absolute discretion, considers to be of a confidential nature. For the avoidance of doubt, the provisions of this Condition 6.2(c) are in addition to the meetings provisions set out in Condition 17.2 (*Modification, waiver, authorisation and determination*).

6.3 Loan Agreements, Security Agreements and Security Trust Deeds Consents Covenant

For so long as any of the Bonds remain outstanding, the Issuer covenants that it shall not consent to any waiver, amendment or modification of, or take any action or direct the Security Trustee to take any action pursuant to, the Loan Agreements, the Security Agreements or the Security Trust Deed except with the prior consent of the Bond Trustee. The Bond Trustee may seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

7 Interest

7.1 Interest Rate and Interest Payment Dates

The Bonds bear interest from (and including) 2 March 2022, at the rate of 2.750 per cent. per annum, payable semi-annually in arrear in equal instalments on 2 March and 2 September in each year (each, an **Interest Payment Date**).

7.2 Interest Accrual

Each Bond will cease to bear interest from (and including) its due date for redemption unless, upon due presentation, payment of the principal in respect of the Bond is improperly withheld or refused or unless default is otherwise made in respect of payment, in which event interest shall continue to accrue as provided in the Bond Trust Deed.

7.3 Calculation of Broken Interest

When interest is required to be calculated in respect of a period of less than a full half year, it shall be calculated on the basis of:

- (a) the actual number of days in the period from (and including) the date from which interest begins to accrue (the **Accrual Date**) to (but excluding) the date on which it falls due, divided by
- (b) the actual number of days from and including the Accrual Date to (but excluding) the next following Interest Payment Date multiplied by 2,

and multiplying the resulting fraction by the rate of interest specified in Condition 7.1 above and the relevant principal amount of the Bonds.

8 Payments

8.1 Payments in respect of Bonds and Coupons

Subject as follows, payments of principal and interest in respect of each Bond will be made against presentation and surrender (or, in the case of part payment only, endorsement) of the Bond.

Payments of interest on an Interest Payment Date will be made against presentation and surrender (or in the case of part payment only, endorsement) of the relevant Coupon, in each case at the specified office outside the United States of any of the Paying Agents.

8.2 **Method of Payment**

Payments will be made by credit or transfer to an account in Sterling maintained by the payee with, or, at the option of the payee, by a cheque in Sterling drawn on, a bank in London.

8.3 **Missing Unmatured Coupons**

Each Bond should be presented for payment together with all relative unmatured Coupons (which expression shall, for the avoidance of doubt, include Coupons falling to be issued on exchange of matured Talons), failing which the full amount of any relative missing unmatured Coupon (or, in the case of payment not being made in full, that proportion of the full amount of the missing unmatured Coupon which the amount so paid bears to the total amount due) will be deducted from the amount due for payment. Each amount so deducted will be paid in the manner mentioned above against presentation and surrender (or, in the case of part payment only, endorsement) of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date in respect of the relevant Bond (whether or not the Coupon would otherwise have become void pursuant to Condition 11 (*Prescription*)) or, if later, five years after the date on which the Coupon would have become due, but not thereafter.

8.4 **Payments subject to Applicable Laws**

Payments in respect of principal and interest on the Bonds are subject in all cases to any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 10 (*Taxation*).

8.5 **Payment Day**

If the date for payment of any amount in respect of any Bond or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay.

For these purposes, **Payment Day** means any day which (subject to Condition 11 (*Prescription*)):

- (a) is, or falls after, the relevant due date;
- (b) falls at least one Business Day after the corresponding Loan Payment Day;
- (c) is a Business Day in the place of the specified office of the Paying Agent at which the Bond or Coupon is presented for payment; and
- (d) in the case of payment by a credit or transfer to a Sterling account in London as referred to above, is a Business Day in London.

In this Condition, **Business Day** means, in relation to any place, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in that place.

8.6 Initial Paying Agents

The names of the initial Paying Agents and their initial specified offices are set out at the end of these Conditions. The Issuer reserves the right, subject to the prior written approval of the Bond Trustee, at any time to vary or terminate the appointment of any Paying Agent and to appoint additional or other Paying Agents provided that:

- (a) there will at all times be a Principal Paying Agent; and
- (b) there will at all times be at least one Paying Agent (which may be the Principal Paying Agent) having its specified office in a European city which so long as the Bonds are admitted to trading on the International Securities Market of the London Stock Exchange shall be London or such other place as the London Stock Exchange may approve.

Notice of any termination or appointment and of any changes in specified offices will be given to the Bondholders promptly by the Issuer in accordance with Condition 15 (*Notices*).

In acting under the Agency Agreement, the Paying Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Bond Trustee and do not assume any obligation to, or relationship of agency or trust with, any Bondholders or Couponholders. The Agency Agreement contains provisions permitting any entity into which any Paying Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor paying agent.

8.7 Interpretation of principal and interest

Any reference in these Conditions to principal in respect of the Bonds shall be deemed to include, as applicable:

- (a) any additional amounts which may be payable with respect to principal under Condition 10 (*Taxation*); and
- (b) any specific redemption price referred to in Condition 9 (*Redemption and Purchase*) which may be payable by the Issuer under or in respect of the Bonds.

Any reference in these Conditions to interest in respect of the Bonds shall be deemed to include, as applicable, any additional amounts which may be payable with respect to interest under Condition 10 (*Taxation*).

9 Redemption and Purchase

9.1 Redemption at Maturity

Unless previously redeemed or purchased and cancelled, the Bonds will be redeemed by the Issuer at their principal amount on the Maturity Date.

9.2 Early Redemption

If, in accordance with a Loan Agreement, a Borrower elects to prepay its Loan in whole or in part prior to the repayment date specified in the relevant Loan Agreement, then, (if no replacement Commitment is put in place with another Borrower), the Issuer shall redeem the Bonds in whole or, in respect of a prepayment in part, in an aggregate principal amount equal to the nominal amount of the relevant Loan to be repaid on the date which is two Business Days

after that on which payment is made by the relevant Borrower under the relevant Loan Agreement (the **Loan Prepayment Date**).

Redemption of the Bonds pursuant to this Condition 9.2 shall be made at the higher of the following:

- (a) their principal amount; and
- (b) the amount (as calculated by a financial adviser nominated by the Issuer, approved by the Bond Trustee and appointed at the expense of the Issuer (the **Nominated Financial Adviser**) and reported in writing to the Issuer and the Bond Trustee) which is equal to the principal amount of the Bonds to be redeemed multiplied by the price (expressed as a percentage and calculated by the Nominated Financial Adviser) (rounded to three decimal places (0.0005 being rounded upwards)) at which the Gross Redemption Yield on the Bonds (if the Bonds were to remain outstanding until their original maturity) on the Determination Date would be equal to the sum of (i) the Gross Redemption Yield at 3:00 pm (London time) on the Determination Date of the Benchmark Gilt and (ii) 0.20 per cent.,

together with any interest accrued up to (but excluding) the Loan Prepayment Date.

For the purposes of this Condition:

Benchmark Gilt means the 4½% Treasury Gilt 2034 or such other conventional (i.e. not index-linked) UK Government Gilt as the Issuer (with the advice of the Nominated Financial Adviser) may determine (failing such determination, as determined by the Bond Trustee with such advice) to be the most appropriate benchmark conventional UK Government Gilt;

Determination Date means three Business Days prior to the Loan Prepayment Date; and

Gross Redemption Yield means a yield calculated by the Nominated Financial Adviser on the basis set out by the United Kingdom Debt Management Office in the paper "*Formulae for Calculating Gilt Prices from Yields*" page 5, Section One: Price/Yield Formulae (Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date) (published on 8 June 1998 and updated on 15 January 2002 and 16 March 2005) (as amended or supplemented from time to time).

9.3 **Early Redemption for Tax Reasons**

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement), and certifies to the Bond Trustee, that it would, on the next following Interest Payment Date, be required to make a withholding or deduction in respect of payments to be made on such Interest Payment Date (other than in respect of a Bondholder Specific Withholding) and the Issuer does not opt to pay additional amounts pursuant to Condition 10.2 (*No obligation to pay additional amounts*) or, having so opted, notifies the Bond Trustee and the Bondholders, in accordance with Condition 15 (*Notices*), of its intention to cease paying such additional amounts, the Issuer shall redeem the Bonds in whole, but not in part, at their principal amount, plus accrued interest to (but excluding) the date of redemption, as soon as reasonably practicable prior to the next following Interest Payment Date or, if it is not reasonably practicable for the Issuer to redeem the Bonds prior to the next following Interest Payment Date, within three Business Days thereafter. For the avoidance of doubt, any amounts in respect of accrued interest which fall due on any such redemption of the Bonds (and, where

the redemption follows the next following Interest Payment Date, such Interest Payment Date) shall be paid subject to the required withholding or deduction and the Issuer shall not be obliged to pay any additional amounts in respect thereof.

9.4 **Mandatory Early Redemption**

If a Loan becomes repayable:

- (a) as a result of a Borrower Default; or
- (b) following a Borrower ceasing to satisfy each of the Borrower Minimum Requirements (other than if such Borrower complies with the Borrower Minimum Requirements within 180 days),

then (unless the Issuer has agreed with another Borrower to increase its Commitment by the relevant amount of the Loan to be prepaid not later than the date on which the relevant amount of Bonds would otherwise be redeemed) the Issuer shall redeem the Bonds in an aggregate principal amount equal to the nominal amount of the relevant Loan at their principal amount, plus accrued interest to (but excluding) the date on which the Loan is repaid (the **Loan Repayment Date**), on the date which is two Business Days after the Loan Repayment Date.

9.5 **Notice of Early Redemption**

Notice of any early redemption in accordance with Condition 9.2 (*Early Redemption*), Condition 9.3 (*Early Redemption for Tax Reasons*) or Condition 9.4 (*Mandatory Early Redemption*) above shall be given by the Issuer to the Bond Trustee, the Paying Agents and the Bondholders, in accordance with Condition 15 (*Notices*), as promptly as practicable.

In the case of a partial redemption of Bonds, Bonds to be redeemed will be selected in such place as the Bond Trustee may approve and in such manner and at such time as the Bond Trustee may deem appropriate and fair. Notice of any such selection will be given by the Issuer to the Bondholders as promptly as practicable. Each notice will specify the date fixed for redemption, the early redemption amount and the aggregate principal amount of the Bonds to be redeemed, the serial numbers of the Bonds called for redemption, the serial numbers of Bonds previously called for redemption and not presented for payment and the aggregate principal amount of the Bonds which will be outstanding after the partial redemption.

9.6 **Calculations**

Each calculation, by or on behalf of the Issuer, for the purposes of this Condition 9 shall, in the absence of manifest error, be final and binding on all persons. If the Issuer does not at any time for any reason calculate amounts referred to in this Condition 9, such amounts may be calculated by the Bond Trustee, or an agent appointed (at the expense of the Issuer) by the Bond Trustee for this purpose, (without any liability accruing to the Bond Trustee as a result) based on information supplied to it by the Issuer and each such calculation shall be deemed to have been made by the Issuer.

9.7 **Purchase of Bonds by a Borrower or any other member of the Peabody Group**

A Borrower or any other member of the Peabody Group may at any time purchase Bonds in the open market or otherwise at any price. Following any such purchase, such Borrower or other member of the Peabody Group, as the case may be, may (but is not obliged to) surrender the Bonds to the Issuer for cancellation. An amount equal to the principal amount of the Bonds

being surrendered shall be deemed to be prepaid under the Loan Agreement specified by such Borrower or other member of the Peabody Group, as the case may be, (but, for the avoidance of doubt, without triggering a redemption under Condition 9.2 (*Early Redemption*)) or, to the extent that the relevant Loan is not then outstanding, an amount of the Undrawn Commitment of the relevant Borrower equal to the principal amount of the Bonds surrendered shall be deemed to be cancelled for the purposes of such Loan Agreement and an amount of Retained Proceeds equal to the Cancelled Retained Proceeds shall be paid by the Issuer to such Borrower or other member of the Peabody Group, as applicable.

9.8 Purchase of Bonds by the Issuer

The Issuer may at any time purchase Bonds in the open market or otherwise at any price.

9.9 Cancellation of purchased or redeemed Bonds

All Bonds redeemed by the Issuer pursuant to Condition 9.2 (*Early Redemption*), Condition 9.3 (*Early Redemption for Tax Reasons*) or Condition 9.4 (*Mandatory Early Redemption*) or surrendered to the Issuer for cancellation pursuant to Condition 9.7 (*Purchase of Bonds by a Borrower or any other member of the Peabody Group*) shall be cancelled and may not be issued or resold.

10 Taxation

10.1 Payments without withholding

All payments of principal and interest in respect of the Bonds and the Coupons by or on behalf of the Issuer shall be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature (**Taxes**) imposed or levied by or on behalf of the Relevant Jurisdiction, unless such withholding or deduction is required by law in which case the relevant payment will be made subject to such withholding or deduction.

10.2 No obligation to pay additional amounts

Subject as follows, neither the Issuer, the Bond Trustee nor any Paying Agent shall be obliged to pay any additional amounts to the Bondholders or Couponholders as a result of any withholding or deduction made in accordance with Condition 10.1 (*Payments without withholding*).

Notwithstanding the foregoing, in the event that the Issuer would, on the next Interest Payment Date, be required to make a withholding or deduction in respect of tax (other than in respect of a Bondholder Specific Withholding), the Issuer may, provided that it has given notice to the Bond Trustee and the Bondholders, in accordance with Condition 15 (*Notices*), of its intention to do so prior to such Interest Payment Date, pay to Bondholders such additional amounts as may be necessary in order that the net amounts received by the Bondholders after such withholding or deduction will equal the amounts of principal and interest which would have been received in respect of the Bonds in the absence of such withholding or deduction. If at any time the Issuer intends to cease paying such additional amounts it may do so by giving notice to the Bondholders and the Bond Trustee of its intention to do so with effect from the next Interest Payment Date.

11 Prescription

The Bonds and the Coupons will become void unless presented for payment within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date therefor.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition or Condition 8 (*Payments*) or any Talon which would be void pursuant to Condition 8 (*Payments*).

12 Events of Default and Enforcement

12.1 Events of Default

The Bond Trustee at its discretion may, and if so requested in writing by the holders of at least one-fourth in principal amount of the Bonds then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being secured and/or indemnified and/or pre-funded to its satisfaction), (but in the case of the happening of any of the events described in paragraphs 12.1(b), (c) and (i) below, only if the Bond Trustee shall have certified in writing to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Bondholders), give notice in writing to the Issuer that the Bonds are, and the Bonds shall thereupon immediately become, due and repayable at their principal amount together with accrued interest as provided in the Bond Trust Deed if any of the following events (each an **Event of Default**) shall occur:

- (a) if default is made in the payment of any principal or interest due from the Issuer in respect of the Bonds or any of them and the default continues for a period of seven days in the case of principal and fourteen days in the case of interest; or
- (b) if the Issuer fails to perform or observe any of its other obligations under, or in respect of, the Conditions or the Bond Trust Deed or if any representation given by the Issuer to the Bond Trustee in the Bond Trust Deed is found to be untrue, incorrect or misleading as at the time it was given and (except in any case where, in the opinion of the Bond Trustee, the failure or inaccuracy is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure or inaccuracy continues for the period of 30 days next following the service by the Bond Trustee on the Issuer of notice requiring the same to be remedied; or
- (c)
 - (i) any other present or future indebtedness of the Issuer for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual or potential default, event of default or the like (howsoever described);
 - (ii) any such indebtedness is not paid when due or, as the case may be, within any originally applicable grace period; or
 - (iii) the Issuer fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised,

provided that the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned above in this paragraph (c) have occurred equals or exceeds £10,000,000 or its equivalent in other currencies (as reasonably determined by the Bond Trustee); or

- (d) if any order is made by any competent court or resolution passed for the winding up or dissolution of the Issuer save for the purposes of a reorganisation on terms previously approved in writing by the Bond Trustee or by an Extraordinary Resolution; or
- (e) if the Issuer ceases or threatens to cease to carry on the whole or, in the opinion of the Bond Trustee, substantially all of its business, save for the purposes of a reorganisation on terms previously approved in writing by the Bond Trustee or by an Extraordinary Resolution; or
- (f) if the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent; or
- (g) if:
 - (i) proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws, or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, liquidator, manager, administrator or other similar official, or an administrative or other receiver, liquidator, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to all or substantially all of the Issuer's undertaking or assets, or an encumbrancer takes possession of all or substantially all of the Issuer's undertaking or assets, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against all or substantially all of the Issuer's undertaking or assets; and
 - (ii) in any such case (other than the appointment of an administrator) is not discharged within fourteen days; or
- (h) if the Issuer initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium) or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors); or
- (i) if it is or will become unlawful for the Issuer to perform or comply with any of its obligations under or in respect of the Bonds, the Bond Trust Deed or any Loan Agreement.

12.2 Enforcement

The Bond Trustee may at any time, at its discretion and without notice, take such proceedings and/or other steps or action (including lodging an appeal in any proceedings) against or in

relation to the Issuer as it may think fit to enforce the provisions of the Bond Trust Deed, the Bonds, the Coupons and/or any of the other Transaction Documents or otherwise, but it shall not be bound to take any such proceedings or other steps or action unless (a) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least one-fourth in principal amount of the Bonds then outstanding and (b) it shall have been secured and/or indemnified and/or pre-funded to its satisfaction.

The Bond Trustee may refrain from taking any action in any jurisdiction if the taking of such action in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction, be contrary to any law of that jurisdiction. Furthermore, the Bond Trustee may also refrain from taking such action if it would otherwise render it liable to any person in that jurisdiction or if, in its opinion based upon such legal advice, it would not have the power to do the relevant thing in that jurisdiction by virtue of any applicable law in that jurisdiction or if it is determined by any court or other competent authority in that jurisdiction that it does not have such power.

No Bondholder, Couponholder or any Secured Party (other than the Bond Trustee) shall be entitled (i) to take any steps or action against the Issuer to enforce the performance of any of the provisions of the Bond Trust Deed, the Bonds, the Coupons or any of the other Transaction Documents or (ii) to take any other action (including lodging an appeal in any proceedings) in respect of or concerning the Issuer, in each case unless the Bond Trustee, having become bound so to take any such steps, actions or proceedings, fails so to do within a reasonable period and the failure shall be continuing.

13 Replacement of Bonds, Coupons and Talons

Should any Bond, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (subject to all applicable laws and the requirements of the Financial Conduct Authority or the London Stock Exchange) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Bonds, Coupons or Talons must be surrendered before replacements will be issued.

14 Exchange of Talons

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of the Principal Paying Agent or any other Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Bond to which it appertains) a further Talon, subject to the provisions of Condition 11 (*Prescription*).

15 Notices

All notices regarding the Bonds will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules and regulations of any stock exchange or other relevant authority on which the Bonds are for the time being listed or by which they have been admitted to trading. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If, in the opinion

of the Bond Trustee, publication as provided above is not practicable, a notice shall be validly given if published in another leading daily English language newspaper with general circulation in Europe.

Notices to be given by any Bondholder shall be in writing and given by lodging the same, together with the relative Bond or Bonds, with the Principal Paying Agent.

Couponholders shall be deemed for all purposes to have notice of the contents of any notice given to the holders of the Bonds in accordance with this Condition 15.

16 Substitution

The Bond Trust Deed contains provisions permitting the Bond Trustee, subject to any required amendment of the Bond Trust Deed, without the consent of the Bondholders or the Couponholders or any Secured Party, to agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Bonds, the Coupons and the Bond Trust Deed of another company, registered society or other entity subject to:

- (a) the Bond Trustee being satisfied that the interests of the Bondholders will not be materially prejudiced by the substitution; and
- (b) certain other conditions set out in the Bond Trust Deed being complied with.

Any such substitution shall be notified to the Bondholders in accordance with Condition 15 (*Notices*) as soon as practicable thereafter.

17 Meetings of Bondholders, modification and waiver

17.1 Meetings of Bondholders

The Bond Trust Deed contains provisions for convening meetings of the Bondholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Bonds, the Coupons or any of the provisions of the Bond Trust Deed (as more particularly described in the Bond Trust Deed).

A meeting of Bondholders may be convened by the Issuer or the Bond Trustee and shall be convened by the Issuer if required in writing by Bondholders holding not less than ten per cent. in principal amount of the Bonds for the time being remaining outstanding (other than in respect of a meeting requested by Bondholders to discuss the financial position of the Issuer and the Peabody Group, which shall be requested in accordance with, and shall be subject to, Condition 6.2(c) (*Information Covenants*)).

The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing in aggregate more than 50 per cent. in principal amount of the Bonds for the time being outstanding, or at any adjourned meeting one or more persons being or representing Bondholders whatever the principal amount of the Bonds so held or represented, except that at any meeting the business of which includes any matter defined in the Bond Trust Deed as a Basic Terms Modification, including, *inter alia*, modifying the date of maturity of the Bonds or any date for payment interest thereon, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Bonds, altering the currency of payment of the Bonds or the Coupons or amending the Asset Cover Test in any Loan Agreement, the quorum shall be one or more persons holding or representing in aggregate not less than 75 per cent. in

principal amount of the Bonds for the time being outstanding, or at any such adjourned meeting one or more persons holding or representing in aggregate not less than 25 per cent. in principal amount of the Bonds for the time being outstanding.

The Bond Trust Deed provides that:

- (a) a resolution passed at a meeting duly convened and held in accordance with the Bond Trust Deed by a majority consisting of not less than 75 per cent. of the votes cast on such resolution;
- (b) a resolution in writing signed by or on behalf of the holders of not less than 75 per cent. in principal amount of the Bonds for the time being outstanding; or
- (c) consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Bond Trustee) by or on behalf of the holders of not less than 75 per cent. in principal amount of the Bonds for the time being outstanding,

shall, in each case, be effective as an Extraordinary Resolution of the Bondholders.

An Extraordinary Resolution passed by the Bondholders shall be binding on all the Bondholders, whether or not (in the case of Extraordinary Resolutions passed at any meeting) they are present at any meeting and whether or not they voted on the resolution (or, in the case of a written resolution, whether or not they signed such written resolution), and on all Couponholders.

17.2 Modification, waiver, authorisation and determination

The Bond Trustee may agree, without the consent of the Bondholders, the Couponholders or any Secured Party, to any modification (except as stated in the Bond Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Bonds, the Bond Trust Deed, any Security Agreement or any other Transaction Document, or determine, without any such consent as aforesaid, that any Potential Event of Default or Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Bond Trustee, materially prejudicial to the interests of the Bondholders so to do or may agree, without any such consent as aforesaid, to any modification which, in the opinion of the Bond Trustee, is of a formal, minor or technical nature or to correct a manifest error or an error which is, in the opinion of the Bond Trustee, proven. Any such modification, waiver, authorisation or determination shall be binding on the Bondholders, the Couponholders and the Secured Parties and (unless the Bond Trustee otherwise agrees) shall be notified to the Bondholders in accordance with Condition 15 (*Notices*) as soon as practicable thereafter.

17.3 Bond Trustee to have regard to interests of Bondholders as a class

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation, determination or substitution), the Bond Trustee shall have regard to the general interests of the Bondholders (excluding the Issuer, for so long as it holds any Bonds) as a class (but shall not have regard to any interests arising from circumstances particular to individual Bondholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Bondholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political subdivision thereof and the Bond Trustee shall not be entitled to require, nor shall any Bondholder or

Couponholder be entitled to claim, from the Issuer, the Bond Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Bondholders or Couponholders.

17.4 Bonds outstanding

The Bond Trust Deed provides that Bonds which are for the time being held by or on behalf of, or for the benefit of, the Issuer, a Borrower or any other member of the Peabody Group, in each case, as beneficial owner shall (unless and until ceasing to be so held) be deemed not to be outstanding for the purpose of, *inter alia*, voting and quorum requirements.

18 Indemnification and protection of the Bond Trustee and Bond Trustee contracting with the Issuer

The Bond Trust Deed contains provisions for the indemnification of the Bond Trustee and for its relief from responsibility and liability towards the Issuer, the Bondholders and the Couponholders, including (a) provisions relieving it from taking action unless secured and/or indemnified and/or pre-funded to its satisfaction and (b) provisions limiting or excluding its liability in certain circumstances. The Bond Trustee is exempted from any liability in respect of any loss, diminution in value or theft of all or any part of the Issuer Charged Property, from any obligation to insure all or any part of the Issuer Charged Property (including, in either such case, any documents evidencing, constituting or representing the same or transferring any rights, benefits and/or obligations thereunder), or to procure the same to be insured.

The Bond Trust Deed also contains provisions pursuant to which the Bond Trustee is entitled, *inter alia*, (i) to enter into or be interested in any contract or financial or other transaction or other arrangement with the Issuer and/or any other Transaction Party or any person or body corporate associated with the Issuer and/or any Transaction Party and (ii) to accept or hold the trusteeship of any other trust deed constituting or securing any other securities issued by, or relating to, the Issuer and/or any Transaction Party or any such person or body corporate so associated or any other office of profit under the Issuer and/or any Transaction Party or any such person or body corporate so associated.

The Bond Trustee shall not be bound to take any step or action in connection with the Bond Trust Deed or the Bonds or obligations arising pursuant thereto or pursuant to the other Transaction Documents, where it is not satisfied that it is indemnified and/or secured and/or pre-funded against all its liabilities and costs incurred in connection with such step or action and may demand, prior to taking any such step or action, that there be paid to it in advance such sums as it considers (without prejudice to any further demand) shall be sufficient so as to indemnify it.

The Bond Trustee shall have no responsibility for the validity, sufficiency or enforceability of the Issuer Security. The Bond Trustee shall not be responsible for monitoring the compliance by any of the other Transaction Parties with their obligations under the Transaction Documents, neither shall the Bond Trustee be responsible for monitoring the compliance by the Borrowers or any of the other parties to the Security Agreements and the Security Trust Deeds of their obligations under the Security Agreements, the Security Trust Deeds or any other document.

19 Further Issues

The Issuer shall be at liberty from time to time without the consent of the Bondholders or the Couponholders to create and issue:

- (a) further bonds having terms and conditions the same as (and backed by the same assets as) the Bonds or the same in all respects save for the amount and date of the first payment of interest thereon and so that the same shall be consolidated and form a single series with the outstanding Bonds. Any further bonds so created and issued shall be constituted by a trust deed supplemental to the Bond Trust Deed and notice of such creation shall be issued to Bondholders at the time of such issuance; and/or
- (b) bonds which form one or more separate series of bonds, provided that:
 - (i) such bonds are secured;
 - (ii) the assets securing such bonds are not the same assets that back the Bonds; and
 - (iii) the Issuer lends the proceeds of such subsequent bonds to a borrower that is a member of the Peabody Group.

20 Contracts (Rights of Third Parties) Act 1999

No person shall have any right to enforce any term or condition of this Bond under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

21 Governing law

The Bond Trust Deed, the Loan Agreements, the Agency Agreement, the Account Agreement, the Bonds and the Coupons, and any non-contractual obligations or matters arising from or in connection with them, shall be governed by, and construed in accordance with, English law.

22 Submission to Jurisdiction

The Issuer has, in the Bond Trust Deed, irrevocably agreed for the benefit of the Bond Trustee, the Bondholders and the Couponholders that the courts of England are to have exclusive jurisdiction to settle any disputes that may arise out of or in connection with the Bond Trust Deed, the Bonds or the Coupons (including a dispute relating to non-contractual obligations arising out of or in connection with the Bond Trust Deed, the Bonds or the Coupons) and accordingly has submitted to the exclusive jurisdiction of the English courts.

The Issuer has, in the Bond Trust Deed, waived any objection to the courts of England on the grounds that they are an inconvenient or inappropriate forum. The Bond Trustee, the Bondholders and the Couponholders may take any suit, action or proceeding arising out of or in connection with the Bond Trust Deed, the Bonds or the Coupons respectively (including any suit, action or proceedings relating to any non-contractual obligations arising out of or in connection with the Bond Trust Deed, the Bonds or the Coupons) (together referred to as **Proceedings**) against the Issuer in any other court of competent jurisdiction and concurrent Proceedings in any number of jurisdictions.

Form of the Bonds and Summary of Provisions relating to the Bonds while in Global Form

Form of the Bonds

Form, Exchange and Payments

The Bonds will be in bearer new global note form. The Bonds will be initially issued in the form of a temporary global bond (the **Temporary Global Bond**), which will be delivered on or prior to the Issue Date to a common safekeeper for Euroclear Bank SA/NV (**Euroclear**) and/or Clearstream Banking S.A. (**Clearstream, Luxembourg**).

The Bonds are not intended to be held in a manner which would allow Eurosystem eligibility. Should the Eurosystem eligibility criteria be amended in the future such that the Bonds are capable of meeting them the Bonds may then be deposited with one of the ICSDs as common safekeeper. This does not necessarily mean that the Bonds will then be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

Whilst the Bonds are represented by the Temporary Global Bond, payments of principal, interest (if any) and any other amount payable in respect of the Bonds due prior to the Exchange Date (as defined below) will be made only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Global Bond are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury regulations, has been received by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg, as applicable, has given a like certification (based on the certifications it has received) to the Principal Paying Agent.

On and after the date which is 40 days after the Temporary Global Bond is issued (the **Exchange Date**), interests in the Temporary Global Bond will be exchangeable (free of charge) upon a request as described therein for interests recorded in the records of Euroclear or Clearstream, Luxembourg, as the case may be, in a permanent global bond (the **Permanent Global Bond** and, together with the Temporary Global Bond, the **Global Bonds**) against certification of beneficial ownership as described above unless such certification has already been given. The holder of the Temporary Global Bond will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Global Bond for an interest in the Permanent Global Bond is improperly withheld or refused.

Payments of principal, interest (if any) or any other amounts on the Permanent Global Bond will be made through Euroclear and/or Clearstream, Luxembourg without any requirement for certification.

On each occasion of a payment in respect of a Global Bond the Principal Paying Agent shall instruct Euroclear and Clearstream, Luxembourg to make appropriate entries in their records to reflect such payment.

The Global Bonds will be exchangeable (free of charge), in whole but not in part, for definitive Bonds with interest coupons and talons attached only upon the occurrence of an Exchange Event. For these purposes, **Exchange Event** means that:

- (a) an Event of Default (as defined in Condition 12.1 (*Events of Default*)) has occurred and is continuing;

- (b) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system satisfactory to the Bond Trustee is available; or
- (c) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Bonds represented by the relevant Global Bond in definitive form.

The Issuer will promptly give notice to Bondholders in accordance with Condition 15 (*Notices*) if an Exchange Event occurs. In the event of the occurrence of an Exchange Event as described in (a) or (b) above, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Global Bond) or the Bond Trustee may give notice to the Principal Paying Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (c) above, the Issuer may give notice to the Principal Paying Agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Principal Paying Agent.

Legend concerning United States persons

The following legend will appear on all Bonds (other than the Temporary Global Bond) and on all interest coupons relating to the Bonds:

"ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE."

The referenced sections of the Internal Revenue Code provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on the Bonds or interest coupons and will not be entitled to capital gains treatment of any gain on any sale, disposition, redemption or payment of principal in respect of the Bonds or interest coupons.

Summary of Provisions relating to the Bonds while in Global Form

Notices

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to Bondholders (which includes, for this purpose, any Compliance Certificate or annual reports required to be made available pursuant to a request by any of the Bondholders pursuant to Condition 6.2 (*Information Covenants*)) may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg (as the case may be) for communication to the relative Accountholders (as defined below) rather than by publication as required by Condition 15 (*Notices*) provided that, so long as the Bonds are admitted to trading on the ISM, all requirements of the London Stock Exchange have been complied with. Any such notice shall be deemed to have been given to the holders of the Bonds on the second day after the day on which such notice was delivered to Euroclear and/or Clearstream, Luxembourg (as the case may be) as aforesaid.

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to be given by any Bondholder may be given to the Principal Paying Agent through Euroclear and/or Clearstream, Luxembourg and otherwise in such manner as the Principal Paying Agent and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

Accountholders

For so long as any of the Bonds is represented by a Global Bond held on behalf of Euroclear and/or Clearstream, Luxembourg, each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular principal amount of such Bonds (the **Accountholder**) (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Bonds standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated as the holder of such principal amount of such Bonds for all purposes other than with respect to the payment of principal or interest on such principal amount of such Bonds, for which purpose the bearer of the relevant Global Bond shall be treated as the holder of such principal amount of such Bonds in accordance with and subject to the terms of the relevant Global Bond and the expressions **Bondholder** and **holder of Bonds** and related expressions shall be construed accordingly. In determining whether a particular person is entitled to a particular principal amount of Bonds as aforesaid, the Bond Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Bonds which are represented by a Global Bond will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be.

Prescription

Claims against the Issuer in respect of principal and interest on the Bonds represented by a Global Bond will be prescribed after 10 years (in the case of principal) and five years (in the case of interest) from the Relevant Date.

Cancellation

Cancellation of any Bond represented by a Global Bond and required by the Conditions of the Bonds to be cancelled following its redemption or purchase will be effected by entry in the records of Euroclear or Clearstream, Luxembourg, as the case may be.

Partial Redemption

For so long as all of the Bonds are represented by one or both of the Global Bonds and such Global Bond(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, no selection of Bonds will be required under Condition 9.5 (*Notice of Early Redemption*) in the event that the Bonds are to be redeemed in part pursuant to Condition 9.2 (*Early Redemption*) or Condition 9.4 (*Mandatory Early Redemption*). In such event, the standard procedures of Euroclear and/or Clearstream, Luxembourg shall operate to determine which interests in the Global Bond(s) are to be subject to such redemption (and such redemption shall be reflected in the records of Euroclear and Clearstream, Luxembourg as either a reduction in the principal amount of the Bonds or a reduction by the application of a pool factor at the discretion of Euroclear and Clearstream, Luxembourg).

Use of Proceeds

The Issuer estimates that the net amount of the proceeds of the issue of the Bonds will be £345,187,500.

The Bonds are intended to be Sustainability Bonds (as defined in the International Capital Market Association's **(ICMA)** Sustainability Bond Guidelines (June 2018 edition)) and the net proceeds from the issue of the Bonds will be used for sustainable purposes in accordance with the Sustainable Finance Framework, which is set out in the section "*Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework*" below.

The net proceeds from the issue of the Bonds, after deduction of expenses payable by the Issuer, will be advanced by the Issuer to one or more Borrowers pursuant to the Loan Agreements to be applied in accordance with (a) such Borrowers' constitutive documents (including, for the avoidance of doubt, the repayment of any existing indebtedness of such Borrower and any other amounts due and payable thereunder) and (b) the Sustainable Finance Framework. See further "*Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework*" below.

Description of the Loan Agreements

The following description of the Loan Agreements consists of a summary of certain provisions of the Loan Agreements and is subject to the detailed provisions thereof. The Loan Agreements are not, however, incorporated by reference into, and therefore do not form part of, these Admission Particulars.

Definitions used in this section but not otherwise defined in these Admission Particulars have the meanings given to them in the Loan Agreements.

Facility

On or around the Issue Date, the Issuer shall enter into a loan agreement between the Issuer, the Original Borrower and the Security Trustee (the **Original Loan Agreement**). Subject to the terms of the Original Loan Agreement, the Issuer shall commit to make a loan to the Original Borrower in the nominal amount of £350,000,000 (the **Initial Commitment** and, together with any further lending commitments to the Original Borrower under the Original Loan Agreement, the **Original Commitment**). The **Loan**, in respect of the Original Loan Agreement, is the principal amount of the Original Commitment that has been advanced to the Original Borrower or the outstanding balance thereof.

Upon the issue by the Issuer of any further Bonds pursuant to Condition 19(a) (*Further Issues*), the Issuer may commit to making a loan to the Original Borrower and/or one or more other entities which satisfies each of the Borrower Minimum Requirements (together, the **Additional Borrowers** and each an **Additional Borrower** and, together with the Original Borrower, the **Borrowers**) in a nominal amount which reflects such issue proceeds (each a **Commitment** and, together with the Original Borrower Commitment, the **Commitments**) pursuant to the Original Loan Agreement or to one or more additional bond loan agreements (each an **Additional Loan Agreement** and, together with the Original Loan Agreements, the **Loan Agreements**).

Undrawn Commitment means at any time, in respect of a Borrower, the Commitment relating to such Borrower which has not been advanced to such Borrower pursuant to the relevant Loan Agreement.

Drawings of Commitment

Each Commitment may be drawn in one or more drawings, and the maximum nominal amount of each drawing shall be an amount which corresponds to the Minimum Value of the Charged Properties which have, on or before the date of such drawing, been charged in favour of the Security Trustee, and allocated for the benefit of the Issuer, less the aggregate amount of all Commitments which have previously been drawn.

The initial drawing of the Initial Commitment shall be advanced at a discount in an amount equal to the nominal amount of such drawing multiplied by the Issue Price of the Bonds (and, for the avoidance of doubt, the difference between the nominal amount of such drawing and the actual advance amount thereof shall be ignored in determining the amount of the Loan under the Original Loan Agreement and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon).

The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that any drawing of a Commitment shall be subject to:

- (a) the Security Trustee being satisfied that the value of the Issuer's Allocated Properties (based solely on the relevant confirmation from the Original Borrower and each Additional Borrower of the Minimum Value of the Properties forming part of the Issuer's Allocated Properties (which itself shall be evidenced by the relevant Valuation), which the Security Trustee is entitled to rely

upon without further enquiry or investigation in respect thereof) is such that the Asset Cover Test is satisfied immediately following such drawing; and

- (b) in respect of any part of a further Commitment which is to be funded by the Issuer from an issue of further Bonds, the receipt by the Issuer of the issue proceeds thereof.

The Original Borrower has acknowledged (and each Additional Borrower will be required to acknowledge) that the Issuer may invest all or any part of the Retained Proceeds in Permitted Investments in accordance with the Custody Agreement and that, as a result of (i) any losses made by the Issuer in respect of such Permitted Investments and/or (ii) any issue or sale of Bonds by the Issuer made at a discount to the nominal amount of such Bonds, the amount of Retained Proceeds held by the Issuer at the time of any drawdown request may be less than the Undrawn Commitment which is to be funded from such Retained Proceeds. In such circumstances, each drawing to be funded from the Retained Proceeds shall be advanced at a discount in an amount equal to the Actual Advance Amount.

For this purpose, **Actual Advance Amount** means, in respect of each drawing funded from Retained Proceeds, the nominal amount of such drawing multiplied by the result of dividing (x) the amount of Retained Proceeds held by the Issuer at the time of the drawdown request (for the avoidance of doubt, after taking into account any losses suffered by the Issuer as a result of investing in Permitted Investments but, for this purpose, excluding any Permitted Investment Profit) by (y) the Undrawn Commitment which is to be funded from such Retained Proceeds.

For the avoidance of doubt:

- (a) no Borrower shall be required to monitor the market value of any Permitted Investments;
- (b) any difference between the nominal amount of a drawing and the relevant Actual Advance Amount shall be ignored in determining the amount of the relevant Loan and, *inter alia*, the calculation of interest, principal and premium payments payable in respect thereon; and
- (c) any income received by the Issuer in respect of Permitted Investments shall not be credited to the Initial Cash Security Account but shall instead be credited to the Transaction Account in accordance with the Account Agreement.

The Issuer and the Original Borrower have agreed (and each Additional Borrower shall agree) that:

- (a) where the Issuer is required to sell any Permitted Investments to fund a drawing under a Loan Agreement and such sale results in a Permitted Investment Profit, the Issuer may (at its discretion) make a Gift Aid Payment to a Charitable Group Member in an amount equal to the Permitted Investment Profit and, for the avoidance of doubt, such drawing shall be advanced at the nominal amount requested (which such right exists to the extent that there are distributable reserves in the Issuer and, prior to making such Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for this subparagraph otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010); and
- (b) immediately prior to the end of each accounting period, to the extent that the Issuer would otherwise be required to recognise a profit for tax purposes in respect of its Permitted Investments as a result of the movement in the fair value recognised in its accounts of such Permitted Investments for that accounting period, the Issuer shall sell Permitted Investments in an aggregate amount equal to the amount required to offset or discharge any corporation tax liability (either by the payment of such corporation tax liability or by making a Gift Aid Payment

to a Charitable Group Member) in respect of the Accounting Profit and may (at its discretion), in the same accounting period or such later period permitted under section 199 of the Corporation Tax Act 2010, make a Gift Aid Payment to a Charitable Group Member in an amount equal to the Accounting Profit (which such right exists to the extent that there are distributable reserves in the Issuer and, prior to making such Gift Aid Payment, the Issuer has taxable profits for corporation tax purposes in the accounting period in which the Gift Aid Payment is or would but for this subparagraph (b) otherwise be made or treated as made by section 199 of the Corporation Tax Act 2010).

Subject to the conditions precedent set out in Clause 4.2 of the Original Loan Agreement and any corresponding clause in any Additional Loan Agreement, the Issuer may make further commitments to each Borrower, each in an amount to be agreed between the Issuer, the relevant Borrower and the Security Trustee, following the issuance of further bonds of the same series pursuant to Condition 19(a) (*Further Issues*).

Purpose

The proceeds of each Loan may only be used by a Borrower in accordance with both:

- (a) such Borrower's constitutive documents including, for the avoidance of doubt, the repayment of any existing indebtedness of such Borrower and any other amounts due and payable thereunder; and
- (b) the Sustainable Finance Framework.

See further "*Description of the Original Borrower and the Peabody Group – Sustainable Finance Framework*" below.

Interest

Rate of Interest

Following its advance, each Loan will carry interest from (and including) the date of its initial advance at the rate of 2.750 per cent. per annum, payable in arrear by half yearly instalments on each Loan Payment Date (being four Business Days prior to each Interest Payment Date).

Interest Periods

Notwithstanding the fact that interest is payable on each Loan Payment Date, interest will accrue daily on each Loan from (and including) an Interest Payment Date (or, in the case of the first interest period of a Loan, the date of its initial advance) to (but excluding) the immediately following Interest Payment Date (each, a **Loan Interest Period**).

Commitment Fee

Each Borrower shall pay to the Issuer a commitment fee in respect of its Undrawn Commitment on each Loan Payment Date in an amount equal to its *pro rata* share (based on the aggregate amount of all Undrawn Commitments of all Borrowers) of:

- (a) the aggregate of the interest payable by the Issuer under the Bonds on the following Interest Payment Date, less

- (a) the aggregate of:
 - (i) the interest received from the Borrowers under all Loan Agreements on such Loan Payment Date; and
 - (ii) the interest otherwise received by the Issuer in respect of the Retained Proceeds in the relevant Loan Interest Period (including, but not limited to, any income received by the Issuer in respect of any Permitted Investments in which any Retained Proceeds are, for the time being, invested).

The commitment fee shall accrue on a daily basis.

Repayment, Purchase and Prepayment

Repayment

Each Borrower must repay its Loan in full four Business Days prior to the Interest Payment Date in March 2034 (the **Loan Maturity Date**).

Bond Purchase Option

Each Borrower and any other member of the Peabody Group may at any time purchase Bonds on the London Stock Exchange, by tender (available to all Bondholders alike) or by private treaty at any price. Following any such purchase, such Borrower or such member of the Peabody Group may (but is not obliged to) surrender the Bonds to the Issuer to be cancelled. An amount of the outstanding balance of the relevant Loan equal to the principal amount of the Bonds surrendered shall be deemed to be prepaid (or, to the extent that no Loan is then outstanding, then an amount of the relevant Undrawn Commitment equal to the principal amount of the Bonds surrendered shall be deemed to be cancelled for the purposes of the relevant Loan Agreement and a corresponding portion of the Retained Proceeds shall be paid by the Issuer to the relevant Borrower or the relevant member of the Peabody Group).

The Original Borrower has acknowledged (and each Additional Borrower shall acknowledge) that the terms of the Bond Trust Deed provide that any Bonds which are for the time being held by or on behalf of, *inter alios*, a Borrower or any other member of the Peabody Group as beneficial owner shall be deemed not to remain outstanding for the purpose of, *inter alia*, the right to attend and vote at any meeting of the Bondholders.

Optional Prepayment

Pursuant to Clause 5.3 of the Original Loan Agreement and the corresponding clause in any Additional Loan Agreement, each Borrower may, at any time before the Loan Maturity Date, by giving not less than 45 nor more than 60 days' notice in writing to the Issuer and the Security Trustee, prepay the whole or (as the case may be) any part of the outstanding balance of its Loan, together with any interest accrued up to and including the date of prepayment and the relevant Prepayment Premium (being, for so long as any Bonds are outstanding, an amount equal to the excess of the amount notified to such Borrower by the Issuer as being the price determined under the Bond Trust Deed for the redemption of a corresponding nominal amount of the Bonds over the principal amount and otherwise zero).

Mandatory Prepayment – Redemption of Bonds

If the Bonds are to be redeemed prior to the Maturity Date, other than as a result of a prepayment or termination of a Loan Agreement, each Borrower shall prepay, at least one Business Day prior to the

relevant date of redemption of the Bonds, the outstanding balance of the Loan, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

Mandatory Prepayment – Change of Status

Pursuant to Clause 5.6 of the Original Loan Agreement and the corresponding clause in any Additional Loan Agreement, each Borrower shall promptly notify the Issuer and the Security Trustee if it ceases to satisfy each of the Borrower Minimum Requirements. Within 180 days of such notification, such Borrower shall prepay the whole of the outstanding balance of its Loan, together with any interest and commitment fee accrued up to and including the date of prepayment, provided, however, that if such Borrower complies with the Borrower Minimum Requirements within such period of 180 days, the relevant Borrower shall no longer be required to prepay its Loan in accordance with the above-mentioned Clause 5.6 or such corresponding clause.

Redemption of Bonds – Further Payment in Respect of Retained Proceeds Par Amount

In the event that a Borrower elects to, or is otherwise required to, prepay the whole of the outstanding balance of its Loan and the Issuer is required to notify such Borrower of the price determined under the Conditions for the redemption of a corresponding principal amount of the Bonds, then the Issuer shall be entitled to also take account of the redemption of such principal amount of the Bonds (if no Commitment is put in place with another Borrower) that shall correspond to the Retained Proceeds Par Amount (being an amount equal to the Retained Proceeds including, where any Retained Proceeds are invested in Permitted Investments, the purchase price of the relevant Permitted Investments and ignoring, for these purposes, any increase or decrease in such Retained Proceeds as a result of gains or losses in respect of such Permitted Investments), and the price notified to such Borrower shall be increased accordingly.

Warranties and Covenants

Each Borrower will make various warranties and covenants pursuant to, in the case of the Original Borrower, Clause 8 of the Original Loan Agreement and, in the case of any Additional Borrower, the corresponding clause in its Loan Agreement. These warranties and covenants include (or will include, as the case may be), *inter alia*, the following:

Information Covenants

Each Borrower must supply to the Issuer and the Security Trustee not later than 180 days after the end of each relevant financial year:

- (a) a copy of the audited financial statements of such Borrower (consolidated where available) for such financial year; and
- (b) a certificate setting out, among other things, calculations in respect of the Asset Cover Test substantially in the form set out in the Loan Agreement (the **Compliance Certificate**) signed by two Authorised Signatories of such Borrower.

Negative Pledge

No Borrower shall create or allow to exist (and each Borrower shall procure that no Eligible Group Member creates or allows to exist) any Security Interest on any assets which are Security Assets, except as set out in, in the case of the Original Borrower, Clause 8.2(c) of the Original Loan Agreement and, in the case of any Additional Borrower, the corresponding clause in its Loan Agreement, which includes (or will include, as the case may be) the Security Interests created pursuant to, *inter alia*, the relevant

Security Trust Deed and the Security Agreements and any Security Interests created with the prior written consent of the Issuer or by operation of law.

Charged Properties

Each Borrower shall obtain (and each Borrower shall procure that each Eligible Group Member obtains) any authorisation or licence required in order to enable the Security Trustee, pursuant to the powers of enforcement conferred on it by the Security Documents, to sell vacant Charged Properties and maintain insurances on and in relation to its Charged Properties.

Covenants

Each Borrower shall (and each Borrower shall procure that each Eligible Group Member shall), unless the Security Trustee otherwise agrees in writing, comply in all material respects with any covenants or restrictive covenants relating to a Charged Property which are binding on it.

Guarantee and Indemnity

Pursuant to Clause 9 of the Original Loan Agreement and the corresponding clause in each Additional Loan Agreement, each Borrower has (or will have) irrevocably and unconditionally:

- (a) guaranteed to the Issuer the punctual performance by each other Borrower of all such Borrowers' obligations under, inter alia, their respective Loan Agreements, their respective Security Trust Deed and their respective Security Agreements, other than each other Borrower's obligations to repay principal and any prepayment premium thereon pursuant to their respective Loan Agreements (such amounts being, the **Guaranteed Interest and Fee Amounts**);
- (b) undertaken with the Issuer that, whenever any other Borrower does not pay any Guaranteed Interest and Fee Amounts when due under its respective Loan Agreement, its respective Security Trust Deed or its respective Security Agreements, it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Interest and Fee Amounts as if it were the principal obligor;
- (c) undertaken with the Issuer that, to the extent that the proceeds of the enforcement of the Underlying Security are insufficient to satisfy the Borrowers' obligations under their respective Loan Agreements in full (the shortfall being, the **Guaranteed Principal Amount**), it must, immediately on demand by the Security Trustee and/or the Issuer, pay the Guaranteed Principal Amount as if it were the principal obligor; and
- (d) agreed to indemnify the Issuer immediately on demand against any loss or liability suffered by the Issuer if any obligation guaranteed by it is or becomes illegal or invalid.

Asset Cover Test

Pursuant to Clause 10 of the Original Loan Agreement and the corresponding clause in each Additional Loan Agreement, each Borrower shall procure that at all times the sum of:

- (a) the Minimum Value of the Properties forming part of the Issuer's Allocated Properties;
- (b) the Retained Proceeds Par Amount; and
- (c) the Charged Cash,

will not be less than the Aggregate Commitment, provided however, that from and including the Final Charging Date, the Retained Proceeds Par Amount shall be deemed to be zero for the purpose of determining the Borrowers' compliance with the Asset Cover Test.

Interpretation

For these purposes:

Aggregate Commitment means the aggregate amount of the Commitments under all Loan Agreements;

Allocated Properties means the assets, rights and property mortgaged or charged or assigned or the subject of any security created pursuant to any Security Document, the proceeds of which are allocated in the reduction of all monies, liabilities and obligations owing by the Borrowers to the Issuer under the Loan Agreements;

Charged Properties means any Properties which are the subject of fixed security (including, as applicable, by way of mortgage, assignment and/or fixed charge) by a Borrower or Eligible Group Member in favour of the Security Trustee, and allocated for the benefit of the Issuer for the purpose of providing underlying security for the Bonds;

Final Charging Date means

- (a) in relation to the Initial Commitment, 2 September 2022;
- (b) in relation to any further Commitments, the date (if any) as agreed between the Lender, the relevant Borrower and the Security Trustee.

Initial Properties means the Properties which as at the Issue Date are the subject of fixed security (including, as applicable, by way of mortgage, assignment and/or fixed charge) created by the Original Borrower in favour of the Security Trustee and allocated for the benefit of the Issuer;

Minimum Value means:

$$\left(\frac{A}{105} + \frac{B}{115} \right) \times 100$$

where:

A = the Value of the residential EUV-SH Charged Properties determined on the basis of EUV-SH;
and

B = the Value of the residential MV-ST Charged Properties determined on the basis of MV-ST.

The Properties forming part of the Issuer's Allocated Properties shall each be treated as EUV-SH Charged Properties for the purpose of determining the Minimum Value unless and until a Value, determined on the basis of MV-ST, is given by an Approved Valuer in respect of any such Property and the Approved Valuer has confirmed that it has reviewed a Certificate of Title in respect of such Property certifying that it may be disposed of by the relevant Borrower or Eligible Group Member on an unfettered basis (meaning subject only to any existing tenancies disclosed in the Certificate of Title but not subject to any security interest, option or other encumbrance or to any restriction preventing or restricting its sale to, or use by, any person for residential use);

Property means all estates or interests of a Borrower or an Eligible Group Member in any freehold, heritable or leasehold property wheresoever situate now or in future belonging to it and all buildings, fixtures, fittings (other than tenants fixtures and fittings) and fixed plant and machinery from time to time thereon (and **Properties** shall be construed accordingly);

Retained Proceeds Par Amount means an amount equal to the Retained Proceeds at the time of calculation and, for this purpose, where any Retained Proceeds are at that time invested in Permitted Investments, the amount of such Retained Proceeds shall be taken as the purchase price of the relevant Permitted Investments ignoring any gains or losses in respect of those Permitted Investments since the date of purchase; and

Value means, at any time and in relation to the Charged Properties, the value of those properties as shown in the then latest Full Valuation Report or, if later, the latest Desk Top Valuation Report on the basis of EUV-SH or, as the case may be, MV-ST (provided that if any Charged Property or part thereof is sold pursuant to a Right to Buy, the value of the relevant Charged Property shall, for the purposes of this definition and with effect from the date of the relevant sale or release, be zero (if the entire relevant Charged Property has been sold) or (if only part of the relevant Charged Property has been sold) shall be the proportion of the value of the Charged Property which has not been sold pursuant to the relevant Right to Buy).

Substitution and Release of Charged Properties and Statutory Disposals

Substitution

At the request and expense of a Borrower or Eligible Group Member, the Security Trustee shall (subject to receiving instructions to do so and an amended Security Certificate from the Borrowers and the Issuer in accordance with the relevant Security Trust Deed) release from the relevant Security Documents (and/or reallocate, if applicable) such of the Properties (the **Released Properties**) forming part of the Issuer's Allocated Properties and substitute for the Released Properties other Properties (each, a **Substitute Property**) as may be selected by such Borrower or Eligible Group Member, provided that such Borrower or Eligible Group Member satisfies the conditions precedent specified in the applicable Loan Agreement in relation to the Substitute Properties.

Such conditions precedent include, *inter alia*:

- (a) a completed Substitute Property Certificate certifying, *inter alia*, that:
 - (i) the relevant Substitute Property is a residential property of a type and nature that is usually owned by Registered Providers of Social Housing;
 - (ii) immediately following such release (and/or reallocation, if applicable) and substitution, the Asset Cover Test will not be breached as a result of the substitution of the relevant Charged Properties; and
 - (iii) no Event of Default or Potential Event of Default has occurred and is continuing;
- (b) a Full Valuation Report in respect of each Substitute Property; and
- (c) a Certificate of Title in respect of the Substitute Properties.

Cash Security

Each Borrower or Eligible Group Member may deposit the proceeds of disposal of the relevant Charged Properties which are released from charge under the relevant Security Trust Deed into the Ongoing Cash Security Account of the Issuer for the purpose of maintaining the Asset Cover Test. The Charged Cash may be withdrawn from the Ongoing Cash Security Account:

- (a) to be applied by the relevant Borrower or Eligible Group Member (provided, for the avoidance of doubt, that such Borrower or Eligible Group Member continues, at such time, to meet the Borrower Minimum Requirements) in the acquisition of a Substitute Property; or
- (b) to the extent that such withdrawal would not cause a breach of the Asset Cover Test.

Notwithstanding the above, any Borrower or Eligible Group Member may, at any time, deposit, or arrange for the deposit of, any other money into the Ongoing Cash Security Account for the purposes of satisfying the Asset Cover Test.

The Original Borrower has acknowledged (and each Additional Borrower and Eligible Group Member will be required to acknowledge) that the money standing to the credit of the Ongoing Cash Security Account shall be charged in favour of the Bond Trustee pursuant to the terms of the Bond Trust Deed.

The Original Borrower has also acknowledged (and each Additional Borrower and Eligible Group Member will be required to acknowledge) that the Issuer may invest all or any part of the Charged Cash in Permitted Investments in accordance with the Custody Agreement and that, as a result of any gains or losses made by the Issuer in respect of such Permitted Investments and any income received thereon (which shall, for the avoidance of doubt, be credited to the Ongoing Cash Security Account), the amount of such Charged Cash may be greater or less than the amount deposited in Ongoing Cash Security Account by such Borrower or Eligible Group Member. The Original Borrower has acknowledged (and each Additional Borrower and Eligible Group Member will be required to acknowledge) that it shall not have any recourse to the Issuer in respect of any losses realised by the Issuer in respect of the Charged Cash as a result of investment in any Permitted Investments.

Following the redemption in full of the Bonds, the Issuer shall return any amount standing to the credit of the Ongoing Cash Security Account to the relevant Borrowers and/or Eligible Group Members, to the extent that such balance has not otherwise been applied in accordance with the terms of the Bond Trust Deed.

Release and reallocation

At the request and expense of a Borrower or an Eligible Group Member, the Security Trustee shall release (subject to receiving instructions to do so and an amended Security Certificate from the Borrowers and the Issuer in accordance with the Security Trust Deed) from the relevant Security Documents (and/or reallocate, if applicable) such Properties forming part of the Issuer's Allocated Properties as may be selected by such Borrower or Eligible Group Member, provided that such Borrower or Eligible Group Member delivers to the Issuer and the Security Trustee a completed Property Release Certificate, certifying that, immediately following such release (and/or reallocation, if applicable), the Asset Cover Test will not be breached as a result of the release (and/or reallocation, if applicable) of such part of the Issuer's Allocated Properties and that no Event of Default or Potential Event of Default has occurred and is continuing.

Statutory Disposals

Each Borrower and Eligible Group Member shall have the right to withdraw Property from the Issuer's Allocated Properties pursuant to any Statutory Disposal and the relevant Borrower or Eligible Group Member shall deliver to the Issuer and the Security Trustee, as soon as reasonably practicable after it has received notice of such Statutory Disposal, a completed Statutory Disposal Certificate, certifying that the relevant withdrawal relates to a Statutory Disposal and, if the Statutory Disposal would result in a breach of the Asset Cover Test, confirming that it shall procure that Additional Properties are charged pursuant to the relevant Security Trust Deed so as to become part of the Issuer's Allocated Properties and/or moneys are deposited into the Ongoing Cash Security Account, in accordance with its Loan Agreement, such that any breach of the Asset Cover Test will be cured.

Additional Properties

Pursuant to Clause 3.2 (*Additional Security*) of the Peabody Security Trust Deed (or the corresponding clause in the relevant Additional Security Trust Deed, as applicable) (see "*Security Trust Deeds – Additional Security*" below), the Security Trustee may from time to time accept as security for the Secured Liabilities the benefit of any security, rights or obligations, subject to the requirements as to the nature of the security and documentation relating thereto as set out therein (including the conditions precedent documents set out in the relevant Loan Agreement).

Prior to creating a Security Agreement in respect of any Property for the benefit of the Issuer, the relevant Borrower or Eligible Group Member must, in respect of such security, provide the conditions precedent documents specified in the Loan Agreement and must provide:

- (a) a completed Additional Property Certificate (signed by the relevant Borrower or Eligible Group Member) confirming that, *inter alia*, the proposed Properties are residential properties of a type and nature that are usually owned by Registered Providers of Social Housing;
- (b) Full Valuation Reports in respect of each such Property; and
- (c) a Certificate of Title in respect of each tranche of Properties charged.

Valuations

Full Valuations and Desk Top Valuations

In accordance with Clause 12 of the Original Loan Agreement and the corresponding clause in any Additional Loan Agreement, each Borrower shall deliver, or procure the delivery, to the Issuer and the Security Trustee of:

- (a) a Full Valuation Report, being a valuation report prepared by an Approved Valuer which values all Charged Properties on a full valuation basis:
 - (i) in the period between 31 March 2027 and the date falling 120 days thereafter (or, at the option of the Borrowers acting together, within the same period in any prior calendar year), and
 - (ii) thereafter within 120 days of each consecutive fifth anniversary of the date on which the Full Valuation Report was previously provided; and
- (b) a Desk Top Valuation Report, being a valuation report prepared by an Approved Valuer which values all the Charged Properties on a "desk-top" basis in the period between 31 March and the

date falling 120 days thereafter in each year other than a year in respect of which such Charged Properties have been valued on a full valuation basis through the delivery of a Full Valuation Report. The first such Desk Top Valuation Report must be delivered within 120 days after 31 March 2023.

For these purposes **Approved Valuer** means any of Countrywide plc, Jones Lang LaSalle Limited, Mazars Property Consultancy Limited or Savills (L&P) Ltd, or any subsidiary of any of them or such other reputable firm of surveyors which is a member of the Royal Institute of Chartered Surveyors as may be selected by any Borrower and approved by the Security Trustee from time to time.

Loan Events of Default and Enforcement

Borrower Default

Each of the following (which is set out in more detail in Clause 14 of the Original Loan Agreement and will be set out in more detail in the corresponding clause in any Additional Loan Agreement) is a **Borrower Default**:

(a) ***Non-payment***

The Borrower does not pay on the due date any amount payable by it under the Finance Documents in the manner required under the Finance Documents, unless the non-payment continues for a period of not more than seven days in the case of principal and not more than fourteen days in the case of interest.

(b) ***Breach of other obligations***

The Borrower or any Eligible Group Member fails to perform or observe any of its obligations under the Finance Documents (other than as referred to in (a) above and (j) below) and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 30 days next following the service by the Security Trustee on the relevant Borrower or Eligible Group Member of notice requiring the same to be remedied.

(c) ***Other non-payment***

- (A) Any other present or future indebtedness of the Borrower or an Eligible Group Member for or in respect of moneys borrowed or raised becomes due and payable prior to its stated maturity by reason of any actual default, event of default or the like (howsoever described);
- (B) any such indebtedness is not paid when due or, as the case may be, within any originally applicable grace period; or
- (C) the Borrower or any Eligible Group Member fails to pay when due any amount payable by it under any present or future guarantee for, or indemnity in respect of, any moneys borrowed or raised,

provided that the aggregate amount of the relevant indebtedness, guarantees and indemnities in respect of which one or more of the events mentioned in (A), (B) or (C) above in this paragraph (c) have occurred equals or exceeds £10,000,000 or its equivalent in other currencies (as reasonably determined by the Security Trustee) (and provided further, for the avoidance of doubt, that the amounts mentioned in (A), (B) or (C) above in this paragraph (c) shall exclude

the amount of any Public Sector Subsidy except for any Public Sector Subsidy which is or becomes due and payable to the relevant grant making body or organisation).

(d) ***Enforcement Event***

An Enforcement Event occurs under a Finance Document.

(e) ***Winding-up***

Any order is made by any competent court or resolution passed for the winding up or dissolution of the Borrower or any Eligible Group Member save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.

(f) ***Cessation of Business***

The Borrower or an Eligible Group Member ceases or threatens to cease to carry on the whole or, as determined by the Security Trustee, substantially the whole of its business, save for the purposes of a Permitted Reorganisation or a reorganisation on terms previously approved in writing by the Security Trustee.

(g) ***Failure or inability to pay debts***

The Borrower or an Eligible Group Member stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent.

(h) ***Insolvency***

Any of the insolvency related events occurs or proceedings are taken as referred to in Clause 14.6 to 14.10 of the Original Loan Agreement and the corresponding clauses in any Additional Loan Agreement (which exclude, or will exclude, any Permitted Reorganisation or reorganisation on terms previously approved in writing by the Security Trustee).

(i) ***Unlawfulness***

It is or becomes unlawful for the Borrower or any Eligible Group Member to perform any of its obligations under the Finance Documents to which they are, respectively, a party.

(j) ***Breach of the Asset Cover Test***

The Borrower fails to perform its obligations under Clause 10 of the Original Loan Agreement (or the corresponding clause in the relevant Additional Loan Agreement, as applicable) and (except in any case where, in the opinion of the Security Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be required) the failure continues for the period of 60 days next following the service by the Security Trustee on the Borrower of notice requiring the same to be remedied.

Obligation to Notify the Issuer and the Security Trustee

Each Borrower shall notify the Issuer and the Security Trustee of any Borrower Default (and the steps, if any, being taken to remedy it) or Potential Borrower Default in respect of its Loan Agreement promptly

upon becoming aware of the same. The Issuer shall also notify the Security Trustee of any Borrower Default or Potential Borrower Default promptly upon becoming aware of the same (unless the Issuer is aware that a notification has already been provided by the relevant Borrower) including, but not limited to, the non-payment by a Borrower of any amounts owing to the Issuer under its Loan Agreement on the due date for payment thereof.

Borrower Default Notice

Following the occurrence of a Borrower Default (but in the case of the happening of any of the events described in paragraphs (b) (*Breach of other obligations*), (c) (*Other non-payment*) and (i) (*Unlawfulness*) above, only if the Security Trustee shall have certified in writing to the Borrower that such event is, in its opinion, materially prejudicial to the interests of the Issuer), the Issuer may declare by notice to the relevant Borrower either:

- (a) that the security for the relevant Loan has become, whereupon the security for the relevant Loan shall become, immediately enforceable (and the Issuer shall notify the Security Trustee of the same in accordance with the relevant Security Trust Deeds); and/or
- (b) (irrespective of whether a notice to the effect set out in (a) shall have already been given) that the Loan has become due and repayable, whereupon that Loan shall become immediately due and repayable at the outstanding balance thereof together with accrued interest, premium (if any) and any other amounts and the security therefor shall become immediately enforceable.

Enforcement

If the security constituted under any Security Document for the benefit of the Issuer becomes enforceable as a result of the service of a notice pursuant to Clause 14.15 of the Original Loan Agreement (or the corresponding clause in any Additional Loan Agreement), then the Security Trustee or any Receiver (where appropriate) shall hold the monies arising from any sale, calling in, collection or conversion under, or otherwise arising from the exercise of, the powers of conversion contained in the Security Documents after the security has become enforceable upon trust to apply the same:

- (a) first, in payment or retention of all costs, charges, expenses and liabilities incurred in or about the exercise of such powers or otherwise in accordance with the Security Documents and payments made by the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents and of all remuneration payable to the Security Trustee, any Appointee or any Receiver in accordance with the Security Documents with interest thereon as provided in the Security Documents;
- (b) second, in or towards payment to the Issuer of all interest then due and remaining unpaid on the relevant Loan and all commitment fees then due and remaining unpaid;
- (c) third, in or towards payment to the Issuer of all principal and premium (if any) then due and remaining unpaid in respect of the relevant Loan; and
- (d) fourth, in or towards payment to the Issuer of all other amounts then due and remaining unpaid under the relevant Loan Agreement.

Taxes

Each Borrower must make all payments to be made by it to the Issuer under, *inter alia*, its Loan Agreement, the Security Agreements and the Security Trust Deed, without any deduction or withholding for or on account of tax, unless a deduction or withholding is required by law.

If a deduction or withholding from any such payment is required by law to be made by a Borrower, the amount of the payment due from such Borrower shall be increased to an amount which (after making such deduction or withholding) leaves an amount equal to the payment which would have been due if no deduction or withholding had been required.

If, as a result of any actual or proposed change in tax law, the Issuer determines (in its reasonable commercial judgement) that it would on the next following Interest Payment Date be required to make a withholding or deduction in respect of payments to be made by the Issuer to the Bondholders pursuant to the Conditions (other than in respect of a Bondholder Specific Withholding), the Issuer shall notify each Borrower of the same. Each Borrower may (but, for the avoidance of doubt, shall not be obliged to), in its sole discretion, pay to the Issuer its *pro rata* share of such additional amounts as will enable the Issuer (after such withholding or deduction) to pay to the Bondholders the amounts of principal and interest which they would have received in respect of the Bonds in the absence of such withholding or deduction. Each Borrower shall continue to pay such additional amounts to the Issuer unless and until such Borrower delivers to the Issuer a notice stating that it shall cease to make such additional payments with effect from the next following Interest Payment Date.

In the event that one or more Borrowers does not choose to make such additional payments (or indicates that it intends to cease to make such additional payments), the remaining Borrowers may (but, for the avoidance of doubt, shall not be obliged to), in their sole discretion, pay to the Issuer such increased amount as will enable the Issuer (after such withholding or deduction) to pay to the Bondholders the amounts of principal and interest which they would have received in respect of the Bonds in the absence of such withholding or deduction. If the remaining Borrowers (either collectively or individually) do not choose to make such payments and as a result the Issuer will not have sufficient funds to pay the additional amounts in respect of the Bonds, the Issuer shall not opt to pay such additional amounts (or, having so opted, will notify the Bond Trustee and the Bondholders of its intention to cease paying such additional amounts) and the Bonds shall be redeemed in accordance with Condition 9.3 (*Early Redemption for Tax Reasons*), whereupon each Borrower shall be required to prepay the outstanding balance of its Loan, together with accrued interest and accrued commitment fee thereon up to and including the date of redemption.

Governing Law

Each Loan Agreement, and any non-contractual obligations or matters arising from or connected with it, shall be governed by, and construed in accordance with, English law.

Description of the Security Agreements and the Security Trust Deeds

The Issuer's obligations in respect of the Bonds are secured pursuant to the Bond Trust Deed in favour of the Bond Trustee for the benefit of itself and the Bondholders and the other Secured Parties by the Issuer Security, which includes an assignment by way of security of the Issuer's rights, title and interest arising under the Security Agreements and the Security Trust Deeds.

The following consists of a summary of certain provisions of the Bond Trust Deed, the Original Security Agreements and the Peabody Security Trust Deed and is qualified by reference to the detailed provisions thereof. The Bond Trust Deed, the Original Security Agreements and the Peabody Security Trust Deed are not, however, incorporated by reference into, and therefore do not form part of, these Admission Particulars.

Definitions used in this section but not otherwise defined in these Admission Particulars have the meanings given to them in the Bond Trust Deed, the Security Agreements and/or the Security Trust Deed.

Underlying Security

Peabody Security Trust Deed

Pursuant to a security trust deed dated 3 April 2006 between, *inter alios*, the Original Borrower and the Security Trustee (as amended from time to time, the **Peabody Security Trust Deed**), a security trust was established pursuant to which the Security Trustee holds, for the benefit of designated beneficiaries, security created by the Original Borrower from time to time in favour of the Security Trustee. On the Issue Date, the Issuer will be designated as a beneficiary under the Peabody Security Trust Deed, in respect of obligations owed to it by the Original Borrower under the Original Loan Agreement.

For the avoidance of doubt, the Issuer shall be treated as a separate beneficiary under the Security Trust Deeds in respect of its rights under the Loan Agreements and any other loan agreements which relate to separate series of bonds.

Eligible Group Members

Any Borrower may procure that Properties are charged as underlying security for the Bonds by an Eligible Group Member. Eligible Group Members include any member of the Peabody Group which is approved by each existing Borrower, which is party to, or has acceded to, a Security Trust Deed and has created (and which is subsisting) or will create security pursuant to a Security Agreement. Unless otherwise approved by the Security Trustee, each such Eligible Group Member must be (a) a member of the Peabody Group and (b) a Registered Provider of Social Housing.

Additional Security Trust Deeds

The Issuer and Security Trustee may from time to time:

- (a) agree to another Borrower or Eligible Group Member acceding to the Peabody Security Trust Deed with the effect that security may be created by such Borrower or Eligible Group Member from time to time in favour of the Security Trustee to be held by the Security Trustee upon a security trust for the benefit of the Issuer (although the existing terms of the Peabody Security Trust Deed do not currently expressly provide for such accession); and/or
- (b) enter into one or more security trust deeds with another Borrower or Eligible Group Member which establishes a security trust similar to the Peabody Security Trust Deed with the effect that

security may be created by such Borrower or Eligible Group Member from time to time in favour of the Security Trustee to be held by the Security Trustee upon a security trust for the benefit of the Issuer (each an **Additional Security Trust Deed** and, together with the Peabody Security Trust Deed, the **Security Trust Deeds** and each a **Security Trust Deed**).

In accordance with the Bond Trust Deed, where the terms of the Peabody Security Trust Deed are to be amended solely to permit an accession as referred to in (a) above, the Issuer and the Security Trustee shall be permitted to agree to such amendment without the consent of the Bond Trustee or the Bondholders.

Original Security Agreements

The Original Borrower has, as security for its liabilities under the Original Loan Agreement, in relation to the Initial Properties, entered into the following Original Security Agreements, being:

- (a) a fixed charge dated 2 March 2022 (the **Original Fixed Charge** and, together with any additional fixed charge entered into by the Original Borrower in favour of the Security Trustee as security in respect of such liabilities, each a **Fixed Charge**); and
- (b) a mortgage deed dated 2 March 2022 (the **Original Mortgage Deed** and, together with any additional mortgage deed entered into by the Original Borrower in favour of the Security Trustee as security in respect of such liabilities, each a **Mortgage Deed**).

Additional Security Agreements

From time to time a Borrower or an Eligible Group Member may enter into one or more additional security agreements in favour of the Security Trustee (each an **Additional Security Agreement** and, together with each Original Security Agreement, the **Security Agreements**) in accordance with the terms of a Security Trust Deed pursuant to which:

- (a) such Borrower provides security in respect of its liabilities under its Loan Agreement; or
- (b) such Eligible Group Member provides security in respect of one or more Borrowers' liabilities under one or more Loan Agreements.

Each Security Agreement, each Security Trust Deed and any other document creating, evidencing or granting any guarantee or security in support of the liabilities of any Borrower or an Eligible Group Member under the Finance Documents are together the **Security Documents**. **Security Assets** means the assets which are the subject of the security created pursuant to the Security Documents; **Relevant Documents** means the Finance Documents, the Security Documents and the Ancillary Documents; and **Ancillary Documents** means the valuations, reports or certificates of title held by a Borrower or an Eligible Group Member in respect of the Security Assets.

Security Trustee

As at the date of these Admission Particulars, M&G Trustee Company Limited (formerly Prudential Trustee Company Limited) is the security trustee under the Peabody Security Trust Deed and, on the Issue Date, it will be the security trustee under the Original Security Agreements and it (or any successor as such security trustee) will be the security trustee under each Additional Security Trust Deed and each Additional Security Agreement, in each case for, *inter alios*, the Issuer (including any such successor, the **Security Trustee**).

Security Agreements

Original Security Agreements

(a) *Mortgage*

Pursuant to the Original Mortgage Deed, the Original Borrower, as security for payment and discharge of its Secured Liabilities, has charged with full title guarantee, by way of first legal mortgage all its right, title and interest from time to time in the Initial Properties.

(b) *Assignment*

Pursuant to the Original Fixed Charge, the Original Borrower, with full title guarantee, as security for payment of all its Secured Liabilities, has assigned to the Security Trustee for the benefit of itself and, *inter alios*, the Issuer all of its rights, title and interest in and to:

- (i) the personal agreements and covenants (still subsisting and capable of being enforced) entered into by the tenants, lessees, licensees or other parties under the letting documents relating to the Initial Properties and by all guarantors and all security held by the Original Borrower from time to time, whether present or future, in respect of the obligations of the tenants, lessees, licensees or other parties under such letting documents (including, without limiting the generality of the foregoing, all moneys due and owing to the Original Borrower or which may become due and owing to the Original Borrower at any time in the future in connection therewith); and
- (ii) all agreements, now or from time to time entered into or to be entered into to enable the charging of the Initial Properties and other Security Assets and for the sale, letting or other disposal or realisation of the whole or any part of the Security Assets (including, without limiting the generality of the foregoing, all moneys due and owing to the Original Borrower or which may become due and owing to the Original Borrower at any time in the future in connection therewith) and including any development agreements, contracts or warranties in relation to the Security Assets the benefit of which is or will be vested in the Original Borrower (so far as such are assignable).

The Original Borrower shall, however, until an event of default or potential event of default has occurred and is outstanding under any Loan Agreement which is secured pursuant to a Security Trust Deed (including the Original Loan Agreement), be entitled to exercise all its rights under or in connection with such agreements and covenants.

(c) *Fixed charge*

Pursuant to the Original Fixed Charge, the Original Borrower, as security for the payment of all its Secured Liabilities, has charged in favour of the Security Trustee for the benefit of itself and, *inter alios*, the Issuer by way of first fixed charge:

- (i) all benefits in respect of the Insurances relating to the Initial Properties and all claims and returns of premiums in respect thereof;
- (ii) the benefit of all present and future licences, consents and authorisations (statutory or otherwise) held in connection with the Security Assets and the use of any of the Security Assets and the right to recover and receive all compensation which may at any time become payable to it in respect thereof; and

- (iii) if and in so far as the legal mortgage referred to in "*Mortgage*" above or the assignments referred to in "*Assignment*" above shall for any reason be ineffective as legal mortgages or assignments, the assets referred to therein.

The security expressly granted by the Original Borrower pursuant to the Original Security Agreements does not include a floating charge.

Additional Security Agreements

If a Borrower or an Eligible Group Member enters into an Additional Security Agreement, such Borrower or Eligible Group Member (as applicable) will create fixed charges, legal mortgages and assignments, pursuant to such Additional Security Agreement, in favour of the Security Trustee having substantially the same nature and effect in relation to the relevant Charged Properties as the fixed charges, legal mortgages and assignments created by the Original Borrower in relation to the Initial Properties under the Original Security Agreements.

Representations, Warranties and Undertakings

Each Borrower and each Eligible Group Member shall make various representations in respect of the Charged Properties including as to ownership, planning permission, covenants and security interests.

In addition, each Borrower and each Eligible Group Member shall undertake to, *inter alia*, repair, insure, pay or procure the payment of taxes in respect of and comply with all leases in respect of, the Charged Properties.

Governing Law

The Security Agreements, and any non-contractual obligations or matters arising from or connected with them, are, or will be, governed by and construed in accordance with English law.

Security Trust Deeds

The benefit of the security created by the Borrowers and the Eligible Group Members pursuant to the Security Agreements shall be held by the Security Trustee on trust for the benefit of itself and, *inter alios*, the Issuer on the terms of the relevant Security Trust Deed.

Allocation of Security Assets

The Peabody Security Trust Deed provides, and each Additional Security Trust Deed will provide, that the Security Trustee, the Borrowers and, in the case of the Loan Agreements, the Issuer shall schedule and agree the allocation of Properties which shall comprise the Issuer's Allocated Properties in respect of the Loan Agreements. All Properties which are not Allocated Properties shall form the Unallocated Pool.

Additional Security

Pursuant to Clause 3.2 (*Additional Security*) of the Peabody Security Trust Deed (or the corresponding clause in the relevant Additional Security Trust Deed, as applicable), the Security Trustee may from time to time accept as security for the Secured Liabilities the benefit of any security, rights or obligations, subject to the requirements as to the nature of the security and documentation relating thereto as set out therein (including the conditions precedent documents set out in the relevant Loan Agreement).

Release and Reallocation of Security

Pursuant to the terms of the Security Trust Deeds, the Borrowers and the Issuer may agree to amend the Issuer's Allocated Properties by either removing Properties from the Allocated Properties or by designating Properties from the Unallocated Pool as the Issuer's Allocated Properties by, *inter alia*, delivering an amended Security Certificate signed by each Borrower and the Issuer to the Security Trustee.

At any time prior to the Security Trustee taking any steps to enforce the Unallocated Pool, upon receiving instructions from the relevant Borrower or Eligible Group Member, the Security Trustee shall release the benefit of any encumbrance, rights or obligations held by it over the Unallocated Pool.

Any such release or reallocation will be subject to the requirements set out in the Loan Agreements (see "*Description of the Loan Agreements*" above).

Governing Law

Each Security Trust Deed is, or will be, governed by and shall be construed in accordance with English law.

Enforcement of security and application of proceeds

Enforcement of Issuer Security

In enforcing the Issuer Security (including the Issuer's rights, title and interests in the Security Trust Deeds and the Security Agreements insofar as they relate to the Bonds) the Bond Trustee may act in its discretion. It is, however, required to take action, pursuant to Condition 12.2 (*Enforcement*), where so directed by the requisite majority of the Bondholders provided, however, that it is secured and/or indemnified and/or pre-funded to its satisfaction.

The proceeds of enforcement of the Issuer Security will be applied by the Bond Trustee in accordance with the Post-enforcement Priority of Payment (see Condition 5.2 (*Post-enforcement*)).

Enforcement of Security Documents

Each Security Agreement provides, or will provide, that at any time after an Enforcement Event has occurred under any Loan Agreement which is secured pursuant to the relevant Security Trust Deed (including the Original Loan Agreement), the security created by or pursuant to such Security Agreement will be immediately enforceable and the Security Trustee may enforce all or any part of such security in such manner as the lender(s) under the relevant Loan Agreement (including the Original Loan Agreement) direct subject to the terms of the relevant Loan Agreement.

The Security Agreements further shall entitle the Security Trustee and, *inter alios*, the Issuer to be indemnified out of the Security Assets in respect of, *inter alia*, all liabilities and expenses properly incurred by them in the execution or purported execution in good faith of any of the powers, authorities or discretions vested in them pursuant to the Security Agreements.

Pursuant to Clause 6.2 of the Peabody Security Trust Deed (or the corresponding clause in the relevant Additional Security Trust Deed, as applicable), the Security Trustee shall only be required to take action to enforce or protect the security in respect of the Loan Agreements if so instructed by the Issuer (and then only if it has been indemnified and/or secured to its satisfaction).

In respect of instructions given by the Issuer, the Issuer has assigned its rights under, *inter alia*, the Security Trust Deeds and the Security Agreements to the Bond Trustee and, pursuant to Condition 6.3 (*Loan Agreements, Security Agreements and Security Trust Deeds Consents Covenant*), and the Issuer has covenanted not to take any action or direct the Security Trustee to take any action pursuant thereto except with the prior consent of the Bond Trustee. The Bond Trustee may, but is not obliged to, seek the consent of the Bondholders in accordance with the Bond Trust Deed prior to giving any such consent.

Application of Proceeds - Security Agreements

The Original Fixed Charge provides, and each Additional Security Agreement in the form of a fixed charge will provide, that any moneys received by the Security Trustee pursuant to the enforcement of the security constituted by or pursuant to the relevant Security Agreement shall be applied by the Security Trustee in the following order of priority:

- (a) in satisfaction of or provision for all costs, charges and expenses incurred and payments made by the Security Trustee or any Receiver appointed under such Security Agreement and of all remuneration due under such Security Agreement together with interest on the foregoing (as well after as before judgment and payable on demand) at the Default Rate from the date the same became due and payable by the Borrower until the date the same are unconditionally and irrevocably paid and discharged in full;
- (b) in or towards payment of the Secured Liabilities or such part of them as is then due and payable; and
- (c) in payment of the surplus (if any) to the Borrower or other person entitled thereto.

Application of Proceeds - Security Trust Deeds

The Peabody Security Trust Deed provides and each Additional Security Trust Deed will provide, that upon the enforcement of any of the security constituted by or pursuant to any of the relevant Security Documents, and after satisfying claims which at law rank in priority to sums owing under or in respect of any of the Relevant Documents, the Security Trustee shall apply all Proceeds and all money derived therefrom:

- (a) in respect of Allocated Properties in the following order:
 - (i) first, in or towards payment of all Relevant Trustee Costs relating to that pool of Allocated Properties and to the extent the Security Trustee has received payment from an Instructing Party pursuant to its indemnity, the Security Trustee will pay such Proceeds to that Instructing Party;
 - (ii) second, in relation to the obligations owed by the Borrower under the relevant Finance Document to which, at the relevant time, that pool of Allocated Properties has been designated towards payment of the Designated Debt attributable to the Beneficiary or Beneficiaries which are party to that Finance Document; and
 - (iii) third: (A) in the event that at the relevant time there are no other Beneficiaries with an outstanding Shortfall Amount, in payment of the surplus (if any) to the relevant Borrower or Eligible Group Member; or (B) in the event that at the relevant time there are any Beneficiaries with an outstanding Shortfall Amount, then any such surplus shall be held by the Security Trustee to the order of such Affected Beneficiaries to be applied in

discharge of such Shortfall Amount(s) in accordance with the provisions of subparagraph (2) of paragraph (b) below; and

- (b) any moneys received by the Security Trustee or by any Receiver appointed by it pursuant to any Security Document in respect of any Unallocated Pool (together with the Related Security Assets) shall be applied by the Security Trustee in the following order:
 - (i) first, in or towards payment of all Relevant Trustee Costs relating to the Unallocated Pool;
 - (ii) second, in or towards payment to each Affected Beneficiary of an amount equal to the Shortfall Amount owed to that Affected Beneficiary and, where it is determined that there would be insufficient Security Assets in the Unallocated Pool to discharge the Shortfall Amount of each Affected Beneficiary requiring an application to be made to it, then the Proceeds from the Unallocated Pool and all monies derived therefrom shall be apportioned pro rata between the Affected Beneficiaries by reference to the proportion which the Liabilities owed to each Affected Beneficiary bear to the aggregate Liabilities owed to all Affected Beneficiaries at the time of such application; and
 - (iii) third, in payment of any surplus to the relevant Borrower or Eligible Group Member.

Description of the Account Agreement and the Custody Agreement

The Issuer has appointed The Bank of New York Mellon, London Branch, a banking corporation organised under the laws of the State of New York and operating through its branch in London at One Canada Square, London E14 5AL, United Kingdom, as its Account Bank pursuant to the Account Agreement and its Custodian pursuant to the Custody Agreement, in each case in relation to the issue of the Bonds.

The Bank of New York Mellon, a wholly owned subsidiary of The Bank of New York Mellon Corporation, is incorporated, with limited liability by Charter, under the Laws of the State of New York by special act of the New York State Legislature, Chapter 616 of the Laws of 1871, with its head office at 240 Greenwich Street, New York, NY 10286, USA and having a branch registered in England and Wales with FC Number 005522 and BR Number 000818 with its principal office in the United Kingdom at One Canada Square, London E14 5AL.

The Bank of New York Mellon's corporate trust business services all major debt categories, including corporate and municipal debt, mortgage-backed and asset-backed securities, collateralised debt obligations, derivative securities and international debt offerings. The Bank of New York Mellon's corporate trust and agency services are delivered through The Bank of New York Mellon and The Bank of New York Mellon Trust Company, N.A.

The Bank of New York Mellon delivers investment management and investment services in 35 countries and more than 100 markets to institutions, corporations and individual investors. As of 31 December 2020, The Bank of New York Mellon had \$41.1 trillion in assets under custody and/or administration, and \$2.2 trillion in assets under management. BNY Mellon is the corporate brand of The Bank of New York Mellon Corporation (NYSE: BK). Additional information is available at www.bnymellon.com.

The following description of the Account Agreement and the Custody Agreement consists of a summary of certain provisions of the Account Agreement and the Custody Agreement and is qualified by reference to the detailed provisions thereof. The Account Agreement and the Custody Agreement are not, however, incorporated by reference into, and therefore do not form part of, these Admission Particulars.

Definitions used in this section but not otherwise defined in these Admission Particulars have the meanings given to them in the Account Agreement and the Custody Agreement.

Account Agreement

Accounts

The Account Bank shall maintain three accounts for the Issuer in respect of the Bonds: the Transaction Account, the Initial Cash Security Account and the Ongoing Cash Security Account.

Initial Deposits

Pursuant to the Account Agreement, the Issuer shall on the Issue Date:

- (a) credit the Initial Cash Security Account with the Retained Proceeds (if any) to the extent that such amount is not invested directly in Permitted Investments which are deposited in the Initial Cash Security Custody Sub-Account; and
- (b) credit the Transaction Account with the net issue proceeds of the Bonds less the Retained Proceeds (if any) to the extent that such amount is not paid directly to or to the order of the Original Borrower pursuant to, and in accordance with, the Original Loan Agreement.

The Issuer shall, upon receipt, credit to the Ongoing Cash Security Account all amounts received from a Borrower pursuant to Clause 11.3 (*Charged Cash*) of the Original Loan Agreement and the corresponding clause of any Additional Loan Agreement.

Future Deposits and Withdrawals

The Issuer has covenanted, pursuant to the Bond Trust Deed, that:

- (a) prior to the enforcement of the Issuer Security, payments from the Initial Cash Security Account shall only be made to fund:
 - (i) the Commitments pursuant to, and in accordance with the terms of, the Loan Agreements;
 - (ii) payment to a Borrower or another member of the Peabody Group in respect of any Bonds surrendered for cancellation in accordance with the Loan Agreements;
 - (iii) the purchase of Permitted Investments pursuant to the Custody Agreement; or
 - (iv) redemptions of the Bonds in accordance with the Conditions;
- (b) it shall sell or otherwise dispose of all Permitted Investments standing to the credit of the Initial Cash Security Custody Sub-Account and shall transfer all moneys standing to the credit of the Initial Cash Security Cash Sub-Account (if any) to the Transaction Account, in each case on the date falling five Business Days prior to the Loan Maturity Date;
- (c) prior to the enforcement of the Issuer Security, payments from the Ongoing Cash Security Account shall only be made to a Borrower pursuant to, and in accordance with the terms of, the relevant Loan Agreement or to purchase Permitted Investments in accordance with the Custody Agreement; and
- (d) no payments from the Transaction Account will be made other than in accordance with the Conditions and the Issuer has undertaken to procure that amounts are paid into and out of the Transaction Account only in accordance with the Conditions, the Account Agreement and the Agency Agreement.

The Account Bank is under no obligation to monitor compliance with the above covenants.

Interest

Any monies standing to the credit of the Transaction Account, the Initial Cash Security Account and/or the Ongoing Cash Security Account will, subject to the Account Agreement, earn interest at the positive, negative or zero rate(s) set by the Account Bank in the deposit terms and conditions issued by it from time to time.

Pursuant to the Account Agreement, interest accrued on the Transaction Account and the Initial Cash Security Account shall be credited to, or debited from, the Transaction Account and interest accrued on the Ongoing Cash Security Account shall be credited to, or debited from, the Ongoing Cash Security Account.

Change of Account Bank

The appointment of the Account Bank may, with the prior written approval of the Bond Trustee, be terminated upon 30 days' written notice (subject to the appointment of a replacement Account Bank) or forthwith at any time the Account Bank is adjudged bankrupt or insolvent. The appointment of the Account Bank shall also be terminated in the event that the short-term senior, unsecured and unguaranteed indebtedness rating of the Account Bank as assigned by Moody's or S&P falls below "P-1" or "A1", respectively, or is withdrawn and there are amounts standing to the credit of the Initial Cash Security Account and/or the Ongoing Cash Security Account (subject to the appointment of a replacement Account Bank).

The Account Bank may resign its appointment upon giving at least 45 days' written notice (subject to the appointment of a replacement Account Bank), provided that if the Account Bank shall resign due to a change in any applicable law or regulation to which the Account Bank may be subject and such change cause the performance by the Account Bank of its duties under the Account Agreement to be in violation of such law or regulation, such resignation shall take place immediately.

Pursuant to the Account Agreement, the appointment of any replacement Account Bank shall be subject to the prior written approval of the Bond Trustee, be on substantially the same terms as the Account Agreement and be subject to the condition that it must have a short-term senior, unsecured and unguaranteed indebtedness rating of no less than "P-1" from Moody's and "A1" from S&P.

Custody Agreement

Custody Account

Pursuant to the Custody Agreement, the Custodian shall, subject to receipt of such documents as it may require, open, in the name of the Issuer, the Ongoing Cash Security Custody Sub-Account and the Initial Cash Security Custody Sub-Account (the **Custody Sub-Accounts**) and the Ongoing Cash Security Sub-Account and the Initial Cash Security Cash Sub-Account (the **Cash Sub-Accounts** and, together with the Custody Sub-Accounts, the **Custody Account**).

Payments and Delivery

The Issuer has authorised the Custodian to make payments and delivery out of the Custody Account only for the purpose of any acquisition or sale of Permitted Investments or as provided below.

Pursuant to the Custody Agreement, unless otherwise instructed pursuant to Instructions to make a payment out of the proceeds of any Distributions in respect of Permitted Investments purchased by or on behalf of the Issuer in the settlement of an acquisition of other Permitted Investments on or prior to the date of receipt of such Permitted Investments (subject as provided below), the Issuer has agreed to give Instructions to the Custodian, forthwith upon receipt by the Custodian of any Distributions, to transfer:

- (a) all Distributions credited to the Ongoing Cash Security Sub-Account to the Ongoing Cash Security Account;
- (b) all Distributions (including any amount representing Permitted Investment Profit (if any)) credited to the Initial Cash Security Cash Sub-Account (other than Distributions which represent redemption and/or sale proceeds less any Permitted Investment Profit (if any)) to the Transaction Account; and

- (c) all Distributions credited to the Initial Cash Security Cash Sub-Account (other than those to be credited to the Transaction Account pursuant to (b) above) to the Initial Cash Security Account,

subject, in each case, to withholding as required by applicable tax laws.

The Issuer has agreed that it shall not instruct the Custodian pursuant to Instructions to make a payment out of the proceeds of any Distributions standing to the credit of the Initial Cash Security Cash Sub-Account other than Distributions which represent redemption and/or sale proceeds (but excluding any amount representing Permitted Investment Profit (if any)) and that such amounts shall forthwith upon receipt be transferred to the Transaction Account in accordance with (b) above.

Interest

Any monies standing to the credit of the Ongoing Cash Sub-Account and the Initial Cash Security Cash Sub-Account will, subject to the Custody Agreement, earn interest at the positive, negative or zero rate(s) set by Custodian in the deposit terms and conditions issued by it from time to time.

Change of Custodian

The appointment of the Custodian may, with the prior written approval of the Bond Trustee, be terminated upon 30 days' written notice (subject to the appointment of a replacement Custodian) or forthwith at any time the Custodian is adjudged bankrupt or insolvent. The appointment of the Custodian shall also be terminated in the event that the short-term senior, unsecured and unguaranteed indebtedness rating of the Custodian as assigned by Moody's or S&P falls below "P-1" or "A1", respectively, or is withdrawn and there are Permitted Investments standing to the credit of the Custody Account (subject to the appointment of a replacement Custodian).

The Custodian may resign its appointment upon giving at least 45 days' written notice to the Issuer and the Bond Trustee (subject to the appointment of a replacement Custodian), provided that if the Custodian shall resign due to a change in any applicable law or regulation to which the Custodian may be subject and such change causes the performance by the Custodian of its duties under the Custody Agreement to be in violation of such law or regulation, such resignation shall take effect immediately.

Pursuant to the Custody Agreement, the appointment of any replacement Custodian shall be subject to the prior written consent of the Bond Trustee, be on substantially the same terms as the Custody Agreement and be subject to the condition that it must have a short-term senior, unsecured and unguaranteed indebtedness rating of no less than "P-1" from Moody's and "A1" from S&P.

Description of the Issuer

Incorporation and Status

Peabody Capital No 2 plc (the **Issuer**) is a public limited company duly incorporated in England and Wales with registered number 08782139 on 19 November 2013 under the Companies Act 2006.

The registered address of the Issuer is Minster Court, 45 Westminster Bridge Road, London SE1 7JB. The telephone number of its registered address is 020 7021 4000.

The Issuer has no subsidiaries.

Principal Activities

The Issuer is a special purpose vehicle established for the purpose of issuing asset backed securities (including the Bonds) and incurring other indebtedness (including other secured indebtedness but subject to the covenant set out in Condition 6.1 (*General Covenants*)), and lending the proceeds thereof to members of the Peabody Group to be applied in accordance with the relevant borrower's constitutive documents.

Directors

The directors of the Issuer and their principal activities outside of the Issuer are as follows:

Name	Other Principal Activities
The Lord Robert Kerslake	Chair of the Original Borrower Director and Chair of the Centre for Governance & Scrutiny Cross-bench Peer of the House of Lords Director of Be First Developments (Muller) Limited Chair of Be First (Regeneration) Limited Director of Endcliffe Consultancy Limited Chair of Sheffield Theatres Trust Director of Sheffield Theatres Crucible Trust Chair of New Economics Foundation Chair of UK2070 Commission Board Member of Housing Finance Institute Trustee of the David and Jane Richards Family Foundation Trustee of the Academy of Social Sciences Chair of the Board of Governors at Sheffield Hallam University Chair of Pagabo procurement provider Chair of the Stockport Metropolitan Development Corporation Member of the Advisory Board of HomeNow Chair of the UK's Real Estate Investment & Infrastructure Forum (UKREiIF) Advisory Committee
Ian Peters	Vice Chair of the Original Borrower Chair of Floow Limited Chair of Advizzo Limited Chair of Friends of Peterhouse Limited Director of Barts Charity

Chair of Ensek Limited
Chair of Agility Impact Holdings Limited
Chair of UK Health Security Agency
Chair of AgilityECO
Chair of IMServ
Chair of Clef House Limited

Eamonn Hughes

Chief Financial Officer of the Original Borrower

The business address of each of the above directors is Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

The secretary of the Issuer is Sarah Cameron whose business address is at Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

Subject as follows, there are no potential conflicts of interest between any duties to the Issuer of the directors of the Issuer and their private interests and/or duties. However, The Lord Robert Kerslake and Ian Peters are also board members of the Original Borrower and Eamonn Hughes is also an employee of the Original Borrower. A conflict of interests could therefore arise if, for example, these directors are required to approve any transactions between the Issuer and the Original Borrower, such as the Original Loan Agreement. However, the Issuer's articles of association provide that, so long as directors disclose the nature and extent of such a conflict, they may nevertheless vote on behalf of the Issuer in respect of such transactions. Acting in such capacity there is an overriding duty to act in the best interests of the Issuer.

The Issuer has no employees but has available to it the treasury and business resources of the Original Borrower to enable it to administer its business and perform its obligations.

Share Capital and Major Shareholders

As at 31 March 2021, the entire issued share capital of the Issuer comprised 50,000 ordinary shares of £1 each, all of which are fully paid up.

The Original Borrower holds all 50,000 of the shares of the Issuer directly.

The Original Borrower exercises control over the Issuer through its ownership of the Issuer.

Description of the Original Borrower and the Peabody Group

The Peabody Group

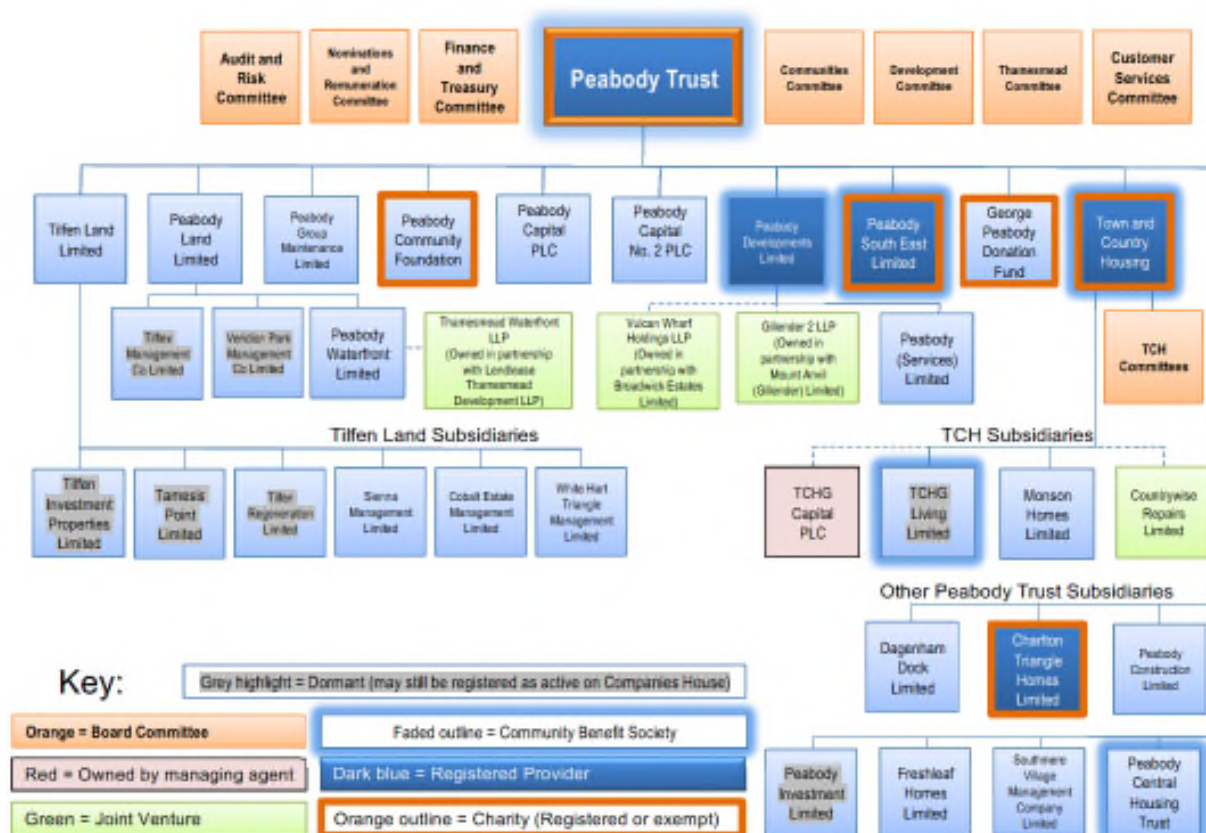
Background and history

Originally founded in 1862 as the Peabody Donation Fund, the Peabody Group is one of London's oldest and largest charitable housing association groups. The Peabody Group (of which the Original Borrower is the parent) provides homes and services to more than 155,000 residents and 16,000 care home services customers; owns and manages over 67,000 homes across London and the South East; and employs over 3,000 people.

The Peabody Group works with government and a range of voluntary, private and public sector partners to bring services to its residents and others in communities where it works.

The Peabody Group's portfolio comprises a significant number of properties in London and the South East. Most are in central and inner London, with over 5,750 properties built before 1900 and 2,300 of these built before 1875. The Peabody Group plays a significant role in London's housing with a presence in 29 boroughs. The Peabody Group is believed to be largest landlord in 5 boroughs and in the top 3 in a further 13. The majority of its properties are on estates with open, communal green spaces, although they also include a number of street properties. 72 per cent. of the Peabody Group's homes are let at a social or affordable rent. The vast majority of its social rent homes are let on a lifetime tenancy.

Group Structure



Objectives

The objectives and priorities of the Peabody Group are set out in a rolling three-year group strategy that is reviewed annually and approved by the Original Borrower's board. The group strategy incorporates the culture, IT, finances and governance required to deliver the strategy and a detailed delivery plan for the forthcoming year. It also incorporates the financial plan which is built around the following three objectives:

- to maintain an investment grade proposition
- to protect Peabody Group's capital and social housing assets
- to deliver more affordable homes

Development of Thamesmead

The Peabody Group owns 65 per cent. of the land in Thamesmead, which is an area of South-East London spanning the London Boroughs of Bexley and Greenwich and comprising 760 hectares. The Peabody Group is set to deliver more than 2,500 new homes over the next 10 years as part of the GLA's Housing Zones programme. This target sits alongside an extensive programme of investment by the Original Borrower into existing buildings (the Original Borrower currently owns around 5,200 homes in the area), including a substantial refurbishment, repairs and maintenance programme as well as improvements to the public realm.

In total the view of the Peabody Group is that, over the next 30 years, Thamesmead offers the potential for at least an additional 20,000 new homes, the creation of many new jobs and a new leisure, cultural and commercial offer for the town. By 2050, Thamesmead could be a home for up to 100,000 people.

In 2019/20 Peabody Waterfront Limited, a subsidiary of the Original Borrower, formed a new 50/50 joint venture partnership with international property and infrastructure group, Lendlease. As part of the joint venture partnership, the Peabody Group plans to deliver an £8 billion development at Thamesmead Waterfront. This transformational scheme will include a minimum of 11,500 homes and will make a significant contribution to the continuing economic regeneration of East London and the Thames Estuary.

The Peabody Group will consider a variety of funding options to help deliver long-term transformational change in Thamesmead. It has a 'whole place' approach to the regeneration of Thamesmead and real and widespread change is already underway. The Peabody Group is building new homes, refurbishing existing homes and working with the community to create a better place to live for the 45,000 residents currently living there.

The recently-completed The Reach development comprises 66 affordable homes built on a previously unused site in West Thamesmead and provides much-needed, high-quality affordable properties. Designed by award-winning architects Pitman Tozer, The Reach has won the award for Best Affordable Housing Development costing less than £20 million.

As part of the wider progress being made towards the target of providing 1,600 homes at Southmere in South Thamesmead, the Peabody Group has also recently finished building 130 new homes in Southmere along with a new library (The NEST), a public square and a commercial space as part of long-term regeneration plans for the area. The new homes are comprised of 45 per cent. affordable housing (affordable rent, shared ownership and shared equity) and will have access to podium gardens, a children's playground and Southmere Lake, where there has been recent investment to improve the water quality with floating reed beds, a 23-metre high fountain and a new wildlife habitat. These new

homes are centred around a new public square, Cygnet Square, which will have retail shops, restaurants, cafes and community amenities for residents on their doorstep.

This scheme demonstrates Peabody Group's green infrastructure framework, Living in the Landscape, which captures its strategic approach to managing unique blue and green spaces in Thamesmead (250 hectares including 50,000 trees, 5 lakes and 7 kilometres of canals) and guides its work to mitigate the impact of climate change, setting out how the Peabody Group intends to protect, maintain and enhance the natural environment for the benefit of everyone.

Dagenham

In partnership with the Mayor of London, the Peabody Group plans to deliver over 3,100 new homes on the former Dagenham Stamping Plant car works site in East London. 1,550 of the homes will be affordable as part of the Peabody Group's strategic partnership with the Mayor of London. The strategic partnership involves the Peabody Group and the Mayor of London working together to starting work on 7,000 new affordable homes in London by 2023.

Holloway

At the former Holloway Prison site, following extensive consultation with the local community, the Peabody Group are in the planning application process for a 60 per cent. affordable housing led scheme. The plans would see the historic site opened to the public for the first time and will deliver a significant number of new homes, including 415 at social rent. Included in the plans are a 1.4 acre public park, a 1,489 sqm Women's Building and new commercial spaces.

Development

More broadly, the Peabody Group aims to help tackle London's housing needs through its development pipeline. The Peabody Group has won a number of recent awards for its developments. In 2021, these included:

- British Homes Awards - Apartment of the Year – Motion (Lea Bridge Road)
- Inside Housing Development Awards - Best Affordable Housing Development – The Reach
- BALI National Landscape Awards - Hard Landscaping Construction (non-domestic) - Southmere
- Evening Standard New Homes Awards - Best Regeneration project: Southmere
- Evening Standard New Homes Awards - Best Family Home: Stonelea Gardens
- First Time Buyer Reader's Awards - Best First Time Buyer Apartment: Southmere (highly commended)

The Peabody Group is seeking to deliver 2,300 new homes a year by 2024 (which number includes the Thamesmead development activity described above) predominantly through its development subsidiary Peabody Developments Limited. Whilst the exact proportion will vary according to the specific development and the level of grant available, approximately 40 per cent. of these new properties will be built for social rent, 40 per cent. for shared ownership and 20 per cent. for market sale, with minor variations anticipated to these proportions to allow for the inclusion of a small number of market rent and supported housing units. The Peabody Group's land led development approach has been designed to allow some flexibility in a focused development pipeline and is intended to help to manage development risk in economic downturns.

In 2021, the Peabody Group delivered 1,176 new homes of which 374 were shared ownership, 357 were for "London Affordable Rent", 183 for social rent, 144 for market sale, 115 for intermediate market rent and 3 for market rent.

With the recent focus on building safety and also following the challenges of Covid-19 pandemic the Peabody Group's development plan has been adjusted to react to these circumstances whilst also taking into account sustainability requirements. The Peabody Group intends to continue directing appropriate resources to building safety spending, planned improvement works and responsive repairs activity alongside its asset management programme (which includes works that could not be delivered on a timely basis as a result of the Covid-19 pandemic). The Peabody Group's ambition remains to build more social housing with an emphasis on a long-term commitment to place and stewardship. Opportunities are in place including Holloway, Dagenham and Thamesmead mentioned above; in the opinion of the Peabody Group these demonstrate its approach to working flexibly with grant funding available and its strong relationships with the Mayor of London and the Greater London Authority which have released funds to deliver more social housing.

Over the course of its current development strategy the Peabody Group intends to focus its activities on creating great quality places built to EPC B and above, with the majority of the pipeline being schemes of 200 homes or more with the Peabody Group as the long-term steward. With planned further investment, including seeking to unlock value contained in existing estates through regeneration, the Peabody Group seeks to achieve net zero carbon in its rented properties by 2050, with its housing stock being on average at the EPC B level by this point to assist in delivering this aim. In addition to improving the energy efficiency of homes, in support of its ambition to achieve net carbon zero by 2050 the Peabody Group:

- has a programme to convert its vehicle fleet to electric;
- has started installing electric vehicle charging points on its estates; and
- has established a dedicated Home Energy Advice service as part of the its tenant service offerings, which as at the date of these Admission Particulars helped has 200 residents save on average £144 each per annum.

The Peabody Group housing stock as at 31 March 2021 has a SAP rating of 71.7 which can be split into the following EPC bands:

EPC Ratings on Properties	No.	%
EPC A	222	0.3
EPC B	7,665	11.9
EPC C	38,856	60.3
EPC D	15,992	24.8
EPC E	1,492	2.3
EPC F	208	0.3
EPC G	35	0.1

To deliver its ambition the Peabody Group intends to work in partnership with the Government, the Greater London Authority, other local authorities, selected private developers, the health sector and other locally-based third sector organisations. The Peabody Group seeks to be proactively engaged, having regular consultations with its partners and responding to policy makers and legislators.

Corporate Rating

The Original Borrower has a credit rating of "A3" from Moody's and "A-" from S&P.

The Original Borrower

Incorporation and Status

The Original Borrower is a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014 (with registered number 7741); is registered with the Regulator under the Housing and Regeneration Act 2008, as amended by the Localism Act 2011; has exempt charitable status; and is affiliated to the National Housing Federation.

The Original Borrower was formed on 29 March 2018 as a result of the amalgamation of Peabody Trust 2018 (**Peabody 2018**), Family Mosaic Housing (**Family Mosaic**) and Gallions Housing Association Limited (**Gallions**). The Original Borrower's charitable objectives are to work within Greater London and its environs for the relief of poverty and providing services to those who are aged, disabled, chronically sick and those in hardship or distress. This area is defined as counties within or intersected by a 50 mile radius of the Royal Exchange of London. The Original Borrower is one of the largest housing organisations in the country.

Gallions became a subsidiary of Peabody 2018's predecessor entity in early 2014, increasing the size of the Peabody Group to 27,000 homes. Through Gallions, the Peabody Group obtained significant assets in the Thamesmead area. Gallions retained its separate registered provider and subsidiary status until completion of the amalgamation in 2018.

Peabody 2018 (then known as Peabody Trust 2015) was formed on 12 October 2015 and, on 11 November 2016, received a transfer of substantially all of the assets and liabilities of the Governors of the Peabody Trust (previously the parent entity of the Peabody Group, but which continues to be a member of the Peabody Group and is now known as the George Peabody Donation Fund). Peabody 2018 (and therefore, subsequently, the Original Borrower) was the successor body to the entity constituted under the Peabody Donation Fund Act 1948 and the assets originally gifted by George Peabody to the Peabody Donation Fund in 1862.

Family Mosaic was originally created through the amalgamation of Family Housing Association and Mosaic Housing Association in 2006. On 30 June 2017, Family Mosaic became a subsidiary of Peabody 2018 (as a precursor to the full amalgamation), bringing together two of London's largest housing association groups and resulting in a group responsible for more than 55,000 homes and 111,000 residents.

The bringing together of Peabody 2018 (and its subsidiary Gallions) and Family Mosaic was driven by a desire to deliver more homes than any of those parties could deliver alone, and to best serve the interests of their respective residents. Since the amalgamation, the Peabody Group has continued to deliver more homes and is now responsible for 67,000 homes and 155,000 residents.

Town and Country Housing (**TCH**), a Kent-based housing association, became a member of the Peabody Group on 9 May 2019. TCH joined the Peabody Group to deliver more affordable homes in the South East and retains its own executive team and board but with representation on each from the board of the Original Borrower.

It is anticipated that, on or around 31 March 2022, the Original Borrower will accept a transfer of engagements from its existing subsidiary, Peabody South East, in order to simplify the number of

registered providers in the Peabody Group prior to the Subsidiary Relationship and the Proposed Merger.

The registered address of the Original Borrower is Minster Court, 45 Westminster Bridge Road, London SE1 7JB. The telephone number of its registered address is 020 7021 4000.

Catalyst merger

On 29 September 2021 the board of the Original Borrower resolved that Catalyst Housing Limited (**Catalyst**) and its subsidiary entities (together, the **Catalyst Group**) become subsidiary entities of the Original Borrower. It is expected by the Original Borrower that Catalyst will become a subsidiary of the Original Borrower on 1 April 2022 (the **Subsidiary Relationship**).

The executive team and board of the Original Borrower will change from the Subsidiary Relationship Registration Date. The proposed changes to the board and Executive Team structure are detailed below.

The boards of the Original Borrower and Catalyst further intend that there will be a subsequent legal merger of the Original Borrower and Catalyst. It is anticipated that this will be effected through a transfer of the engagements of Catalyst to the Original Borrower at the beginning of the financial year ending 31 March 2024 (the **Proposed Merger**).

The completion of the Subsidiary Relationship is subject to:

- (a) the consent of lenders as documented in the extant funding agreements and/ or consent letters relating thereto for both the Original Borrower and members of the Catalyst Group;
- (b) Catalyst amending its registered rules in order to become a subsidiary of the Original Borrower (the **Subsidiary Rule Change**);
- (c) the shareholders of Catalyst approving the Subsidiary Rule Change at a special general meeting (and not subsequently at any point revoking that approval prior to its registration); and
- (d) the registration of the Subsidiary Rule Change with the Financial Conduct Authority in its capacity as the registrar for mutual societies (the **Subsidiary Relationship Registration Date**).

The completion of the Proposed Merger (assuming the Proposed Merger is effected by way of transfer of engagements, which may or may not be the case) is subject to the usual processes and procedures as well as necessary consents which may or may not be forthcoming.

The Proposed Merger will bring an increase in the Peabody Group's asset base from which existing services and development activity can be delivered. As such, the view of the boards of each respective group is that the coming together of the groups will create a new organisation with greater resilience, scale and local presence. Following completion of the Proposed Merger it is intended that the Peabody Group will focus on delivering a locality model that will seek to develop better connection with customers and communities alongside a stronger local presence. The Proposed Merger is intended to enable the Peabody Group to invest and innovate more in better quality, services and customer experience, homes, technology and people. The Proposed Merger should also create an organisation that has influence at a national and local level with the chance to reflect the diverse experiences of over 200,000 customers to make a positive impact.

Catalyst has a current credit rating of "A-" from S&P.

Principal Activities of the Original Borrower

The Original Borrower has five key areas of activity, benefiting directly and indirectly both its residents and the wider London population:

- the provision of rented housing for those who need them most;
- the provision of supported housing and care for those who need additional support;
- the provision of low cost home ownership, particularly shared ownership;
- the delivery of community regeneration activities such as the provision of learning opportunities and access to ICT training and accreditation; and
- the development of new homes for a range of tenures to meet housing need in London and the South East (some of which is delivered by the Original Borrower's subsidiaries).

The Original Borrower has a dedicated Community Services directorate established to tackle poverty at its roots – poor education, low skills and lack of opportunity. Working on and around its estates in some of the most deprived areas of London, the Original Borrower is well placed to reach the most excluded and to ensure that services are accessible by taking support right into the heart of the community. The directorate also provides support services to those who need them, for residents of the Original Borrower and others.

Objectives

The Original Borrower's mission is to "help people make the most of their lives by providing good quality homes, working with communities and promoting wellbeing." As part of this, the Original Borrower strives to do things in a way which adds the most value for its residents and its communities.

The Original Borrower has four overarching priorities that reflect how it intends to fulfil its mission. These are to:

- develop and deliver reliably good modern services;
- build and maintain the best quality developments;
- work with local communities and build long term partnerships; and
- grow and use its position of influence to create positive change.

Board and executive team – pre merger

The board members of the Original Borrower and their principal activities outside the Original Borrower, where these are significant with respect to the Original Borrower, are as follows:

Name	Other Principal Activities
The Lord Robert Kerslake	Director of the Issuer Director and Chair of the Centre for Governance & Scrutiny Cross-bench Peer of the House of Lords Director of Be First Developments (Muller) Limited Chair of Be First (Regeneration) Limited Director of Endcliffe Consultancy Limited Chair of Sheffield Theatres Trust Director of Sheffield Theatres Crucible Trust Chair of New Economics Foundation Chair of UK2070 Commission Board Member of Housing Finance Institute Trustee of the David and Jane Richards Family Foundation Trustee of the Academy of Social Sciences Chair of the Board of Governors at Sheffield Hallam University Chair of Pagabo procurement provider Chair of the Stockport Metropolitan Development Corporation Member of the Advisory Board of HomeNow Chair of the UK's Real Estate Investment & Infrastructure Forum (UKREiIF) Advisory Committee
Ian Peters	Director of the Issuer Chair of Floow Limited Chair of Advizzo Limited Chair of Friends of Peterhouse Limited Director of Barts Charity Chair of Ensek Limited Chair of Clef House Limited Chair of Agility Impact Holdings Limited Chair of UK Health Security Agency Chair of AgilityECO Chair of IMServ
Peter Baffoe	Tenant of the Original Borrower Board Member of Peabody South East Trustee of Southwark and Deptford Methodist Church
Helen Edwards	Chair of Recovery Focus Non-Executive Director of Social Finance Limited Non-executive director of South London and the Maudsley Foundation Trust
David Hardy	Director of Penn Torr Limited Member of the Council and Finance Committee at the University of Bath

Name	Other Principal Activities
Paul Loft	Board Member of Solicitors' Regulatory Authority Director of MHSL Field Nominee Limited Director of Moreton Hall School Limited Director of Moreton Hall School Trust Limited Trustee of the Black Stork Charity
Zebrina Hanly	Tenant of the Original Borrower Member of Valley House Housing Association
Deirdre Moss	Director of DG Coaching Limited Director of ADM Advisory Limited

The business address of each of the above directors is Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

The executive team of the Original Borrower comprises:

- Ian McDermott as Chief Executive on secondment from Catalyst (Ian remains an employee of Catalyst prior to completion of the Subsidiary Relationship);
- Eamonn Hughes as Chief Financial Officer;
- Ashling Fox as Chief Operating Officer;
- Stephen Burns as Executive Director Care and Communities;
- Dick Mortimer as Executive Director Development;
- David Lavarack as Executive Director Corporate Services;
- John Lewis as Executive Director Thamesmead; and
- Bob Heapy as Chief Executive Officer of Town and Country Housing.

The secretary of the Original Borrower is Sarah Cameron whose business address is Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

Subject as follows, there are no potential conflicts of interest between any duties to the Original Borrower of the board members of the Original Borrower and their private interests and/or duties.

The Lord Robert Kerslake and Ian Peters are also directors of the Issuer. A conflict of interests could therefore arise if, for example, these board members are required to approve any transactions between the Original Borrower and the Issuer, such as the Original Loan Agreement or the provision of security pursuant to the Peabody Security Trust Deed. However, the Original Borrower's rules provide that board members are deemed not to have a conflict of interest or loyalties where they are a board member or director of another Peabody Group member.

Zebrina Hanly and Peter Baffoe are resident board members. They have a potential conflict of interest in their capacity as members of the board of the Original Borrower and their status as tenants of the Original Borrower because of the impact that the decisions of the board of the Original Borrower may have on their day-to-day living as a resident. However, the Original Borrower's rules provide that board members are deemed not to have a conflict of interest in any decision affecting all or a substantial number of residents.

Board and executive team – post registration of the Subsidiary Rule Change

Following the registration of the Subsidiary Rule Change, the board members of the Original Borrower and their principal activities outside the Original Borrower, where these are significant with respect to the Original Borrower, will be as follows:

Name	Other Principal Activities
The Lord Robert Kerslake	As above
Ravi Rajagopal	Chair and director of Fortis Healthcare Limited Chair and director of SRL Limited Director and audit chair of Airtel Africa plc Director and audit chair of Vedanta Resources Ltd Chair and director of JM Financial Singapore Pte Ltd Board member of Pratham, UK Director of Fortis Hospitals Limited Director of Fortis Malar Hospitals Limited Association member of BUPA Trustee of the Science Museum Foundation Trustee of Gopalapuram Education Society
Ian Peters	As above
Ian McDermott	Board member of the Chartered Institute of Housing
Jennifer Daly	Director of Taylor Wimpey UK Limited Director of Taylor Wimpey PLC Director of Taylor Wimpey Developments Limited Director of Taylor Wimpey Holdings Limited Director of New Homes Quality Board Limited
Peter Baffoe	As above
Helen Edwards	As above
David Hardy	As above
Paul Loft	As above
Phillipa Aitken	Non-executive director of Camden & Islington NHS Foundation Trust Non-executive director of Apollo House Management Company Limited
Zebrina Hanly	As above
Deirdre Moss	As above
Terry Hartwell	Director of Kenham Developments Limited Member of the Council, Finance Committee and Remuneration Committee of the University of Bradford

Name	Other Principal Activities
Cary Wakefield	Director, Direct Fabrics Limited Chief Executive Officer, Ovarian Cancer Action
Graham Woolfman	Director of Woolfman's Limited Director of Intrust Corporate Finance Limited Director of Filta Group Holdings plc Director of Ethernity Networks Limited (Israel) Partner at Tempus Advisory and Management LLP

The business address of each of the above directors following registration of the Subsidiary Rule Change will be Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

The executive team of the Original Borrower will comprise:

- Ian McDermott as Chief Executive;
- Ashling Fox as Deputy Chief Executive Officer;
- Eamonn Hughes as Chief Financial Officer;
- Sarah Thomas as Chief Operating Officer;
- Stephen Burns as Executive Director Care, Supported Housing and Inclusion;
- Philip Jenkins as Executive Director Development;
- David Lavarack as Executive Director Corporate Services;
- Peter Evans as Executive Director Property Services and Assets;
- Sarah Cameron as General Counsel and Company Secretary;
- John Lewis as Executive Director Thamesmead; and
- Bob Heapy as Chief Executive Officer of Town and Country Housing.

The secretary of the Original Borrower following registration of the Subsidiary Rule Change will be Sarah Cameron whose business address is Minster Court, 45 Westminster Bridge Road, London SE1 7JB.

Corporate Governance

As at the date of these Admission Particulars, the Original Borrower has eight board members. Together they bring a broad range of expertise and experience, in fields ranging from customer service, finance and property, to the governance and management of housing associations. Up to two board members can be residents, which help to bring a customer's perspective to board meetings. The board meets formally six times a year.

Board members (alongside executives and non-board non-executive committee members who provide additional expertise) also serve on one or more functional committees:

The Finance & Treasury Committee: The Finance & Treasury Committee meets a minimum of four times a year: (a) to monitor and approve the use of resources to achieve the Business Plan; (b) to oversee and maintain the financial strength of the Peabody Group; (c) to review the Peabody Group treasury policy and oversee treasury arrangements; (d) to oversee efficiency of the Peabody Group, including effective procurement and value for money; and (e) to approve funding or financing of certain investment programmes and significant projects.

The Audit and Risk Committee: The Audit and Risk Committee meets a minimum of four times a year to oversee the internal audit, external audit, control and risk management on behalf of the Peabody Group in order to ensure effective control and risk management.

The Nominations and Remuneration Committee: The Nominations and Remuneration Committee meets twice a year to oversee the remuneration of the Executive Team and promote effective governance across the Peabody Group.

The Development Committee: The Development Committee meets a minimum of four times a year: (a) to consider and approve the Peabody Group's development strategy; (b) to review the Peabody Group's investment in new homes and development schemes; (c) to approve or recommend major proposals relating to property and land transactions; (d) to monitor internal controls and changes in development risk; and (e) to accept from the Thamesmead Committee responsibility for monitoring and oversight of specific development schemes in Thamesmead.

The Thamesmead Committee: The Thamesmead Committee meets a minimum of four times a year: (a) to consider and approve the Thamesmead Strategic and Delivery Plan; (b) to review the Peabody Group's investment in Thamesmead; (c) to approve or recommend major proposals relating to property and land transactions in Thamesmead; (d) to monitor internal controls and changes in risk relating to Thamesmead; and (e) to then transfer monitoring and oversight of specific development schemes in Thamesmead to the Development Committee.

The Communities Committee: The Communities Committee meets a minimum of four times a year: (a) to monitor the performance of the Peabody Group's community activities; (b) to make recommendations to the Original Borrower's board on major proposals; and (c) to monitor internal controls and matters with significant implications for the beneficiaries of the Peabody Group's community work.

The Customer Services Committee: The Customer Services Committee was established in February 2021 to ensure that the Original Borrower puts resident voice at the heart of its culture and decision making and has the policies in place to meet strategic customer service objectives. The Committee meets a minimum of four times a year (a) to support development of customer visibility at Board level and to make recommendations to the Board to ensure policies are in place to meet strategic customer service objectives; (b) to monitor performance of key customer service metrics and causes and trends of dissatisfaction; including impact of major change programmes on customer satisfaction and service performance; (c) to oversee the approach to resident involvement and effectiveness of resident scrutiny arrangements; and (d) to support development of the customer offer across key workstreams, including communication, ease of access, local engagement and self-serve.

Following registration of the Subsidiary Rule Change, a new Governance Framework will be implemented following completion of a pre-merger review. The Original Borrower will be establishing an additional committee from the registration date, which will be the Care and Support Committee. The Care and Support Committee will have oversight and scrutiny of (a) the Peabody Group's care and support strategy (including services, risks and opportunities); (b) operational performance including relevant key performance indicators (financial and operational); and (c) safeguarding.

The day-to-day management of the Original Borrower is delegated by the board members to the chief executive and the executive team.

The Original Borrower complies with the National Housing Federation's code of governance.

On 8 December 2021 the Regulator published its regulatory judgement for the Original Borrower and the Peabody Group which concluded that both the viability and governance standards were met and graded the Peabody Group "G1" for governance and "V2" for viability. The "G1" rating means that the Peabody Group meets the requirements on governance set out in the Governance and Financial Viability standard. The "V2" rating means that the Peabody Group meets the requirements on viability set out in the Governance and Financial Viability standard and has the financial capacity to deal with a

reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

Share Capital and Major Shareholders

As at 31 December 2021, the entire issued share capital of the Original Borrower comprised 8 shares of £1 each, all of which are fully paid up. Each non-executive board member of the Original Borrower holds one share each. Each share carries voting rights but no rights to dividends, interest or bonus.

Recent Developments

There have been no recent events particular to the Original Borrower that are, to a material extent, relevant to the evaluation of the Original Borrower's solvency.

Insurance

The Original Borrower has entered into insurance policies underwritten by Zurich Municipal under policy number JHA-22S357-0053 in respect of all its properties and other assets of an insurable nature against loss or damage by fire and other risks normally insured against by all persons carrying on the same class of business as that carried on by it.

Certified Sustainable Housing Label

In January 2022, the Original Borrower was awarded the Certified Sustainable Housing Label (**CSHL**) by Ritterwald (an external pan-European consultancy). "Frontrunner" status, the highest rating, was achieved in each of the environmental, social and governance dimensions. During the process of issuing the CSHL, Ritterwald evaluates a housing provider against a comprehensive catalogue of more than 40 individual core and enhanced environmental, social and governance criteria. Achieving Frontrunner status demonstrates the Original Borrower's commitment to sustainability performance with reference to other leading social and affordable housing providers in Europe. The sustainability rating agency, imuglrating, reviewed the results to externally verify compliance with the CSHL methodology. The CSHL and independent opinion is available for viewing at: <https://www.peabody.org.uk/news-views/2022/feb/sustainable-housing-label>.

Sustainable Finance Framework

The Peabody Group's Sustainable Finance Framework is available at https://www.peabody.org.uk/media/15630/sus_fin_framework_4_singles.pdf from 8 February 2022.

The Original Borrower has appointed DNV GL Business Assurance Services UK Limited (**DNV**) (an independent provider of environmental, social and governance research, ratings and analysis) to review the alignment of the Peabody Group's Sustainable Finance Framework with industry practice. DNV has evaluated the Peabody Group's Sustainable Finance Framework and has issued an independent opinion confirming its alignment with ICMA's Social Bond Principles (June 2021 edition), ICMA's Sustainability Bond Guidelines (June 2021 edition), ICMA's Green Bond Principles (June 2021 edition) and the Green Loan Principles (February 2021) and the Social Loan Principles (April 2021), each as administered by the Loan Market Association (**LMA**). The independent opinion provided by DNV dated 26 January 2022 is available for viewing at: <https://www.peabody.org.uk/media/15632/peabody-sustainable-finance-framework-ea-26-1-2022.pdf>.

The Original Borrower has adopted the Sustainability Reporting Standards for Social Housing.

The Sustainable Finance Framework contains five core components:

- (a) *Use of Proceeds*: the Original Borrower will allocate an amount equal to the net proceeds raised under the Sustainable Finance Framework to finance or refinance in whole or in part new or existing Eligible Projects (as defined in the Sustainable Finance Framework) in the following categories: affordable housing, access to essential services, employment generation, green buildings, energy efficiency and renewable energy.
- (b) *Process for Project Evaluation and Selection*: the Finance and Treasury Committee of the Original Borrower has overall accountability for the Sustainable Finance Framework and the Eligible Projects.
- (c) *Management of Proceeds*: the Peabody Group will maintain a register of Eligible Projects and the allocation of proceeds to those Eligible Projects. The Peabody Group's finance team will lead the distribution of funds and the reporting.
- (d) *Reporting*: The Peabody Group will make and keep publicly available reporting on the allocation of net proceeds and wherever feasible report on the impact of the projects, within 12 months from the issuance of the Bonds.
- (e) *External Review*: The Original Borrower has appointed DNV to confirm that the Sustainable Finance Framework aligns with each of ICMA's Social Bond Principles (June 2021 edition), ICMA'S Sustainability Bond Guidelines (June 2021 edition), ICMA's Green Bond Principles (June 2021 edition) and the Green Loan Principles (February 2021) and the Social Loan Principles (April 2021), each as administered by the LMA.

No assurance or representation is given by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, any Joint Bookrunner, the Bond Trustee or the Security Trustee or any of their respective affiliates as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer or the Original Borrower) which may be made available in connection with the issue of any Bonds issued as Sustainability Bonds and, in particular, with any eligible projects to fulfil any environmental, sustainability, social and/or other criteria. For the avoidance of doubt, any such opinion or certification is not, nor shall be deemed to be, incorporated in and/or form part of these Admission Particulars. Any such opinion or certification is not, nor should be deemed to be, a recommendation by the Issuer, the Original Borrower, the Sole Sustainability Structuring Bank, the Joint Bookrunners, the Bond Trustee or the Security Trustee or any of their respective affiliates or any other person to buy, sell or hold any such Bonds issued as Sustainability Bonds. Any such opinion or certification is only current as of the date that opinion was initially issued and the considerations and/or criteria which are the basis of such an opinion or certification can change at any time. The providers of such opinions or certifications are currently not subject to any specific regulatory or other regime or oversight. There can be no assurance that such use of proceeds will be suitable for the specific investment criteria of an investor.

Alternative Performance Measures

The Original Borrower believes that certain financial measures that are not recognised by the RP Accounting Standards, but are derived from the information provided in the Original Borrower's consolidated financial statements, provide additional useful information regarding its ongoing operating and financial performance, as well as the Original Borrower's ability to meet its obligations under the Original Loan Agreement.

These measures are not recognised measures under the RP Accounting Standards, do not have standardised meanings prescribed by the RP Accounting Standards and should not be considered in isolation or construed to be alternatives to measures pursuant to the RP Accounting Standards including

revenues, net income (loss) and comprehensive income (loss) for the period determined in accordance with the RP Accounting Standards. The Original Borrower's method of calculating these measures may differ from the method used by other entities. Accordingly, certain of the financial performance measures presented in these Admission Particulars may not be comparable to similarly titled measures used by other entities or in other jurisdictions. Consequently, these measures should not be considered substitutes for the information contained in the financial statements referred to in "*Documents Incorporated by Reference*" below and should be read in conjunction therewith. More specifically the financial statements are produced for different audiences with differing requirements and definitions. As a result certain metrics are defined in different ways – in particular the "*Sector Scorecard*" has a particular set of definitions (see <http://www.sectorscorecard.com/about-the-sector-scorecard/about>) and prospective investors are invited to visit to the Sector Scorecard website for further clarity.

In particular, the Original Borrower uses the financial measures (as defined below) set out in the table below to evaluate the business performance.

Metric	Definition	Reconciliation	Additional Information
<i>Social housing lettings: turnover</i>	Social Housing Lettings divided by Turnover	Social Housing Lettings is taken from Note 3a in the Peabody Group financial statements and Note 2 in the Catalyst Group financial statements. Turnover is taken from the Statement of Comprehensive Income in the financial statements	The ratio of social housing to turnover represents the proportion of revenue the Peabody Group or the Catalyst Group receives from social housing properties
<i>Operating margin (overall)</i>	Operating Surplus divided by Turnover	Operating Surplus is taken from the Statement of Comprehensive Income in the financial statements. Turnover is taken from the Statement of Comprehensive Income in the financial statements.	Operating margin is a measure of profitability. This ratio indicates the efficiency of the Peabody Group's or the Catalyst Group's financial performance.
<i>Operating margin (social housing lettings)</i>	Operating Surplus (social housing lettings) divided by Turnover (social lettings)	Operating Surplus (social housing lettings) is taken from Note 3a in the Peabody Group financial statements and Note 2 in the Catalyst Group financial statements. Turnover (social housing lettings) is taken from Note 3a in the Peabody Group financial statements and Note 2 in the Catalyst Group financial statements.	Operating margin is a measure of profitability. This ratio indicates the efficiency of the Peabody Group's or the Catalyst Group's overall financial performance.

Metric	Definition	Reconciliation	Additional Information
<i>EBITDA MRI interest cover</i>	EBITDA MRI interest cover = EBITDA divided by Interest Payable	<p>EBITDA = Operating Surplus plus Depreciation less Capitalised Repairs.</p> <p>Operating Surplus is taken from the Statement of Comprehensive Income in the financial statements.</p> <p>Capitalised Repairs is taken from Note 14 in the Peabody Group financial statements (Additions to Housing Properties held for letting) and Note 11 of the Catalyst Group financial statements.</p> <p>Depreciation is taken from Note 8 in the Peabody Group financial statements (Depreciation of tangible fixed assets) and Note 6 of the Catalyst Group financial statements.</p> <p>Interest Payable is taken from the Statement of Comprehensive Income in the financial statements (Interest Payable and similar charges).</p>	<p>EBITDA MRI indicates the cash operating performance of the Peabody Group or the Catalyst Group, representing earnings before interest, tax, depreciation and amortisation adding back major repair capitalised costs.</p> <p>EBITDA MRI interest cover is a risk indicator that measures the ability of the Peabody Group or the Catalyst Group to cover its cash interest expenses from its cash operating performance.</p>
<i>Net margin</i>	Surplus for the year divided by Turnover	<p>Surplus for the year is taken from the Statement of Comprehensive Income in the financial statements.</p> <p>Turnover is taken from the Statement of Comprehensive Income in the financial statements.</p>	Net margin is a measure of profitability after interest and taxes. This ratio indicates the efficiency of the Peabody Group's or the Catalyst Group's overall financial performance.
<i>Gearing</i>	Cash and Cash Equivalents less Loans divided by Total Non-Current Assets	<p>Cash and Cash Equivalents is taken from the Statement of Financial Position in the financial statements.</p> <p>Loans is taken from Note 29 in the Peabody Group financial statements and Note 27 of the Catalyst Group financial statements.</p> <p>Total Non-Current Assets is taken from the Statement of Financial Position in the financial statements.</p>	This is a measure of financial indebtedness.
<i>Debt turnover</i>	Net Debt divided by Turnover	<p>Net Debt equals Loans less Cash and Cash Equivalents.</p> <p>Loans is taken from Note 29 in the Peabody Group financial statements and Note 27 of the Catalyst Group financial statements.</p> <p>Cash and Cash Equivalents is taken from the Statement of Financial Position in the financial statements.</p> <p>Turnover is taken from the Statement of Comprehensive Income in the financial statements.</p>	This is another measure of financial indebtedness.

In addition, to give an indication of the size of the new Peabody Group following the Proposed Merger the following financial information has been combined.

Financial Information			
Extracted from the Annual Reports and Accounts for the year ended 31 March 2021			
	Peabody Group	Catalyst Group	Combined (Peabody Group + Catalyst Group)
Turnover	£630m	£298m	£928m
Operating surplus (before change in fair value of investment properties)	£195m	£67m	£262m
Tangible Fixed Assets - Housing Properties	£7bn	£3bn	£10bn
Community Investment	£8m	£3m	£11m
Number of homes	67,000	34,000	101,000
Number of residents	155,000	65,000	220,000
Homes built in 20/21	1,176	315	1,491
Number of FTE's	2,847	1,116	3,963

Notes The financial information (which for the avoidance of doubt does not include the resident numbers) above of the Peabody Group and the Catalyst Group have been extracted without material adjustment from their respective audited consolidated financial statements for the year ended 31 March 2021, each of which are respectively incorporated by reference in these Admission Particulars.

The Peabody Group intends to account for the acquisition of Catalyst Housing Limited in its financial statements for the year ended 31 March 2023 by applying the purchase method, under which it is required to determine the fair value of Catalyst Housing Limited's assets and liabilities.

No adjustment has been made in respect of any revaluation adjustments arising on consolidation of Housing Properties which are expected to be based on third party valuations as at 1 April 2022. The corresponding information as at 31 March 2021 is not available.

No account has been taken of the financial performance of the Peabody Group or the Catalyst Group since 31 March 2021.

No adjustments have been made in respect of Rosebery Housing Association Limited which became a subsidiary of Catalyst Housing Limited on 1 April 2021. Catalyst Housing Limited will account for the acquisition of Rosebery Housing Association Limited in its financial statements for the year ended 31 March 2022 by applying the purchase method, under which it is required to determine the fair value of Rosebery Housing Association Limited's assets and liabilities.

Description of the Regulation and Funding Environment applicable to the Borrowers

The Social Housing Sector

Social housing is housing to rent at below market level rents, or to buy through schemes such as shared ownership, that is made available to those whose needs are not served by the commercial housing market.

Regulation and Regulatory Framework

The Housing and Regeneration Act 2008, as amended by the Localism Act 2011 and the Housing and Planning Act 2016 (the **HPA 2016**), (the **HRA 2008**) makes provision for the regulation of social housing provision in England.

Pursuant to the HRA 2008 the Regulator of Social Housing (the **Regulator**) provides economic regulation for Registered Providers of Social Housing in order to ensure that they are financially viable and well governed.

The Regulator regulates Registered Providers of Social Housing in accordance with the regulatory framework for social housing in England (the **Regulatory Framework**), which sets out the standards that apply to Registered Providers of Social Housing (the **Standards**).

The Regulator proactively regulates the three Standards which are classified as 'economic'. These are

- the Governance and Financial Viability Standard;
- the Value for Money Standard; and
- the Rent Standard.

The Regulator has issued two codes of practice: one code to amplify the Governance and Financial Viability Standard and the code for the Value for Money Standard. The current Rent Standard refers to the policy statement on rents for social housing published by the (then) Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities (**DLUHC**)) in February 2019 (the **Policy Statement**).

The remaining four standards are classified as 'consumer' for which the Regulator's role is reactive in response to referrals or other information received. Its role is limited to intervening where failure to meet the standards has caused or could have caused serious harm to tenants. The consumer standards are:

- the Tenant Involvement and Empowerment Standard;
- the Home Standard;
- the Tenancy Standard; and
- the Neighbourhood and Community Standard.

Registered Providers of Social Housing are expected to comply with the Standards and to establish arrangements to ensure that they are accountable to their tenants, the Regulator and relevant stakeholders. The enforcement by the Regulator of the Standards other than those relating to governance and financial viability, rent and value for money is restricted to cases in which there is, or there is a risk of, serious detriment to tenants (including future tenants). The Regulatory Framework includes guidance as to how the Regulator will assess whether serious detriment may arise.

In April 2015 the HCA (as the predecessor of the Regulator) published updates to the Regulatory Framework. These provide for changes in the way the Regulator regulates, including asset and liability registers which are aimed to ensure that social housing assets are not put at risk, to protect the public value in those assets and to ensure that Registered Providers of Social Housing can continue to attract the necessary finance to build new homes.

In March 2019, the Regulator updated its "*Regulating the Standards*" publication which outlines the Regulator's operational approach to assessing Registered Providers of Social Housing compliance with the economic and consumer standards. On 17 November 2020, the UK Government released a Social Housing White Paper called "*The Charter for Social Housing Residents*", which has the stated aim of delivering transformational change for social housing residents. A seven point Charter is proposed setting out what every social housing resident should be able to expect. Central to the above is the proposal for a strengthened Regulator which will be granted additional powers and in particular will be empowered to act more proactively on consumer regulation matters than under the current regulatory regime in force as at the date of these Admission Particulars. Many of the proposals rely upon further legislation and consultation, so implementation is not expected to be immediate. The economic regulation of Registered Providers of Social Housing in relation to governance and financial viability, rents and value for money will not be changed.

On 9 December 2021 the Regulator issued consultation on proposals for a new Consumer Standard relating to provision of information by Registered Providers of Social Housing. The consultation sets out 22 proposed tenant satisfaction measures (**TSMs**) for consultation across the five themes in the White Paper:

- keeping properties in good repair;
- maintaining building safety;
- effective complaints handling;
- respectful and helpful tenant engagement; and
- responsible neighbourhood management.

They include both tenant perception measures, collected through landlords' surveys of tenants, and landlord management information measures. The details of the draft measures have been shaped by early discussions with stakeholders, including tenants and landlords.

Alongside the proposed TSMs, and the detailed proposals for their collection and measurement, the Regulator has also published the draft text for the consumer standard which would require landlords to collect, publish and submit information about their performance against the TSMs.

There will inevitably be cost implications for Registered Providers of Social Housing arising from the additional regulation that is proposed. It is not clear at the date of these Admission Particulars whether any such costs will be material.

Fire Safety Act

The Fire Safety Act 2021 received Royal Assent on 29 April 2021 and sets out various changes to the Regulatory Reform (Fire Safety) Order 2005 (**RRFO**) so that a responsible person is now required to assess the safety of a building's external wall system on any building with two or more residential premises. The Fire Safety Act 2021 also introduces a requirement to assess the safety of a building's structure and all doors between the domestic premises and common parts. The Original Borrower has 715 buildings which have been identified as in scope for intrusive investigation (which includes 509 owned buildings and 206 third-party owned buildings where the Peabody Group has residents and could

potentially be asked to contribute financially to external wall remediation). These amendments to the RRFO will have a serious impact on all building owners, including Registered Providers of Social Housing and assessments are likely to lead to defects being identified and therefore necessitating rectification. Failure to carry out a sufficient risk assessment or to comply with any recommendations made as a result of the assessments could constitute an offence or become the subject of enforcement action.

Housing Grant

Registered Providers of Social Housing are entitled to apply for government grant to fund the development of new affordable homes and the Original Borrower has historically received, and is expecting to receive, grant funding from a variety of sources, including from the investment arm of the HCA (now known as Homes England).

Grant funding for Registered Providers of Social Housing has, in recent years, undergone significant and material change. Under the 2011–2015 Affordable Homes Programme, the level of capital grant made available to fund new affordable homes was reduced to £4.5 billion compared to £8.4 billion under the previous review period. To compensate for this, Registered Providers of Social Housing are able to charge Affordable Rents where a Framework Delivery Agreement with Homes England has been entered into.

The Original Borrower benefited from an allocation of £181 million of housing grant under the Shared Ownership and Affordable Homes Programme 2016-2021 to build 6,000 affordable homes. Since the original announcement, the Original Borrower's allocation has increased to £251 million to build 6,850 affordable homes.

The new 2021 – 2026 Affordable Homes Programme was launched earlier in 2021, making available £11.4 billion of new government grant to help fund the delivery of up to 130,000 new affordable homes across England, and 82,000 over the period in London. Around half of the new funding is for 'route into home ownership' comprising shared ownership and rent-to-buy tenures, with the other half for rent (including 10 per cent. for supported housing). In September 2021, it was confirmed that the Original Borrower would receive a further £120 million in housing grant to build a further 1,000 affordable homes through this new programme.

Social Housing Rents

As part of the 2012 spending round, the UK Government confirmed, through its policy "*Guidance on Rents for Social Housing*" published in May 2014, that from 2015-2016, rents in the social sector should increase by up to the Consumer Price Index (**CPI**) at September of the previous year plus 1 per cent. annually, for ten years, whilst rent convergence (including the ability to charge an additional £2 per week) would end in April 2015.

In the 2015 Summer Budget, the UK Government announced that rents for social housing (as defined in Part 2 of the HRA 2008) in England would be reduced by 1 per cent. a year for the next four years. This change was introduced on 1 April 2016 pursuant to Section 23 of the Welfare Reform and Work Act 2016 (the **WRWA 2016**). Following concerns raised, the 1 per cent. decrease did not apply to supported housing for the first year of decreases.

On 4 October 2017, the UK Government announced that social housing rents would be restored to the CPI plus 1 per cent. formula for five years from 1 January 2020.

The Rent Standard 2020 came into force on 1 April 2020 giving effect to the Policy Statement. This provides that social rented housing and affordable rented housing rents may increase by up to CPI + 1 per cent, each year. The Policy Statement states the intention that this should apply for at least five years.

For the financial year ended 31 March 2021, social housing activities turnover from the Peabody Group's properties, excluding first tranche sales and staircasing in relation to shared ownership properties, was £438 million, or 70 per cent., of the Peabody Group's £630 million turnover.

For the financial year ended 31 March 2021, social housing activities turnover from the Catalyst Group's properties, excluding first tranche sales and staircasing in relation to shared ownership properties, was £192 million, or 64 per cent., of the Catalyst Group's £298 million turnover.

Affordable Rent

Affordable rents are rents of up to 80 per cent. of market rent which Registered Providers of Social Housing can charge for certain residential properties. This limit is set by the rent standard, which is one of the regulatory standards imposed by the Regulator. The Regulator has issued guidance on how affordable rent should be calculated, and service charges are included.

Welfare Benefit Reform

A substantial proportion of social housing tenants rely on one or more welfare benefits for at least part of their income according to research in 2014 by the Joseph Rowntree Foundation on the impact of welfare reform on social landlords and tenants. 90 per cent. of social housing tenants received some form of income support through the welfare benefit system. As a result, changes to the welfare benefit system can materially impact the ability of social housing tenants to meet their housing costs. There have been a range of reforms to the welfare benefit system in recent years including capping the overall amount of benefits households can receive, consolidating multiple benefits into a single payment (**Universal Credit**) and other reforms specific to housing (such as the size criterion for working age social housing tenants in receipt of housing benefit known as the "removal of the spare room subsidy" or "bedroom tax") that have had and still have the potential to impact housing affordability for social housing tenants.

Universal Credit

Universal Credit, introduced under the Welfare Reform Act 2012, replaced six means-tested benefits and tax credits for working-age families (namely income support, income-based jobseeker's allowance, income-related employment and support allowance, housing benefit, child tax credit and working tax credit) with a single monthly payment, transferred directly into a household bank account of choice. It is currently in an extended "roll out" phase across the UK which is expected to last until September 2024.

There are three types of alternative payment arrangements available for claimants:

- (a) direct payment of the housing cost element to landlords (known as managed payments) where a claimant is in arrears with their rent for an amount equal to, or more than, two months of their rent or where a claimant has continually underpaid their rent for more than two months, and they have accrued arrears of an amount equal to or more than one month's rent;
- (b) splitting of payments between members of a couple; and
- (c) more frequent payment of benefit.

If the Department of Work and Pensions (the **DWP**) does not set up a managed payment at the time of the claimant's original application for Universal Credit, Registered Providers of Social Housing can request a managed payment and inform the DWP of other reasons why a managed payment might be needed. Landlords can request deductions from a claimant's Universal Credit to repay existing rent arrears, known as third party deductions. Deductions will be a minimum of 10 per cent. and a maximum of 20 per cent. of a claimant's monthly Universal Credit standard allowance.

Right to Buy

The Right to Buy is a statutory scheme governed by the Housing Act 1985 (as amended). Under the scheme eligible tenants have a right to purchase their home at a discount. A Registered Provider of Social Housing may have:

- (a) secure tenants who have a Right to Buy (**RTB**);
- (b) assured tenants who have the Preserved Right to Buy (**PRTB**); and
- (c) other eligible secure and assured tenants with the Right to Acquire (**RTA**).

A tenant with the RTB or PRTB carries this right with them provided they move to a property owned by the same Private Registered Provider (or to a group company). Under the RTA eligibility is dependent on the tenant living in a 'qualifying property' as defined in the legislation.

As of 6 April 2021, the maximum discount available to tenants exercising the RTB or PRTB increased to £84,600 outside of London and £112,800 within London. This amount increases every year in April in line with the consumer prices index.

Under the RTA the maximum discount available to tenants is between £9,000 and £16,000 depending on the location of the property.

The introduction of the right to buy to assured tenants of Registered Providers of Social Housing is a manifesto commitment made by the Conservative party for the past three general elections. An announcement from the Secretary of State for Communities and Local Government on 24 September 2015 confirmed a proposal made by the National Housing Federation (the **NHF**) to introduce the right to buy voluntarily. The voluntary arrangement is based on four key principles:

- (a) tenants would have the right to purchase a home at right to buy discounts (then the maximum discount was £77,000 (£103,900 in London)) subject to government funding for the scheme;
- (b) Registered Providers of Social Housing will have the final decision about whether to sell an individual property;
- (c) Registered Providers of Social Housing will receive the full market value of the properties sold, with the value of the discount funded by the UK Government; and
- (d) nationally, for every home sold under the agreement a new affordable property would be built, thereby increasing supply.

The then Prime Minister confirmed on 7 October 2015 that the NHF's proposal had been accepted by the UK Government. This means that, rather than including the right to buy extension in the Housing and Planning Act 2016 (**HPA 2016**) as a statutory obligation, there is an agreement by the social housing sector to deliver the extension voluntarily. The HPA 2016 establishes a statutory framework to facilitate the implementation of the VTRB scheme and makes provision for grants to be paid to private Registered Providers of Social Housing to cover the cost of selling housing assets at a discount. The HPA 2016 states that such grant may be made on any terms and conditions the DLUHC considers appropriate.

The UK Government ran an initial pilot scheme in January 2016 involving five housing associations and launched a further regional pilot in August 2018 to apply to all in the Midlands, resulting in the sale of nearly 2,000 homes from 44 registered providers. This pilot is now closed. A government evaluation of the pilot published in February 2021 identified challenges in replacing the sold social housing stock on a one-for-one basis.

The government has indicated its commitment to the Voluntary Right to Buy, pledging to “evaluate new pilot areas” in its 2019 election manifesto.

Shared Ownership

Shared ownership income is generated on the initial sale of the property (known as the “first tranche”) which is sold to the shared owner; on subsequent sales of further “tranches” or portions of the property to the shared owner (known as “staircasings”); and in the form of subsidised rent on the part of the property which the shared owner does not own until the property is fully owned by the shared owner.

For the financial year ended 31 March 2021, shared ownership first tranche sales amounted to £57 million, or 9 per cent. of the Peabody Group’s £630 million turnover. For the financial year ended 31 March 2021 there were no outright sales of shared ownership units.

For the financial year ended 31 March 2021, shared ownership first tranche sales amounted to £31 million, or 10 per cent. of the Catalyst Group’s £298 million turnover.

Revised Shared Ownership Scheme and Right to Shared Ownership

There are significant changes to the shared ownership product that will apply to grant funded units under the Affordable Homes Programme 2021 – 2026 (the **Affordable Homes Programme**). Key changes in the revised scheme are that the initial equity share purchased is being reduced from 25 per cent. to 10 per cent., that a housing association will retain repair and maintenance responsibilities for the first 10 years and shared ownership leaseholders can apply for a £500 contribution from their landlord each year for the cost of internal repairs for which the shared owner would otherwise be responsible. There are also proposals to enable the purchase of additional tranches of just 1 per cent., for each of the first 15 years rather than the current minimum 10 per cent. requirement. It remains possible to acquire the whole of a housing association’s equity subject to certain exceptions as under the current scheme.

Rented units provided under the Affordable Homes Programme will be subject to a right for the tenant to acquire the property on shared ownership terms reflecting the new shared ownership product.

These changes to the shared ownership product will change the potential cash flow and risk profile of shared ownership from the housing association’s perspective compared to the current scheme. It is not yet clear if the amount of grant available will compensate fully for this. The creation of a right to shared ownership means that units developed or acquired for rented affordable housing under the Affordable Homes Programme may covert over time into shared ownership.

Building Regulations Reform

On 20 July 2020, the UK Government published the draft Building Safety Bill which seeks to legislatively address the recommendations from an independent review of building regulations and fire safety following the Grenfell Tower fire in June 2017. It proposes fundamental reform of building safety requirements with the aim of ensuring that residents are safe in their homes. The draft Bill is currently subject to pre-legislative scrutiny and it is anticipated that it will receive Royal Assent in the spring / summer of 2022. The various provisions of the Bill will then come into force in stages by reference to a number of months after Royal Assent.

There is also significant secondary legislation and related guidance expected and therefore substantial details of the regime remain outstanding. The draft Bill covers all residential buildings, with an enhanced regulatory regime applying to “Higher-risk buildings” (being buildings that are 18 metres or above or are 6 storeys or above, whichever is reached first and that meet a multi-dwelling test).

The draft Bill includes:

- amendments to the Building Act 1984 to introduce a dutyholder regime; dutyholders will have clear responsibilities for safety throughout a building's design and construction and the introduction of the "Accountable Person" who will hold the responsibility for safety during the occupation phase;
- a new building safety charge regime as well as an obligation on residents to ensure they do not undermine the fire and structural safety for the building in which they live;
- various provisions to give residents a stronger voice in the system and ensuring their concerns are never ignored;
- the establishment of a new building safety regulator (the **HSE**) to provide oversight of the new building safety regulatory regime; and
- strengthened enforcement and sanctions to deter non-compliance with the new regime.

The proposals will affect many aspects of the business of a Registered Provider of Social Housing and in particular, the procurement, development, construction and management of existing and new build properties.

First Homes Scheme

The UK Government issued a consultation paper on 7 February 2020 called "*First Homes Getting You on the Ladder*", which sought feedback on the design and delivery of "First Homes". First Homes are residential homes that are intended to be sold at a discount of at least 30 per cent. below market value for first time buyers, members of the armed forces and other 'key workers' (such as teachers and nurses). This discount can be increased through a planning process with the relevant local planning authority. The UK Government intends to amend the National Planning Policy Framework so that 25 per cent. of all affordable units delivered under Section 106 Agreements will be First Homes.

Moratorium and Housing Administration

In order to protect the interests of tenants and to preserve the housing stock of a Registered Provider of Social Housing within the social housing sector and within the regulatory regime, a 28 day moratorium on the disposal of land (including the enforcement of any security) by a Registered Provider of Social Housing will apply upon notice being given to the Regulator of certain steps being taken in relation to that provider such as presenting a winding up petition, the appointment of an administrator or the intention to enforce security over its property. The Regulator may then seek to agree proposals about the future ownership and management of the provider's land with its secured creditors. The Security Trustee is required to notify the Regulator of its intention to enforce the security created pursuant to the Security Documents and it cannot enforce its security during the resulting moratorium without the consent of the Regulator.

The HPA 2016, the Insolvency of Registered Providers of Social Housing Regulations 2018 and the Housing Administration (England and Wales) Rules 2018 introduced a special administration regime called housing administration which was brought into force on 5 July 2018 and is available in addition to the moratorium regime. This provides for a court to appoint a qualified insolvency practitioner known as a "housing administrator" to manage the affairs, business and property of a Registered Provider of Social Housing, following an application from the Secretary of State or (with the permission of the Secretary of State) the Regulator.

An interim moratorium will run from the date of issue of an application for a housing administration order until the application is either dismissed or a housing administration order takes effect and, upon the making of a housing administration order, a Registered Provider of Social Housing shall become subject

to a moratorium, for so long as such Registered Provider of Social Housing is subject to a housing administration order, that prevents secured creditors from enforcing their security without the consent of the housing administrator or the permission of a court.

Each housing administration order will last for 12 months (subject to certain exceptions), but may be extended. In certain circumstances a court may make an order enabling a housing administrator to dispose of property belonging to a Registered Provider of Social Housing which is subject to a fixed charge, albeit only on terms that the fixed charge holder receives the proceeds up to the value of the security and those proceeds are topped up to "market value" if the property is sold for less than this.

Documents Incorporated by Reference

These Admission Particulars should be read and construed in conjunction with:

- (a) the Issuer's audited annual financial statements, which include the report of the board, strategic report, independent auditor's report and annual accounts, for the financial years ended 31 March 2020 and 31 March 2021 (the **Issuer Financial Statements**);
- (b) the Original Borrower's audited consolidated annual financial statements, which include the report of the board, operating and financial review, independent auditor's report and annual accounts, for the financial years ended 31 March 2020 and 31 March 2021 (the **Original Borrower Financial Statements**); and
- (c) Catalyst's audited consolidated annual financial statements, which include the report of the board, operating and financial review, independent auditor's report and annual accounts, for the financial years ended 31 March 2020 and 31 March 2021 (the **Catalyst Financial Statements** and, together with the Issuer Financial Statements and the Original Borrower Financial Statements, the **Financial Statements**),

which have previously been published and have been filed with the Financial Conduct Authority and shall be incorporated in, and form part of, these Admission Particulars, save that any statement contained in the Financial Statements shall be modified or superseded for the purposes of these Admission Particulars to the extent that a statement contained herein modifies or superseded such earlier statement (whether expressly, by implication or otherwise). Any statement so modified or superseded shall not, except as so modified or superseded, constitute part of these Admission Particulars. Any documents themselves incorporated by reference in the Financial Statements shall not form part of these Admission Particulars.

Copies of the Financial Statements can be obtained from the registered office of the Issuer, from the specified office of the Principal Paying Agent for the time being in London and on the Issuer's website (at www.peabody.org.uk/about-us/investors).

Valuation Report

The following valuation report (the **Valuation Report**) relates to the properties which will be charged in favour of the Security Trustee, for the benefit of the Issuer, on the Issue Date (such properties, the **Initial Properties**) and which will be allocated to secure the Bonds together with the Retained Proceeds (if any).

The Valuation Report was prepared by Jones Lang LaSalle Limited, Registered Chartered Surveyors, of 30 Warwick Street, London W1B 5NH (the **Valuer**). The Valuation Report is included in these Admission Particulars, in the form and context in which it is included, with the consent of the Valuer and the Valuer has authorised the contents of this section.

The Valuer does not have a material interest in the Peabody Group, the Issuer or the Original Borrower.

Summary of valuations

A summary of the values of the Initial Properties set out in the Valuation Report is set out below:

EUV-SH or, where appropriate, MV-ST*				Total
Units	EUV-SH is appropriate	Units	MV-ST is appropriate	
No.	£	No.	£	£
107	£11,180,000	1,932	£478,360,000	£489,540,000

* In addition, a further 75 units have been attributed a nil value.

Jones Lang LaSalle

Valuation Advisory

Property: 2,114 Affordable Housing units owned by Peabody Trust in respect of the issue of £350,000,000 2.750 per cent. Secured Sustainability Bonds due 2034 to be issued by Peabody Capital No 2 plc.

February | 2022



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Appendices

Appendix 1 Property Schedules

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Appendix 4 Market Commentary

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as Bond Trustee and Security Trustee

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as Issuer

Peabody Trust
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SE1 7JB
as Original Borrower

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EC2M 4AA
as a Joint Bookrunner

Lloyds Bank Corporate Markets plc
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EC2V 7AE
as a Joint Bookrunner

Barclays Bank PLC
5 The North Colonnade
Canary Wharf
London
E14 4BB
as a Joint Bookrunner

SMBC Nikko Capital Markets Limited
One New Change
London
EC4M 9AF

as a Joint Bookrunner

(together the “Addressees”)

28 February 2022

Job Ref: JM/MB/920000000196669

Dear Sirs

**Valuation of 2,114 Affordable Housing units owned by Peabody Trust relating to the issue of £350,000,000
2.750 per cent. Secured Sustainability Bonds due 2034 to be issued by Peabody Capital No 2 plc.**

We are pleased to attach our Report in connection with the above.

This Report is issued for the benefit and use of the Addressees and for inclusion in the admission particulars for the issue of the Bonds (the “Admission Particulars” and the “Bond Issue”) and may only be used in connection with the Admission Particulars and the Bond Issue. We hereby give our consent to the publication of this Report within the Admission Particulars and accept responsibility for the information contained in this Report.

Having taken all reasonable care to ensure that such is the case, the information given in this Report is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Before this Report or any part of it is reproduced or referred to in any document, circular or statement (other than the Admission Particulars in respect of the Bonds), our written approval as to the form and context of such publication must be obtained.

Yours faithfully



James Massey MRICS
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For and on behalf of
Jones Lang LaSalle Limited

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Yours faithfully



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Yours faithfully



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For and on behalf of
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Executive Summary

This summary should be read in conjunction with the main body of our Report. Section numbers are supplied where relevant.

Introduction

The date of this Report is 28 February 2022.

Jones Lang LaSalle Limited has been instructed to value a portfolio of 2,114 properties for loan security purposes.

Properties

The portfolio comprises 2,039 social housing units located across Greater London.

The portfolio contains a mixture of different tenures as summarised in the table overleaf and set out in greater detail in section 3 of this Report.

In addition, there are 75 units in the portfolio which form ancillary accommodation, have been sold on long leases or are fully staircased. The interest of Peabody Trust (the “Original Borrower”) in the properties is considered to be de minimis for the purpose of this exercise and so these properties have been included at nil value. Furthermore, please note that these properties have not been included in any unit counts or other statistics in this Report.

We have inspected the exterior of all units in the portfolio (section 3).

Valuations

The effective date of valuation is 28 February 2022.

Our valuation of the 107 properties being valued on the basis of Existing Use Value for Social Housing (“EUV-SH”), in aggregate, at the valuation date is:

£11,180,000
(eleven million, one hundred and eighty thousand pounds)

Our valuation of the 1,932 properties being valued on the basis of Market Value subject to Tenancies (“MV-T”), in aggregate, at the valuation date is:

£478,360,000
(four hundred and seventy-eight million, three hundred and sixty thousand pounds)

The following table summarises our opinions of value (section 5):

Freehold Properties

Category	Unit Count	Basis of Value	EUV-SH	MV-T
General Needs	1,609	MV-T	£163,700,000	£419,860,000
Affordable Rent	56	MV-T	£7,380,000	£14,100,000
Restricted General Needs	48	EUV-SH	£6,325,000	-

Category	Unit Count	Basis of Value	EUV-SH	MV-T
Restricted Affordable Rent	2	EUV-SH	£230,000	-
Restricted Supported	32	EUV-SH	£2,215,000	-
Supported	253	MV-T	£19,650,000	£39,590,000
Intermediate Rent	14	MV-T	£3,190,000	£4,810,000
Total	2,014		£202,690,000	£478,360,000

Leasehold Properties

Category	Unit Count	Basis of Value	EUV-SH
Restricted General Needs	13	EUV-SH	£1,495,000
Restricted Supported	12	EUV-SH	£915,000
Total	25		£2,410,000

Portfolio Analysis

Strengths:

- given the divergence between property prices and local average earnings, demand for these properties should be sustainable in the medium to long term;
- the level of rental income for all areas is broadly in line with other Registered Providers (“RPs”) in the respective areas;
- the level of rental income is, in aggregate, below the relevant levels of Local Housing Allowance (LHA) for each region;
- the EUV-SH and MV-T values per unit and percentage relationships to MV-VP, are at levels appropriate to the current climate, having regard to the portfolio’s location and composition;
- there are currently 144,000 households on local authority waiting lists across London;
- based on current levels of affordable housing supply (new build) across London, there are 45 households on the waiting list for every new property being built; and
- EUV-SH values are likely to maintain their current levels as stock transactions within the sector and access to debt markets continue to take place, albeit with more hesitancy due to market fluctuations.

Weaknesses:

- the age of the properties mean they require continued investment in order to be able to maintain the same level of rental income in the long term;
- downward pressure on house prices in the medium-term and falling transaction volumes could impact upon MV-T values going forward; and

- there are short-term risks for RPs' income not supported by housing benefit and a greater number of voids and arrears.

Opportunities:

- increased efficiencies are continuing to be driven by mergers between RPs;
- rationalisation of RPs' stock allowing for more efficient asset management;
- investment of REITs and other funds into the sector as whole; and
- reactive changes to working conditions and government policy could drive further efficiencies in the sector and wider economy in the longer-term.

Threats:

- changes in Government policy such as a further period of rent cuts or changing the Rent Regime to CPI only;
- it is not yet known what impact the end of the Coronavirus Job Retention (Furlough) Scheme (CJRS) or the extension of the stamp duty holiday, both of which wound down on 30 September 2021, will have on the economy and the housing market;
- net zero carbon targets could result in a requirement for additional investment in housing stock;
- as a result of the Hackitt Review and other influences, the social housing sector is undertaking extensive investigations and works around fire and building safety, and the required scope of such works might change over time; and
- sharp increase in the cost of materials and labour to carry out any repairs and maintenance work on existing stock and meet development plans.

Suitability of Security

Your instructions require us to comment on whether the properties we have valued provide adequate security for the Bond Issue.

It is difficult for any valuer, without being asked to consider a specific credit or risk assessment policy, to make an absolute, unqualified statement that those assets will provide suitable security because our instructions do not explain what criteria the Security Trustee is applying in making this assessment.

However, we confirm that, in our opinion, should the Security Trustee become a mortgagee in possession of this portfolio of properties, then it would be possible to achieve a sale to another RP that would be at a price at least equivalent to our valuation on the basis of EUV-SH or, in principle, to a private purchaser at a price equivalent to our valuation on the basis of MV-T as set out in our Report. However, the valuation assumes implicitly that a purchaser could obtain debt finance on commercially viable terms to facilitate a purchase of the portfolio.

Based on our inspections, we are satisfied that the properties we inspected internally, are being maintained to an acceptable social housing standard, in line with the Regulator of Social Housing ("RSH") regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

From our inspections, there are no blocks of 6 storeys or more nor any blocks under 6 storeys where we have queried the construction of the external wall system and whether potentially combustible cladding or timber balconies are present.

Our inspections are for valuation purposes only and carried out on an external basis only, therefore we cannot confirm whether invasive vegetation has been or is present on the site, our valuation assumes that none exists within the demise or proximity of any of the properties.

With the above factors in mind, and with specific regard to the continuing need for well-maintained social housing accommodation, we believe it reasonable to conclude an acceptable demand for a portfolio of this nature from commensurate social housing landlords and private institutional investment firms.

Subject to the information presented within this Report, and at the values formally reported, we are satisfied to recommend to the Security Trustee that this portfolio is suitable for security purposes.

Stock

The stock is summarised by count of unit type for each business stream as follows:

Property Type	General Needs	Affordable Rent	Supported	Intermediate Rent	Total
Rooms	-	-	108	-	108
Studio flats	4	-	34	-	38
1 bed flats	204	15	135	10	364
2 bed flats	356	17	4	4	381
3 bed flats	59	-	-	-	59
4 bed flats	15	1	-	-	16
1 bed houses	1	-	-	-	1
2 bed houses	488	25	-	-	513
3 bed houses	436	-	6	-	442
4 bed houses	73	-	2	-	75
5 bed houses	29	-	-	-	29
6 bed houses	1	-	-	-	1
1 bed bungalows	1	-	5	-	6
2 bed bungalows	3	-	3	-	6
Total	1,670	58	297	14	2,039

Assumptions: Rented Properties

The following table provides a summary of the assumptions made in our rented valuations:

Assumption	EUV-SH	MV-T
Rental income growth - houses (Year 1)	1.0%	22.8% - 24.8%
Rental income growth - flats (Year 1)	1.0%	20.9% - 24.3%
Sales rate (houses)	N/A	3.5% - 12.0%
Sales rate (flats)	N/A	2.0% - 15.0%
Bad debts and voids (Year 1)	2.0% - 3.0%	8.0% - 9.0%
Management costs	£625	8.0% - 10.0% of Gross Income
Management cost growth inflator	0.5%	N/A
Total repairs costs (Year 1)	£1,539 - £1,629	£3,750
Repair cost growth inflator	1.0%	1.0%
Discount rate (income)	5.25% - 5.75%	7.0% - 7.25%
Discount rate (sales)	N/A	9.0% - 9.5%

This summary should be read in conjunction with the remainder of the valuation Report and must not be relied upon in isolation.

1 Introduction

1.1 Background

Jones Lang LaSalle Limited ("JLL") has been instructed to prepare a valuation of 2,114 properties ("the Portfolio") owned by the Original Borrower.

1.2 Compliance

Our valuations have been prepared in accordance with the current RICS Valuation – Global Standards, incorporating the IVS, effective from 31 January 2022, and the RICS Valuation – Global Standards – UK National Supplement, effective from 14 January 2019, published by the Royal Institution of Chartered Surveyors (commonly known as the "Red Book").

Our valuations may be subject to monitoring by the RICS and have been undertaken by currently Registered RICS Valuers.

This Report has been prepared by James Massey MRICS (Valuer Number: #5036140) under the supervision of Marc Burns, a Director of JLL, and countersigned by Richard Petty FRICS (Valuer Number: #0089005), Head of UK Living Advisory at JLL.

In accordance with PS 2.3 of the Red Book, we confirm that we have sufficient knowledge and skills to undertake this valuation competently.

We can confirm that no conflict of interest has occurred as a result of our production of this Report.

The effective date of valuation is 28 February 2022.

For the avoidance of doubt, we confirm that it would not be appropriate or possible to compare this valuation with any values appearing in the Original Borrower's accounts. This Report has been prepared in accordance with the Red Book. The valuations are prepared on this basis so that we can determine the value recoverable if the charges over the properties were enforced at the date of this Report. We understand that values given in the Original Borrower's accounts are prepared on an historic cost basis which considers how much the properties have cost and will continue to cost the Original Borrower. This is an entirely different basis of valuation from that used for loan security purposes.

This valuation qualifies as a Regulated Purpose Valuation ("RPV") as defined by the Red Book. A RPV is a valuation which is intended for the information of third parties in addition to the Addressees. It is a requirement of UKVS 4.3 of the Red Book in relation to disclosures that we declare our prior involvement with the Original Borrower, or the properties being valued, to ensure that there is no conflict of interest.

We confirm that the total fee income earned from the Original Borrower is substantially less than 5% of the fee income earned by JLL in our last financial year (ending 31 December 2021) and that we do not anticipate this situation changing in the foreseeable future.

1.3 Instructions

Our Report is prepared in accordance with the Original Borrower's formal instructions.

We have been instructed to prepare our valuations on the following bases:

- Existing Use Value for Social Housing ("EUV-SH"); and
- Market Value subject to existing Tenancies ("MV-T").

Please note that the properties that have been valued on the basis of MV-T have also been valued on the basis of EUV-SH, for information purposes only.

1.4 Status of Valuer

In preparing this Report, we confirm that JLL is acting as an external valuer as defined in the Red Book. We can also confirm that we consider ourselves to be independent for the purposes of this instruction.

In accordance with RICS guidance, and our own rotation policy, we recommend that a rotation of overall responsibility within JLL is considered no later than the end of 2026.

1.5 Outbreak of Novel Coronavirus (COVID – 19)

The COVID-19 pandemic and the measures taken to tackle it continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date property markets are mostly functioning, with transaction volumes and other relevant evidence at levels where enough market evidence exists upon which to base opinions of value. Accordingly - and for the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

This explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19, we highlight the importance of the valuation date.

1.6 The Stock Rationalisation Market – EUV-SH Transactions

As you will be aware, an active market exists for the sale of tenanted stock between RPs. This can be driven by strategic decisions about the type and location of accommodation that RPs wish to provide, and the viability of investing in properties to bring them up to the required standards.

Where competition is generated, a market has emerged in which RPs bid against one another on price. The resulting values, even though presented on an EUV-SH basis, tend to be in excess of base EUV-SH values that might be expected for balance sheet or loan security purposes.

Although this may appear hard to justify, the underlying rationale is as follows:

- the bidding price is still much less than the cost of development;
- the marginal cost of taking additional units into management, in an area where the acquiring RP already has stock, justifies a financial model based on relatively low costs for management, repairs and maintenance;

- the judgement of all-round risk formed by the acquiring RP, as reflected in the discount rate, is often lower (and the rate therefore keener) than would be acceptable to either a funder or an auditor in a balance sheet context;
- the price is worth paying to achieve strategic objectives around increasing a presence in a particular area or market; and/or
- the price may be supported by future void sales and/or changes of tenure (for example, from Social Rent to Affordable Rent).

1.7 Deregulatory Measures

A package of deregulatory measures for which the primary legislation was the Housing & Planning Act 2016 came into force on 6 April 2017. These are very significant for the UK social housing sector, as they give RPs greater freedom in terms of commercial decision making than they have ever previously enjoyed in terms of the reduced ability of the regulator to prevent asset management actions.

The deregulatory measures introduced give RPs the freedom to dispose of assets without the regulator's consent, either with or without tenants in place. Disposals include the grant of leases and the creation of charges when assets are pledged as security for loan security purposes.

There are already early signs that these measures are having an effect on RPs' thinking, and on their business plans, as they begin to adopt a more commercial approach to asset management as one of the tools at their disposal to respond to the greater financial pressures and expectations upon them. For example, through our day to day work, we are beginning to see more analytical requirements in terms of asset management decisions, around investment, remodelling and sale; and an element of sales being built into some stock rationalisation bids.

To be clear this does not mean that RPs are in any way sacrificing their fundamental social ethos. Rather, it is a recognition that, as for any charitable organisation, making best use of its assets to enable it to meet its charitable objectives is an obligation rather than an option; and that commercial behaviour is not at all incompatible with a strong social ethos, within a framework of strong governance.

As mentioned, some RPs are steadily starting to build in an element of void sales into some stock rationalisation bids, however in accordance with our instructions, we have not considered or built in any rate for sales of void properties within our EUV-SH valuations.

2 Methodology

2.1 Valuation Model

We have undertaken our valuation of the Portfolio using fully explicit discounted cashflow models, over a 50-year period, with the net income in the final year capitalised into perpetuity.

For the purposes of our valuation, we have split this Portfolio by tenure in order to reflect the different risks and opportunities associated with each business stream. We have further split the Portfolio geographically by region to reflect the different markets in which the properties are located and the associated risks and opportunities.

In accordance with section 1.6, whilst we recognise that there is a growing active market for the sale of tenanted stock between RPs, we have not split the Portfolio into 'lots' to reflect this and have, in accordance with our instructions, valued the properties as a single portfolio.

Against the income receivable for each Portfolio, we have made allowances for voids and bad debts; the costs of management and administration; major repairs; cyclical maintenance; and day-to-day repairs. We have assumed an appropriate level of future growth in these costs (expenditure inflation).

We have then discounted the resulting net income stream at an appropriate rate which reflects our judgement of the overall level of risk associated with the long-term income. A more detailed explanation of the discount rate is included in section 4.

2.2 Information Provided

The principal source of background data for the Portfolio has been the rent roll for each property provided by the Original Borrower. This detailed the number and type of units, the rent payable, and tenancy type.

This information was supplemented with our market research and other data we have gathered from similar instructions undertaken recently and involving comparable stock. From these sources we have collated information on the following:

- rents;
- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

A location plan of the Portfolio is provided as Appendix 2.

2.3 Inspections

In accordance with our instructions, we have inspected all schemes externally. Our inspections were carried out between 12 October 2021 and 29 October 2021.

A representative selection of photographs is provided as Appendix 3.

2.4 Market Research

In arriving at our valuation, we have undertaken a comprehensive programme of research to supplement our knowledge and understanding of the properties. This has included:

- researching local vacant possession values through conversations with local estate agents together with internet research and using RightmovePlus, a bespoke tool for comparable evidence;
- examining local benchmark affordable rents and comparing these with the Original Borrower's rents; and
- analysing data provided by the Original Borrower.

3 General Commentary

Schedules summarising the following data for each property within the Portfolio form Appendix 1 of this Report:

- address;
- unit type;
- title number; and
- tenure.

3.1 Locations

The properties within the Portfolio are located across Greater London as shown in the table below:

Local Authority	General Needs	Affordable Rent	Supported	Intermediate Rent	Total
Westminster	-	-	25	-	25
Bromley	8	-	-	-	8
Merton	5	-	-	-	5
Bexley	14	1	-	-	15
Waltham Forest	59	-	-	-	59
Newham	55	6	20	-	81
Tower Hamlets	53	-	-	-	53
Hackney	99	2	43	6	150
Barnet	64	-	-	-	64
Brent	51	3	18	-	72
Redbridge	148	-	41	-	189
Islington	38	-	6	-	44
Haringey	51	-	-	-	51
Ealing	188	3	10	3	204
Southwark	26	1	29	-	56
Lambeth	114	6	23	-	143
Lewisham	45	-	36	-	81
Greenwich	53	1	23	-	77
Croydon	-	-	6	-	6
Kensington & Chelsea	6	-	17	-	23
Wandsworth	17	-	-	5	22
Hillingdon	328	35	-	-	363

Local Authority	General Needs	Affordable Rent	Supported	Intermediate Rent	Total
Hammersmith & Fulham	248	-	-	-	248
Total	1,670	58	297	14	2,039

A location plan of the Portfolio is provided at Appendix 3.

3.2 Property Types

The following table summarises the different property types within the Portfolio:

Property Type	General Needs	Affordable Rent	Supported	Intermediate Rent	Total
Rooms	-	-	108	-	108
Studio flats	4	-	34	-	38
1 bed flats	204	15	135	10	364
2 bed flats	356	17	4	4	381
3 bed flats	59	-	-	-	59
4 bed flats	15	1	-	-	16
1 bed houses	1	-	-	-	1
2 bed houses	488	25	-	-	513
3 bed houses	436	-	6	-	442
4 bed houses	73	-	2	-	75
5 bed houses	29	-	-	-	29
6 bed houses	1	-	-	-	1
1 bed bungalows	1	-	5	-	6
2 bed bungalows	3	-	3	-	6
Total	1,670	58	297	14	2,039

3.3 Condition

We have not carried out a condition survey, this being outside the scope of our instructions.

The properties within the Portfolio are a mixture of ages as shown in the table below:

Age	Houses	Flats	Bungalows	Rooms	Total
Pre-1919	282	299	8	69	658
1920-1949	69	86	-	-	155

Age	Houses	Flats	Bungalows	Rooms	Total
1950-1979	6	71	-	-	77
1980s	551	239	1	15	806
1990s	63	82	3	16	164
2000s	90	67	-	8	165
Post 2010	-	14	-	-	14
Total	1,061	858	12	108	2,039

The property ages and construction methodology have been factored into the assumptions we have made regarding voids, discount rates and repairs and maintenance.

Based on our inspections, we are satisfied that the properties we inspected internally, are being maintained to an acceptable social housing standard, in line with RSH regulatory requirements and commensurate with the likely demands of the target tenant group.

Overall, we have assumed that each property has a useful economic life of at least 50 years provided that the properties continue to be properly maintained in the future.

3.4 Fire Safety

Our valuations have been provided in accordance with the RICS' Guidance Note: "*Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021*" (the 'Guidance Note'), effective from 5 April 2021.

The purpose of the Guidance Note is to help valuers undertaking valuations of domestic residential blocks of flats in the UK for secure lending purposes. It sets out criteria for buildings of different heights that can be used to identify where possible remediation work to cladding for fire safety purposes is likely to be required and may materially affect the value of the property.

From our inspections, and enquiries with the Original Borrower, we understand that there are no blocks of 6 storeys or above in the Portfolio nor any blocks where we have queried the construction of the external wall system and whether potentially combustible cladding or timber balconies are present.

Under the provisions set out in the Guidance Note, none of the blocks require EWS1 forms as they are all 4 storeys or fewer and any cladding is either non-combustible or forms a small percentage of the external wall system. Any minor works that are required will be covered by sinking fund costs incorporated into our cashflow models.

3.5 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs.

However, the Original Borrower has confirmed the EPC rating applicable for 1,977 properties in the portfolio which are summarised in the table below:

EPC Rating	Units
A	7
B	37
C	1,472
D	413
E	43
Unknown	67

These ratings are included in the valuation schedule at Appendix 1.

3.6 Climate Change Risk and Net Zero Carbon

Global warming targets set in the Paris Agreement are 1.5-2.0° Celsius above pre-industrial levels. Even the lower end of this range will produce significant changes to global climate systems, including extreme heat or cold events, higher frequency and severity of precipitation or drought, and sea level rise. Therefore, the level of physical climate-related risk of the subject property is likely to fluctuate over its useful life. High levels of climate risk could affect occupier and investor demand, as well as the ability to obtain building insurance.

There is an increased focus on Environmental, Social & Governance (ESG) criteria for investment across all asset classes, including real estate. There are also various new, ESG-focused funds entering the real estate market. As a result, the value of property assets of all types is likely to be increasingly affected over time by long term, sustainability challenges. We note that, under the Paris Agreement, the 2050 vision is for all buildings, both new and existing, to be net zero carbon across the whole life cycle. As an interim ambition, the agreement envisages that all new buildings should be able to achieve zero carbon in operations, and aim to reduce carbon emissions by 40%, by 2030.

To achieve the best sustainability credentials and, in particular, to achieve Net Zero Carbon specification, the cost of a refurbishment of a building is currently higher than it would be for a refurbishment which fell short of the standards. However, given the speed at which both the legislation and ESG requirements are advancing, there is a risk that, within the next ten years, further capital expenditure will be required. However, such costs may be mitigated in the future through the principles of the Circular Economy, with a greater focus on recycling materials, and the development of more flexible buildings which can be refurbished and adapted to alternative uses more economically.

Therefore, in terms of cashflow, we anticipate that the technological advances, combined with the increased supply of products and competition, will lower these costs over time and we have not, at this stage, included in our valuation any additional allowance for costs to support the move to net zero carbon over the period covered by our valuation models.

4 Valuation Commentary – Rented Stock

4.1 Introduction

There are 2,039 rented properties in the Portfolio. The rented properties within the Portfolio are a mixture of general needs, Affordable Rent, intermediate rent and supported social housing properties.

4.2 Tenancies

The majority of the properties (91.6%) are let on assured tenancies. We have assumed that these are ‘standard’ assured tenancies although we have not seen example tenancy agreements. The remaining 172 units are let on secure tenancies.

4.3 Rental Income

The following table summarises the total income that the Original Borrower receives from the Portfolio annually:

Business Stream	Units	Annual Income	Average Rent
General Needs	1,670	£11,247,814	£129.52
Affordable Rent	58	£480,223	£159.23
Supported	297	£1,714,975	£111.04
Intermediate Rent	14	£186,563	£256.27
Total	2,039	£13,629,574	£128.55

The Statistical Data Return (“SDR”) is an annual online survey completed by all private RPs of social housing in England. The latest return for 2019/20 provides the average social rents charged by all RPs for general needs and sheltered/supported properties. The following table compares the Original Borrower’s average rents with the average sector rents in the same localities:

Size	Average Sector Rent - General Needs	Peabody General Needs	Average Sector Rent - Sheltered & Supported	Peabody Sheltered & Supported
0 bedrooms	£86.62	£101.53	£118.86	£100.97
1 bedrooms	£101.62	£107.83	£132.38	£117.56
2 bedrooms	£117.41	£125.69	£124.25	£134.50
3 bedrooms	£132.52	£138.78	£123.07	£152.04
4 bedrooms	£146.55	£155.07	£135.80	£165.56
5 bedrooms	£155.64	£162.22	-	-
Average	£122.07	£129.49	£125.56	£111.04

According to the Valuation Office Agency, LHA is set at the 30th centile point between what in the local Rent Officer's opinion are the highest and lowest non-exceptional rents in a given Broad Rental Market Area. This analysis looks at local properties and differentiates by bedroom number but not by property type (i.e. houses and flats). These statistics are used as a reference for housing benefit and are a good indication of rent levels which are affordable in a given area.

The following table sets out a comparison of the Original Borrower's average rents with the average LHA in the Portfolio and also our opinion of Market Rents for comparable properties in the same areas (rents are shown on the basis of 52 weeks).

Property Type	Average Passing Rent	Average LHA	Average Market Rents	% of LHA	% of Market Rent
General Needs	£129.52	£336.06	£361.16	38.5%	35.9%
Affordable Rent	£159.23	£277.02	£302.39	57.5%	52.7%
Supported	£111.04	£267.49	£255.10	41.5%	43.5%
Intermediate Rent	£256.27	£293.88	£360.99	87.2%	71.0%

We are unable to verify the accuracy of the rent roll provided to us by the Original Borrower.

4.4 Affordability

In addition, we have looked at the passing rents as a proportion of local net weekly earnings as reported by the Office of National Statistics in its 2021 Annual Survey of Hours and Earnings. The results for each region are shown in the table below and, in our opinion, demonstrate that the rents being charged by the Original Borrower are affordable.

Region	Average Weekly Earnings	General Needs	As %age	Affordable Rent	As %age	Sheltered & Supported	As %age
Greater London	£625.05	£129.52	20.7%	£159.23	25.5%	£111.04	17.8%

4.5 EUV-SH Rental Growth

We have modelled rental growth of CPI plus 1% in our EUV-SH valuation models into perpetuity.

4.6 MV-T Rental Growth

Passing rents are currently below market levels, resulting in good prospects for future rental growth when considering the market value of the Portfolio.

We have assumed that it will take between 2 and 5 years for assured rents to increase to market levels and thereafter for rents to rise at 1% (real) per annum. In making our assumptions regarding the number of years and annual increases, we have had regard to typical gross and net yields on private residential portfolios of a similar age profile and in comparable locations.

The average increases we have modelled per year for houses and flats in each of our valuations range from 20.9% to 24.8%.

4.7 Relet Rates

Our EUV-SH model allows for a rate at which secure tenancies are relet as assured tenancies. The annual rates of tenancy turnover experienced by housing associations vary considerably between localities and between different property types. In regard to assured tenancies, national turnover rates are typically within the range of 5.0% to 11.0%, with higher rates of turnover in the North than in the South.

We have adopted rates of 5.0% (houses) and 5.0% (flats) and 8.0% (sheltered) and have assumed that those properties will be relet at the prevailing average target rent. In addition, we have included an allowance for incidental voids as outlined in section 4.11.

4.8 Sales Rates

In accordance with section 1.6, we have not included the sale of any void units under the deregulatory measures introduced by the Housing and Planning Act 2016 in any of our EUV-SH valuations.

In our MV-T cashflows we have assumed that some of the units which become void are sold on the open market. In establishing the sales rates, we have had regard to Land Registry's information on the number of sales and average prices across London over the past 12 months.

The average sales rates we have applied per annum for houses and flats are shown in the table below:

Valuation Category	Annual Sales (Houses)	Annual Sales (Flats)
General Needs	3.5%	3.5%
Affordable Rent	12.0%	8.0%
Supported	8.0%	2.0%
Intermediate Rent	-	15.0%

This equates to 26 flat sales and 37 house sales in the first year and 1,364 sales in total over 50 years. This, in our view, is a sustainable level of sales which would not adversely impact local house prices or marketability.

4.9 Right to Buy

We anticipate that the tenants of some of the properties within the portfolio may have either the Right to Buy ("RTB") or the Right to Acquire ("RTA"). The National Housing Federation ("NHF") put an offer to Government in September 2015 in which it proposed the implementation of an extended RTB on a voluntary basis. The Voluntary Right to Buy ("VRtB") was described as a compromise with a view to securing the independence of housing associations and the best deal on compensation (for discounts) and flexibilities (the ability to refuse the VRtB in relation to certain properties).

The Government has funded two regional pilot schemes of VRtB for housing association tenants. The initial pilot scheme in 2016, involved five housing associations and was expected to offer 3,000 tenants the ability to buy their

own home. A second pilot scheme across the Midlands ran for a period of two years from August 2018, aimed at testing two aspects of the voluntary agreement that the initial pilot scheme did not cover, namely:

- one-for-one replacement; and
- portability of discounts.

A full evaluation of the second pilot was published in February 2021. There were 44 housing associations involved in the pilot, resulting in a total of 1,892 homes being sold or sales in the final stages of completion by 30 April 2020. Data on the construction of replacement homes will be updated on an annual basis.

The Government will now evaluate new pilot areas and announce more details in due course.

The wider terms of the overall extension of RTB and therefore any consideration of the impact of RTB or RTA on valuations would be speculative. We consider it imprudent to reflect additional value from capital receipts and we have therefore assumed that neither RTB nor RTA will be available to exercise at the date of valuation.

4.10 Outgoings

In forming our opinion of the net rental income generated by the Portfolio, we have considered the following outgoings:

- bad debts, voids and arrears;
- cost of maintenance and repairs; and
- management and administration expenses.

We emphasise that, under the definitions of the bases of valuation we have been instructed to adopt, we are not valuing the Original Borrower's stewardship of the stock, rather we are assessing what a hypothetical purchaser in the market would pay for the stock, based on the market's judgement of the capabilities of the Portfolio.

The assumptions we have made in our appraisal reflect our opinion of the view the market would adopt on the future performance of the Portfolio. In forming our opinion, we have had regard to other recent valuations we have undertaken of comparable stock.

4.11 Bad Debts and Voids

We have incorporated into our valuations the potential for future voids and bad debts. Any loss of income for both void properties and bad debts is reflected in a deduction made from the gross rental income.

The rates applied take into consideration the figures in the 2021 Global Accounts data provided by the Regulator of Social Housing and are similar to allowances used by other RPs providing a management and maintenance service in the areas where the properties are situated.

The 2021 Global Accounts data shows that across the whole affordable housing sector, RPs have lost approximately 0.61% of their gross income through bad debts and 1.76% through void losses. The void losses reflect an increase of 0.37% from the 2020 data whilst bad debts have decreased by approximately 0.3% over the same period.

In our MV-T valuations we are assuming greater increases in rents than a social landlord would impose. In our opinion, these rent increases would inevitably be reflected in a higher level of voids and bad debts than would otherwise be the case. The associated risk has been factored into our MV-T discount rate.

The rates we have adopted for bad debts and voids as a percentage of gross income for each of our EUV-SH and MV-T valuations are summarised in the table below:

Valuation Category	Bad debts & voids Year 1 (EUV-SH)	Bad debts & voids Year 1 (MV-T)
General Needs	2.0%	9.0%
Affordable Rent	2.5%	9.0%
Supported	2.0%	9.0%
Intermediate Rent	3.0%	8.0%
Restricted General Needs	2.0%	-
Restricted Affordable Rent	2.5%	-
Restricted Supported	2.0%	-

4.12 Management Costs

We have adopted rates for management and administration based on our experience of other RPs operating in similar areas to the Original Borrower. Our rates are subject to an annual inflator of 0.5% (real) for the duration of the cashflow reflecting long-term earnings, growth predictions and potential management savings.

From the information provided in the 2021 Global Accounts, the average cost of management across the sector is £1,079 per unit and the average management cost for the Original Borrower is £1,660 per annum.

In arriving at our opinion of value, we are assessing what a hypothetical purchaser in the market would pay for the properties, and in our experience, bids are likely to reflect a marginal approach to management costs. That is, the incremental cost to the organisation of managing the acquired stock is likely to be significantly less than the organisation's overall unit cost. Furthermore, a growth in stock numbers could give rise to potential economies of scale, rationalisation of services and other efficiencies which would reduce unit costs.

Taking the above into account, we have adopted a rate of £625 per unit for management and administration in our valuations on the basis of EUV-SH.

We have assumed that a mortgagee in possession would expect to spend between 8.0% and 10.0% of rental income on management and administration in our valuations on the basis of MV-T.

4.13 Repairs and Maintenance

Although the majority of the properties are generally in a reasonable or good condition, renewal, day-to-day and cyclical maintenance will be required to keep the stock in its present condition.

From the information provided in the 2021 Global Accounts, the total average cost of carrying out major repairs, planned and routine maintenance across the sector is £1,920 per unit and the average maintenance cost for Original Borrower is £2,793 per annum. This Global Accounts average figure is an increase of 6.7% on that reported in the 2018 Edition.

The above figures are broad averages; costs will vary according to a property's age, type, size and form of construction. In particular, the profile of expenditure will be different for a newly built property compared to an older property. The former should only require modest routine maintenance over the first 5 to 10 years of its life, with major repairs only arising from years 15 to 20. Hence there is a low start cost profile, rising steeply in the medium term, whilst an older property is likely to have a flatter profile with a higher starting point.

In accordance with section 3.3 we have had due consideration to the age and construction type for each of the tenure types in our valuations.

The following table sets out the average cost assumptions we have made in the first year of our EUV-SH cashflows. All of our appraisals assume that these costs will inflate at 1.0% (real) per annum.

Category of Expenditure	Period	Rented Properties
Major repairs and renewals	Year 1	£874
Cyclical repairs	Year 1	£350
Day-to-day repairs	Year 1	£400
Total Average Costs	Year 1	£1,624

We have adopted higher costs for major repairs in the first 2 years of our MV-T valuations as some of the properties will require refurbishment and redecoration in order to attract buyers or to be let in the private residential market. After this initial period, our costs settle to a lower level similar to the costs used in our EUV-SH valuation.

4.14 Discount Rate

Our cashflow valuations are based on constant prices and therefore explicitly exclude inflation. The chosen discount rate reflects our judgement of the economic conditions at the time of the valuation and the level of risk involved in each cashflow, taking all factors and assumptions into account. To determine the risk involved we have looked at:

- the sustainability of the existing rental income;
- the likely rate of future rental growth;
- the condition of the Portfolio;
- the level of outgoings required to maintain the maximum income stream;
- the likely performance of the Portfolio in relation to its profile and location;
- the real cost of borrowing; and
- the long-term cost of borrowing.

For our EUV-SH valuations of the rented properties we have adopted real discount rates of between 5.25% and 5.75% on net rental income.

In our MV-T model we have adopted a higher rate on rental income to reflect additional risk resulting from the significant rental growth that we have assumed during the first 2 to 5 years. In addition, we have adopted a higher

rate on income from sales to reflect the additional premium on the yield which an investor would expect from a sales income stream.

We have adopted real discount rates of between 7.0% and 7.25% (rental income), and between 9.0% and 9.5% (sales) for our MV-T cashflows.

5 Valuation

5.1 Background

We have prepared our valuations on the following bases:

- Existing Use Value for Social Housing (“EUV-SH”); and
- Market Value subject to existing Tenancies (“MV-T”).

Our valuations have been prepared in accordance with the RICS Red Book.

Apportionments of the valuations have been calculated as arithmetic apportionments and are included in the schedules at Appendix 1. This is a portfolio valuation, and no valuation of individual properties has been performed.

In forming our opinion of the value of the Portfolio as a whole, we have neither applied a discount for quantum nor added a premium to reflect break-up potential.

The definitions of the bases of valuation are set out in full in section 6 of this Report.

5.2 Asset Value for Loan Security Purposes

Our valuation of all 107 properties being valued on the basis of EUV-SH, in aggregate as at the date of valuation, is:

£11,180,000

(eleven million, one hundred and eighty thousand pounds)

Our valuation of all 1,932 properties being valued on the basis of MV-T, in aggregate as at the date of valuation, is:

£478,360,000

(four hundred and seventy-eight million, three hundred and sixty thousand pounds)

Freehold Properties

Our valuation of the 82 freehold properties that have been valued on the basis of EUV-SH, in aggregate as at the date of valuation, is:

£8,770,000

(eight million, seven hundred and seventy thousand pounds)

Our valuation of the 1,932 freehold properties that have been valued on the basis of MV-T, in aggregate as at the date of valuation, is:

£478,360,000

(four hundred and seventy-eight million, three hundred and sixty thousand pounds)

Leasehold Properties

Our valuation of the 25 leasehold properties that have been valued on the basis of EUV-SH, in aggregate as at the date of valuation, is:

£2,410,000

(two million, four hundred and ten thousand pounds)

5.3 Asset Value by Tenure

Our valuation of each individual tenure is shown in the following table:

Category	Unit Count	Basis of Value	EUV-SH	MV-T
General Needs	1,609	MV-T	£163,700,000	£419,860,000
Affordable Rent	56	MV-T	£7,380,000	£14,100,000
Supported	253	MV-T	£19,650,000	£39,590,000
Intermediate Rent	14	MV-T	£3,190,000	£4,810,000
Restricted General Needs	61	EUV-SH	£7,820,000	-
Restricted Affordable Rent	2	EUV-SH	£230,000	-
Restricted Supported	44	EUV-SH	£3,130,000	-
Total	2,039		£205,100,000	£478,360,000

6 Bases of Valuation

Our valuations have been prepared in accordance with the RICS Red Book.

6.1 Existing Use Value for Social Housing

The basis of Existing Use Value for Social Housing is defined in UK VPGA 7 of the RICS Valuation Global Standards 2017 – UK National Supplement as follows:

“Existing use value for social housing (EUV-SH) is an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration on the valuation date, assuming:

- *a willing seller;*
- *that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale;*
- *that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation;*
- *that no account is taken of any additional bid by a prospective purchaser with a special interest;*
- *that both parties to the transaction had acted knowledgeably, prudently and without compulsion;*
- *that the property will continue to be let by a body pursuant to delivery of a service for the existing use;*
- *the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body’s requirements;*
- *that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession; and*
- *that any subsequent sale would be subject to all the same assumptions above.”*

6.2 Market Value

The basis of Market Value is defined in VPS 4.4 of the Red Book as follows:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

Market Value subject to Tenancies is in accordance with the above definition, with the addition of the point below:

“That the properties would be subject to any secure or assured tenancies that may prevail, together with any other conditions or restrictions to which property may be subject.”

6.3 Expenses

No allowance is made in our valuations for any expenses of realisation.

6.4 Tax

No allowance is made in our valuations for any liability for payment of Corporation Tax, or for any liability for Capital Gains Tax, whether existing or which may arise in the future.

The transfer of properties between RPs is exempt from Stamp Duty Land Tax (“SDLT”). Our MV-T valuations include fees of 3.0% on individual unit sales, however we have not included SDLT or other costs of acquisition within our valuation.

6.5 VAT

Our valuations are exclusive of VAT on disposal.

7 Sources of Verification of Information

7.1 General

We have relied upon the description, tenancy type and current rental income provided to us by the Original Borrower and we have been unable to verify the accuracy of that data.

7.2 Tenure

Unless otherwise stated in this Report, the Original Borrower holds a freehold interest or long leasehold interest with not less than 80 years unexpired in respect of its properties. We confirm that there will be no material difference in the MV-T and EUV-SH cashflow valuations between these two holding interests.

7.3 Title

We have reviewed the certificate of title prepared by Trowers and Hamlins LLP (the “Certificate”) and can confirm that our valuations fully reflect the disclosures contained therein.

In respect of each property that we have valued on the basis of MV-T we confirm that we have reviewed the Certificate and confirm that each such property can be disposed of on an unfettered basis (subject only to existing tenancies disclosed in the Certificate but not subject to any security interest, option of other encumbrance or to any restriction preventing or restricting its sale to or use by any person for residential use).

7.4 Nomination Agreements

Our valuations are prepared on the basis that there are no nomination agreements. If any nomination rights are found to be in existence, they are assumed not to be binding on a mortgagee in possession unless otherwise stated in this Report

7.5 Measurements/Floor Areas

We have not measured the properties, this being outside the scope of a valuation of a portfolio of this nature, unless otherwise stated in this Report.

However, where measurements have been undertaken, we have adhered to the RICS Code of Measuring Practice, 6th edition, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the Code of Measuring Practice referred to above.

7.6 Structural Surveys

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspection, or costs of repair which are brought to

our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects.

In our opinion the economic life of each property should exceed 50 years providing the properties are properly maintained.

7.7 Deleterious Materials

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

7.8 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

7.9 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

7.10 Japanese Knotweed

Our inspections are for valuation purposes only and carried out on an external and internal sample basis only, therefore we cannot confirm whether invasive vegetation has been or is present on the site, our valuation assumes that none exists within the demise or proximity of any of the properties.

7.11 Energy Performance Certificates (EPCs)

We have not been provided with copies of any Energy Performance Certificates by the Original Borrower. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 make it unlawful for landlords in the private rented sector to let properties that have an EPC rating of F or G, from 1 April 2018. The Regulations do not apply to the majority of properties owned by RPs. Based on our inspections and our wider knowledge of energy ratings within the social housing sector, we do not consider this issue to present a material valuation risk.

7.12 Market Rental Values

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of MV-T and is generally on the basis of Market Rent, as defined in the “the Red Book”. Such figures should not be used for any other purpose other than in the context of this valuation.

7.13 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms.

7.14 Planning

We have prepared our valuations on the basis that each property exists in accordance with a valid planning permission.

7.15 The Equality Act

From our inspections the properties appear to comply with the requirements of the Equality Act 2010.

7.16 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

7.17 Services

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore, we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

7.18 Plans and Maps

All plans and maps included in our Report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence and may include mapping data from Ordnance Survey © Crown Copyright. All rights are reserved.

7.19 Compliance with Building Regulations and Statutory Requirements

Our valuations have been provided in accordance with the RICS’ Guidance Note: “*Valuation of properties in multi-storey, multi-occupancy residential buildings with cladding, 1st Edition March 2021*”, effective from 5 April 2021.

Unless otherwise stated in our Report none of the properties are of 18m or 6 storeys or more in height or are subject to any remedial works in the wake of the Grenfell Tower disaster of June 2017. We have therefore assumed that the properties conform to the Fire Precaution Regulations and any other statutory requirements.

Appendix 1

Property Schedule

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00093458	1050105OUT1281	Peabody Trust	SGL35097	Freehold	Flat 1, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	4	D	MV-T	£105,920	£274,349
AC-00093459	1050105OUT1282	Peabody Trust	SGL35097	Freehold	Flat 2, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	1	C	MV-T	£79,912	£167,302
AC-00093460	1050105OUT1283	Peabody Trust	SGL35097	Freehold	Flat 3, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	1	C	MV-T	£80,482	£167,302
AC-00093461	1050105OUT1284	Peabody Trust	SGL35097	Freehold	Flat 4, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	4	D	MV-T	£91,799	£246,335
AC-00093462	1050105OUT1285	Peabody Trust	SGL35097	Freehold	Flat 5, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	4	C	MV-T	£105,920	£274,349
AC-00093463	1050105OUT1286	Peabody Trust	SGL35097	Freehold	Flat 6, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	1	C	MV-T	£79,912	£167,302
AC-00093464	1050105OUT1287	Peabody Trust	SGL35097	Freehold	Flat 7, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	1	C	MV-T	£79,912	£167,302
AC-00093465	1050105OUT1288	Peabody Trust	SGL35097	Freehold	Flat 8, 128 Southborough Road		Bromley	BR1 2ER	Bromley	Flat	4	C	MV-T	£90,882	£246,335
AC-00093475	201478SPR0192	Peabody Trust	TGL41749	Freehold	19 Spring Grove	Sandy Lane	Mitcham	CR4 2NN	Merton	House	3	C	MV-T	£103,135	£267,138
AC-00093476	201478SPR0352	Peabody Trust	TGL41749	Freehold	35 Spring Grove	Sandy Lane	Mitcham	CR4 2NN	Merton	House	3	C	MV-T	£103,135	£267,138
AC-00093477	201478SPR0372	Peabody Trust	TGL41749	Freehold	37 Spring Grove	Sandy Lane	Mitcham	CR4 2NN	Merton	House	3	D	MV-T	£102,090	£264,431
AC-00093478	201478SPR0392	Peabody Trust	TGL41749	Freehold	39 Spring Grove	Sandy Lane	Mitcham	CR4 2NN	Merton	House	3	D	MV-T	£103,135	£267,138
AC-00093479	201478SPR0412	Peabody Trust	TGL41749	Freehold	41 Spring Grove	Sandy Lane	Mitcham	CR4 2NN	Merton	House	3	D	MV-T	£103,135	£267,138
AC-00178372	GMDPAR0121	Peabody Trust	SGL623298	Freehold	121 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	D	MV-T	£57,947	£120,458
AC-00178373	GMDPAR0123	Peabody Trust	SGL623298	Freehold	123 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00178374	GMDPAR0125	Peabody Trust	SGL623298	Freehold	125 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00171637	GMDPAR0127	Peabody Trust	SGL623298	Freehold	127 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£86,918	£149,673
AC-00199605	GMDPAR0129	Peabody Trust	SGL623298	Freehold	129 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	Nil	-	-
AC-00178375	GMDPAR0131	Peabody Trust	SGL623298	Freehold	131 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00178376	GMDPAR0133	Peabody Trust	SGL623298	Freehold	133 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	D	MV-T	£57,947	£120,458
AC-00178377	GMDPAR0135	Peabody Trust	SGL623298	Freehold	135 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00178378	GMDPAR0137	Peabody Trust	SGL623298	Freehold	137 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00178379	GMDPAR0139	Peabody Trust	SGL623298	Freehold	139 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00178380	GMDPAR0141	Peabody Trust	SGL623298	Freehold	141 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	C	MV-T	£57,947	£120,458
AC-00199606	GMDPAR0143	Peabody Trust	SGL623298	Freehold	143 Parkway		Erith	DA18 4HQ	Bexley	Flat	1	D	Nil	-	-
AC-00174604	GMDPAR0147	Peabody Trust	SGL623298	Freehold	147 Parkway		Erith	DA18 4HQ	Bexley	House	3	C	MV-T	£96,961	£217,493
AC-00174750	LSTANG0011	Peabody Trust	EGL455347	Freehold	11 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	House	3	D	MV-T	£104,851	£271,581
AC-00174751	LSTANG0013	Peabody Trust	EGL455347	Freehold	13 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	House	3	D	MV-T	£104,851	£271,581
AC-00174752	LSTANG0015	Peabody Trust	EGL455347	Freehold	15 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	House	3	D	MV-T	£104,851	£271,581
AC-00179935	LSTANG0017	Peabody Trust	EGL455347	Freehold	17 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	MV-T	£76,793	£173,994
AC-00179936	LSTANG0019	Peabody Trust	EGL455347	Freehold	19 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	MV-T	£76,793	£173,994
AC-00179937	LSTANG0021	Peabody Trust	EGL455347	Freehold	21 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	MV-T	£76,793	£173,994
AC-00199609	LSTANG0023	Peabody Trust	EGL455347	Freehold	23 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	Nil	-	-
AC-00179938	LSTANG0025	Peabody Trust	EGL455347	Freehold	25 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	MV-T	£71,847	£173,994
AC-00199610	LSTANG0027	Peabody Trust	EGL455347	Freehold	27 Anglian Road	Leytonstone	London	E11 4YB	Waltham Forest	Flat	1	C	Nil	-	-
AC-00174724	UTGRAO68A	Peabody Trust	TGL344558	Freehold	68A Grantham Road	Newham	London	E12 5NE	Newham	House	3	C	MV-T	£104,851	£267,684
AC-00174725	UTGRAO68B	Peabody Trust	TGL344558	Freehold	68B Grantham Road	Newham	London	E12 5NE	Newham	House	3	C	MV-T	£104,851	£267,684
AC-00179926	UTOGDO0001	Peabody Trust	TGL344558	Freehold	1 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00179927	UTOGDO0002	Peabody Trust	TGL344558	Freehold	2 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	1	C	MV-T	£74,044	£153,918
AC-00179928	UTOGDO0003	Peabody Trust	TGL344558	Freehold	3 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	B	MV-T	£96,579	£200,763
AC-00179929	UTOGDO0004	Peabody Trust	TGL344558	Freehold	4 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00179930	UTOGDO0005	Peabody Trust	TGL344558	Freehold	5 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	B	MV-T	£96,579	£200,763
AC-00179931	UTOGDO0006	Peabody Trust	TGL344558	Freehold	6 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00179932	UTOGDO0007	Peabody Trust	TGL344558	Freehold	7 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00179933	UTOGDO0008	Peabody Trust	TGL344558	Freehold	8 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00179934	UTOGDO0009	Peabody Trust	TGL344558	Freehold	9 Ogden House	76 Grantham Road	London	E12 5NE	Newham	Flat	3	C	MV-T	£96,579	£200,763
AC-00174726	LITSEL0026	Peabody Trust	TGL349400	Freehold	26 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00174727	LITSEL0028	Peabody Trust	TGL349400	Freehold	28 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00174728	LITSEL0030	Peabody Trust	TGL349400	Freehold	30 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00174729	LITSEL0032	Peabody Trust	TGL349400	Freehold	32 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00174748	LITSEL0034	Peabody Trust	TGL349400	Freehold	34 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00174749	LITSEL0036	Peabody Trust	TGL349400	Freehold	36 Selborne Avenue	Newham	London	E12 5NW	Newham	House	5	C	MV-T	£120,535	£312,205
AC-00207497	401100STRO262A	Peabody Trust	EGL50676	Freehold	Flat A 262 Strone Road		London	E12 6TP	Newham	Flat	1	D	MV-T	£75,277	£170,648
AC-00207498	401100STRO262B	Peabody Trust	EGL50676	Freehold	Flat B 262 Strone Road		London	E12 6TP	Newham	Flat	1	D	MV-T	£79,832	£161,037
AC-00207317	401100OBAN0012	Peabody Trust	EGL306600	Freehold	1 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£85,872	£222,422
AC-00207319	401100OBAN0022	Peabody Trust	EGL306600	Freehold	2 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£85,872	£222,422
AC-00207320	401100OBAN0032	Peabody Trust	EGL306600	Freehold	3 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£85,872	£222,422
AC-00207321	401100OBAN0042	Peabody Trust	EGL306600	Freehold	4 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	3	C	MV-T	£99,801	£258,501
AC-00207324	401100OBAN0052	Peabody Trust	EGL306600	Freehold	5 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	3	C	MV-T	£101,580	£263,109
AC-00207326	401100OBAN0062	Peabody Trust	EGL306600	Freehold	6 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	3	C	MV-T	£99,801	£258,501
AC-00207363	401100OBAN0072	Peabody Trust	EGL306600	Freehold	7 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£85,872	£222,422
AC-00207365	401100OBAN0082	Peabody Trust	EGL306600	Freehold	8 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£85,872	£222,422
AC-00207496	401100OBAN0092	Peabody Trust	EGL306600	Freehold	9 Oban Close	Prince Regent Lane	London	E13 8SJ	Newham	House	2	C	MV-T	£106,080	£236,819
AC-00207302	400400PIGG0272	Peabody Trust	EGL412324	Freehold	27 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	C	EUV-SH	£129,634	-
AC-00207305	400400PIGG0292	Peabody Trust	EGL412324	Freehold	29 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	C	EUV-SH	£129,634	-
AC-00207307	400400PIGG0312	Peabody Trust	EGL412324	Freehold	31 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	D	EUV-SH	£129,634	-
AC-00207308	400400PIGG0332	Peabody Trust	EGL412324	Freehold	33 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	C	EUV-SH	£129,634	-
AC-00207309	400400PIGG0352	Peabody Trust	EGL412324	Freehold	35 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	D	EUV-SH	£129,634	-
AC-00207310	400400PIGG0372	Peabody Trust	EGL412324	Freehold	37 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	D	EUV-SH	£129,634	-
AC-00207311	400400PIGG0392	Peabody Trust	EGL412324	Freehold	39 Piggott Street		London	E14 7DH	Tower Hamlets	House	5	C	EUV-SH	£129,634	-
AC-00207508	402300TOL10108	Peabody Trust	EGL349474	Freehold	108 Woodcocks		London	E16 3LD	Newham	Flat	1	C	MV-T	£74,057	£167,302
AC-00207509	402300TOL10109	Peabody Trust	EGL349474	Freehold	109 Woodcocks		London	E16 3LD	Newham	Flat	1	C	MV-T	£77,112	£167,302
AC-00207510	402300TOL10110	Peabody Trust	EGL349474	Freehold	110 Woodcocks		London	E16 3LD	Newham	Flat	1	C	MV-T	£81,785	£157,879
AC-00207511	402300TOL10111	Peabody Trust	EGL349474	Freehold	111 Woodcocks		London	E16 3LD	Newham	Flat	1	C	MV-T	£81,777	£157,879
AC-00207501	402300TOL10022	Peabody Trust	EGL349474	Freehold	2 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207502	402300TOL10032	Peabody Trust	EGL349474	Freehold	3 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207503	402300TOL10042	Peabody Trust	EGL349474	Freehold	4 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207504	402300TOL10052	Peabody Trust	EGL349474	Freehold	5 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£96,626	£250,276
AC-00207505	402300TOL10062	Peabody Trust	EGL349474	Freehold	6 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207506	402300TOL10072	Peabody Trust	EGL349474	Freehold	7 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207512	402300TOL10422	Peabody Trust	EGL349474	Freehold	42 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207513	402300TOL10432	Peabody Trust	EGL349474	Freehold	43 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T		

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00207515	402300TOL0452	Peabody Trust	EGL349474	Freehold	45 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£96,083	£248,871
AC-00207516	402300TOL0462	Peabody Trust	EGL349474	Freehold	46 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207517	402300TOL0472	Peabody Trust	EGL349474	Freehold	47 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207518	402300TOL0482	Peabody Trust	EGL349474	Freehold	48 Woodcocks		London	E16 3LE	Newham	House	3	C	MV-T	£109,928	£267,684
AC-00207519	402300TOL0492	Peabody Trust	EGL349474	Freehold	49 Woodcocks		London	E16 3LE	Newham	House	4	C	MV-T	£113,355	£293,608
AC-00207520	402300TOL0502	Peabody Trust	EGL349474	Freehold	50 Woodcocks		London	E16 3LE	Newham	House	4	D	MV-T	£113,355	£293,608
AC-00207521	402300TOL0512	Peabody Trust	EGL349474	Freehold	51 Woodcocks		London	E16 3LF	Newham	House	4	C	MV-T	£113,355	£293,608
AC-00207523	402300TOL0582	Peabody Trust	EGL349474	Freehold	58 Woodcocks		London	E16 3LF	Newham	House	4	C	MV-T	£113,355	£293,608
AC-00207524	402300TOL0592	Peabody Trust	EGL349474	Freehold	59 Woodcocks		London	E16 3LF	Newham	House	4	C	MV-T	£113,355	£293,608
AC-00207525	402300TOL0602	Peabody Trust	EGL349474	Freehold	60 Woodcocks		London	E16 3LF	Newham	House	3	D	MV-T	£102,218	£264,762
AC-00207526	402320FULM006A	Peabody Trust	EGL349474	Freehold	6A Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207527	402320FULM006B	Peabody Trust	EGL349474	Freehold	6B Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207528	402320FULM008A	Peabody Trust	EGL349474	Freehold	8A Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207529	402320FULM008B	Peabody Trust	EGL349474	Freehold	8B Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207530	402320FULM010A	Peabody Trust	EGL349474	Freehold	10A Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£102,218	£264,762
AC-00207531	402320FULM010B	Peabody Trust	EGL349474	Freehold	10B Fulmer Road		London	E16 3TF	Newham	House	3	C	MV-T	£109,928	£267,684
AC-00207532	407201WADH137A	Peabody Trust	EGL405225	Freehold	137A Wadham Road		London	E17 4HU	Waltham Forest	House	2	C	MV-T	£96,634	£250,297
AC-00207533	407210WADH137Z	Peabody Trust	EGL405225	Freehold	137 Wadham Road		London	E17 4HU	Waltham Forest	House	2	C	MV-T	£96,634	£250,297
AC-00207534	407210WADH139A	Peabody Trust	EGL405225	Freehold	139A Wadham Road		London	E17 4HU	Waltham Forest	House	3	C	MV-T	£106,869	£276,808
AC-00207535	407210WADH139Z	Peabody Trust	EGL405225	Freehold	139 Wadham Road		London	E17 4HU	Waltham Forest	House	3	C	MV-T	£106,869	£276,808
AC-00207536	407210WADH141A	Peabody Trust	EGL405225	Freehold	141A Wadham Road		London	E17 4HU	Waltham Forest	House	3	C	MV-T	£106,869	£276,808
AC-00207629	407210WADH141Z	Peabody Trust	EGL405225	Freehold	141 Wadham Road		London	E17 4HU	Waltham Forest	House	3	C	MV-T	£106,869	£276,808
AC-00207667	407210WADH143A	Peabody Trust	EGL405225	Freehold	143A Wadham Road		London	E17 4HU	Waltham Forest	House	4	C	MV-T	£116,809	£302,555
AC-00207668	407210WADH143Z	Peabody Trust	EGL405225	Freehold	143 Wadham Road		London	E17 4HU	Waltham Forest	House	3	C	MV-T	£106,869	£276,808
AC-00207669	407210WADH145Z	Peabody Trust	EGL405225	Freehold	145 Wadham Road		London	E17 4HU	Waltham Forest	House	4	C	MV-T	£118,006	£305,655
AC-00207312	400538SAL0077Z	Peabody Trust	EGL147200	Freehold	77 Salop Road		London	E17 7HS	Waltham Forest	House	2	C	MV-T	£98,484	£255,091
AC-00121893	400538ACAC030Z	Peabody Trust	P149929	Freehold	30 Acacia Road	Walthamstow	London	E17 8BW	Waltham Forest	Flat	2	D	MV-T	£94,791	£245,524
AC-00174958	REGSAM0015	Peabody Trust	EGL443681	Freehold	15 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	3	C	MV-T	£107,148	£277,532
AC-00174959	REGSAM0016	Peabody Trust	EGL443681	Freehold	16 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174960	REGSAM0017	Peabody Trust	EGL443681	Freehold	17 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174961	REGSAM0018	Peabody Trust	EGL443681	Freehold	18 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	2	D	MV-T	£98,875	£256,104
AC-00174962	REGSAM0019	Peabody Trust	EGL443681	Freehold	19 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	2	D	MV-T	£99,217	£256,989
AC-00174963	REGSAM0020	Peabody Trust	EGL443681	Freehold	20 Gamuel Close	Walthamstow	London	E17 8NR	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174954	RESCOL0040	Peabody Trust	EGL443681	Freehold	40 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	D	MV-T	£99,217	£256,989
AC-00174955	RESCOL0042	Peabody Trust	EGL443681	Freehold	42 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174956	RESCOL0044	Peabody Trust	EGL443681	Freehold	44 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174957	RESCOL0046	Peabody Trust	EGL443681	Freehold	46 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	D	MV-T	£98,875	£256,104
AC-00186243	SOSCOL0048	Peabody Trust	EGL443681	Freehold	48 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	C	Nil	-	-
AC-00186244	SOSCOL0050	Peabody Trust	EGL443681	Freehold	50 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	2	C	Nil	-	-
AC-00186245	SOSCOL0052	Peabody Trust	EGL443681	Freehold	52 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	House	1	C	Nil	-	-
AC-00198488	SOSCOL0054	Peabody Trust	EGL443681	Freehold	54 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	Flat	1	C	Nil	-	-
AC-00198489	SOSCOL0056	Peabody Trust	EGL443681	Freehold	56 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	Flat	1	C	Nil	-	-
AC-00184615	SOSCOL0058	Peabody Trust	EGL443681	Freehold	58 Colchester Road	Walthamstow	London	E17 8NX	Waltham Forest	Flat	1	C	Nil	-	-
AC-00174982	RESSAM0011	Peabody Trust	EGL443681	Freehold	11 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	3	D	MV-T	£107,148	£277,532
AC-00174983	RESSAM0012	Peabody Trust	EGL443681	Freehold	12 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	3	C	MV-T	£107,148	£277,532
AC-00174984	RESSAM0013	Peabody Trust	EGL443681	Freehold	13 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	3	C	MV-T	£107,148	£277,532
AC-00174985	RESSAM0014	Peabody Trust	EGL443681	Freehold	14 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	3	D	MV-T	£107,527	£278,514
AC-00174986	RESSAM0015	Peabody Trust	EGL443681	Freehold	15 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	3	C	MV-T	£107,148	£277,532
AC-00174987	RESSAM0016	Peabody Trust	EGL443681	Freehold	16 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	2	C	MV-T	£99,228	£257,018
AC-00174988	RESSAM0017	Peabody Trust	EGL443681	Freehold	17 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00174989	RESSAM0018	Peabody Trust	EGL443681	Freehold	18 Samira Close	Walthamstow	London	E17 8NY	Waltham Forest	House	2	C	MV-T	£98,875	£256,104
AC-00214654	913800PEMB011A	Peabody Trust	EGL388977	Freehold	Flat A 11 Pembroke Road		London	E17 9PA	Waltham Forest	Flat	3	D	MV-T	£124,444	£284,414
AC-00214662	913800PEMB011B	Peabody Trust	EGL388977	Freehold	Flat B 11 Pembroke Road		London	E17 9PA	Waltham Forest	Flat	3	C	MV-T	£124,444	£284,414
AC-00214689	913800PEMB011C	Peabody Trust	EGL388977	Freehold	Flat C 11 Pembroke Road		London	E17 9PA	Waltham Forest	Flat	3	C	MV-T	£124,444	£284,414
AC-00207315	400538WEST032A	Peabody Trust	EGL26946	Freehold	Flat A 32 West Avenue		London	E17 9SE	Waltham Forest	Flat	2	C	MV-T	£85,872	£222,422
AC-00207316	400538WEST032B	Peabody Trust	EGL26946	Freehold	Flat B 32 West Avenue		London	E17 9SE	Waltham Forest	Flat	2	C	MV-T	£85,872	£222,422
AC-00179083	LARLAR0001	Peabody Trust	EGL392140	Freehold	1 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£103,590	£268,316
AC-00179084	LARLAR0002	Peabody Trust	EGL392140	Freehold	2 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£85,505	£221,472
AC-00179085	LARLAR0003	Peabody Trust	EGL392140	Freehold	3 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179086	LARLAR0004	Peabody Trust	EGL392140	Freehold	4 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£85,505	£221,472
AC-00179087	LARLAR0005	Peabody Trust	EGL392140	Freehold	5 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£85,505	£221,472
AC-00179088	LARLAR0006	Peabody Trust	EGL392140	Freehold	6 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179089	LARLAR0007	Peabody Trust	EGL392140	Freehold	7 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179586	LARLAR0008	Peabody Trust	EGL392140	Freehold	8 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179587	LARLAR0009	Peabody Trust	EGL392140	Freehold	9 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179588	LARLAR0010	Peabody Trust	EGL392140	Freehold	10 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179589	LARLAR0011	Peabody Trust	EGL392140	Freehold	11 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179590	LARLAR0012	Peabody Trust	EGL392140	Freehold	12 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00174671	LARLAR0013	Peabody Trust	EGL392140	Freehold	13 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£126,628	£351,907
AC-00174672	LARLAR0014	Peabody Trust	EGL392140	Freehold	14 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,632	£351,907
AC-00174673	LARLAR0015	Peabody Trust	EGL392140	Freehold	15 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174674	LARLAR0016	Peabody Trust	EGL392140	Freehold	16 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174675	LARLAR0017	Peabody Trust	EGL392140	Freehold	17 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174676	LARLAR0018	Peabody Trust	EGL392140	Freehold	18 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174677	LARLAR0019	Peabody Trust	EGL392140	Freehold	19 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00174678	LARLAR0020	Peabody Trust	EGL392140	Freehold	20 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00174679	LARLAR0021	Peabody Trust	EGL392140	Freehold	21 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00174680	LARLAR0022	Peabody Trust	EGL392140	Freehold	22 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00179591	LARLAR0023	Peabody Trust	EGL392140	Freehold	23 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179592	LARLAR0024	Peabody Trust	EGL392140	Freehold	24 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179593	LARLAR0025	Peabody Trust	EGL392140	Freehold	25 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179594	LARLAR0026	Peabody Trust	EGL392140	Freehold	26 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179595	LARLAR0027	Peabody Trust	EGL3												

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00179597	LARLAR0029	Peabody Trust	EGL392140	Freehold	29 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179598	LARLAR0030	Peabody Trust	EGL392140	Freehold	30 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179599	LARLAR0031	Peabody Trust	EGL392140	Freehold	31 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179600	LARLAR0032	Peabody Trust	EGL392140	Freehold	32 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179601	LARLAR0033	Peabody Trust	EGL392140	Freehold	33 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£105,098	£272,221
AC-00179914	LARLAR0034	Peabody Trust	EGL392140	Freehold	34 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179915	LARLAR0035	Peabody Trust	EGL392140	Freehold	35 Lark Row		London	E2 9JA	Tower Hamlets	Flat	1	C	MV-T	£86,454	£223,931
AC-00179916	LARLAR0036	Peabody Trust	EGL392140	Freehold	36 Lark Row		London	E2 9JA	Tower Hamlets	Flat	2	C	MV-T	£97,639	£258,065
AC-00174681	LARLAR0037	Peabody Trust	EGL392140	Freehold	37 Lark Row		London	E2 9JA	Tower Hamlets	House	6	C	MV-T	£173,750	£668,623
AC-00174682	LARLAR0038	Peabody Trust	EGL392140	Freehold	38 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,632	£351,907
AC-00174683	LARLAR0039	Peabody Trust	EGL392140	Freehold	39 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,632	£351,907
AC-00174684	LARLAR0040	Peabody Trust	EGL392140	Freehold	40 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,632	£351,907
AC-00174685	LARLAR0041	Peabody Trust	EGL392140	Freehold	41 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174686	LARLAR0042	Peabody Trust	EGL392140	Freehold	42 Lark Row		London	E2 9JA	Tower Hamlets	House	5	D	MV-T	£152,412	£586,511
AC-00174687	LARLAR0043	Peabody Trust	EGL392140	Freehold	43 Lark Row		London	E2 9JA	Tower Hamlets	House	5	D	MV-T	£152,412	£586,511
AC-00174688	LARLAR0044	Peabody Trust	EGL392140	Freehold	44 Lark Row		London	E2 9JA	Tower Hamlets	House	5	C	MV-T	£152,412	£586,511
AC-00174690	LARLAR0045	Peabody Trust	EGL392140	Freehold	45 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00174691	LARLAR0046	Peabody Trust	EGL392140	Freehold	46 Lark Row		London	E2 9JA	Tower Hamlets	House	3	C	MV-T	£125,265	£351,907
AC-00173881	CHIBUR0001	Peabody Trust	EGL369742	Freehold	1 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	4	D	MV-T	£117,734	£301,144
AC-00173882	CHIBUR0003	Peabody Trust	EGL369742	Freehold	3 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173883	CHIBUR0005	Peabody Trust	EGL369742	Freehold	5 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	D	MV-T	£107,148	£274,376
AC-00173884	CHIBUR0007	Peabody Trust	EGL369742	Freehold	7 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173885	CHIBUR0009	Peabody Trust	EGL369742	Freehold	9 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173886	CHIBUR0011	Peabody Trust	EGL369742	Freehold	11 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173887	CHIBUR0013	Peabody Trust	EGL369742	Freehold	13 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	D	MV-T	£107,148	£274,376
AC-00173889	CHIBUR0019	Peabody Trust	EGL369742	Freehold	19 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173895	CHIBUR0021	Peabody Trust	EGL369742	Freehold	21 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	D	MV-T	£107,148	£274,376
AC-00177041	CHIBUR0023	Peabody Trust	EGL369742	Freehold	23 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	Flat	1	C	MV-T	£75,654	£157,264
AC-00176088	CHIBUR0025	Peabody Trust	EGL369742	Freehold	25 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	Maisonette	1	C	MV-T	£75,654	£157,264
AC-00176089	CHIBUR0027	Peabody Trust	EGL369742	Freehold	27 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	Maisonette	1	C	MV-T	£75,654	£157,264
AC-00173897	CHIBUR0033	Peabody Trust	EGL369742	Freehold	33 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173899	CHIBUR0035	Peabody Trust	EGL369742	Freehold	35 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£107,148	£274,376
AC-00173901	CHIBUR0037	Peabody Trust	EGL369742	Freehold	37 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	D	MV-T	£107,148	£274,376
AC-00173903	CHIBUR0039	Peabody Trust	EGL369742	Freehold	39 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£100,830	£261,166
AC-00173906	CHIBUR0041	Peabody Trust	EGL369742	Freehold	41 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	3	C	MV-T	£105,584	£273,482
AC-00174098	CHIBUR0045	Peabody Trust	EGL369742	Freehold	45 Burnside Avenue	Chingford	London	E4 8YJ	Waltham Forest	House	4	D	MV-T	£116,322	£301,144
AC-00207297	MOS0121100001	Peabody Trust	EGL459695	Freehold	Flat A 168 Clarence Road		London	E5 8DY	Hackney	House	5	D	EUV-SH	£144,498	-
	MOS0121100002	Peabody Trust	EGL459695	Freehold	Flat C 168 Clarence Road		London	E5 8DY	Hackney	House	5	E	EUV-SH	£144,498	-
	MOS0121100003	Peabody Trust	EGL459695	Freehold	Flat B 168 Clarence Road		London	E5 8DY	Hackney	Flat	1	E	EUV-SH	£96,720	-
	MOS01954100017	Peabody Trust	EGL441698	Freehold	Room 4 17 Muston Road		London	E5 9LH	Hackney	Room (Shared Facilities)	0	Unknown	EUV-SH	£63,715	-
	MOS01954200017	Peabody Trust	EGL441698	Freehold	Room 2 17 Muston Road		London	E5 9LH	Hackney	Room (Shared Facilities)	0	Unknown	EUV-SH	£63,715	-
	MOS01954300017	Peabody Trust	EGL441698	Freehold	Room 3 17 Muston Road		London	E5 9LH	Hackney	Room (Shared Facilities)	0	Unknown	EUV-SH	£63,715	-
	400328MILT173A	Peabody Trust	EGL12189	Freehold	Flat A 173 Milton Avenue		London	E6 1BN	Newham	Flat	1	D	MV-T	£77,355	£184,032
	400328MILT173B	Peabody Trust	EGL12189	Freehold	Flat B 173 Milton Avenue		London	E6 1BN	Newham	Flat	1	C	MV-T	£77,792	£173,667
	401110KATH238A	Peabody Trust	EGL59650	Freehold	Flat A 238 Katherine Road		London	E7 8PN	Newham	Flat	1	C	MV-T	£76,286	£164,195
	401110KATH238B	Peabody Trust	EGL59650	Freehold	Flat B 238 Katherine Road		London	E7 8PN	Newham	Flat	1	C	MV-T	£70,036	£173,994
	401500LANC0001	Peabody Trust	EGL333332	Freehold	Flat 1, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0002	Peabody Trust	EGL333332	Freehold	Flat 2, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0003	Peabody Trust	EGL333332	Freehold	Flat 3, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0004	Peabody Trust	EGL333332	Freehold	Flat 4, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0005	Peabody Trust	EGL333332	Freehold	Flat 5, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0006	Peabody Trust	EGL333332	Freehold	Flat 6, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0007	Peabody Trust	EGL333332	Freehold	Flat 7, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0008	Peabody Trust	EGL333332	Freehold	Flat 8, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	D	MV-T	£75,180	£149,847
	401500LANC0009	Peabody Trust	EGL333332	Freehold	Flat 9, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
	401500LANC0010	Peabody Trust	EGL333332	Freehold	Flat 10, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£77,007	£153,488
AC-00093490	401500LANC0011	Peabody Trust	EGL333332	Freehold	Flat 11, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
AC-00093491	401500LANC0013	Peabody Trust	EGL333332	Freehold	Flat 13, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£78,161	£155,790
AC-00093492	401500LANC0014	Peabody Trust	EGL333332	Freehold	Flat 14, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
AC-00093493	401500LANC0015	Peabody Trust	EGL333332	Freehold	Flat 15, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
AC-00093494	401500LANC0016	Peabody Trust	EGL333332	Freehold	Flat 16, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	2	C	MV-T	£80,375	£160,202
AC-00093495	401500LANC0017	Peabody Trust	EGL333332	Freehold	Flat 17, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£77,010	£153,495
AC-00093496	401500LANC0018	Peabody Trust	EGL333332	Freehold	Flat 18, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,188	£149,864
AC-00093497	401500LANC0019	Peabody Trust	EGL333332	Freehold	Flat 19, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	2	C	MV-T	£80,375	£160,202
AC-00093498	401500LANC0020	Peabody Trust	EGL333332	Freehold	Flat 20, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	C	MV-T	£75,180	£149,847
AC-00093499	401500LANC0021	Peabody Trust	EGL333332	Freehold	Flat 21, Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Flat	1	D	MV-T	£77,010	£153,495
AC-00214657	401500LANC0022	Peabody Trust	EGL333332	Freehold	Office Lancaster Court	26 Lancaster Road	London	E7 9PX	Newham	Scheme Office	1	C	Nil	-	-
MOS0166000334	LN140346	Peabody Trust	EGL333332	Freehold	Flat A 34 Greenwood Road		London	E8 1AB	Hackney	Maisonette	2	D	MV-T	£79,043	£204,734
	MOS0166000334	Peabody Trust	LN140346	Freehold	Flat B 34 Greenwood Road		London	E8 1AB	Hackney	Flat	1	C	MV-T	£51,065	£235,874
	MOS0166000334	Peabody Trust	LN140346	Freehold	Flat C 34 Greenwood Road		London	E8 1AB	Hackney	Flat	1	C	MV-T	£88,233	£228,538
	MOS01660001097	Peabody Trust	LN138618	Freehold	Flat A 97 Graham Road		London	E8 1PB	Hackney	Maisonette	2	C	Nil	-	-
	MOS01660002097	Peabody Trust	LN138618	Freehold	97B Graham Road		London	E8 1PB	Hackney	Flat	1	C	MV-T	£64,962	£175,953
	MOS01660003097	Peabody Trust	LN138618	Freehold	97C Graham Road		London	E8 1PB	Hackney	Flat	1	C	MV-T	£73,507	£160,200
	111111ARC00009	Peabody Trust	EGL988009	Freehold	9 Arcola Street		London	E8 2DJ	Hackney	Corporate Office	0	-	Nil	-	-
	MOS01471001011	Peabody Trust	EGL988009	Freehold	Flat 1 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£94,958	£189,268
	MOS01471002011	Peabody Trust	EGL988009	Freehold	Flat 2 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£99,797	£198,913
	MOS01471003011	Peabody Trust	EGL988009	Freehold	Flat 3 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£92,472	£184,315
MOS01471004011	MOS01471004011	Peabody Trust	EGL988009	Freehold	Flat 4 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£94,958	£189,268
	MOS01471005011	Peabody Trust	EGL988009	Freehold	Flat 5 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£92,706	£184,780
	MOS01471006011	Peabody Trust	EGL988009	Freehold	Flat 6 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£94,961	£189,274
	MOS01471007011	Peabody Trust	EGL988009	Freehold	Flat 7 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£94,958	£189,268
	MOS01471008011	Peabody Trust	EGL988009	Freehold	Flat 8 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	B	MV-T	£93,554	£186,471
	MOS01471009011	Peabody Trust	EGL988009	Freehold	Flat 9 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	£94,958	£18

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
	MOS01471011011	Peabody Trust	EGL398809	Freehold	Flat 11 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	D	MV-T	E94,958	E189,268
	MOS01471012011	Peabody Trust	EGL398809	Freehold	Flat 12 11 Arcola Street		London	E8 2DN	Hackney	Flat	1	C	MV-T	E94,958	E189,268
	MOS01576001043	Peabody Trust	EGL354232	Freehold	Flat A 43 Downs Park Road		London	E8 2HY	Hackney	Maisonette	3	C	MV-T	E122,649	E314,528
	MOS01576002043	Peabody Trust	EGL354232	Freehold	Flat B 43 Downs Park Road		London	E8 2HY	Hackney	Flat	1	C	MV-T	E92,706	E184,780
	MOS01576003043	Peabody Trust	EGL354232	Freehold	Flat C 43 Downs Park Road		London	E8 2HY	Hackney	Flat	1	C	MV-T	E86,326	E223,600
	MOS01547001043	Peabody Trust	248896	Freehold	Flat A 43 Colvestone Crescent		London	E8 2LG	Hackney	Flat	3	C	MV-T	E131,897	E314,528
	MOS01547003043	Peabody Trust	248896	Freehold	Flat C 43 Colvestone Crescent		London	E8 2LG	Hackney	Flat	1	C	MV-T	E91,049	E234,223
	MOS01547020043	Peabody Trust	248896	Freehold	Flat B 43 Colvestone Crescent		London	E8 2LG	Hackney	Flat	1	C	MV-T	E107,767	E234,223
	AC-00121274	MOS01858001008	Peabody Trust	230377	Freehold	8A St Marks Rise	London	E8 2NJ	Hackney	Maisonette	2	C	MV-T	E106,135	E274,907
	AC-00121275	MOS01858002008	Peabody Trust	230377	Freehold	8B St Marks Rise	London	E8 2NJ	Hackney	Maisonette	3	C	MV-T	E88,201	E228,456
AC-00121280	MOS01858001022	Peabody Trust	LN144965	Freehold	22A St Marks Rise		London	E8 2NL	Hackney	Flat	1	D	MV-T	E93,857	E234,223
AC-00121284	MOS01858001026	Peabody Trust	LN187200	Freehold	26A St Marks Rise		London	E8 2NL	Hackney	Flat	1	C	MV-T	E89,749	E232,465
AC-00121287	MOS01858001035	Peabody Trust	LN135245	Freehold	35A St Marks Rise		London	E8 2NL	Hackney	Maisonette	3	C	MV-T	E122,649	E314,528
AC-00121281	MOS01858002022	Peabody Trust	LN144965	Freehold	22B St Marks Rise		London	E8 2NL	Hackney	Flat	1	C	MV-T	E83,805	E217,070
AC-00121285	MOS01858002026	Peabody Trust	LN187200	Freehold	26B St Marks Rise		London	E8 2NL	Hackney	Flat	1	D	MV-T	E112,675	E234,223
AC-00121288	MOS01858002035	Peabody Trust	LN135245	Freehold	35B St Marks Rise		London	E8 2NL	Hackney	Maisonette	2	D	MV-T	E78,285	E202,771
AC-00121283	MOS01858003022	Peabody Trust	LN144965	Freehold	22C St Marks Rise		London	E8 2NL	Hackney	Maisonette	2	D	MV-T	E78,756	E203,990
AC-00121286	MOS01858003026	Peabody Trust	LN187200	Freehold	26C St Marks Rise		London	E8 2NL	Hackney	Flat	1	C	MV-T	E88,209	E228,476
AC-00186242	HOMBR00036	Peabody Trust	EGL440153	Freehold	36 Brookfield Road	Hackney	London	E9 5AH	Hackney	House	3	C	Nil	-	-
AC-00176097	HOMHOM00010	Peabody Trust	EGL440153	Freehold	10 Homer Road	Hackney	London	E9 5EY	Hackney	Maisonette	4	B	EUV-SH	E126,522	-
AC-00176098	HOMHOM00011	Peabody Trust	EGL440153	Freehold	11 Homer Road	Hackney	London	E9 5EY	Hackney	Maisonette	3	C	EUV-SH	E119,609	-
AC-00174661	HOMHOM00012	Peabody Trust	EGL440153	Freehold	12 Homer Road	Hackney	London	E9 5EY	Hackney	House	4	C	EUV-SH	E140,952	-
AC-00197375	HOMMOR00001	Peabody Trust	EGL440153	Freehold	Flat 1 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00197376	HOMMOR00002	Peabody Trust	EGL440153	Freehold	Flat 2 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00197377	HOMMOR00003	Peabody Trust	EGL440153	Freehold	Flat 3 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00198483	HOMMOR00004	Peabody Trust	EGL440153	Freehold	Flat 4 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	B	Nil	-	-
AC-00198484	HOMMOR00005	Peabody Trust	EGL440153	Freehold	Flat 5 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	2	C	Nil	-	-
AC-00198485	HOMMOR00006	Peabody Trust	EGL440153	Freehold	Flat 6 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00198486	HOMMOR00007	Peabody Trust	EGL440153	Freehold	Flat 7 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00198487	HOMMOR00008	Peabody Trust	EGL440153	Freehold	Flat 8 Morgan Court	Homer Road	London	E9 5EY	Hackney	Flat	1	C	Nil	-	-
AC-00181332	HMNR22A0001	Peabody Trust	Room 1 22A Homer Road	Freehold	Room 1 22A Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181333	HMNR22A0002	Peabody Trust	Room 2 22A Homer Road	Freehold	Room 2 22A Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181411	HMNR22A0003	Peabody Trust	Room 3 22A Homer Road	Freehold	Room 3 22A Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181412	HMNR22A0004	Peabody Trust	Room 4 22A Homer Road	Freehold	Room 4 22A Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181413	HMNR22B0001	Peabody Trust	Room 1 22B Homer Road	Freehold	Room 1 22B Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181414	HMNR22B0002	Peabody Trust	Room 2 22B Homer Road	Freehold	Room 2 22B Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181415	HMNR22B0003	Peabody Trust	Room 3 22B Homer Road	Freehold	Room 3 22B Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00181416	HMNR22B0004	Peabody Trust	Room 4 22B Homer Road	Freehold	Room 4 22B Homer Road	Hackney	London	E9 5GT	Hackney	Room (Shared Facilities)	0	C	EUV-SH	E79,506	-
AC-00174662	HOMHOM00015	Peabody Trust	EGL440153	Freehold	15 Homer Road	Hackney	London	E9 5GT	Hackney	House	3	C	EUV-SH	E130,969	-
AC-00174663	HOMHOM00016	Peabody Trust	EGL440153	Freehold	16 Homer Road	Hackney	London	E9 5GT	Hackney	House	3	C	EUV-SH	E130,969	-
AC-00174664	HOMHOM00017	Peabody Trust	EGL440153	Freehold	17 Homer Road	Hackney	London	E9 5GT	Hackney	House	3	C	EUV-SH	E131,819	-
AC-00174665	HOMHOM00018	Peabody Trust	EGL440153	Freehold	18 Homer Road	Hackney	London	E9 5GT	Hackney	House	2	C	EUV-SH	E117,236	-
AC-00174666	HOMHOM00019	Peabody Trust	EGL440153	Freehold	19 Homer Road	Hackney	London	E9 5GT	Hackney	House	2	C	EUV-SH	E117,804	-
AC-00174669	HOMHOM00020	Peabody Trust	EGL440153	Freehold	20 Homer Road	Hackney	London	E9 5GT	Hackney	House	2	C	EUV-SH	E117,398	-
AC-00174670	HOMHOM00021	Peabody Trust	EGL440153	Freehold	21 Homer Road	Hackney	London	E9 5GT	Hackney	House	2	C	EUV-SH	E117,398	-
AC-00207165	300612HEAL0001	Peabody Trust	NGL611566	Freehold	1 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	3	C	MV-T	E103,135	E267,138
AC-00207166	300612HEAL0002	Peabody Trust	NGL611566	Freehold	2 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	2	C	MV-T	E96,634	E234,223
AC-00207167	300612HEAL0003	Peabody Trust	NGL611566	Freehold	3 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	2	C	MV-T	E103,932	E234,223
AC-00207168	300612HEAL0004	Peabody Trust	NGL611566	Freehold	4 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	2	C	MV-T	E96,634	E234,223
AC-00207169	300612HEAL0005	Peabody Trust	NGL611566	Freehold	5 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	2	C	MV-T	E93,434	E234,223
AC-00207170	300612HEAL0006	Peabody Trust	NGL611566	Freehold	6 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	1	C	MV-T	E81,763	E194,071
AC-00207171	300612HEAL0007	Peabody Trust	NGL611566	Freehold	7 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	1	C	MV-T	E96,634	E234,223
AC-00207172	300612HEAL0008	Peabody Trust	NGL611566	Freehold	8 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	2	C	MV-T	E96,634	E234,223
AC-00207173	300612HEAL0009	Peabody Trust	NGL611566	Freehold	9 Healy Court	22-24 Chesterfield Road	Barnet	EN5 2RG	Barnet	Flat	1	C	MV-T	E81,763	E194,071
AC-00174753	MAYWIN00001	Peabody Trust	NGL751207	Freehold	1 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174754	MAYWIN00002	Peabody Trust	NGL751207	Freehold	2 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174755	MAYWIN00003	Peabody Trust	NGL751207	Freehold	3 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174756	MAYWIN00004	Peabody Trust	NGL751207	Freehold	4 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174757	MAYWIN00005	Peabody Trust	NGL751207	Freehold	5 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174758	MAYWIN00006	Peabody Trust	NGL751207	Freehold	6 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,841	E315,589
AC-00174759	MAYWIN00007	Peabody Trust	NGL751207	Freehold	7 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174760	MAYWIN00008	Peabody Trust	NGL751207	Freehold	8 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174761	MAYWIN00009	Peabody Trust	NGL751207	Freehold	9 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174762	MAYWIN00010	Peabody Trust	NGL751207	Freehold	10 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174763	MAYWIN00011	Peabody Trust	NGL751207	Freehold	11 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174764	MAYWIN00012	Peabody Trust	NGL751207	Freehold	12 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	D	MV-T	E121,420	E314,499
AC-00174765	MAYWIN00013	Peabody Trust	NGL751207	Freehold	13 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174766	MAYWIN00014	Peabody Trust	NGL751207	Freehold	14 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174767	MAYWIN00015	Peabody Trust	NGL751207	Freehold	15 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174768	MAYWIN00016	Peabody Trust	NGL751207	Freehold	16 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174769	MAYWIN00017	Peabody Trust	NGL751207	Freehold	17 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174770	MAYWIN00018	Peabody Trust	NGL751207	Freehold	18 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E111,226	E287,760
AC-00174771	MAYWIN00019	Peabody Trust	NGL751207	Freehold	19 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174772	MAYWIN00020	Peabody Trust	NGL751207	Freehold	20 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E119,418	E309,312
AC-00171156	MAYWIN00021	Peabody Trust	NGL751207	Freehold	21 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E163,376	E314,050
AC-00171157	MAYWIN00022	Peabody Trust	NGL751207	Freehold	22 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E166,109	E319,303
AC-00174773	MAYWIN00023	Peabody Trust	NGL751207	Freehold	23 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174774	MAYWIN00024	Peabody Trust	NGL751207	Freehold	24 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,842	E287,099
AC-00174775	MAYWIN00025	Peabody Trust	NGL751207	Freehold	25 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E109,158	E282,739
AC-00171158	MAYWIN00026	Peabody Trust	NGL751207	Freehold	26 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E163,376	E314,050
AC-00174852	MAYWIN00027	Peabody Trust	NGL751207	Freehold	27 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E119,418	E309,312
AC-00174853	MAYWIN00028	Peabody Trust	NGL751207	Freehold	28 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	E121,420	E314,499
AC-00174854	MAYWIN00029	Peabody Trust	NGL751207	Freehold	29 Windmore Close	Wembley	London	HA0 2SR	Brent	House	2	C	MV-T	E110,658	E286,624
AC-00174855	MAYWIN00030	Peabody Trust	NGL751207	Freehold	30 Windmore Close	Wembley	London								

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00174856	MAYWIN0031	Peabody Trust	NGL751207	Freehold	31 Windmore Close	Wembley	London	HA0 2SR	Brent	House	3	C	MV-T	£121,420	£314,499
AC-00182346	MAYWIN0032	Peabody Trust	NGL751207	Freehold	32 Windmore Close	Wembley	London	HA0 2SR	Brent	House	4	C	MV-T	£116,380	£245,639
AC-00182651	MAYWIN0033	Peabody Trust	NGL751207	Freehold	33 Windmore Close	Wembley	London	HA0 2SR	Brent	House	4	C	MV-T	£116,380	£245,639
AC-00182078	MAYJAZ0001	Peabody Trust	NGL751207	Freehold	1 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	C	MV-T	£106,876	£213,023
AC-00182143	MAYJAZ0002	Peabody Trust	NGL751207	Freehold	2 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	C	MV-T	£106,876	£213,023
AC-00182144	MAYJAZ0003	Peabody Trust	NGL751207	Freehold	3 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	D	MV-T	£106,876	£213,023
AC-00182145	MAYJAZ0004	Peabody Trust	NGL751207	Freehold	4 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	C	MV-T	£106,876	£213,023
AC-00182289	MAYJAZ0005	Peabody Trust	NGL751207	Freehold	5 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	C	MV-T	£106,876	£213,023
AC-00182345	MAYJAZ0006	Peabody Trust	NGL751207	Freehold	6 Jazzfern Terrace	Wembley	London	HA0 2ST	Brent	House	3	C	MV-T	£106,876	£213,023
AC-00207152	300312ORCH0001	Peabody Trust	MX22876	Freehold	1 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207153	300312ORCH0002	Peabody Trust	MX22876	Freehold	2 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207154	300312ORCH0003	Peabody Trust	MX22876	Freehold	3 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207155	300312ORCH0004	Peabody Trust	MX22876	Freehold	4 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£95,944	£248,511
AC-00207156	300312ORCH0005	Peabody Trust	MX22876	Freehold	5 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	D	MV-T	£85,297	£220,934
AC-00207157	300312ORCH0006	Peabody Trust	MX22876	Freehold	6 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,198	£231,039
AC-00207158	300312ORCH0007	Peabody Trust	MX22876	Freehold	7 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£87,738	£227,257
AC-00207159	300312ORCH0008	Peabody Trust	MX22876	Freehold	8 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207160	300312ORCH0009	Peabody Trust	MX22876	Freehold	9 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207161	300312ORCH0002	Peabody Trust	MX22876	Freehold	The Lodge Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	D	MV-T	£89,206	£231,059
AC-00207162	300312ORCH0010	Peabody Trust	MX22876	Freehold	10 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	C	MV-T	£89,206	£231,059
AC-00207163	300312ORCH0011	Peabody Trust	MX22876	Freehold	11 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	D	MV-T	£95,935	£248,487
AC-00207164	300312ORCH0012	Peabody Trust	MX22876	Freehold	12 Lonsdale Close	Edgware	London	HA8 7SB	Barnet	Flat	2	D	MV-T	£89,206	£231,059
AC-00093500	302100WIN0001	Peabody Trust	NGL658529	Freehold	Flat 1, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	C	MV-T	£96,579	£200,763
AC-00093501	302100WIN0002	Peabody Trust	NGL658529	Freehold	Flat 2, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	C	MV-T	£84,595	£200,763
AC-00093502	302100WIN0003	Peabody Trust	NGL658529	Freehold	Flat 3, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	B	MV-T	£96,579	£200,763
AC-00093503	302100WIN0004	Peabody Trust	NGL658529	Freehold	Flat 4, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	C	MV-T	£96,579	£200,763
AC-00093504	302100WIN0005	Peabody Trust	NGL658529	Freehold	Flat 5, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	C	MV-T	£96,579	£200,763
AC-00093505	302100WIN0006	Peabody Trust	NGL658529	Freehold	Flat 6, Coleridge House	Windermere Avenue	Wembley	HA9 8QT	Brent	Flat	2	C	MV-T	£96,579	£200,763
AC-00172690	VICSIP0001	Peabody Trust	EGL302094	Freehold	Flat 1 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172691	VICSIP0002	Peabody Trust	EGL302094	Freehold	Flat 2 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172692	VICSIP0003	Peabody Trust	EGL302094	Freehold	Flat 3 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172693	VICSIP0004	Peabody Trust	EGL302094	Freehold	Flat 4 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172694	VICSIP0005	Peabody Trust	EGL302094	Freehold	Flat 5 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172695	VICSIP0006	Peabody Trust	EGL302094	Freehold	Flat 6 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172696	VICSIP0007	Peabody Trust	EGL302094	Freehold	Flat 7 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172697	VICSIP0008	Peabody Trust	EGL302094	Freehold	Flat 8 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172698	VICSIP0009	Peabody Trust	EGL302094	Freehold	Flat 9 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172699	VICSIP0010	Peabody Trust	EGL302094	Freehold	Flat 10 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172700	VICSIP0011	Peabody Trust	EGL302094	Freehold	Flat 11 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172701	VICSIP0012	Peabody Trust	EGL302094	Freehold	Flat 12 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172702	VICSIP0013	Peabody Trust	EGL302094	Freehold	Flat 13 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172703	VICSIP0014	Peabody Trust	EGL302094	Freehold	Flat 14 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£32,921	£126,686
AC-00172704	VICSIP0015	Peabody Trust	EGL302094	Freehold	Flat 15 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172705	VICSIP0016	Peabody Trust	EGL302094	Freehold	Flat 16 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172706	VICSIP0017	Peabody Trust	EGL302094	Freehold	Flat 17 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172707	VICSIP0018	Peabody Trust	EGL302094	Freehold	Flat 18 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172708	VICSIP0019	Peabody Trust	EGL302094	Freehold	Flat 19 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172709	VICSIP0020	Peabody Trust	EGL302094	Freehold	Flat 20 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172710	VICSIP0021	Peabody Trust	EGL302094	Freehold	Flat 21 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172712	VICSIP0022	Peabody Trust	EGL302094	Freehold	Flat 22 Sippets Court	Ilford	Ilford	IG1 4AX	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00175248	VICVC0002	Peabody Trust	EGL302094	Freehold	2 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175249	VICVC0004	Peabody Trust	EGL302094	Freehold	4 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175250	VICVC0006	Peabody Trust	EGL302094	Freehold	6 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£107,659	£260,992
AC-00175251	VICVC0008	Peabody Trust	EGL302094	Freehold	8 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175252	VICVC0010	Peabody Trust	EGL302094	Freehold	10 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175253	VICVC0012	Peabody Trust	EGL302094	Freehold	12 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175254	VICVC0014	Peabody Trust	EGL305322	Freehold	14 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175255	VICVC0016	Peabody Trust	EGL305322	Freehold	16 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175256	VICVC0018	Peabody Trust	EGL305322	Freehold	18 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175257	VICVC0020	Peabody Trust	EGL305322	Freehold	20 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175258	VICVC0022	Peabody Trust	EGL305322	Freehold	22 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175259	VICVC0024	Peabody Trust	EGL305322	Freehold	24 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175260	VICVC0026	Peabody Trust	EGL305322	Freehold	26 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£112,675	£234,223
AC-00175261	VICVC0028	Peabody Trust	EGL305322	Freehold	28 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175262	VICVC0030	Peabody Trust	EGL305322	Freehold	30 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175263	VICVC0032	Peabody Trust	EGL305322	Freehold	32 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175264	VICVC0034	Peabody Trust	EGL305322	Freehold	34 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£106,677	£260,992
AC-00175265	VICVC0036	Peabody Trust	EGL305322	Freehold	36 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175266	VICVC0038	Peabody Trust	EGL305322	Freehold	38 Vicarage Lane	Ilford	Ilford	IG1 4BA	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-001															

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beeds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175215	VICIAF0010	Peabody Trust	EGL302094	Freehold	10 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175216	VICIAF0011	Peabody Trust	EGL302094	Freehold	11 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175217	VICIAF0012	Peabody Trust	EGL302094	Freehold	12 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175218	VICIAF0013	Peabody Trust	EGL302094	Freehold	13 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175219	VICIAF0014	Peabody Trust	EGL302094	Freehold	14 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175220	VICIAF0015	Peabody Trust	EGL302094	Freehold	15 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	B	MV-T	£109,368	£260,992
AC-00175221	VICIAF0016	Peabody Trust	EGL302094	Freehold	16 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175222	VICIAF0017	Peabody Trust	EGL305322	Freehold	17 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175223	VICIAF0018	Peabody Trust	EGL302094	Freehold	18 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175224	VICIAF0019	Peabody Trust	EGL305322	Freehold	19 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175225	VICIAF0020	Peabody Trust	EGL302094	Freehold	20 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175226	VICIAF0021	Peabody Trust	EGL305322	Freehold	21 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175227	VICIAF0023	Peabody Trust	EGL305322	Freehold	23 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175228	VICIAF0025	Peabody Trust	EGL305322	Freehold	25 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175229	VICIAF0027	Peabody Trust	EGL305322	Freehold	27 Jaffe Road		Ilford	IG1 4BB	Redbridge	House	2	C	MV-T	£96,486	£234,223
AC-00175154	VICDRA0001	Peabody Trust	EGL302094	Freehold	1 Drayton Close		Ilford	IG1 4BD	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175155	VICDRA0002	Peabody Trust	EGL302094	Freehold	2 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£109,368	£260,992
AC-00175156	VICDRA0003	Peabody Trust	EGL302094	Freehold	3 Drayton Close		Ilford	IG1 4BD	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175157	VICDRA0004	Peabody Trust	EGL302094	Freehold	4 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175158	VICDRA0005	Peabody Trust	EGL302094	Freehold	5 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175159	VICDRA0006	Peabody Trust	EGL302094	Freehold	6 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175160	VICDRA0008	Peabody Trust	EGL302094	Freehold	8 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175161	VICDRA0009	Peabody Trust	EGL302094	Freehold	9 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175162	VICDRA0010	Peabody Trust	EGL302094	Freehold	10 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£102,784	£260,992
AC-00175163	VICDRA0011	Peabody Trust	EGL302094	Freehold	11 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175164	VICDRA0012	Peabody Trust	EGL302094	Freehold	12 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175165	VICDRA0013	Peabody Trust	EGL302094	Freehold	13 Drayton Close		Ilford	IG1 4BD	Redbridge	House	2	C	MV-T	£96,466	£234,223
AC-00175166	VICDRA0014	Peabody Trust	EGL302094	Freehold	14 Drayton Close		Ilford	IG1 4BD	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175167	VICDRA0015	Peabody Trust	EGL302094	Freehold	15 Drayton Close		Ilford	IG1 4BD	Redbridge	House	2	C	MV-T	£96,466	£234,223
AC-00172682	VICDRA0016	Peabody Trust	EGL302094	Freehold	16 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172683	VICDRA0018	Peabody Trust	EGL302094	Freehold	18 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172684	VICDRA0020	Peabody Trust	EGL302094	Freehold	20 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172685	VICDRA0022	Peabody Trust	EGL302094	Freehold	22 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172686	VICDRA0024	Peabody Trust	EGL302094	Freehold	24 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172687	VICDRA0026	Peabody Trust	EGL302094	Freehold	26 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172688	VICDRA0028	Peabody Trust	EGL302094	Freehold	28 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00172689	VICDRA0030	Peabody Trust	EGL302094	Freehold	30 Drayton Close		Ilford	IG1 4BD	Redbridge	Flat	2	C	MV-T	£86,921	£180,686
AC-00175230	VICMEI0001	Peabody Trust	EGL302094	Freehold	1 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175231	VICMEI0002	Peabody Trust	EGL302094	Freehold	2 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175232	VICMEI0003	Peabody Trust	EGL302094	Freehold	3 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175233	VICMEI0004	Peabody Trust	EGL302094	Freehold	4 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175234	VICMEI0005	Peabody Trust	EGL302094	Freehold	5 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175235	VICMEI0006	Peabody Trust	EGL302094	Freehold	6 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175236	VICMEI0007	Peabody Trust	EGL302094	Freehold	7 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£109,368	£260,992
AC-00175237	VICMEI0008	Peabody Trust	EGL302094	Freehold	8 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£106,087	£260,992
AC-00175238	VICMEI0009	Peabody Trust	EGL302094	Freehold	9 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175239	VICMEI0010	Peabody Trust	EGL302094	Freehold	10 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175240	VICMEI0011	Peabody Trust	EGL302094	Freehold	11 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175241	VICMEI0012	Peabody Trust	EGL302094	Freehold	12 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175242	VICMEI0013	Peabody Trust	EGL302094	Freehold	13 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175243	VICMEI0014	Peabody Trust	EGL302094	Freehold	14 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£95,756	£234,223
AC-00175244	VICMEI0015	Peabody Trust	EGL302094	Freehold	15 Meister Close		Ilford	IG1 4BE	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175245	VICMEI0016	Peabody Trust	EGL302094	Freehold	16 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175246	VICMEI0017	Peabody Trust	EGL302094	Freehold	17 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175247	VICMEI0019	Peabody Trust	EGL302094	Freehold	19 Meister Close		Ilford	IG1 4BE	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175168	VICGD00001	Peabody Trust	EGL305322	Freehold	1 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175169	VICGD00002	Peabody Trust	EGL305322	Freehold	2 Goddards Way		Ilford	IG1 4BF	Redbridge	House	4	C	MV-T	£121,412	£294,452
AC-00175170	VICGD00003	Peabody Trust	EGL305322	Freehold	3 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175171	VICGD00004	Peabody Trust	EGL305322	Freehold	4 Goddards Way		Ilford	IG1 4BF	Redbridge	House	4	C	MV-T	£121,412	£294,452
AC-00175172	VICGD00005	Peabody Trust	EGL305322	Freehold	5 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175173	VICGD00006	Peabody Trust	EGL305322	Freehold	6 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175174	VICGD00007	Peabody Trust	EGL305322	Freehold	7 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,715	£260,992
AC-00175175	VICGD00008	Peabody Trust	EGL305322	Freehold	8 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175176	VICGD00009	Peabody Trust	EGL305322	Freehold	9 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,579	£260,992
AC-00175177	VICGD00010	Peabody Trust	EGL309011	Freehold	10 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175178	VICGD00011	Peabody Trust	EGL309011	Freehold	11 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175179	VICGD00012	Peabody Trust	EGL309011	Freehold	12 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175180	VICGD00013	Peabody Trust	EGL309011	Freehold	13 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,675	£260,992
AC-00175181	VICGD00014	Peabody Trust	EGL309011	Freehold	14 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175182	VICGD00015	Peabody Trust	EGL309011	Freehold	15 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175183	VICGD00016	Peabody Trust	EGL309011	Freehold	16 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175184	VICGD00017	Peabody Trust	EGL309011	Freehold	17 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175185	VICGD00018	Peabody Trust	EGL309011	Freehold	18 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175186	VICGD00019	Peabody Trust	EGL309011	Freehold	19 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175187	VICGD00020	Peabody Trusts	EGL309011	Freehold	20 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£106,119	£260,992
AC-00175188	VICGD00021	Peabody Trust	EGL309011	Freehold	21 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175189	VICGD00022	Peabody Trust	EGL309011	Freehold	22 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175190	VICGD00023	Peabody Trust	EGL305322	Freehold	23 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175191	VICGD00024	Peabody Trust	EGL309011	Freehold	24 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175192	VICGD00025	Peabody Trust	EGL305322	Freehold	25 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175193	VICGD00026	Peabody Trust	EGL309011	Freehold	26 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175194	VICGD00027	Peabody Trust	EGL305322	Freehold	27 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£107,715	£260,992
AC-00175195	VICGD00028	Peabody Trust	EGL309011	Freehold	28 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175196	VICGD00029	Peabody Trust	EGL305322	Freehold	29 Goddards Way		Ilford	IG1 4BF							

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175197	VICGDD0030	Peabody Trust	EGL305322	Freehold	30 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175198	VICGDD0031	Peabody Trust	EGL305322	Freehold	31 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175199	VICGDD0032	Peabody Trust	EGL305322	Freehold	32 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175200	VICGDD0033	Peabody Trust	EGL305322	Freehold	33 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175201	VICGDD0034	Peabody Trust	EGL309011	Freehold	34 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175202	VICGDD0035	Peabody Trust	EGL305322	Freehold	35 Goddards Way		Ilford	IG1 4BF	Redbridge	House	3	C	MV-T	£108,991	£260,992
AC-00175203	VICGDD0036	Peabody Trust	EGL309011	Freehold	36 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175204	VICGDD0037	Peabody Trust	EGL309011	Freehold	37 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00175205	VICGDD0039	Peabody Trust	EGL309011	Freehold	39 Goddards Way		Ilford	IG1 4BF	Redbridge	House	2	C	MV-T	£97,040	£234,223
AC-00093506	600440CRAN2971	Peabody Trust	EGL357204	Freehold	Flat 1, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	D	MV-T	£71,462	£137,984
AC-00093507	600440CRAN2972	Peabody Trust	EGL357204	Freehold	Flat 2, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£71,462	£137,984
AC-00093508	600440CRAN2973	Peabody Trust	EGL357204	Freehold	Flat 3, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£69,776	£137,984
AC-00093509	600440CRAN2974	Peabody Trust	EGL357204	Freehold	Flat 4, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£70,411	£137,984
AC-00093510	600440CRAN2975	Peabody Trust	EGL357204	Freehold	Flat 5, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£69,781	£137,984
AC-00093511	600440CRAN2976	Peabody Trust	EGL357204	Freehold	Flat 6, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£73,437	£137,984
AC-00093512	600440CRAN2977	Peabody Trust	EGL357204	Freehold	Flat 7, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£71,462	£137,984
AC-00093513	600440CRAN2978	Peabody Trust	EGL357204	Freehold	Flat 8, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£70,411	£137,984
AC-00093514	600440CRAN2979	Peabody Trust	EGL357204	Freehold	Flat 9, 297/299 Cranbrook Rd		Ilford	IG1 4UA	Redbridge	Flat	1	C	MV-T	£75,222	£137,984
AC-00093515	403300KING0401	Peabody Trust	EGL310242	Freehold	Flat 1, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,357
AC-00093516	403300KING0402	Peabody Trust	EGL310242	Freehold	Flat 2, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£80,861	£161,171
AC-00093517	403300KING0403	Peabody Trust	EGL310242	Freehold	Flat 3, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£80,864	£161,177
AC-00093518	403300KING0404	Peabody Trust	EGL310242	Freehold	Flat 4, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,358
AC-00093519	403300KING0405	Peabody Trust	EGL310242	Freehold	Flat 5, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£76,783	£153,042
AC-00093520	403300KING0406	Peabody Trust	EGL310242	Freehold	Flat 6, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,357
AC-00093521	403300KING0407	Peabody Trust	EGL310242	Freehold	Flat 7, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,357
AC-00093522	403300KING0408	Peabody Trust	EGL310242	Freehold	Flat 8, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£80,864	£161,177
AC-00093546	403300KING0409	Peabody Trust	EGL310242	Freehold	Flat 9, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,357
AC-00093523	403300KING0410	Peabody Trust	EGL310242	Freehold	Flat 10, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£80,861	£161,171
AC-00093524	403300KING0411	Peabody Trust	EGL310242	Freehold	Flat 11, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	1	C	MV-T	£88,380	£176,157
AC-00093525	403300KING0412	Peabody Trust	EGL310242	Freehold	Flat 12, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	2	C	MV-T	£108,120	£215,503
AC-00093526	403300KING0413	Peabody Trust	EGL310242	Freehold	Flat 13, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	2	C	MV-T	£108,120	£215,503
AC-00093527	403300KING0414	Peabody Trust	EGL310242	Freehold	Flat 14, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	2	C	MV-T	£104,317	£207,923
AC-00093528	403300KING0415	Peabody Trust	EGL310242	Freehold	Flat 15, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,358
AC-00093529	403300KING0416	Peabody Trust	EGL310242	Freehold	Flat 16, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	1	C	MV-T	£86,286	£171,985
AC-00093530	403300KING0417	Peabody Trust	EGL310242	Freehold	Flat 17, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	1	C	MV-T	£88,384	£176,167
AC-00093531	403300KING0418	Peabody Trust	EGL310242	Freehold	Flat 18, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	1	C	MV-T	£88,384	£176,167
AC-00093532	403300KING0419	Peabody Trust	EGL310242	Freehold	Flat 19, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Bungalow	1	C	MV-T	£88,384	£176,167
AC-00093533	403300KING0420	Peabody Trust	EGL310242	Freehold	Flat 20, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£80,861	£161,171
AC-00093534	403300KING0421	Peabody Trust	EGL310242	Freehold	Flat 21, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,357
AC-00093535	403300KING0422	Peabody Trust	EGL310242	Freehold	Flat 22, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,357
AC-00093536	403300KING0423	Peabody Trust	EGL310242	Freehold	Flat 23, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£80,861	£161,171
AC-00093537	403300KING0424	Peabody Trust	EGL310242	Freehold	Flat 24, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,358
AC-00093538	403300KING0425	Peabody Trust	EGL310242	Freehold	Flat 25, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,357
AC-00093539	403300KING0426	Peabody Trust	EGL310242	Freehold	Flat 26, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,357
AC-00093540	403300KING0427	Peabody Trust	EGL310242	Freehold	Flat 27, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,358
AC-00093541	403300KING0428	Peabody Trust	EGL310242	Freehold	Flat 28, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,357
AC-00093542	403300KING0429	Peabody Trust	EGL310242	Freehold	Flat 29, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£80,861	£161,171
AC-00093543	403300KING0430	Peabody Trust	EGL310242	Freehold	Flat 30, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,358
AC-00093544	403300KING0431	Peabody Trust	EGL310242	Freehold	Flat 31, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	C	MV-T	£78,948	£157,357
AC-00093545	403300KING0432	Peabody Trust	EGL310242	Freehold	Flat 32, 4 Kings Avenue		Woodford Green	IG8 0JA	Redbridge	Flat	1	D	MV-T	£78,948	£157,358
AC-00093547	MOS01435000001	Peabody Trust	NGL736634	Freehold	1 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£117,886	£387,097
AC-00093548	MOS01435000002	Peabody Trust	NGL736634	Freehold	2 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	1	C	MV-T	£101,285	£351,907
AC-00093549	MOS01435000004	Peabody Trust	NGL736634	Freehold	4 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£117,886	£387,097
AC-00093550	MOS01435000005	Peabody Trust	NGL736634	Freehold	5 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	1	C	MV-T	£101,285	£351,907
AC-00093551	MOS01435000006	Peabody Trust	NGL736634	Freehold	6 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£100,592	£387,097
AC-00093552	MOS01435000007	Peabody Trust	NGL736634	Freehold	7 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£117,886	£387,097
AC-00093553	MOS01435000008	Peabody Trust	NGL736634	Freehold	8 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	1	C	MV-T	£101,285	£351,907
AC-00093554	MOS01435000009	Peabody Trust	NGL736634	Freehold	9 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£117,886	£387,097
AC-00093555	MOS01435000010	Peabody Trust	NGL736634	Freehold	10 Copenhagen Street	Islington	London	N1 0JT	Islington	House	3	C	MV-T	£124,444	£469,209
AC-00093556	MOS01435003003	Peabody Trust	NGL736634	Freehold	3 Copenhagen Street	Islington	London	N1 0JT	Islington	Flat	2	C	MV-T	£117,886	£387,097
	MOS01133001087	Peabody Trust	NGL282805	Freehold	Flat A 87 Englefield Road		London	N1 3LJ	Islington	Maisonette	3	C	MV-T	£132,541	£281,068
	MOS01133002087	Peabody Trust	NGL282805	Freehold	Flat B 87 Englefield Road		London	N1 3LJ	Islington	Flat	1	C	MV-T	£96,579	£200,763
	MOS01133003087	Peabody Trust	NGL282805	Freehold	Flat C 87 Englefield Road		London	N1 3LJ	Islington	Flat	1	C	Nil	-	-
AC-00213968	901030MEAD0001	Peabody Trust	EGL298084	Freehold	1 Meadow Court	Ivy Street	London	N1 5HR	Hackney	Flat	1	C	MV-T	£71,488	£185,166
AC-00213969	901030MEAD0002	Peabody Trust	EGL298084	Freehold	2 Meadow Court	Ivy Street	London	N1 5HR	Hackney	Flat	1	C	MV-T	£77,615	£201,035
AC-00214592	901030MEAD0003	Peabody Trust	EGL298084	Freehold	3 Meadow Court	Ivy Street	London	N1 5HR	Hackney	Flat	1	C	MV-T	£89,206	£220,839
AC-00214633	901030MEAD0004	Peabody Trust	EGL298084	Freehold	4 Meadow Court	Ivy Street	London	N1 5HR	Hackney	Flat	1	C	MV-T	£71,488	£185,166
AC-00214636	901030MEAD0005	Peabody Trust	EGL298084	Freehold	5 Meadow Court	Ivy Street	London	N1 5HR	Hackney	Flat	1	C	MV-T	£71,488	£185,166
AC-00213962	901030VY00032	Peabody Trust	EGL298084	Freehold	3 Ivy Street		London	N1 5HS	Hackney	House	4	C	MV-T	£106,462	£304,986
AC-00213963	901030VY00052	Peabody Trust	EGL298084	Freehold	5 Ivy Street		London	N1 5HS	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213964	901030VY00072	Peabody Trust	EGL298084	Freehold	7 Ivy Street		London	N1 5HS	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213965	901030VY00092	Peabody Trust	EGL298084	Freehold	9 Ivy Street		London	N1 5HS	Hackney	House	3	C	MV-T	£115,612	£299,456
AC-00213966	901030VY00112	Peabody Trust	EGL298084	Freehold	11 Ivy Street		London	N1 5HS	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213967	901030VY00132	Peabody Trust	EGL298084	Freehold	13 Ivy Street		London	N1 5HS	Hackney	House	4	D	MV-T	£106,462	£304,986
AC-00213843	901030HEMS0062	Peabody Trust	EGL298084	Freehold	6 Hemsworth Street		London	N1 5LF	Hackney	House	3	C	MV-T	£84,755	£272,141
AC-00213957	901030HEMS0082	Peabody Trust	EGL298084	Freehold	8 Hemsworth Street		London	N1 5LF	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213958	901030HEMS0102	Peabody Trust	EGL298084	Freehold	10 Hemsworth Street		London	N1 5LF	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213959	901030HEMS0122	Peabody Trust	EGL298084	Freehold	12 Hemsworth Street		London	N1 5LF	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213960	901030HEMS0142	Peabody Trust	EGL298084	Freehold	14 Hemsworth Street		London	N1 5LF	Hackney	House	3	C	MV-T	£96,474	£272,141
AC-00213961	901030HEMS0162	Peabody Trust	EGL298084	Freehold	16										

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00179068	DXIAUR0005	Peabody Trust	AGL262024	Freehold	Flat 5 The Aurora Building	East Road	London	N1 6FD	Hackney	Flat	4	C	EUV-SH	£141,904	-
AC-00179069	DXIAUR0006	Peabody Trust	AGL262024	Freehold	Flat 6 The Aurora Building	East Road	London	N1 6FD	Hackney	Flat	3	C	EUV-SH	£133,911	-
AC-00179070	DXIAUR0007	Peabody Trust	AGL262024	Freehold	Flat 7 The Aurora Building	East Road	London	N1 6FD	Hackney	Flat	3	C	EUV-SH	£134,575	-
AC-00179071	DXIAUR0008	Peabody Trust	AGL262024	Freehold	Flat 8 The Aurora Building	East Road	London	N1 6FD	Hackney	Flat	4	B	EUV-SH	£140,952	-
AC-00179072	DXIAUR0009	Peabody Trust	AGL262024	Freehold	Flat 9 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	4	B	EUV-SH	£140,952	-
AC-00179073	DXIAUR0010	Peabody Trust	AGL262024	Freehold	Flat 10 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	3	C	EUV-SH	£133,911	-
AC-00179074	DXIAUR0011	Peabody Trust	AGL262024	Freehold	Flat 11 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	3	B	EUV-SH	£140,790	-
AC-00179075	DXIAUR0012	Peabody Trust	AGL262024	Freehold	Flat 12 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	3	C	EUV-SH	£133,911	-
AC-00179081	DXIAUR0013	Peabody Trust	AGL262024	Freehold	Flat 13 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	3	B	EUV-SH	£133,911	-
AC-00179082	DXIAUR0014	Peabody Trust	AGL262024	Freehold	Flat 14 The Aurora Buildings	East Road	London	N1 6FD	Hackney	Flat	4	C	EUV-SH	£143,078	-
N/A	N/A	Peabody Trust	AGL262024	Freehold	Ground Floor, Block 8, The Aurora Buildings	East Road	London	N1 6FD	Hackney	Commercial	-	C	Nil	-	-
	MOS01162001021	Peabody Trust	273324	Freehold	Flat A 21 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	C	MV-T	£109,737	£422,288
	MOS01162001033	Peabody Trust	273319	Freehold	Flat A 33 Grantbridge Street		London	N1 8JL	Islington	Maisonette	3	D	MV-T	£124,444	£450,441
	MOS01162001037	Peabody Trust	273321	Freehold	Flat A 37 Grantbridge Street		London	N1 8JL	Islington	Maisonette	3	C	MV-T	£123,486	£450,441
	MOS01162001039	Peabody Trust	273322	Freehold	Flat A 39 Grantbridge Street		London	N1 8JL	Islington	Maisonette	3	D	MV-T	£124,444	£450,441
	MOS01162001041	Peabody Trust	273323	Freehold	Flat A 41 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	D	MV-T	£114,791	£422,288
	MOS01162002021	Peabody Trust	273324	Freehold	Flat B 21 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	D	MV-T	£117,886	£422,288
	MOS01162002033	Peabody Trust	273319	Freehold	Flat B 33 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	E	MV-T	£109,737	£422,288
	MOS01162002037	Peabody Trust	273321	Freehold	Flat B 37 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	D	MV-T	£109,737	£422,288
	MOS01162002039	Peabody Trust	273322	Freehold	Flat B 39 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	C	MV-T	£109,737	£422,288
	MOS01162002041	Peabody Trust	273323	Freehold	Flat B 41 Grantbridge Street		London	N1 8JL	Islington	Maisonette	2	C	MV-T	£124,954	£422,288
AC-00207228	302600PHIL0101	Peabody Trust	MX72545	Freehold	101 Philip Lane		London	N15 4JR	Haringey	House	3	C	MV-T	£107,914	£279,515
AC-00207229	302600PHIL0103	Peabody Trust	MX72545	Freehold	103 Philip Lane		London	N15 4JR	Haringey	House	3	D	Nil	-	-
AC-00207230	302600STOW0001	Peabody Trust	MX72545	Freehold	1 Stowe Place		London	N15 4JT	Haringey	Flat	2	C	MV-T	£92,022	£238,354
AC-00207271	302600STOW0002	Peabody Trust	MX72545	Freehold	2 Stowe Place		London	N15 4JT	Haringey	Flat	2	C	MV-T	£92,022	£238,354
AC-00207272	302600STOW0003	Peabody Trust	MX72545	Freehold	3 Stowe Place		London	N15 4JT	Haringey	Flat	3	C	MV-T	£100,862	£261,249
AC-00207273	302600STOW0004	Peabody Trust	MX72545	Freehold	4 Stowe Place		London	N15 4JT	Haringey	Flat	2	C	MV-T	£92,916	£240,668
AC-00207274	302600STOW0005	Peabody Trust	MX72545	Freehold	5 Stowe Place		London	N15 4JT	Haringey	Flat	2	C	MV-T	£92,915	£240,666
AC-00207275	302600STOW0006	Peabody Trust	MX72545	Freehold	6 Stowe Place		London	N15 4JT	Haringey	Flat	3	C	MV-T	£100,862	£261,249
AC-00207276	302600STOW0007	Peabody Trust	MX72545	Freehold	7 Stowe Place		London	N15 4JT	Haringey	Flat	3	C	MV-T	£92,023	£238,354
AC-00207277	302600STOW0008	Peabody Trust	MX72545	Freehold	8 Stowe Place		London	N15 4JT	Haringey	Flat	2	C	MV-T	£92,022	£238,354
AC-00207278	302600STOW0009	Peabody Trust	MX72545	Freehold	9 Stowe Place		London	N15 4JT	Haringey	Flat	3	C	MV-T	£104,077	£269,576
AC-00093563	304130STON00012	Peabody Trust	MX44379	Freehold	No 1 Stonemasons Close	Phillip Lane	London	N15 5AL	Haringey	Bungalow	2	C	MV-T	£107,936	£279,573
AC-00093564	304130STON00022	Peabody Trust	MX44379	Freehold	No 2 Stonemasons Close	Phillip Lane	London	N15 5AL	Haringey	Bungalow	2	C	MV-T	£94,256	£262,757
AC-00093565	304130STON00032	Peabody Trust	MX44379	Freehold	No 3 Stonemasons Close	Phillip Lane	London	N15 5AL	Haringey	Bungalow	2	C	MV-T	£94,256	£262,757
AC-00093566	304130BYSO00012	Peabody Trust	MX44379	Freehold	No 1 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	2	C	MV-T	£100,359	£262,757
AC-00093567	304130BYSO00022	Peabody Trust	MX44379	Freehold	No 2 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	2	C	MV-T	£100,359	£262,757
AC-00093568	304130BYSO00032	Peabody Trust	MX44379	Freehold	No 3 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	2	C	MV-T	£98,660	£262,757
AC-00093569	304130BYSO00062	Peabody Trust	MX44379	Freehold	No 6 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	3	C	MV-T	£102,625	£286,218
AC-00093570	304130BYSO00072	Peabody Trust	MX44379	Freehold	No 7 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	3	C	MV-T	£102,625	£286,218
AC-00093571	304130BYSO00082	Peabody Trust	MX44379	Freehold	No 8 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	3	C	MV-T	£102,625	£286,218
AC-00093572	304130BYSO00092	Peabody Trust	MX44379	Freehold	No 9 Bysouth Close	Dorset Road	London	N15 5AW	Haringey	House	3	C	MV-T	£102,625	£286,218
AC-00093573	304140FLOW00012	Peabody Trust	EGL306522	Freehold	1 Flower Pot Close		London	N15 6NG	Haringey	House	3	C	MV-T	£107,914	£279,515
AC-00093574	304140FLOW00022	Peabody Trust	EGL306522	Freehold	2 Flower Pot Close		London	N15 6NG	Haringey	House	3	C	MV-T	£107,914	£279,515
AC-00093575	304140FLOW00032	Peabody Trust	EGL306522	Freehold	3 Flower Pot Close		London	N15 6NG	Haringey	House	3	D	MV-T	£124,441	£322,322
AC-00093576	304140FLOW00042	Peabody Trust	EGL306522	Freehold	4 Flower Pot Close		London	N15 6NG	Haringey	House	3	C	MV-T	£124,444	£322,330
AC-00093577	304140STAN1101	Peabody Trust	EGL306522	Freehold	5 St Anns Road		London	N15 6NG	Haringey	House	2	C	MV-T	£98,700	£258,065
AC-00093578	304140STAN1102	Peabody Trust	EGL306522	Freehold	11 St Anns Road		London	N15 6NG	Haringey	House	2	C	MV-T	£98,676	£258,065
AC-00093579	304140STAN1103	Peabody Trust	EGL306522	Freehold	13 St Anns Road		London	N15 6NG	Haringey	House	2	C	MV-T	£98,676	£258,065
AC-00093580	304140STAN1108	Peabody Trust	EGL306522	Freehold	7 St Anns Road		London	N15 6NG	Haringey	House	4	C	MV-T	£130,985	£339,274
AC-00093581	304140STAN1109	Peabody Trust	EGL306522	Freehold	9 St Anns Road		London	N15 6NG	Haringey	House	4	C	MV-T	£122,218	£316,565
AC-00093582	304140STAN1110	Peabody Trust	EGL306522	Freehold	15 St Anns Road		London	N15 6NG	Haringey	House	4	D	MV-T	£122,218	£316,565
	MOS01666001034	Peabody Trust	NGL338970	Freehold	Flat A 34 Grayling Road		London	N16 0BT	Hackney	Maisonette	3	C	MV-T	£108,752	£281,685
	MOS01666002034	Peabody Trust	NGL338970	Freehold	Flat B 34 Grayling Road		London	N16 0BT	Hackney	Flat	1	C	MV-T	£84,595	£219,116
	MOS01698000053	Peabody Trust	NGL194069	Freehold	53 Hawksley Road		London	N16 0TL	Hackney	House	4	D	MV-T	£130,985	£469,209
	MOS01698000057	Peabody Trust	NGL194069	Freehold	57 Hawksley Road		London	N16 0TL	Hackney	House	3	D	MV-T	£106,223	£398,828
	MOS01580001070	Peabody Trust	LN182436	Freehold	Flat A 70 Dunsmore Road		London	N16 5PR	Hackney	Maisonette	2	C	MV-T	£92,860	£240,523
	MOS01580002070	Peabody Trust	LN182436	Freehold	Flat B 70 Dunsmore Road		London	N16 5PR	Hackney	Maisonette	2	C	MV-T	£83,486	£216,244
	MOS01725001070	Peabody Trust	NGL216108	Freehold	Flat A 70 Linthorpe Road		London	N16 5RF	Hackney	Maisonette	2	C	MV-T	£88,608	£229,510
	MOS01725002070	Peabody Trust	NGL216108	Freehold	Flat B 70 Linthorpe Road		London	N16 5RF	Hackney	Maisonette	4	C	MV-T	£96,410	£249,719
	MOS01724001058	Peabody Trust	310546	Freehold	Flat A 58 Leswin Road		London	N16 7NH	Hackney	Maisonette	2	C	MV-T	£98,054	£253,975
	MOS01724002058	Peabody Trust	310546	Freehold	Flat B 58 Leswin Road		London	N16 7NH	Hackney	Flat	1	C	MV-T	£86,622	£224,364
	MOS01724001029	Peabody Trust	310953	Freehold	Flat A 29 Leswin Road		London	N16 7NU	Hackney	Flat	1	C	MV-T	£93,082	£185,530
	MOS01724002029	Peabody Trust	310953	Freehold	Flat B 29 Leswin Road		London	N16 7NU	Hackney	Flat	1	C	MV-T	£62,010	£164,223
	MOS01853001067	Peabody Trust	LN120165	Freehold	Flat A 67 Rectory Road		London	N16 7PP	Hackney	Flat	1	D	MV-T	£90,871	£181,123
	MOS01853002067	Peabody Trust	LN120165	Freehold	Flat B 67 Rectory Road		London	N16 7PP	Hackney	Flat	1	C	MV-T	£93,082	£185,530
	MOS01853003067	Peabody Trust	LN120165	Freehold	Flat C 67 Rectory Road		London	N16 7PP	Hackney	Flat	1	C	MV-T	£90,870	£181,120
	MOS01612001065	Peabody Trust	NGL58796	Freehold	Flat A 65 Evering Road		London	N16 7PR	Hackney	Maisonette	3	C	MV-T	£100,471	£253,256
	MOS01612002065	Peabody Trust	NGL58796	Freehold	Flat B 65 Evering Road		London	N16 7PR	Hackney	Flat	1	D	MV-T	£88,712	£229,778
	MOS01612001001	Peabody Trust	LN138554	Freehold	Flat 1 1 Evering Road		London	N16 7PX	Hackney	Flat	1	D	MV-T	£86,350	£223,662
	MOS01612002001	Peabody Trust	LN138554	Freehold	Flat B 1 Evering Road		London	N16 7PX	Hackney	Maisonette	3	C	MV-T	£109,119	£293,256
	MOS01626001007	Peabody Trust	415935	Freehold	Flat A 7 Farleigh Road		London	N16 7TB	Hackney	Flat	1	C	MV-T	£91,991	£234,223
	MOS01626002007	Peabody Trust	415935	Freehold	Flat B 7 Farleigh Road		London	N16 7TB	Hackney	Flat	2	C	MV-T	£113,923	£295,080
	MOS01626003007	Peabody Trust	415935	Freehold	Flat C 7 Farleigh Road		London	N16 7TB	Hackney	Flat	2	C	MV-T	£105,920	£274,349
	MOS01626001093	Peabody Trust	327473	Freehold	Flat A 93 Farleigh Road		London	N16 7TD	Hackney	Maisonette	3	C	MV-T	£90,243	£293,256
	MOS01626002093	Peabody Trust	327473	Freehold	Flat B 93 Farleigh Road		London	N16 7TD	Hackney	Maisonette	2	C	Nil	-	-
	MOS01626001012	Peabody Trust	125322	Freehold	Flat A 12 Farleigh Road		London	N16 7TH	Hackney	Flat	3	C	MV-T	£101,013	£293,256
	MOS01626002012	Peabody Trust	125322	Freehold	Flat B 12 Farleigh Road		London	N16 7TH	Hackney	Flat	1	D	MV-T	£88,528	£229,303
	MOS01626003012	Peabody Trust	125322	Freehold	Flat C 12 Farleigh Road		London	N16 7TH	Hackney	Flat	1	C	Nil	-	-
	MOS01626001048	Peabody Trust	326564	Freehold	Flat A 48 Farleigh Road		London	N16 7TQ	Hackney	Flat	2	C	MV-T	£101,253	£262,261
	MOS01626001062	Peabody Trust	NGL236665	Freehold	Flat A 62 Farleigh Road		London	N16 7TQ	Hackney	Maisonette	2	D	MV-T	£100,128	£259,348
	MOS01626001064	Peabody Trust	329674	Freehold	Flat A 64 Farleigh Road		London	N16 7TQ	Hackney	Maisonette	2	C	MV-T	£89,733	£232,423
	MOS01626001094	Peabody Trust	327648	Freehold	Flat A 94 Farleigh Road		London	N16 7TQ	Hackney	Maisonette	2	C	MV-T	£85,704	£222,874
	MOS01626002048	Peabody Trust	326564	Freehold	Flat B 48 Farleigh Road		London	N16 7TQ	Hackney	Flat	1	C	MV-T	£91,993	£234,223

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00121547 AC-00121710 AC-00121548	MOS01626002062	Peabody Trust	NGL236665	Freehold	Flat B 62 Farleigh Road		London	N16 7TQ	Hackney	Flat	3	C	MV-T	£124,441	£322,322
	MOS01626002064	Peabody Trust	329674	Freehold	Flat B 64 Farleigh Road		London	N16 7TQ	Hackney	Flat	3	D	MV-T	£91,137	£293,256
	MOS01626002094	Peabody Trust	327648	Freehold	Flat B 94 Farleigh Road		London	N16 7TQ	Hackney	Flat	3	C	MV-T	£118,684	£307,411
	MOS01626003048	Peabody Trust	326564	Freehold	Flat C 48 Farleigh Road		London	N16 7TQ	Hackney	Flat	1	C	MV-T	£57,910	£164,223
	MOS01461001286	Peabody Trust	LN148570	Freehold	286A Amhurst Road		London	N16 7UE	Hackney	Maisonette	3	C	MV-T	£121,548	£314,829
	MOS01461002286	Peabody Trust	LN148570	Freehold	286B Amhurst Road		London	N16 7UE	Hackney	Flat	2	-	Nil	-	-
	MOS01461003286	Peabody Trust	LN148570	Freehold	286C Amhurst Road		London	N16 7UE	Hackney	Flat	1	C	MV-T	£72,533	£187,873
	MOS01634002004	Peabody Trust	LN139707	Freehold	Flat B 4 Foulden Road		London	N16 7UR	Hackney	Maisonette	3	C	MV-T	£122,489	£317,268
	MOS01634003004	Peabody Trust	LN139707	Freehold	Flat C 4 Foulden Road		London	N16 7UR	Hackney	Flat	2	C	MV-T	£99,210	£256,971
	MOS01634005001	Peabody Trust	LN155267	Freehold	Room 1 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005002	Peabody Trust	LN155267	Freehold	Room 2 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005003	Peabody Trust	LN155267	Freehold	Room 3 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005004	Peabody Trust	LN155267	Freehold	Room 4 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005005	Peabody Trust	LN155267	Freehold	Room 5 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005006	Peabody Trust	LN155267	Freehold	Room 6 50 Foulden Road		London	N16 7UR	Hackney	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01634005007	Peabody Trust	LN155267	Freehold	Office 50 Foulden Road		London	N16 7UR	Hackney	Scheme Office	0	D	Nil	-	-
	MOS01634001005	Peabody Trust	LN141085	Freehold	Flat A 5 Foulden Road		London	N16 7UU	Hackney	Flat	2	C	MV-T	£100,886	£261,311
	MOS01634002005	Peabody Trust	LN141085	Freehold	Flat B 5 Foulden Road		London	N16 7UU	Hackney	Flat	1	C	MV-T	£91,993	£234,223
	MOS01884011154	Peabody Trust	EGL213197	Freehold	Flat A 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	2	C	MV-T	£101,789	£202,919
	MOS01884012154	Peabody Trust	EGL213197	Freehold	Flat B 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	2	C	MV-T	£78,716	£202,919
	MOS01884030154	Peabody Trust	EGL213197	Freehold	Flat H 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	D	MV-T	£90,870	£181,120
	MOS01884040154	Peabody Trust	EGL213197	Freehold	Flat D 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	C	MV-T	£90,420	£180,223
	MOS01884050154	Peabody Trust	EGL213197	Freehold	Flat E 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	C	MV-T	£73,781	£149,520
	MOS01884060154	Peabody Trust	EGL213197	Freehold	Flat F 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	C	MV-T	£90,870	£181,120
	MOS01884070154	Peabody Trust	EGL213197	Freehold	Flat G 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	D	MV-T	£90,870	£181,120
	MOS01884080154	Peabody Trust	EGL213197	Freehold	Flat C 154 Stoke Newington Road		London	N16 7XA	Hackney	Flat	1	C	MV-T	£90,870	£181,120
	MOS01250000080	Peabody Trust	EGL179618	Freehold	80 Boleyn Road		London	N16 8IG	Hackney	House	4	C	EUV-SH	£139,617	-
	MOS01250000084	Peabody Trust	EGL179618	Freehold	84 Boleyn Road		London	N16 8IG	Hackney	House	4	D	EUV-SH	£139,617	-
AC-00183350 AC-00183865 AC-00183866 AC-00183351 AC-00183352 AC-00183353 AC-00215104	BOLBOL0001	Peabody Trust	EGL408851	Freehold	Flat 1 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£229,053	£326,331
	BOLBOL0002	Peabody Trust	EGL408851	Freehold	Flat 2 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£229,053	£326,331
	BOLBOL0003	Peabody Trust	EGL408851	Freehold	Flat 3 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£221,023	£326,331
	BOLBOL0004	Peabody Trust	EGL408851	Freehold	Flat 4 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£229,053	£326,331
	BOLBOL0005	Peabody Trust	EGL408851	Freehold	Flat 5 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£229,053	£326,331
	BOLBOL0006	Peabody Trust	EGL408851	Freehold	Flat 6 54 Boleyn Road		London	N16 8IL	Hackney	Flat	1	C	MV-T	£229,053	£326,331
	BOLZCM0001	Peabody Trust	EGL408851	Freehold	Units 56 - 62 (even) Boleyn Road		London	N16 8IL	Hackney	Commercial Office Unit	-	-	Nil	-	-
	MOS01258101029	Peabody Trust	LN114772	Freehold	Flat A Room 1 29 Newington Green		London	N16 9PU	Islington	Commercial Office Unit	0	D	Nil	-	-
	MOS01258201029	Peabody Trust	LN114772	Freehold	Flat A Room 2 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01258301029	Peabody Trust	LN114772	Freehold	Flat A Room 3 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
AC-00207279 AC-00207280 AC-00207281 AC-00207282 AC-00207283 AC-00207284 AC-00207285 AC-00207286 AC-00207287 AC-00207288 AC-00207289 AC-00207290 AC-00207291 AC-00207293 AC-00207295 AC-00174605 AC-00174606 AC-00174607 AC-00174608 AC-00174659 AC-00174660	MOS01258401029	Peabody Trust	LN114772	Freehold	Room 4 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01258501029	Peabody Trust	LN114772	Freehold	Flat A Room 5 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01258601029	Peabody Trust	LN114772	Freehold	Flat A Room 6 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	MOS01258701029	Peabody Trust	LN114772	Freehold	Flat A Room 7 29 Newington Green		London	N16 9PU	Islington	Room (Shared Facilities)	0	D	MV-T	£65,100	£112,896
	400119PARK0192	Peabody Trust	EGL373165	Freehold	19 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£92,916	£240,668
	400119PARK0202	Peabody Trust	EGL373165	Freehold	20 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£99,942	£258,868
	400119PARK0212	Peabody Trust	EGL373165	Freehold	21 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£92,916	£240,668
	400119PARK0222	Peabody Trust	EGL373165	Freehold	22 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£92,916	£240,668
	400119PARK0232	Peabody Trust	EGL373165	Freehold	23 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£92,916	£240,668
	400119PARK0242	Peabody Trust	EGL373165	Freehold	24 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£92,916	£240,668
AC-00216025	400119PARK0252	Peabody Trust	EGL373165	Freehold	25 Park Lane		London	N17 0HL	Haringey	House	5	C	MV-T	£119,873	£310,490
	400119PARK0262	Peabody Trust	EGL373165	Freehold	26 Park Lane		London	N17 0HL	Haringey	House	2	D	MV-T	£92,916	£240,668
	400119PARK0272	Peabody Trust	EGL373165	Freehold	27 Park Lane		London	N17 0HL	Haringey	House	1	C	MV-T	£86,945	£225,022
	400119PARK0282	Peabody Trust	EGL373165	Freehold	28 Park Lane		London	N17 0HL	Haringey	House	2	C	MV-T	£80,862	£209,445
	400119PARK0292	Peabody Trust	EGL373165	Freehold	29 Park Lane		London	N17 0HL	Haringey	Flat	1	C	MV-T	£79,912	£173,994
	400119PARK0302	Peabody Trust	EGL373165	Freehold	30 Park Lane		London	N17 0HL	Haringey	House	3	C	MV-T	£104,077	£269,576
	400119PARK0312	Peabody Trust	EGL373165	Freehold	31 Park Lane		London	N17 0HL	Haringey	House	3	C	MV-T	£98,676	£255,587
	400119PARK0322	Peabody Trust	EGL373165	Freehold	32 Park Lane		London	N17 0HL	Haringey	House	3	C	MV-T	£104,077	£269,576
	400119PARK0332	Peabody Trust	EGL373165	Freehold	33 Park Lane		London	N17 0HL	Haringey	House	3	C	MV-T	£104,077	£269,576
	HARKE50069	Peabody Trust	EGL332514	Freehold	69 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£122,473	£317,226
AC-00182714 AC-00182715 AC-00183248 AC-00183249 AC-00183251	HARKE50071	Peabody Trust	EGL332514	Freehold	71 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£122,473	£317,226
	HARKE50073	Peabody Trust	EGL332514	Freehold	73 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£123,255	£319,251
	HARKE50075	Peabody Trust	EGL332514	Freehold	75 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£123,255	£319,251
	HARKE50077	Peabody Trust	EGL332514	Freehold	77 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£123,255	£319,251
	HARKE50079	Peabody Trust	EGL332514	Freehold	79 Keston Road		London	N17 6PJ	Haringey	House	4	C	MV-T	£122,473	£317,226
	MOS01150001011	Peabody Trust	387278	Freehold	Flat A 11 Fonthill Road		London	N4 3HY	Islington	Maisonette	2	C	MV-T	£91,480	£236,949
	MOS01150002011	Peabody Trust	387278	Freehold	Flat B 11 Fonthill Road		London	N4 3HY	Islington	Maisonette	3	C	MV-T	£95,700	£262,757
	MOS01070001054	Peabody Trust	NGL312828	Freehold	Flat A 54 Calabria Road		London	N5 1HU	Islington	Flat	1	D	MV-T	£89,031	£230,605
	MOS01070002054	Peabody Trust	NGL312828	Freehold	Flat B 54 Calabria Road		London	N5 1HU	Islington	Flat	1	C	MV-T	£101,931	£234,223
	MOS01070003054	Peabody Trust	NGL312828	Freehold	Flat C 54 Calabria Road		London	N5 1HU	Islington	Flat	1	D	MV-T	£94,791	£234,223
AC-00182714 AC-00182715 AC-00183248 AC-00183249 AC-00183251	MOS01161000113	Peabody Trust	147927	Freehold	113 Gillespie Road		London	N5 1LR	Islington	House	3	D	MV-T	£108,448	£375,367
	MOS01161000115	Peabody Trust	147927	Freehold	115 Gillespie Road		London	N5 1LR	Islington	House	3	E	MV-T	£124,444	£375,367
	MOS011860001070	Peabody Trust	414025	Freehold	Flat A 70 Highbury New Park										

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00183252	COSSTA0006	Peabody Trust	NGL771471	Freehold	Flat 6 Stafford House	Cosway Street	London	NW1 6TJ	Westminster	Studio	0	C	MV-T	£93,724	£186,808
AC-00183254	COSSTA0007	Peabody Trust	NGL771471	Freehold	Flat 7 Stafford House	Cosway Street	London	NW1 6TJ	Westminster	Flat	1	D	MV-T	£98,932	£224,279
AC-00183255	COSSTA0008	Peabody Trust	NGL771471	Freehold	Flat 8 Stafford House	Cosway Street	London	NW1 6TJ	Westminster	Studio	0	C	MV-T	£93,724	£186,808
AC-00183348	COSSTA0009	Peabody Trust	NGL771471	Freehold	Flat 9 Stafford House	Cosway Street	London	NW1 6TJ	Westminster	Studio	0	E	MV-T	£93,724	£186,808
AC-00183349	COSSTA0010	Peabody Trust	NGL771471	Freehold	Flat 10 Stafford House	Cosway Street	London	NW1 6TJ	Westminster	Flat	1	D	MV-T	£98,932	£224,279
AC-00093589	301812NORT0442	Peabody Trust	NGL204866	Freehold	44 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	D	MV-T	£70,052	£258,065
AC-00093590	301812NORT0682	Peabody Trust	NGL204866	Freehold	68 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093591	301812NORT0702	Peabody Trust	NGL204866	Freehold	70 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093592	301812NORT0722	Peabody Trust	NGL204866	Freehold	72 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093593	301812NORT0762	Peabody Trust	NGL204866	Freehold	76 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093594	301812NORT0802	Peabody Trust	NGL204866	Freehold	80 North Acton Road	Park Royal	London	NW10 7AY	Ealing	Flat	3	D	MV-T	£115,365	£298,815
AC-00093595	301812NORT0822	Peabody Trust	NGL204866	Freehold	82 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093596	301812NORT0862	Peabody Trust	NGL204866	Freehold	86 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093597	301812NORT0882	Peabody Trust	NGL204866	Freehold	88 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093598	301812NORT0922	Peabody Trust	NGL204866	Freehold	92 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093599	301812NORT0962	Peabody Trust	NGL204866	Freehold	96 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093600	301812NORT0982	Peabody Trust	NGL204866	Freehold	98 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093601	301812NORT1002	Peabody Trust	NGL204866	Freehold	100 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093602	301812NORT1102	Peabody Trust	NGL204866	Freehold	110 North Acton Road	Park Royal	London	NW10 7AY	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093603	301812NEWA0362	Peabody Trust	NGL204866	Freehold	36 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£110,834	£287,078
AC-00093604	301812NEWA0382	Peabody Trust	NGL204866	Freehold	38 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093605	301812NEWA0402	Peabody Trust	NGL204866	Freehold	40 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£113,474	£293,918
AC-00093606	301812NEWA0442	Peabody Trust	NGL204866	Freehold	44 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093607	301812NEWA0462	Peabody Trust	NGL204866	Freehold	46 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093608	301812NEWA0482	Peabody Trust	NGL204866	Freehold	48 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£111,161	£287,925
AC-00093609	301812NEWA0622	Peabody Trust	NGL204866	Freehold	62 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093610	301812NEWA0702	Peabody Trust	NGL204866	Freehold	70 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093611	301812NEWA0742	Peabody Trust	NGL204866	Freehold	74 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093612	301812NEWA0762	Peabody Trust	NGL204866	Freehold	76 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093613	301812NEWA0802	Peabody Trust	NGL204866	Freehold	78 Newark Crescent	Park Royal	London	NW10 7BA	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093614	301812NEWA0092	Peabody Trust	NGL204866	Freehold	9 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093615	301812NEWA0152	Peabody Trust	NGL204866	Freehold	15 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093991	301812NEWA0192	Peabody Trust	NGL204866	Freehold	19 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	1	C	Nil	-	-
AC-00093616	301812NEWA0232	Peabody Trust	NGL204866	Freehold	23 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093617	301812NEWA0252	Peabody Trust	NGL204866	Freehold	25 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093618	301812NEWA0291	Peabody Trust	NGL204866	Freehold	First Floor Flat 29 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	Flat	1	D	MV-T	£89,948	£232,980
AC-00093619	301812NEWA029G	Peabody Trust	NGL204866	Freehold	Ground Floor Flat 29 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	Flat	1	C	MV-T	£72,070	£186,674
AC-00093620	301812NEWA0312	Peabody Trust	NGL204866	Freehold	31 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£91,368	£258,065
AC-00093621	301812NEWA0332	Peabody Trust	NGL204866	Freehold	33 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093622	301812NEWA0352	Peabody Trust	NGL204866	Freehold	35 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093623	301812NEWA0372	Peabody Trust	NGL204866	Freehold	37 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093624	301812NEWA0412	Peabody Trust	NGL204866	Freehold	41 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	D	MV-T	£99,482	£258,065
AC-00093625	301812NEWA0492	Peabody Trust	NGL204866	Freehold	49 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093626	301812NEWA0512	Peabody Trust	NGL204866	Freehold	51 Newark Crescent	Park Royal	London	NW10 7BB	Ealing	House	3	C	MV-T	£112,493	£291,376
AC-00093627	301812NEWA0062	Peabody Trust	NGL204866	Freehold	6 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	D	MV-T	£99,482	£258,065
AC-00093628	301812NEWA0082	Peabody Trust	NGL204866	Freehold	8 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	D	MV-T	£124,923	£323,572
AC-00093629	301812NEWA0142	Peabody Trust	NGL204866	Freehold	14 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093630	301812NEWA0202	Peabody Trust	NGL204866	Freehold	20 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093631	301812NEWA0262	Peabody Trust	NGL204866	Freehold	26 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093632	301812NEWA0282	Peabody Trust	NGL204866	Freehold	28 Newark Crescent	Park Royal	London	NW10 7BD	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093633	301812HAR00021	Peabody Trust	NGL204866	Freehold	First Floor Flat 2 Harold Road	Park Royal	London	NW10 7BE	Ealing	Flat	1	C	MV-T	£106,080	£236,819
AC-00093634	301812HAR0002G	Peabody Trust	NGL204866	Freehold	Ground Floor Flat 2 Harold Road	Park Royal	London	NW10 7BE	Ealing	Flat	1	C	MV-T	£82,338	£213,268
AC-00093635	301812HAR00032	Peabody Trust	NGL204866	Freehold	3 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	D	MV-T	£113,674	£294,434
AC-00093636	301812HAR00092	Peabody Trust	NGL204866	Freehold	9 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	D	MV-T	£99,482	£258,065
AC-00093637	301812HAR00132	Peabody Trust	NGL204866	Freehold	13 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093638	301812HAR00172	Peabody Trust	NGL204866	Freehold	17 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093639	301812HAR00232	Peabody Trust	NGL204866	Freehold	23 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093640	301812HAR00252	Peabody Trust	NGL204866	Freehold	25 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093641	301812HAR00292	Peabody Trust	NGL204866	Freehold	29 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093642	301812HAR00352	Peabody Trust	NGL204866	Freehold	35 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,160	£300,873
AC-00093643	301812HAR00372	Peabody Trust	NGL204866	Freehold	37 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	D	MV-T	£116,155	£300,861
AC-00093644	301812HAR00392	Peabody Trust	NGL204866	Freehold	39 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093645	301812HAR00412	Peabody Trust	NGL204866	Freehold	41 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£112,389	£291,108
AC-00093646	301812HAR00452	Peabody Trust	NGL204866	Freehold	45 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093647	301812HAR00472	Peabody Trust	NGL204866	Freehold	47 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£94,663	£258,065
AC-00093648	301812HAR00492	Peabody Trust	NGL204866	Freehold	49 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£108,002	£279,743
AC-00093649	301812HAR00592	Peabody Trust	NGL204866	Freehold	59 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093650	301812HAR00612	Peabody Trust	NGL204866	Freehold	61 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093651	301812HAR00632	Peabody Trust	NGL204866	Freehold	63 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£116,155	£300,861
AC-00093652	301812HAR00652	Peabody Trust	NGL204866	Freehold	65 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£108,209	£280,280
AC-00093653	301812HAR00672	Peabody Trust	NGL204866	Freehold	67 Harold Road	Park Royal	London	NW10 7BG	Ealing	House	3	C	MV-T	£111,975	£290,033
AC-00093654	301812HAR00711	Peabody Trust	NGL204866	Freehold	First Floor Flat 71 Harold Road	Park Royal	London	NW10 7BG	Ealing	Flat	1	C	MV-T	£72,070	£186,674
AC-00093655	301812HAR0071G	Peabody Trust	NGL204866	Freehold	Ground Floor Flat 71 Harold Road	Park Royal	London	NW10 7BG	Ealing	Flat	1	C	MV-T	£83,606	£216,554
AC-00093656	301812HAR00102	Peabody Trust	NGL204866	Freehold	10 Harold Road	Park Royal	London	NW10 7BH	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093657	301812HAR00142	Peabody Trust	NGL204866	Freehold	14 Harold Road	Park Royal	London	NW10 7BH	Ealing	House	3	C	MV-T	£109,166	£282,760
AC-00093658	301812HAR00182	Peabody Trust	NGL204866	Freehold	18 Harold Road	Park Royal	London	NW10 7BH	Ealing	House	3	C	MV-T	£124,923	£323,572
AC-00093659	301812HAR00202	Peabody Trust	NGL204866	Freehold	20 Harold Road	Park Royal	London	NW10 7BH	Ealing	House	3	C	MV-T	£87,659	£258,065
AC-00093660	301812HAR00322	Peabody Trust	NGL204866	Freehold	32 Harold Road	Park Royal	London	NW10 7BH	Ealing	House	3	C	MV-T	£99,482	£258,065
AC-00093661	301812WESL0112	Peabody Trust	NGL204866	Freehold	11 Wesley Avenue	Park Royal	London	NW10 7BL	Ealing	House	3	C	MV-T		

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00093667	303300BRID0003	Peabody Trust	NGL694526	Freehold	3 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£81,781	£163,004
AC-00093668	303300BRID0004	Peabody Trust	NGL694526	Freehold	4 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£86,501	£172,413
AC-00093669	303300BRID0005	Peabody Trust	NGL694526	Freehold	5 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£81,781	£163,004
AC-00093670	303300BRID0006	Peabody Trust	NGL694526	Freehold	6 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£81,781	£163,004
AC-00093671	303300BRID0007	Peabody Trust	NGL694526	Freehold	7 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£78,273	£156,012
AC-00093672	303300BRID0008	Peabody Trust	NGL694526	Freehold	8 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£84,232	£167,889
AC-00093673	303300BRID0009	Peabody Trust	NGL694526	Freehold	9 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£81,781	£163,004
AC-00093674	303300BRID0010	Peabody Trust	NGL694526	Freehold	10 Bridge Court	41 Craven Park	London	NW10 8SQ	Ealing	Flat	1	C	MV-T	£76,776	£153,028
AC-00208735	600300STGA4401	Peabody Trust	MX456123	Freehold	Room 1 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208740	600300STGA4402	Peabody Trust	MX456123	Freehold	Room 2 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208745	600300STGA4403	Peabody Trust	MX456123	Freehold	Room 3 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208798	600300STGA4404	Peabody Trust	MX456123	Freehold	Room 4 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208803	600300STGA4405	Peabody Trust	MX456123	Freehold	Room 5 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208849	600300STGA4406	Peabody Trust	MX456123	Freehold	Room 6 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208851	600300STGA4407	Peabody Trust	MX456123	Freehold	Room 7 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208858	600300STGA4408	Peabody Trust	MX456123	Freehold	Room 8 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208860	600300STGA4409	Peabody Trust	MX456123	Freehold	Room 9 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00208861	600300STGA4410	Peabody Trust	MX456123	Freehold	Room 10 44 St Gabriels Road		London	NW2 4SA	Brent	Room (Shared Facilities)	0	E	MV-T	£72,010	£131,712
AC-00207178	301020VILL9301	Peabody Trust	MX281839	Freehold	Flat 1 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	2	C	MV-T	£106,861	£250,953
AC-00207182	301020VILL9302	Peabody Trust	MX281839	Freehold	Flat 2 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	2	C	MV-T	£106,861	£250,953
AC-00207184	301020VILL9303	Peabody Trust	MX281839	Freehold	Flat 3 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	2	D	MV-T	£106,861	£250,953
AC-00207185	301020VILL9304	Peabody Trust	MX281839	Freehold	Flat 4 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	2	C	MV-T	£114,925	£250,953
AC-00207188	301020VILL9305	Peabody Trust	MX281839	Freehold	Flat 5 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	1	D	MV-T	£95,944	£227,531
AC-00207190	301020VILL9306	Peabody Trust	MX281839	Freehold	Flat 6 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	1	E	MV-T	£89,206	£227,531
AC-00207192	301020VILL9307	Peabody Trust	MX281839	Freehold	Flat 7 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	3	C	MV-T	£117,088	£301,144
AC-00207195	301020VILL9308	Peabody Trust	MX281839	Freehold	Flat 8 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	2	D	MV-T	£106,861	£250,953
AC-00207197	301020VILL9309	Peabody Trust	MX281839	Freehold	Flat 9 93-99 Villiers Road		London	NW2 5QB	Brent	Flat	1	C	MV-T	£95,935	£227,531
AC-00181323	KBNRSU0001	Peabody Trust	MX178134	Freehold	Flat 1 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	D	MV-T	£96,579	£200,763
AC-00181324	KBNRSU0002	Peabody Trust	MX178134	Freehold	Flat 2 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	D	MV-T	£92,437	£200,763
AC-00181325	KBNRSU0003	Peabody Trust	MX178134	Freehold	Flat 3 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£95,900	£200,763
AC-00181326	KBNRSU0004	Peabody Trust	MX178134	Freehold	Flat 4 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£96,579	£200,763
AC-00181327	KBNRSU0005	Peabody Trust	MX178134	Freehold	Flat 5 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£96,579	£200,763
AC-00181328	KBNRSU0006	Peabody Trust	MX178134	Freehold	Flat 6 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£96,579	£200,763
AC-00181329	KBNRSU0007	Peabody Trust	MX178134	Freehold	Flat 7 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£95,900	£200,763
AC-00181330	KBNRSU0008	Peabody Trust	MX178134	Freehold	Flat 8 277 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Flat	1	C	MV-T	£96,579	£200,763
N/A	N/A	Peabody Trust	MX178134	Freehold	Theatre Deck 275 - 283 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Commercial Unit	-	-	Nil	-	-
AC-00199607	KHRZCM0275	Peabody Trust	MX178134	Freehold	The Grange	275 Kilburn High Road	London	NW6 7JR	Brent	Studio	0	C	Nil	-	-
AC-00215151	KHRZCM0279	Peabody Trust	MX178134	Freehold	Medical Centre 279 Kilburn High Road	Kilburn	London	NW6 7JR	Brent	Commercial Unit	-	-	Nil	-	-
AC-00093675	304120LANC0012	Peabody Trust	NGL736202	Freehold	1 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	C	MV-T	£115,740	£299,786
AC-00093676	304120LANC0022	Peabody Trust	NGL736202	Freehold	2 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£100,263	£259,699
AC-00093677	304120LANC0032	Peabody Trust	NGL736202	Freehold	3 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	D	MV-T	£102,210	£264,741
AC-00093678	304120LANC0042	Peabody Trust	NGL736202	Freehold	4 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	D	MV-T	£102,210	£264,741
AC-00093679	304120LANC0052	Peabody Trust	NGL736202	Freehold	5 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093680	304120LANC0062	Peabody Trust	NGL736202	Freehold	6 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093681	304120LANC0072	Peabody Trust	NGL736202	Freehold	7 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093682	304120LANC0082	Peabody Trust	NGL736202	Freehold	8 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	D	MV-T	£102,194	£264,700
AC-00093683	304120LANC0092	Peabody Trust	NGL736202	Freehold	9 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093684	304120LANC0102	Peabody Trust	NGL736202	Freehold	10 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	C	MV-T	£117,088	£303,278
AC-00093685	304120LANC0112	Peabody Trust	NGL736202	Freehold	11 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£125,921	£326,156
AC-00093686	304120LANC0122	Peabody Trust	NGL736202	Freehold	12 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093687	304120LANC0132	Peabody Trust	NGL736202	Freehold	13 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093688	304120LANC0142	Peabody Trust	NGL736202	Freehold	14 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	C	MV-T	£117,088	£303,278
AC-00093689	304120LANC0152	Peabody Trust	NGL736202	Freehold	15 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£100,263	£259,699
AC-00093690	304120LANC0162	Peabody Trust	NGL736202	Freehold	16 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093691	304120LANC0172	Peabody Trust	NGL736202	Freehold	17 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093692	304120LANC0182	Peabody Trust	NGL736202	Freehold	18 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	C	MV-T	£117,088	£303,278
AC-00093693	304120LANC0192	Peabody Trust	NGL736202	Freehold	19 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093694	304120LANC0202	Peabody Trust	NGL736202	Freehold	20 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093695	304120LANC0212	Peabody Trust	NGL736202	Freehold	21 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093696	304120LANC0222	Peabody Trust	NGL736202	Freehold	22 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093697	304120LANC0232	Peabody Trust	NGL736202	Freehold	23 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093698	304120LANC0242	Peabody Trust	NGL736202	Freehold	24 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093699	304120LANC0252	Peabody Trust	NGL736202	Freehold	25 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093700	304120LANC0262	Peabody Trust	NGL736202	Freehold	26 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093701	304120LANC0272	Peabody Trust	NGL736202	Freehold	27 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	C	MV-T	£117,088	£303,278
AC-00093702	304120LANC0282	Peabody Trust	NGL736202	Freehold	28 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093703	304120LANC0292	Peabody Trust	NGL736202	Freehold	29 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	C	MV-T	£102,210	£264,741
AC-00093704	304120LANC0302	Peabody Trust	NGL736202	Freehold	30 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	3	D	MV-T	£117,088	£303,278
AC-00093705	304120LANC0312	Peabody Trust	NGL736202	Freehold	31 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093706	304120LANC0322	Peabody Trust	NGL736202	Freehold	32 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	C	MV-T	£130,985	£340,177
AC-00093707	304120LANC0332	Peabody Trust	NGL736202	Freehold	33 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093708	304120LANC0342	Peabody Trust	NGL736202	Freehold	34 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093709	304120LANC0352	Peabody Trust	NGL736202	Freehold	35 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093987	304120LANC0362	Peabody Trust	NGL736202	Freehold	36 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	1	D	Nil	-	-
AC-00093710	304120LANC0372	Peabody Trust	NGL736202	Freehold	37 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093711	304120LANC0382	Peabody Trust	NGL736202	Freehold	38 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	D	MV-T	£130,985	£340,177
AC-00093712	304120LANC0392	Peabody Trust	NGL736202	Freehold	39 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	C	MV-T	£129,470	£340,177
AC-00093713	304120LANC0402	Peabody Trust	NGL736202	Freehold	40 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	4	C	MV-T	£130,985	£340,177
AC-00093714	304120LANC0412	Peabody Trust	NGL736202	Freehold	41 Lancaster Close	Colindale	London	NW9 5RE	Barnet	House	2	D	MV-T	£10	

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00206894	100720CHAL0212	Peabody Trust	TGL65806	Freehold	21 Chaloner Court	Tennis Street	London	SE1 1YD	Southwark	Flat	2	E	MV-T	£103,359	£267,716
AC-00206895	100720CHAL0222	Peabody Trust	TGL65806	Freehold	22 Chaloner Court	Tennis Street	London	SE1 1YD	Southwark	Flat	2	C	MV-T	£103,359	£267,716
AC-00206896	100720CHAL0232	Peabody Trust	TGL65806	Freehold	23 Chaloner Court	Tennis Street	London	SE1 1YD	Southwark	Flat	2	C	MV-T	£103,359	£267,716
AC-00202154	101070ALS04092	Peabody Trust	TGL85968	Leasehold	49 Alscot Road		London	SE1 3AU	Southwark	House	3	C	EUV-SH	£130,365	-
AC-00202155	101070ALS05012	Peabody Trust	TGL85968	Leasehold	51 Alscot Road		London	SE1 3AU	Southwark	House	3	C	EUV-SH	£130,365	-
AC-00202156	101070ALS05032	Peabody Trust	TGL85968	Leasehold	53 Alscot Road		London	SE1 3AU	Southwark	House	3	C	EUV-SH	£130,365	-
AC-00202157	101070ALS05052	Peabody Trust	TGL85968	Leasehold	55 Alscot Road		London	SE1 3AU	Southwark	House	3	C	EUV-SH	£130,365	-
AC-00202158	101070ALS05072	Peabody Trust	TGL85968	Leasehold	57 Alscot Road		London	SE1 3AU	Southwark	House	3	D	EUV-SH	£122,670	-
AC-00202159	101070ALS05092	Peabody Trust	TGL85968	Leasehold	59 Alscot Road		London	SE1 3AU	Southwark	House	3	C	EUV-SH	£111,709	-
AC-00202160	101070ALS04501	Peabody Trust	TGL85968	Leasehold	Flat 1, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	D	EUV-SH	£104,081	-
AC-00202161	101070ALS04502	Peabody Trust	TGL85968	Leasehold	Flat 2, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	C	EUV-SH	£104,081	-
AC-00202162	101070ALS04503	Peabody Trust	TGL85968	Leasehold	Flat 3, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	D	EUV-SH	£104,081	-
AC-00202163	101070ALS04504	Peabody Trust	TGL85968	Leasehold	Flat 4, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	C	EUV-SH	£104,081	-
AC-00202164	101070ALS04505	Peabody Trust	TGL85968	Leasehold	Flat 5, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	C	EUV-SH	£108,945	-
AC-00202165	101070ALS04506	Peabody Trust	TGL85968	Leasehold	Flat 6, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	C	EUV-SH	£104,081	-
AC-00202166	101070ALS04507	Peabody Trust	TGL85968	Leasehold	Flat 7, 45 Alscot Road		London	SE1 3AU	Southwark	Flat	2	C	EUV-SH	£108,945	-
AC-00093717	101070ALS04701	Peabody Trust	TGL85968	Leasehold	Flat 1, 47 Alscot Road	Bermondsey	London	SE1 3AU	Southwark	Flat	1	D	EUV-SH	£83,174	-
AC-00093718	101070ALS04702	Peabody Trust	TGL85968	Leasehold	Flat 2, 47 Alscot Road		London	SE1 3AU	Southwark	Flat	1	C	EUV-SH	£72,612	-
AC-00093719	101070ALS04703	Peabody Trust	TGL85968	Leasehold	Flat 3, 47 Alscot Road	Bermondsey	London	SE1 3AU	Southwark	Flat	1	D	EUV-SH	£83,174	-
AC-00093720	101070ALS04704	Peabody Trust	TGL85968	Leasehold	Flat 4, 47 Alscot Road	Bermondsey	London	SE1 3AU	Southwark	Flat	1	C	EUV-SH	£72,612	-
AC-00093721	101070ALS04705	Peabody Trust	TGL85968	Leasehold	Flat 5, 47 Alscot Road	Bermondsey	London	SE1 3AU	Southwark	Flat	1	C	EUV-SH	£72,612	-
AC-00093722	101070ALS04706	Peabody Trust	TGL85968	Leasehold	Flat 6, 47 Alscot Road	Bermondsey	London	SE1 3AU	Southwark	Flat	1	C	EUV-SH	£83,175	-
AC-00093723	101030LER00001A	Peabody Trust	TGL5701	Freehold	Flat A, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£86,285	£171,983
AC-00093724	101030LER00001B	Peabody Trust	TGL5701	Freehold	Flat B, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£77,394	£154,261
AC-00093725	101030LER00001C	Peabody Trust	TGL5701	Freehold	Flat C, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	E	MV-T	£86,286	£171,985
AC-00093726	101030LER00001D	Peabody Trust	TGL5701	Freehold	Flat D, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£86,285	£171,983
AC-00093727	101030LER00001E	Peabody Trust	TGL5701	Freehold	Flat E, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	D	MV-T	£88,384	£176,167
AC-00093728	101030LER00001F	Peabody Trust	TGL5701	Freehold	Flat F, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£86,289	£171,989
AC-00093732	101030LER00001G	Peabody Trust	TGL5701	Freehold	Flat G, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£88,384	£176,167
AC-00093729	101030LER00001H	Peabody Trust	TGL5701	Freehold	Flat H, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	C	MV-T	£86,286	£171,985
AC-00093730	101030LER00001J	Peabody Trust	TGL5701	Freehold	Flat J, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	D	MV-T	£86,286	£171,985
AC-00093731	101030LER00001K	Peabody Trust	TGL5701	Freehold	Flat K, 1 Leroy Street	Bermondsey	London	SE1 4SN	Southwark	Flat	1	D	MV-T	£86,286	£171,985
AC-00093733	100428SEAR0158	Peabody Trust	SGL246453	Freehold	Flat B, 15 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	3	D	MV-T	£117,088	£303,278
AC-00093734	100428SEAR0168	Peabody Trust	SGL246453	Freehold	Flat B, 16 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	3	C	MV-T	£100,263	£259,699
AC-00093735	100428SEAR018A	Peabody Trust	SGL246453	Freehold	Flat A, 18 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	1	D	MV-T	£86,310	£223,559
AC-00093736	100428SEAR018B	Peabody Trust	SGL246453	Freehold	Flat B, 18 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	3	E	MV-T	£100,263	£259,699
AC-00093737	100428SEAR020A	Peabody Trust	SGL246453	Freehold	Flat A, 20 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	1	C	MV-T	£85,824	£222,288
AC-00093738	100428SEAR020B	Peabody Trust	SGL246453	Freehold	Flat B, 20 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	3	D	MV-T	£105,417	£273,048
AC-00093739	600140SEAR015A	Peabody Trust	SGL246453	Freehold	Flat A, 15 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	1	C	MV-T	£85,824	£222,298
AC-00093740	600140SEAR016A	Peabody Trust	SGL246453	Freehold	Flat A, 16 Searles Road	Bermondsey	London	SE1 4YU	Southwark	Flat	1	C	MV-T	£96,179	£214,716
AC-00093741	101070MARCO021	Peabody Trust	TGL96371	Leasehold	Flat 1, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	D	EUV-SH	£78,762	-
AC-00093742	101070MARCO022	Peabody Trust	TGL96371	Leasehold	Flat 2, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	C	EUV-SH	£69,203	-
AC-00093743	101070MARCO023	Peabody Trust	TGL96371	Leasehold	Flat 3, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	B	EUV-SH	£80,662	-
AC-00093744	101070MARCO024	Peabody Trust	TGL96371	Leasehold	Flat 4, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	C	EUV-SH	£69,203	-
AC-00093745	101070MARCO025	Peabody Trust	TGL96371	Leasehold	Flat 5, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	C	EUV-SH	£80,662	-
AC-00093746	101070MARCO026	Peabody Trust	TGL96371	Leasehold	Flat 6, 2-6 Marcia Road	Bermondsey	London	SE1 5XE	Southwark	Flat	1	C	EUV-SH	£69,203	-
AC-00093754	56411VIRGI0001	Peabody Trust	LN69105	Freehold	Flat 1 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	D	MV-T	£85,035	£169,491
	56411VIRGI0002	Peabody Trust	LN69105	Freehold	Flat 2 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	C	MV-T	£85,035	£169,491
	56411VIRGI0003	Peabody Trust	LN69105	Freehold	Flat 3 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	C	MV-T	£85,035	£169,491
	56411VIRGI0004	Peabody Trust	LN69105	Freehold	Flat 4 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	C	MV-T	£85,035	£169,491
	56411VIRGI0005	Peabody Trust	LN69105	Freehold	Flat 5 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	C	MV-T	£85,035	£169,491
	56411VIRGI0006	Peabody Trust	LN69105	Freehold	Flat 6 1 Virgil Street		London	SE1 7EF	Lambeth	Flat	1	C	MV-T	£85,035	£169,491
	201034STAG0062	Peabody Trust	TGL108481	Freehold	6 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	House	3	D	MV-T	£132,541	£375,367
	201034STAG0082	Peabody Trust	TGL108481	Freehold	8 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	House	3	D	MV-T	£122,314	£375,367
	201034STAG0102	Peabody Trust	TGL108481	Freehold	10 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	House	3	D	MV-T	£122,314	£375,367
	201034STAG0122	Peabody Trust	TGL108481	Freehold	12 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	House	3	C	MV-T	£103,127	£375,367
AC-00093758	201034STAG014A	Peabody Trust	TGL108481	Freehold	14A St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£102,210	£264,741
AC-00093759	201034STAG014B	Peabody Trust	TGL108481	Freehold	14B St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	D	MV-T	£102,210	£264,741
AC-00093760	201034STAG016A	Peabody Trust	TGL108481	Freehold	16A St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	D	MV-T	£102,210	£264,741
AC-00093761	201034STAG016B	Peabody Trust	TGL108481	Freehold	16B St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£134,368	£299,971
AC-00093747	201034STAG0182	Peabody Trust	TGL107884	Freehold	18 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	House	2	D	MV-T	£107,778	£281,525
AC-00093748	201034STAG0201	Peabody Trust	TGL107884	Freehold	Flat 1, 20 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£102,210	£264,741
AC-00093749	201034STAG0202	Peabody Trust	TGL107884	Freehold	Flat 2, 20 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£109,934	£284,746
AC-00093750	201034STAG0203	Peabody Trust	TGL107884	Freehold	Flat 3, 20 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£100,088	£259,244
AC-00093751	201034STAG0204	Peabody Trust	TGL107884	Freehold	Flat 4, 20 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£102,202	£264,720
AC-00093752	201034STAG0205	Peabody Trust	TGL107884	Freehold	Flat 5, 20 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	2	C	MV-T	£102,210	£264,741
AC-00093753	201034STAG0222	Peabody Trust	TGL107884	Freehold	22 St Agnes Place	Kennington	London	SE11 4BE	Lambeth	Flat	1	C	MV-T	£95,342	£234,223
AC-00093762	100838WALE012A	Peabody Trust	SGL190592	Freehold	Flat A, 12 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	2	C	MV-T	£131,065	£235,874
AC-00093763	100838WALE012B	Peabody Trust	SGL190592	Freehold	Flat B, 12 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	1	C	MV-T	£82,713	£214,239
AC-00093764	100838WALE012C	Peabody Trust	SGL190592	Freehold	Flat C, 12 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	1	D	MV-T	£82,713	£214,239
AC-00093765	100838WALE014A	Peabody Trust	SGL190592	Freehold	Flat A, 14 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	2	C	MV-T	£78,341	£202,916
AC-00093766	100838WALE014B	Peabody Trust	SGL190592	Freehold	Flat B, 14 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	1	E	MV-T	£82,713	£214,239
AC-00093767	100838WALE014C	Peabody Trust	SGL190592	Freehold	Flat C, 14 Walerand Road	Blackheath	London	SE13 7PG	Lewisham	Flat	1	D	MV-T	£82,713	£214,239
AC-00093768	101428LYND6401	Peabody Trust	151931	Freehold	Flat 1, 64 Lyndhurst Way	Peckham	London	SE15 5AP	Southwark	Flat	1	C	MV-T	£78,948	£202,919
AC-00093769	101428LYND6402	Peabody Trust	151931	Freehold	Flat 2, 64 Lyndhurst Way	Peckham	London	SE15 5AP	Southwark	Flat	1	D	MV-T	£78,948	£202,919
AC-00093770	101428LYND6403	Peabody Trust	151931	Freehold	Flat 3, 64 Lyndhurst Way	Peckham	London	SE15 5AP	Southwark	Flat	1	C	MV-T	£78,948	£202,919
AC-00093771	101428LYND6404	Peabody Trust	151931	Freehold	Flat 4, 64 Lyndhurst Way	Peckham	London	SE15 5AP	Southwark	Flat	1	C	MV-T	£78,948	£202,919
AC-00093772	101428LYND6405	Peabody Trust	151931	Freehold	Flat 5, 64 Lyndhurst Way	Peckham	London	SE15 5AP	Southwark	Flat	1	C	MV-T	£80,861	£202,919
AC-00093773	101428LYND6406														

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
	800000HERB1295	Peabody Trust	LN60387	Freehold	Room 5 129 Herbert Road		London	SE18 3QH	Greenwich	Room (Shared Facilities)	0	E	MV-T	£54,250	£94,080
	800000HERB1296	Peabody Trust	LN60387	Freehold	Room 6 129 Herbert Road		London	SE18 3QH	Greenwich	Room (Shared Facilities)	0	C	MV-T	£54,250	£94,080
	800000HERB1297	Peabody Trust	LN60387	Freehold	Room 7 129 Herbert Road		London	SE18 3QH	Greenwich	Room (Shared Facilities)	0	C	MV-T	£54,250	£94,080
	800000CHURCOM1	Peabody Trust	SGL289884	Freehold	46-48 Church Road	Upper Norwood	London	SE19 2ET	Croydon	Commercial Retail Unit	0	-	Nil	-	-
	800000AUBV030A	Peabody Trust	SGL289884	Freehold	Flat A 30 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	C	MV-T	£72,334	£125,440
	800000AUBV030B	Peabody Trust	SGL289884	Freehold	Flat B 30 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	C	MV-T	£72,334	£125,440
	800000AUBV030C	Peabody Trust	SGL289884	Freehold	Flat C 30 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	C	MV-T	£72,334	£125,440
	800000AUBV031A	Peabody Trust	SGL289884	Freehold	Flat A 31 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	C	MV-T	£72,334	£125,440
	800000AUBV031B	Peabody Trust	SGL289884	Freehold	Flat B 31 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	D	MV-T	£72,334	£125,440
	800000AUBV031C	Peabody Trust	SGL289884	Freehold	Flat C 31 St Aubyns Road		London	SE19 3AA	Croydon	Flat	0	C	MV-T	£72,334	£125,440
AC-00179917	LESOVO119	Peabody Trust	2669/K176974/SGL663445,	Freehold	119 Overton Road		London	SE2 9SF	Bexley	Flat	1	C	MV-T	£64,386	£133,842
AC-00179918	LESOVO121	Peabody Trust	2669/K176974/SGL663445,	Freehold	121 Overton Road		London	SE2 9SF	Bexley	Flat	1	C	MV-T	£64,386	£133,842
AC-00179919	LESOVO123	Peabody Trust	2669/K176974/SGL663445,	Freehold	123 Overton Road		London	SE2 9SF	Bexley	Flat	1	D	MV-T	£64,386	£133,842
AC-00179920	LESOVO125	Peabody Trust	2669/K176974/SGL663445,	Freehold	125 Overton Road		London	SE2 9SF	Bexley	Flat	1	C	MV-T	£64,386	£133,842
AC-00093775	600560BROCC0001	Peabody Trust	TGL156979	Freehold	Flat 1, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	D	MV-T	£61,484	£106,624
AC-00093776	600560BROCC0002	Peabody Trust	TGL156979	Freehold	Flat 2, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	B	MV-T	£61,484	£106,624
AC-00093777	600560BROCC0003	Peabody Trust	TGL156979	Freehold	Flat 3, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	C	MV-T	£61,484	£106,624
AC-00093778	600560BROCC0004	Peabody Trust	TGL156979	Freehold	Flat 4, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	D	MV-T	£61,484	£106,624
AC-00093779	600560BROCC0005	Peabody Trust	TGL156979	Freehold	Flat 5, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	B	MV-T	£61,484	£106,624
AC-00093780	600560BROCC0006	Peabody Trust	TGL156979	Freehold	Flat 6, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	C	MV-T	£61,484	£106,624
AC-00093781	600560BROCC0007	Peabody Trust	TGL156979	Freehold	Flat 7, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	C	MV-T	£61,484	£106,624
AC-00093782	600560BROCC0008	Peabody Trust	TGL156979	Freehold	Flat 8, 20 Brockley Park	Catford	London	SE23 1PS	Lewisham	Flat	0	C	MV-T	£61,484	£106,624
AC-00093783	600110WEST0201	Peabody Trust	LN78537	Freehold	Room 1, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£69,662	£125,440
AC-00093784	600110WEST0202	Peabody Trust	LN78537	Freehold	Room 2, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093785	600110WEST0203	Peabody Trust	LN78537	Freehold	Room 3, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093786	600110WEST0204	Peabody Trust	LN78537	Freehold	Room 4, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093787	600110WEST0205	Peabody Trust	LN78537	Freehold	Room 5, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093788	600110WEST0206	Peabody Trust	LN78537	Freehold	Room 6, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093789	600110WEST0207	Peabody Trust	LN78537	Freehold	Room 7, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093790	600110WEST0208	Peabody Trust	LN78537	Freehold	Room 8, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093791	600110WEST0209	Peabody Trust	LN78537	Freehold	Room 9, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093792	600110WEST0210	Peabody Trust	LN78537	Freehold	Room 10, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093793	600110WEST0211	Peabody Trust	LN78537	Freehold	Room 11, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093794	600110WEST0212	Peabody Trust	LN78537	Freehold	Room 12, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00093795	600110WEST0213	Peabody Trust	LN78537	Freehold	Room 13, 2 Westbourne Drive	Forest Hill	London	SE23 2UP	Lewisham	Room (Shared Facilities)	0	Unknown	MV-T	£64,165	£125,440
AC-00207670	600130MAYO2401	Peabody Trust	TGL176625	Freehold	Room 1 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207671	600130MAYO2402	Peabody Trust	TGL176625	Freehold	Room 2 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207672	600130MAYO2403	Peabody Trust	TGL176625	Freehold	Room 3 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207675	600130MAYO2404	Peabody Trust	TGL176625	Freehold	Room 4 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207676	600130MAYO2405	Peabody Trust	TGL176625	Freehold	Room 5 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207761	600130MAYO2406	Peabody Trust	TGL176625	Freehold	Room 6 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207762	600130MAYO2407	Peabody Trust	TGL176625	Freehold	Room 7 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207763	600130MAYO2408	Peabody Trust	TGL176625	Freehold	Room 8 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207764	600130MAYO2409	Peabody Trust	TGL176625	Freehold	Room 9 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207765	600130MAYO2410	Peabody Trust	TGL176625	Freehold	Room 10 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207766	600130MAYO2411	Peabody Trust	TGL176625	Freehold	Room 11 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207767	600130MAYO2412	Peabody Trust	TGL176625	Freehold	Room 12 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207768	600130MAYO2413	Peabody Trust	TGL176625	Freehold	Room 13 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207769	600130MAYO2414	Peabody Trust	TGL176625	Freehold	Room 14 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00207770	600130MAYO2415	Peabody Trust	TGL176625	Freehold	Room 15 24 Mayow Road		London	SE23 2XG	Lewisham	Room (Shared Facilities)	0	Unknown	EUV-SH	£61,851	-
AC-00093796	600272ROLL0101	Peabody Trust	SGL387899	Freehold	Room 1 Flat A, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
AC-00093797	600272ROLL0102	Peabody Trust	SGL387899	Freehold	Room 2 Flat A, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
AC-00093798	600272ROLL0103	Peabody Trust	SGL387899	Freehold	Room 1 Flat B, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
AC-00093799	600272ROLL0104	Peabody Trust	SGL387899	Freehold	Room 2 Flat B, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
AC-00093800	600272ROLL0105	Peabody Trust	SGL387899	Freehold	Room 3 Flat A, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
AC-00093801	600272ROLL0106	Peabody Trust	SGL387899	Freehold	Room 4 Flat A, 1 Rolls Court Avenue	Herne Hill	London	SE24 0EA	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	£65,128	£129,812
	100350NEWMO0001	Peabody Trust	TGL327906	Freehold	1 Newmann Close		London	SE26 4AS	Lewisham	House	4	A	MV-T	£125,297	£324,541
	100350NEWMO0002	Peabody Trust	TGL327906	Freehold	2 Newmann Close		London	SE26 4AS	Lewisham	House	4	A	MV-T	£125,297	£324,541
	100350NEWMO0003	Peabody Trust	TGL327906	Freehold	3 Newmann Close		London	SE26 4AS	Lewisham	House	3	B	MV-T	£115,525	£284,414
	100350NEWMO0004	Peabody Trust	TGL327906	Freehold	4 Newmann Close		London	SE26 4AS	Lewisham	House	3	A	MV-T	£115,525	£284,414
	100350NEWMO0005	Peabody Trust	TGL327906	Freehold	5 Newmann Close		London	SE26 4AS	Lewisham	House	3	A	MV-T	£115,525	£284,414
	100350NEWMO0006	Peabody Trust	TGL327906	Freehold	6 Newmann Close		London	SE26 4AS	Lewisham	House	3	A	MV-T	£115,525	£284,414
	100350NEWMO0007	Peabody Trust	TGL327906	Freehold	7 Newmann Close		London	SE26 4AS	Lewisham	House	3	B	MV-T	£115,525	£284,414
	100350NEWMO0008	Peabody Trust	TGL327906	Freehold	8 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	C	MV-T	£97,998	£234,223
	100350NEWMO0009	Peabody Trust	TGL327906	Freehold	9 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	A	MV-T	£112,675	£234,223
	100350NEWMO0010	Peabody Trust	TGL327906	Freehold	10 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	B	MV-T	£99,976	£234,223
	100350NEWMO0011	Peabody Trust	TGL327906	Freehold	11 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	A	MV-T	£97,998	£234,223
	100350NEWMO0012	Peabody Trust	TGL327906	Freehold	12 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	B	MV-T	£97,998	£234,223
	100350NEWMO0013	Peabody Trust	TGL327906	Freehold	13 Newmann Close		London	SE26 4AS	Lewisham	Flat	2	C	MV-T	£97,998	£234,223
AC-00206858	100350KIRK191A	Peabody Trust	TGL327906	Freehold	191A Kirkdale		London	SE26 4QH	Lewisham	Flat	1	C	MV-T	£85,468	£184,032
AC-00206888	100350KIRK191B	Peabody Trust	TGL327906	Freehold	191B Kirkdale		London	SE26 4QH	Lewisham	Flat	2	C	MV-T	£93,211	£234,223
AC-00206889	100350KIRK191C	Peabody Trust	TGL327906	Freehold	191C Kirkdale		London	SE26 4QH	Lewisham	Flat	2	B	MV-T	£93,211	£234,223
AC-00206890	100350KIRK191D	Peabody Trust	TGL327906	Freehold	191D Kirkdale		London	SE26 4QH	Lewisham	Flat	2	C	MV-T	£93,211	£234,223
AC-00093802	200228ELMC1601	Peabody Trust	37730	Freehold	Flat 1, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£72,469	-
AC-00093803	200228ELMC1602	Peabody Trust	37730	Freehold	Flat 2, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£75,661	-
AC-00093804	200228ELMC1603	Peabody Trust	37730	Freehold	Flat 3, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£76,813	-
AC-00093805	200228ELMC1604	Peabody Trust	37730	Freehold	Flat 4, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£76,813	-
AC-00093806	200228ELMC1605	Peabody Trust	37730	Freehold	Flat 5, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£81,414	-
AC-00093807	200228ELMC1606	Peabody Trust	37730	Freehold	Flat 6, 16 Elmcourt Road	West Norwood	London	SE27 9BZ	Lambeth	Flat	1	C	EUV-SH	£76,813	-

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175327	WATNEW0227	Peabody Trust	TGL226141	Freehold	227 Newmarsh Road		London	SE28 8TB	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175328	WATNEW0229	Peabody Trust	TGL226141	Freehold	229 Newmarsh Road		London	SE28 8TB	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175329	WATNEW0231	Peabody Trust	TGL226141	Freehold	231 Newmarsh Road		London	SE28 8TB	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175330	WATNEW0233	Peabody Trust	TGL226141	Freehold	233 Newmarsh Road		London	SE28 8TB	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175331	WATNEW0235	Peabody Trust	TGL226141	Freehold	235 Newmarsh Road		London	SE28 8TB	Greenwich	House	4	C	MV-T	£129,597	£284,414
AC-00172764	WATNEW0239	Peabody Trust	TGL226141	Freehold	239 Newmarsh Road		London	SE28 8TB	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00172765	WATNEW0241	Peabody Trust	TGL226141	Freehold	241 Newmarsh Road		London	SE28 8TB	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00172766	WATNEW0243	Peabody Trust	TGL226141	Freehold	243 Newmarsh Road		London	SE28 8TB	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00172767	WATNEW0245	Peabody Trust	TGL226141	Freehold	245 Newmarsh Road		London	SE28 8TB	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00175435	WATNEW235A	Peabody Trust	TGL226141	Freehold	235 Newmarsh Road		London	SE28 8TB	Greenwich	House	4	C	MV-T	£129,597	£284,414
AC-00175320	WATNEW0092	Peabody Trust	TGL226141	Freehold	92 Newmarsh Road		London	SE28 8TD	Greenwich	House	4	C	MV-T	£129,597	£284,414
AC-00175332	WATNEW0247	Peabody Trust	TGL226141	Freehold	247 Newmarsh Road		London	SE28 8TD	Greenwich	House	4	C	MV-T	£124,986	£284,414
AC-00175333	WATNEW0249	Peabody Trust	TGL226141	Freehold	249 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175334	WATNEW0251	Peabody Trust	TGL226141	Freehold	251 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00172768	WATNEW0253	Peabody Trust	TGL226141	Freehold	253 Newmarsh Road		London	SE28 8TD	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00173613	WATNEW0255	Peabody Trust	TGL226141	Freehold	255 Newmarsh Road		London	SE28 8TD	Greenwich	Flat	2	C	MV-T	£77,263	£160,610
AC-00175335	WATNEW0257	Peabody Trust	TGL226141	Freehold	257 Newmarsh Road		London	SE28 8TD	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175336	WATNEW0259	Peabody Trust	TGL226141	Freehold	259 Newmarsh Road		London	SE28 8TD	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175337	WATNEW0261	Peabody Trust	TGL226141	Freehold	261 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£89,446	£200,763
AC-00175338	WATNEW0263	Peabody Trust	TGL226141	Freehold	263 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00171216	WATNEW0265	Peabody Trust	TGL226141	Freehold	265 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£144,864	£249,455
AC-00175339	WATNEW0267	Peabody Trust	TGL226141	Freehold	267 Newmarsh Road		London	SE28 8TD	Greenwich	House	4	C	MV-T	£129,597	£284,414
AC-00175340	WATNEW0269	Peabody Trust	TGL226141	Freehold	269 Newmarsh Road		London	SE28 8TD	Greenwich	House	4	C	MV-T	£129,597	£284,414
AC-00175341	WATNEW0271	Peabody Trust	TGL226141	Freehold	271 Newmarsh Road		London	SE28 8TD	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175342	WATNEW0273	Peabody Trust	TGL226141	Freehold	273 Newmarsh Road		London	SE28 8TD	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175433	WATNEW0275	Peabody Trust	TGL226141	Freehold	275 Newmarsh Road		London	SE28 8TD	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175434	WATNEW0277	Peabody Trust	TGL226141	Freehold	277 Newmarsh Road		London	SE28 8TD	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175436	WATNEW279A	Peabody Trust	TGL226141	Freehold	279A Newmarsh Road		London	SE28 8TE	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175456	WATNEW281A	Peabody Trust	TGL226141	Freehold	281A Newmarsh Road		London	SE28 8TE	Greenwich	House	2	C	MV-T	£96,579	£200,763
AC-00175304	WATNEW0082	Peabody Trust	TGL226141	Freehold	82 Newmarsh Road		London	SE28 8TQ	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175306	WATNEW0084	Peabody Trust	TGL226141	Freehold	84 Newmarsh Road		London	SE28 8TQ	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175317	WATNEW0086	Peabody Trust	TGL226141	Freehold	86 Newmarsh Road		London	SE28 8TQ	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175318	WATNEW0088	Peabody Trust	TGL226141	Freehold	88 Newmarsh Road		London	SE28 8TQ	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175319	WATNEW0090	Peabody Trust	TGL226141	Freehold	90 Newmarsh Road		London	SE28 8TQ	Greenwich	House	3	C	MV-T	£112,675	£234,223
AC-00175321	WATNEW0094	Peabody Trust	TGL226141	Freehold	94 Newmarsh Road		London	SE28 8TQ	Greenwich	House	4	C	MV-T	£128,185	£284,414
800000VANB0631	800000VANB0631	Peabody Trust	TGL74799	Freehold	Flat 1 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	D	MV-T	£60,109	£119,808
	800000VANB0632	Peabody Trust	TGL74799	Freehold	Flat 2 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB0633	Peabody Trust	TGL74799	Freehold	Flat 3 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB0634	Peabody Trust	TGL74799	Freehold	Flat 4 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB0635	Peabody Trust	TGL74799	Freehold	Flat 5 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB0636	Peabody Trust	TGL74799	Freehold	Flat 6 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	D	MV-T	£60,109	£119,808
	800000VANB0637	Peabody Trust	TGL74799	Freehold	Flat 7 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB0638	Peabody Trust	TGL74799	Freehold	Flat 8 63 Vanbrugh Park		London	SE3 7JQ	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB009A	Peabody Trust	SGL400504	Freehold	9A Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	E	MV-T	£60,109	£119,808
	800000VANB009B	Peabody Trust	SGL400504	Freehold	9B Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	D	MV-T	£60,109	£119,808
	800000VANB009C	Peabody Trust	SGL400504	Freehold	9C Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	B	MV-T	£60,109	£119,808
	800000VANB009D	Peabody Trust	SGL400504	Freehold	9D Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	B	MV-T	£60,109	£119,808
	800000VANB009E	Peabody Trust	SGL400504	Freehold	9E Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	B	MV-T	£60,109	£119,808
	800000VANB009F	Peabody Trust	SGL400504	Freehold	9F Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	C	MV-T	£60,109	£119,808
	800000VANB009G	Peabody Trust	SGL400504	Freehold	9G Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	D	MV-T	£60,109	£119,808
	800000VANB009H	Peabody Trust	SGL400504	Freehold	9H Vanbrugh Park Road West		London	SE3 7QD	Greenwich	Flat	0	D	MV-T	£68,129	£135,794
AC-00093808	100118FARL107A	Peabody Trust	SGL140255	Freehold	Flat A, 107 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	2	C	MV-T	£86,430	£223,869
AC-00093809	100118FARL107B	Peabody Trust	SGL140255	Freehold	Flat B, 107 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	2	C	MV-T	£86,428	£223,862
AC-00093810	100118FARL123A	Peabody Trust	SGL135575	Freehold	Flat A, 123 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	1	C	MV-T	£81,950	£200,763
AC-00093811	100118FARL123B	Peabody Trust	SGL135575	Freehold	Flat B, 123 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	2	C	MV-T	£86,430	£223,869
AC-00093812	100118FARL125A	Peabody Trust	SGL137146	Freehold	Flat A, 125 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	1	D	MV-T	£76,203	£197,378
AC-00093813	100118FARL125B	Peabody Trust	SGL137146	Freehold	Flat B, 125 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	2	C	MV-T	£74,432	£192,791
AC-00093814	100118FARL129A	Peabody Trust	SGL126054	Freehold	Flat A, 129 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	1	C	MV-T	£76,203	£197,378
AC-00093815	100118FARL129B	Peabody Trust	SGL126054	Freehold	Flat B, 129 Farley Road	Catford	London	SE6 2AF	Lewisham	Flat	2	D	MV-T	£86,430	£223,869
AC-00093816	100118FARL092A	Peabody Trust	SGL140255	Freehold	Flat A, 92 Farley Road	Catford	London	SE6 2AR	Lewisham	Flat	1	D	MV-T	£76,203	£197,378
AC-00093817	100118FARL092B	Peabody Trust	SGL140255	Freehold	Flat B, 92 Farley Road	Catford	London	SE6 2AR	Lewisham	Flat	1	C	MV-T	£76,203	£197,378
AC-00174358	DEEDPT0001	Peabody Trust	TGL104845	Freehold	1 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£128,988	-
AC-00174359	DEEDPT0002	Peabody Trust	TGL104845	Freehold	2 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	3	B	EUV-SH	£116,904	-
AC-00174360	DEEDPT0003	Peabody Trust	TGL104845	Freehold	3 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£130,927	-
AC-00174361	DEEDPT0004	Peabody Trust	TGL104845	Freehold	4 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	C	EUV-SH	£135,876	-
AC-00174362	DEEDPT0005	Peabody Trust	TGL104845	Freehold	5 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£128,988	-
AC-00174363	DEEDPT0006	Peabody Trust	TGL104845	Freehold	6 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£128,988	-
AC-00174364	DEEDPT0007	Peabody Trust	TGL104845	Freehold	7 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£128,988	-
AC-00174365	DEEDPT0008	Peabody Trust	TGL104845	Freehold	8 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	B	EUV-SH	£128,988	-
AC-00174366	DEEDPT0009	Peabody Trust	TGL104845	Freehold	9 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	C	EUV-SH	£128,988	-
AC-00174367	DEEDPT0010	Peabody Trust	TGL104845	Freehold	10 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	C	EUV-SH	£128,988	-
AC-00174368	DEEDPT0011	Peabody Trust	TGL104845	Freehold	11 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	C	EUV-SH	£128,988	-
AC-00174369	DEEDPT0012	Peabody Trust	TGL104845	Freehold	12 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	4	C	EUV-SH	£128,988	-
AC-00174370	DEEDPT0013	Peabody Trust	TGL104845	Freehold	13 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	3	C	EUV-SH	£116,904	-
AC-00174463	DEEDPT0014	Peabody Trust	TGL104845	Freehold	14 Deer Park Terrace	Harvey Gardens	London	SE7 8BU	Greenwich	House	5	B	EUV-SH	£137,279	-
AC-00093988	102030JAME0000	Peabody Trust	TGL119981	Freehold	Clinic, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Commercial Office Unit	0	-	Nil	-	-
AC-00093818	102030JAME0001	Peabody Trust	TGL119981	Freehold	Flat 1, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	C	MV-T	£81,764	£211,784
AC-00093819	102030JAME0002	Peabody Trust	TGL119981	Freehold	Flat 2, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	C	MV-T	£81,763	£211,780
AC-00093820	102030JAME0003	Peabody Trust	TGL119981	Freehold	Flat 3, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	C	MV-T	£87,946	£214,147
AC-00093821	102030JAME0004	Peabody Trust	TGL119981	Freehold	Flat 4, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	C	MV-T	£81,763	£211,780
AC-00093822	102030JAME0005	Peabody Trust	TGL119981	Freehold	Flat 5, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	C	MV-T	£81,763	£211,780
AC-00093823	102030JAME0006	Peabody Trust	TGL119981	Freehold	Flat 6, James Lind House	Grove Street	London	SE8 3QF	Lewisham	Flat	1	E	MV-T	£81,763	£211,780
AC-00093824															

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00093826	102030GOLD0006	Peabody Trust	TGL119982	Freehold	6 Golden Hind Place	Grove Street	London	SE8 3QQ	Lewisham	Flat	1	D	MV-T	£81,763	£211,780
AC-00093827	102030GOLD0007	Peabody Trust	TGL119982	Freehold	7 Golden Hind Place	Grove Street	London	SE8 3QQ	Lewisham	Flat	1	C	MV-T	£87,946	£214,147
AC-00093828	102030GOLD0008	Peabody Trust	TGL119982	Freehold	8 Golden Hind Place	Grove Street	London	SE8 3QQ	Lewisham	Flat	1	D	MV-T	£81,763	£211,780
AC-00093829	102030GOLD0009	Peabody Trust	TGL119982	Freehold	9 Golden Hind Place	Grove Street	London	SE8 3QQ	Lewisham	Flat	1	D	Nil	-	-
AC-00093830	102030GOLD0010	Peabody Trust	TGL119982	Freehold	10 Golden Hind Place	Grove Street	London	SE8 3QQ	Lewisham	Flat	1	C	MV-T	£81,763	£211,780
AC-00202267	102030GOLD00104	Peabody Trust	TGL119982	Freehold	Shops Units At 1-4 & 5 Golden Hind Place		London	SE8 3QQ	Lewisham	Commercial Retail Unit	0	-	Nil	-	-
AC-00208862	600510STAD3101	Peabody Trust	NGL632614	Freehold	Room 1 31 Stadium Street		London	SW10 0PU	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208863	600510STAD3102	Peabody Trust	NGL632614	Freehold	Room 2 31 Stadium Street		London	SW10 0PU	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208866	600510STAD3103	Peabody Trust	NGL632614	Freehold	Room 3 31 Stadium Street		London	SW10 0PU	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208868	600510STAD4901	Peabody Trust	NGL632614	Freehold	Room 1 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208869	600510STAD4902	Peabody Trust	NGL632614	Freehold	Room 2 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208870	600510STAD4903	Peabody Trust	NGL632614	Freehold	Room 3 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208871	600510STAD4904	Peabody Trust	NGL632614	Freehold	Room 4 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208931	600510STAD4905	Peabody Trust	NGL632614	Freehold	Room 5 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208932	600510STAD4906	Peabody Trust	NGL632614	Freehold	Room 6 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208933	600510STAD4907	Peabody Trust	NGL632614	Freehold	Room 7 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
AC-00208953	600510STAD4908	Peabody Trust	NGL632614	Freehold	Room 8 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Room (Shared Facilities)	0	Unknown	MV-T	£76,269	£152,019
	600510STAD4909	Peabody Trust	NGL632614	Freehold	Office 1 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Scheme Office	0	-	Nil	-	-
	600510STAD4910	Peabody Trust	NGL632614	Freehold	Office 2 45-49 Stadium Street		London	SW10 0PX	Kensington & Chelsea	Scheme Office	0	-	Nil	-	-
AC-00093839	205060CAVE4241	Peabody Trust	SGL388042	Freehold	Flat 1, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£110,367	£212,154
AC-00093840	205060CAVE4242	Peabody Trust	SGL388042	Freehold	Flat 2, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£88,369	£207,455
AC-00093841	205060CAVE4243	Peabody Trust	SGL388042	Freehold	Flat 3, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£86,398	£207,455
AC-00093842	205060CAVE4244	Peabody Trust	SGL388042	Freehold	Flat 4, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£99,798	£207,455
AC-00093843	205060CAVE4245	Peabody Trust	SGL388042	Freehold	Flat 5, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£99,798	£207,455
AC-00093844	205060CAVE4246	Peabody Trust	SGL388042	Freehold	Flat 6, 245/249 Cavendish Rd	Balham	London	SW12 0BP	Lambeth	Flat	1	C	MV-T	£110,372	£212,164
AC-00175483	WAWRIC370A	Peabody Trust	TGL71155	Freehold	370A Upper Richmond Road		London	SW15 6TS	Wandsworth	House	5	C	MV-T	£146,316	£563,051
AC-00175484	WAWRIC370B	Peabody Trust	TGL71155	Freehold	370B Upper Richmond Road		London	SW15 6TS	Wandsworth	House	5	C	MV-T	£146,316	£563,051
AC-00175485	WAWRIC370C	Peabody Trust	TGL71155	Freehold	370C Upper Richmond Road		London	SW15 6TS	Wandsworth	House	5	C	MV-T	£146,316	£563,051
AC-00175486	WAWRIC370D	Peabody Trust	TGL71155	Freehold	370D Upper Richmond Road		London	SW15 6TS	Wandsworth	House	5	C	MV-T	£146,316	£563,051
AC-00207113	206642HERM0012	Peabody Trust	LN113892	Freehold	33A Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	3	C	MV-T	£105,010	£271,994
AC-00207114	206642HERM0022	Peabody Trust	LN113892	Freehold	33B Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	3	C	MV-T	£105,010	£271,994
AC-00207115	206642HERM0032	Peabody Trust	LN113892	Freehold	33B Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	3	C	MV-T	£105,010	£271,994
AC-00207116	206642HERM0042	Peabody Trust	LN113892	Freehold	35B Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	3	D	MV-T	£102,242	£264,824
AC-00207117	206642HERM0052	Peabody Trust	LN113892	Freehold	35A Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	4	C	MV-T	£111,304	£304,986
AC-00207118	206642HERM0062	Peabody Trust	LN113892	Freehold	35B Hermitage Green	Acacia Road	London	SW16 5PW	Lambeth	House	4	C	MV-T	£117,088	£304,986
AC-00093845	200438LEWI0001	Peabody Trust	240771	Freehold	Flat 1, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£87,356	£226,265
AC-00093846	200438LEWI0007	Peabody Trust	240771	Freehold	Flat 7, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£87,346	£226,265
AC-00093847	200438LEWI0011	Peabody Trust	240771	Freehold	Flat 11, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£87,356	£226,265
AC-00093848	200438LEWI0012	Peabody Trust	240771	Freehold	Flat 12, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£87,356	£226,265
AC-00093849	200438LEWI0014	Peabody Trust	240771	Freehold	Flat 14, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	D	MV-T	£87,356	£226,265
AC-00093992	200438LEWI006Y	Peabody Trust	240771	Freehold	Garages Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Garage	-	-	Nil	-	-
AC-00093850	201679LEWI0002	Peabody Trust	240771	Freehold	Flat 2, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£72,425	£187,593
AC-00093851	201679LEWI0003	Peabody Trust	240771	Freehold	Flat 3, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£76,252	£197,507
AC-00093852	201679LEWI0004	Peabody Trust	240771	Freehold	Flat 4, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£93,943	£234,223
AC-00093853	201679LEWI0005	Peabody Trust	240771	Freehold	Flat 5, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	D	MV-T	£87,356	£226,265
AC-00093854	201679LEWI0006	Peabody Trust	240771	Freehold	Flat 6, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£93,943	£234,223
AC-00093855	201679LEWI0008	Peabody Trust	240771	Freehold	Flat 8, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£76,762	£198,828
AC-00093856	201679LEWI0009	Peabody Trust	240771	Freehold	Flat 9, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£75,936	£196,686
AC-00093857	201679LEWI0010	Peabody Trust	240771	Freehold	Flat 10, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	C	MV-T	£87,346	£226,242
AC-00093858	201679LEWI0013	Peabody Trust	240771	Freehold	Flat 13, Lewin Court	Lewin Road	London	SW16 6LA	Lambeth	Flat	2	D	MV-T	£76,766	£198,837
AC-00093859	600520MEDW1201	Peabody Trust	220329	Freehold	Room 1, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093860	600520MEDW1202	Peabody Trust	220330	Freehold	Room 2, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093861	600520MEDW1203	Peabody Trust	220330	Freehold	Room 3, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093862	600520MEDW1204	Peabody Trust	220330	Freehold	Room 4, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093863	600520MEDW1205	Peabody Trust	267754	Freehold	Room 5, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093864	600520MEDW1206	Peabody Trust	220330	Freehold	Room 6, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093865	600520MEDW1207	Peabody Trust	220329	Freehold	Room 7, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093866	600520MEDW1208	Peabody Trust	267754	Freehold	Room 8, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093867	600520MEDW1209	Peabody Trust	267754	Freehold	Room 9, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093868	600520MEDW1210	Peabody Trust	220329	Freehold	Room 10, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093869	600520MEDW1211	Peabody Trust	220329	Freehold	Room 11, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093870	600520MEDW1212	Peabody Trust	220330	Freehold	Room 12, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093871	600520MEDW1213	Peabody Trust	220330	Freehold	Room 13, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093872	600520MEDW1214	Peabody Trust	220329	Freehold	Room 14, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093873	600520MEDW1215	Peabody Trust	220329	Freehold	Room 15, 12 Medway Street	Westminster	London	SW1P 2BA	Westminster	Room (Shared Facilities)	0	Unknown	MV-T	£81,520	£207,191
AC-00093881	205030GAUD079A	Peabody Trust	TGL114544	Freehold	Flat A, 79 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	D	MV-T	£124,914	£323,548
AC-00093882	205030GAUD079B	Peabody Trust	TGL114544	Freehold	Flat B, 79 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	C	MV-T	£116,155	£300,861
AC-00093883	205030GAUD079C	Peabody Trust	TGL114544	Freehold	Flat C, 79 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	E	MV-T	£116,160	£300,873
AC-00093884	205030GAUD081A	Peabody Trust	SGL290407	Freehold	Flat A, 81 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	C	MV-T	£116,155	£300,861
AC-00093885	205030GAUD081B	Peabody Trust	SGL290407	Freehold	Flat B, 81 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	C	MV-T	£105,066	£281,525
AC-00093886	205030GAUD081C	Peabody Trust	SGL290407	Freehold	Flat C, 81 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	D	MV-T	£99,482	£281,525
AC-00093887	205030GAUD083A	Peabody Trust	SGL290407	Freehold	Flat A, 83 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	1	D	MV-T	£92,996	£240,875
AC-00093888	205030GAUD083B	Peabody Trust	SGL290407	Freehold	Flat B, 83 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	D	MV-T	£109,358	£283,255
AC-00093889	205030GAUD083C	Peabody Trust	SGL290407	Freehold	Flat C, 83 Gauden Road	Clapham	London	SW4 6LJ	Lambeth	Flat	2	D	MV-T	£103,558	£281,525
AC-00093890	502658NNEE R0071	Peabody Trust	NGL233704	Freehold	Flat 1, 7 Nevern Road	Earl's Court	London	SW5 9PG	Kensington & Chelsea	Flat	2	D	MV-T	£100,008	£363,637
AC-00093891	502658NNEE R0072	Peabody Trust	NGL233704	Freehold	Flat 2, 7 Nevern Road	Earl's Court	London	SW5 9PG	Kensington & Chelsea	Flat	0	C	MV-T	£81,612	£246,335
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AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00200549	PKTSTA0068	Peabody Trust	5GL275799	Freehold	68 Stanley Grove		London	SW8 3PJ	Wandsworth	Flat	2	D	Nil	-	-
AC-00183874	PKTSTA0072	Peabody Trust	5GL275799	Freehold	72 Stanley Grove		London	SW8 3PJ	Wandsworth	Flat	1	D	MV-T	E205,404	E335,108
AC-00180870	PKTQUR0038	Peabody Trust	5GL275799	Freehold	Flat 8 158 Queenstown Road		London	SW8 3QE	Wandsworth	Flat	2	D	MV-T	E150,379	E389,507
AC-00183862	PKTQUR0039	Peabody Trust	5GL275799	Freehold	Flat 9 158 Queenstown Road		London	SW8 3QE	Wandsworth	Flat	2	D	MV-T	E304,281	E452,874
AC-00183863	PKTQUR0040	Peabody Trust	5GL275799	Freehold	Flat 10 158 Queenstown Road		London	SW8 3QE	Wandsworth	Flat	2	C	MV-T	E246,485	E402,130
AC-00180871	PKTQUR0041	Peabody Trust	5GL275799	Freehold	Flat 11 158 Queenstown Road		London	SW8 3QE	Wandsworth	Flat	2	D	MV-T	E89,063	E281,525
AC-00183864	PKTQUR0042	Peabody Trust	5GL275799	Freehold	Flat 12 158 Queenstown Road		London	SW8 3QE	Wandsworth	Flat	2	D	MV-T	E314,423	E467,969
AC-00180905	PKTQUR0056	Peabody Trust	5GL275799	Freehold	Flat 37 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	1	D	MV-T	E74,432	E234,605
AC-00180924	PKTQUR0057	Peabody Trust	5GL275799	Freehold	Flat 38 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	3	D	MV-T	E101,715	E351,907
AC-00180925	PKTQUR0058	Peabody Trust	5GL275799	Freehold	Flat 39 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	1	C	MV-T	E84,994	E234,605
AC-00180926	PKTQUR0059	Peabody Trust	5GL275799	Freehold	Flat 40 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	3	C	MV-T	E101,715	E351,907
AC-00199611	PKTQUR0060	Peabody Trust	5GL275799	Freehold	Flat 41 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	2	D	Nil	-	-
AC-00180927	PKTQUR0061	Peabody Trust	5GL275799	Freehold	Flat 42 161 Queenstown Road		London	SW8 3RN	Wandsworth	Flat	3	C	MV-T	E91,447	E351,907
AC-00183443	PKTQUR0037	Peabody Trust	5GL275799	Freehold	Flat 7 158 Queenstown Road		London	SW8 3RR	Wandsworth	Flat	2	D	MV-T	E246,485	E402,130
AC-00181308	THETHE149A	Peabody Trust	LN37053	Freehold	149A Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	D	MV-T	E100,798	E261,084
AC-00181331	THETHE149B	Peabody Trust	LN37053	Freehold	149B Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	C	MV-T	E107,432	E278,266
AC-00181309	THETHE149C	Peabody Trust	LN37053	Freehold	149C Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	C	MV-T	E107,428	E278,256
AC-00181310	THETHE149D	Peabody Trust	LN37053	Freehold	149D Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	C	MV-T	E107,052	E277,284
AC-00181311	THETHE149E	Peabody Trust	LN37053	Freehold	149E Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	C	MV-T	E106,119	E274,866
AC-00181312	THETHE149F	Peabody Trust	LN37053	Freehold	149F Thessaly Road		London	SW8 4EJ	Wandsworth	Flat	1	C	MV-T	E103,861	E269,018
AC-00179030	HILHY50001	Peabody Trust	TGL90867	Freehold	Flat 1 24 Hillyard Street		London	SW9 0NP	Lambeth	Flat	1	D	MV-T	E77,854	E201,655
AC-00179031	HILHY50002	Peabody Trust	TGL90867	Freehold	Flat 2 24 Hillyard Street		London	SW9 0NP	Lambeth	Flat	1	C	MV-T	E91,057	E227,531
AC-00179032	HILHY50003	Peabody Trust	TGL90867	Freehold	Flat 3 24 Hillyard Street		London	SW9 0NP	Lambeth	Flat	1	C	MV-T	E89,494	E227,531
AC-00137928	HILPRA0001_9	Peabody Trust	TGL90867	Freehold	Stores 1-9 (excl. 7) Hillyard Street		London	SW9 0NP	Lambeth	Scheme Facility	-	-	Nil	-	-
AC-00177464	CRACRG0037	Peabody Trust	TGL90867	Freehold	37 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	D	MV-T	E102,098	E227,531
AC-00177465	CRACRG0038	Peabody Trust	TGL90867	Freehold	38 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	D	MV-T	E82,074	E212,586
AC-00171544	CRACRG0039	Peabody Trust	TGL90867	Freehold	39 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E154,391	E299,971
AC-00177466	CRACRG0040	Peabody Trust	TGL90867	Freehold	40 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177467	CRACRG0041	Peabody Trust	TGL90867	Freehold	41 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E97,479	E252,487
AC-00177468	CRACRG0042	Peabody Trust	TGL90867	Freehold	42 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E95,612	E255,422
AC-00177469	CRACRG0043	Peabody Trust	TGL90867	Freehold	43 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	D	MV-T	E76,530	E198,225
AC-00177470	CRACRG0044	Peabody Trust	TGL90867	Freehold	44 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	C	MV-T	E102,098	E227,531
AC-00177471	CRACRG0045	Peabody Trust	TGL90867	Freehold	45 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E87,387	E226,348
AC-00177472	CRACRG0046	Peabody Trust	TGL90867	Freehold	46 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00199269	CRACRG0047	Peabody Trust	TGL90867	Freehold	47 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	Nil	-	-
AC-00199270	CRACRG0048	Peabody Trust	TGL90867	Freehold	48 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	Nil	-	-
AC-00177473	CRACRG0049	Peabody Trust	TGL90867	Freehold	49 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	D	MV-T	E86,789	E224,798
AC-00177474	CRACRG0050	Peabody Trust	TGL90867	Freehold	50 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	D	MV-T	E80,479	E208,454
AC-00199271	CRACRG0051	Peabody Trust	TGL90867	Freehold	51 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	Nil	-	-
AC-00177475	CRACRG0052	Peabody Trust	TGL90867	Freehold	52 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,030	E297,947
AC-00177476	CRACRG0053	Peabody Trust	TGL90867	Freehold	53 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177477	CRACRG0054	Peabody Trust	TGL90867	Freehold	54 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E99,952	E258,893
AC-00199272	CRACRG0055	Peabody Trust	TGL90867	Freehold	55 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	C	Nil	-	-
AC-00199273	CRACRG0056	Peabody Trust	TGL90867	Freehold	56 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	C	Nil	-	-
AC-00199274	CRACRG0057	Peabody Trust	TGL90867	Freehold	57 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	Nil	-	-
AC-00199275	CRACRG0058	Peabody Trust	TGL90867	Freehold	58 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	Nil	-	-
AC-00199276	CRACRG0059	Peabody Trust	TGL90867	Freehold	59 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	E	Nil	-	-
AC-00199277	CRACRG0060	Peabody Trust	TGL90867	Freehold	60 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	Nil	-	-
AC-00177478	CRACRG0061	Peabody Trust	TGL90867	Freehold	61 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	C	MV-T	E102,452	E227,531
AC-00177479	CRACRG0062	Peabody Trust	TGL90867	Freehold	62 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	1	C	MV-T	E90,594	E227,531
AC-00177480	CRACRG0063	Peabody Trust	TGL90867	Freehold	63 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E94,025	E243,540
AC-00177481	CRACRG0064	Peabody Trust	TGL90867	Freehold	64 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E95,501	E247,363
AC-00199278	CRACRG0065	Peabody Trust	TGL90867	Freehold	65 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	Nil	-	-
AC-00199279	CRACRG0066	Peabody Trust	TGL90867	Freehold	66 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	E	Nil	-	-
AC-00177482	CRACRG0067	Peabody Trust	TGL90867	Freehold	67 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E94,647	E245,152
AC-00177483	CRACRG0068	Peabody Trust	TGL90867	Freehold	68 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E140,152	E317,874
AC-00177484	CRACRG0069	Peabody Trust	TGL90867	Freehold	69 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177485	CRACRG0070	Peabody Trust	TGL90867	Freehold	70 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	MV-T	E91,257	E236,370
AC-00199604	CRACRG0071	Peabody Trust	TGL90867	Freehold	71 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	D	Nil	-	-
AC-00177486	CRACRG0072	Peabody Trust	TGL90867	Freehold	72 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E93,714	E242,734
AC-00177487	CRACRG0073	Peabody Trust	TGL90867	Freehold	73 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177488	CRACRG0074	Peabody Trust	TGL90867	Freehold	74 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E91,376	E236,680
AC-00177489	CRACRG0075	Peabody Trust	TGL90867	Freehold	75 Cranworth Gardens		London	SW9 0NR	Lambeth	Flat	2	C	MV-T	E98,979	E256,372
AC-00137903	CRAPRA0001_15	Peabody Trust	TGL90867	Freehold	Stores 1-15, Cranworth Gardens		London	SW9 0NR	Lambeth	Scheme Facility	-	-	Nil	-	-
AC-00199268	CRACRG0025	Peabody Trust	TGL90867	Freehold	25 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	1	D	Nil	-	-
AC-00177454	CRACRG0026	Peabody Trust	TGL90867	Freehold	26 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	1	C	MV-T	E102,098	E227,531
AC-00177455	CRACRG0027	Peabody Trust	TGL90867	Freehold	27 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	C	MV-T	E100,152	E259,410
AC-00177456	CRACRG0028	Peabody Trust	TGL90867	Freehold	28 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	C	MV-T	E98,612	E255,422
AC-00177457	CRACRG0029	Peabody Trust	TGL90867	Freehold	29 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	D	MV-T	E95,501	E247,363
AC-00177458	CRACRG0030	Peabody Trust	TGL90867	Freehold	30 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	D	MV-T	E99,952	E258,893
AC-00171543	CRACRG0031	Peabody Trust	TGL90867	Freehold	31 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	1	C	MV-T	E140,043	E269,198
AC-00177459	CRACRG0032	Peabody Trust	TGL90867	Freehold	32 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	1	D	MV-T	E90,594	E227,531
AC-00177460	CRACRG0033	Peabody Trust	TGL90867	Freehold	33 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177461	CRACRG0034	Peabody Trust	TGL90867	Freehold	34 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	C	MV-T	E115,445	E299,022
AC-00177462	CRACRG0035	Peabody Trust	TGL90867	Freehold	35 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	D	MV-T	E115,445	E299,022
AC-00177463	CRACRG0036	Peabody Trust	TGL90867	Freehold	36 Cranworth Gardens		London	SW9 0NS	Lambeth	Flat	2	D	MV-T	E115,843	E300,053
AC-00181834	HILPEM0001	Peabody Trust	TGL32098	Freehold	Flat 1 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	Nil	-	-
AC-00181835	HILPEM0002	Peabody Trust	TGL32098	Freehold	Flat 2 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	D	Nil	-	-
AC-00181966	HILPEM0003	Peabody Trust	TGL32098	Freehold	Flat 3 Pembry Close		London	SW9 0PL	Lambeth	Studio	0	C	Nil	-	-
AC-00181967	HILPEM0004	Peabody Trust	TGL32098	Freehold	Flat 4 Pembry Close		London	SW9 0PL	Lambeth	Studio	0	C	Nil	-	-
AC-00182075	HILPEM0005	Peabody Trust	TGL32098	Freehold	Flat 5 Pembry Close		London	SW9 0PL	Lambeth	Studio	0	C	Nil	-	-
AC-00182076	HILPEM0006	Peabody Trust	TGL32098	Freehold	Flat 6 Pembry Close		London	SW9 0PL	Lambeth	Studio	0	C	Nil	-	-
AC-00182077	HILPEM0007	Peabody Trust	TGL32098	Freehold	Flat 7 Pembry Close		London	SW9 0PL	Lambeth	Studio	0	C	Nil	-	-
AC-00181317	HILPEM0008	Peabody Trust	TGL32098	Freehold	Flat 8 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E91,057	E227,531

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00181318	HILPEM0009	Peabody Trust	TGL32098	Freehold	Flat 9 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E96,219	E227,531
AC-00181319	HILPEM0010	Peabody Trust	TGL32098	Freehold	Flat 10 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E97,232	E227,531
AC-00181320	HILPEM0011	Peabody Trust	TGL32098	Freehold	Flat 11 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E96,219	E227,531
AC-00181321	HILPEM0012	Peabody Trust	TGL32098	Freehold	Flat 12 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E97,569	E227,531
AC-00181322	HILPEM0013	Peabody Trust	TGL32098	Freehold	Flat 13 Pembry Close		London	SW9 0PL	Lambeth	Flat	1	C	MV-T	E97,224	E227,531
AC-00093897	201930VILL0271	Peabody Trust	TGL132074	Freehold	Flat A, 29 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	3	C	MV-T	E111,257	E304,986
AC-00093898	201930VILL0272	Peabody Trust	TGL132074	Freehold	Flat A, 33 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	3	C	MV-T	E111,257	E304,986
AC-00093899	201930VILL0273	Peabody Trust	TGL132074	Freehold	Flat B, 29 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	2	C	MV-T	E96,634	E250,297
AC-00093900	201930VILL0274	Peabody Trust	TGL132074	Freehold	Flat B, 33 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	2	C	MV-T	E96,634	E250,297
AC-00093901	201930VILL0275	Peabody Trust	TGL132074	Freehold	Flat B, 27 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	4	C	MV-T	E119,258	E340,177
AC-00093902	201930VILL0276	Peabody Trust	TGL132074	Freehold	Flat A, 31 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	3	C	MV-T	E111,257	E304,986
AC-00093903	201930VILL0277	Peabody Trust	TGL132074	Freehold	Flat A, 27 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	3	C	MV-T	E111,257	E304,986
AC-00093904	201930VILL0278	Peabody Trust	TGL132074	Freehold	Flat B, 31 Villa Road	Brixton	London	SW9 7ND	Lambeth	Flat	4	C	MV-T	E119,258	E340,177
AC-00207139	201034WILT1001	Peabody Trust	TGL59092	Freehold	Flat 1 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E81,763	E211,780
AC-00207140	201034WILT1002	Peabody Trust	TGL59092	Freehold	Flat 2 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E81,763	E211,780
AC-00207141	201034WILT1003	Peabody Trust	TGL59092	Freehold	Flat 3 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E81,763	E211,780
AC-00207142	201034WILT1004	Peabody Trust	TGL59092	Freehold	Flat 4 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E81,763	E211,780
AC-00207143	201034WILT1005	Peabody Trust	TGL59092	Freehold	Flat 5 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E70,786	E187,684
AC-00207144	201034WILT1006	Peabody Trust	TGL59092	Freehold	Flat 6 100 Wiltshire Road		London	SW9 7PY	Lambeth	Flat	1	C	MV-T	E81,763	E211,780
AC-00207119	201034CANT0012	Peabody Trust	TGL59092	Freehold	1 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E102,210	E281,525
AC-00207120	201034CANT0032	Peabody Trust	TGL59092	Freehold	3 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E102,207	E281,525
AC-00207133	201034CANT0052	Peabody Trust	TGL59092	Freehold	5 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	D	MV-T	E102,210	E281,525
AC-00207134	201034CANT0072	Peabody Trust	TGL59092	Freehold	7 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E102,194	E281,525
AC-00207135	201034CANT0092	Peabody Trust	TGL59092	Freehold	9 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E95,253	E281,525
AC-00207136	201034CANT0112	Peabody Trust	TGL59092	Freehold	11 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E102,210	E281,525
AC-00207137	201034CANT0132	Peabody Trust	TGL59092	Freehold	13 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E73,588	E281,525
AC-00207138	201034CANT0152	Peabody Trust	TGL59092	Freehold	15 Canterbury Crescent		London	SW9 7QH	Lambeth	House	2	C	MV-T	E102,210	E281,525
AC-00208255	600256CANT0172	Peabody Trust	TGL59092	Freehold	17 Canterbury Crescent		London	SW9 7QH	Lambeth	Flat	2	D	MV-T	E141,440	E315,759
AC-00208256	600260DALY1001	Peabody Trust	SGL425269	Freehold	Room 1 100 Dalvell Road		London	SW9 9UP	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	E54,250	E94,080
AC-00208257	600260DALY1002	Peabody Trust	SGL425269	Freehold	Room 2 100 Dalvell Road		London	SW9 9UP	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	E54,250	E94,080
AC-00208399	600260DALY1003	Peabody Trust	SGL425269	Freehold	Room 3 100 Dalvell Road		London	SW9 9UP	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	E54,250	E94,080
AC-00208408	600260DALY1004	Peabody Trust	SGL425269	Freehold	Room 4 100 Dalvell Road		London	SW9 9UP	Lambeth	Room (Shared Facilities)	0	Unknown	MV-T	E54,250	E94,080
	600260DALY1005	Peabody Trust	SGL425269	Freehold	Office 100 Dalvell Road		London	SW9 9UP	Lambeth	Scheme Office	0	-	Nil	-	-
AC-00208415	600260DALY100X	Peabody Trust	SGL425269	Freehold	Basement Flat 100 Dalvell Road		London	SW9 9UP	Lambeth	Flat	1	C	MV-T	E94,159	E187,677
AC-00093905	301448HAMIO032	Peabody Trust	AGL48417	Freehold	3 Hamilton Road		Southall	UB1 3BQ	Ealing	House	3	D	MV-T	E115,924	E274,376
AC-00093906	301448HAMIO052	Peabody Trust	AGL48417	Freehold	5 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	D	MV-T	E96,107	E200,763
AC-00093909	301448HAMIO112	Peabody Trust	AGL48417	Freehold	11 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093910	301448HAMIO132	Peabody Trust	AGL48417	Freehold	13 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093911	301448HAMIO152	Peabody Trust	AGL48417	Freehold	15 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	D	MV-T	E94,791	E200,763
AC-00093912	301448HAMIO172	Peabody Trust	AGL48417	Freehold	17 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	D	MV-T	E94,791	E200,763
AC-00093913	301448HAMIO192	Peabody Trust	AGL48417	Freehold	19 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093914	301448HAMIO212	Peabody Trust	AGL48417	Freehold	21 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093916	301448HAMIO252	Peabody Trust	AGL48417	Freehold	25 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093917	301448HAMIO272	Peabody Trust	AGL48417	Freehold	27 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	D	MV-T	E94,791	E200,763
AC-00093918	301448HAMIO292	Peabody Trust	AGL48417	Freehold	29 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00093919	301448HAMIO312	Peabody Trust	AGL48417	Freehold	31 Hamilton Road		Southall	UB1 3BQ	Ealing	House	2	C	MV-T	E94,791	E200,763
AC-00173678	YEAEID0001	Peabody Trust	AGL35111	Freehold	1 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E32,921	E126,686
AC-00173679	YEAEID0002	Peabody Trust	AGL35111	Freehold	2 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173680	YEAEID0003	Peabody Trust	AGL35111	Freehold	3 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173681	YEAEID0004	Peabody Trust	AGL35111	Freehold	4 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173682	YEAEID0005	Peabody Trust	AGL35111	Freehold	5 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173683	YEAEID0006	Peabody Trust	AGL35111	Freehold	6 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173684	YEAEID0007	Peabody Trust	AGL35111	Freehold	7 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173685	YEAEID0008	Peabody Trust	AGL35111	Freehold	8 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173686	YEAEID0009	Peabody Trust	AGL35111	Freehold	9 Eider Close		Hayes	UB4 9TD	Hillingdon	Flat	2	D	MV-T	E86,921	E180,686
AC-00175569	YEAEID0012	Peabody Trust	AGL35111	Freehold	12 Eider Close		Hayes	UB4 9TD	Hillingdon	House	3	C	MV-T	E115,884	E300,158
AC-00175572	YEAHAR0001	Peabody Trust	AGL35111	Freehold	1 Harlequin Close		Hayes	UB4 9TE	Hillingdon	House	2	D	MV-T	E108,082	E267,684
AC-00175573	YEAHAR0002	Peabody Trust	AGL35111	Freehold	2 Harlequin Close		Hayes	UB4 9TE	Hillingdon	House	3	C	MV-T	E114,958	E297,761
AC-00173687	YEAHAR0003	Peabody Trust	AGL35111	Freehold	3 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	2	E	MV-T	E86,921	E180,686
AC-00173688	YEAHAR0004	Peabody Trust	AGL35111	Freehold	4 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	C	MV-T	E65,996	E137,188
AC-00167308	YEAHAR0005	Peabody Trust	AGL35111	Freehold	5 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	2	D	MV-T	E130,377	E224,510
AC-00173689	YEAHAR0006	Peabody Trust	AGL35111	Freehold	6 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	C	MV-T	E65,996	E137,188
AC-00173690	YEAHAR0007	Peabody Trust	AGL35111	Freehold	7 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	C	MV-T	E65,996	E137,188
AC-00173691	YEAHAR0008	Peabody Trust	AGL35111	Freehold	8 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00173692	YEAHAR0009	Peabody Trust	AGL35111	Freehold	9 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	C	MV-T	E65,996	E137,188
AC-00173693	YEAHAR0010	Peabody Trust	AGL35111	Freehold	10 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	C	MV-T	E65,996	E137,188
AC-00167309	YEAHAR0011	Peabody Trust	AGL35111	Freehold	11 Harlequin Close		Hayes	UB4 9TE	Hillingdon	Flat	1	D	MV-T	E86,811	E166,872
AC-00167313	YEAPIN0001	Peabody Trust	AGL35111	Freehold	1 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	D	MV-T	E130,377	E224,510
AC-00175642	YEAPIN0002	Peabody Trust	AGL35111	Freehold	2 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	3	C	MV-T	E116,817	E302,576
AC-00173699	YEAPIN0003	Peabody Trust	AGL35111	Freehold	3 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00175643	YEAPIN0004	Peabody Trust	AGL35111	Freehold	4 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	3	C	MV-T	E116,817	E302,576
AC-00173700	YEAPIN0005	Peabody Trust	AGL35111	Freehold	5 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00175644	YEAPIN0006	Peabody Trust	AGL35111	Freehold	6 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E108,082	E267,684
AC-00173701	YEAPIN0007	Peabody Trust	AGL35111	Freehold	7 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00175645	YEAPIN0008	Peabody Trust	AGL35111	Freehold	8 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E106,478	E267,684
AC-00173702	YEAPIN0009	Peabody Trust	AGL35111	Freehold	9 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00175646	YEAPIN0010	Peabody Trust	AGL35111	Freehold	10 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E108,082	E267,684
AC-00173703	YEAPIN0011	Peabody Trust	AGL35111	Freehold	11 Pintail Way		Hayes	UB4 9TF	Hillingdon	Flat	2	C	MV-T	E86,921	E180,686
AC-00175647	YEAPIN0012	Peabody Trust	AGL35111	Freehold	12 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E106,478	E267,684
AC-00175648	YEAPIN0014	Peabody Trust	AGL35111	Freehold	14 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E106,478	E267,684
AC-00175649	YEAPIN0016	Peabody Trust	AGL35111	Freehold	16 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E108,082	E267,684
AC-00175650	YEAPIN0018	Peabody Trust	AGL35111	Freehold	18 Pintail Way		Hayes	UB4 9TF	Hillingdon	House	2	C	MV-T	E106,478	E267,684
AC-00177040	YEAPIN001A	Peabody Trust	AGL35111	Freehold	1A Pintail Way		Hayes	UB4 9TF	Hillingdon						

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beeds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175576	YEAKIT0001	Peabody Trust	AGL35111	Freehold	1 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	4	C	MV-T	£132,246	£342,539
AC-00175577	YEAKIT0002	Peabody Trust	AGL35111	Freehold	2 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	4	C	MV-T	£132,238	£342,518
AC-00175579	YEAKIT0004	Peabody Trust	AGL35111	Freehold	4 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	D	MV-T	£106,478	£267,684
AC-00175581	YEAKIT0006	Peabody Trust	AGL35111	Freehold	6 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175582	YEAKIT0008	Peabody Trust	AGL35111	Freehold	8 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175584	YEAKIT0010	Peabody Trust	AGL35111	Freehold	10 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175586	YEAKIT0012	Peabody Trust	AGL35111	Freehold	12 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175588	YEAKIT0014	Peabody Trust	AGL35111	Freehold	14 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175590	YEAKIT0016	Peabody Trust	AGL35111	Freehold	16 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00175592	YEAKIT0018	Peabody Trust	AGL35111	Freehold	18 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175593	YEAKIT0020	Peabody Trust	AGL35111	Freehold	20 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175595	YEAKIT0022	Peabody Trust	AGL35111	Freehold	22 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175596	YEAKIT0024	Peabody Trust	AGL35111	Freehold	24 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175598	YEAKIT0026	Peabody Trust	AGL35111	Freehold	26 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175600	YEAKIT0028	Peabody Trust	AGL35111	Freehold	28 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175601	YEAKIT0030	Peabody Trust	AGL35111	Freehold	30 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	4	C	MV-T	£132,238	£342,518
AC-00175602	YEAKIT0032	Peabody Trust	AGL35111	Freehold	32 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175603	YEAKIT0034	Peabody Trust	AGL35111	Freehold	34 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171228	YEAKIT0036	Peabody Trust	AGL35111	Freehold	36 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175604	YEAKIT0038	Peabody Trust	AGL35111	Freehold	38 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175605	YEAKIT0040	Peabody Trust	AGL35111	Freehold	40 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175606	YEAKIT0042	Peabody Trust	AGL35111	Freehold	42 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175607	YEAKIT0044	Peabody Trust	AGL35111	Freehold	44 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,018	£267,684
AC-00175608	YEAKIT0046	Peabody Trust	AGL35111	Freehold	46 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175609	YEAKIT0048	Peabody Trust	AGL35111	Freehold	48 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175610	YEAKIT0050	Peabody Trust	AGL35111	Freehold	50 Kittiwake Way		Hayes	UB4 9TG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175661	YEASAW0001	Peabody Trust	AGL35111	Freehold	1 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00175662	YEASAW0002	Peabody Trust	AGL35111	Freehold	2 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£107,930	£267,684
AC-00175663	YEASAW0003	Peabody Trust	AGL35111	Freehold	3 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175664	YEASAW0004	Peabody Trust	AGL35111	Freehold	4 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,455	£267,684
AC-00175665	YEASAW0005	Peabody Trust	AGL35111	Freehold	5 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175666	YEASAW0006	Peabody Trust	AGL35111	Freehold	6 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175667	YEASAW0007	Peabody Trust	AGL35111	Freehold	7 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175668	YEASAW0008	Peabody Trust	AGL35111	Freehold	8 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175669	YEASAW0009	Peabody Trust	AGL35111	Freehold	9 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,455	£267,684
AC-00175670	YEASAW0010	Peabody Trust	AGL35111	Freehold	10 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00173704	YEASAW0011	Peabody Trust	AGL35111	Freehold	11 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£180,686	
AC-00173705	YEASAW0012	Peabody Trust	AGL35111	Freehold	12 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173706	YEASAW0013	Peabody Trust	AGL35111	Freehold	13 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173707	YEASAW0014	Peabody Trust	AGL35111	Freehold	14 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173708	YEASAW0015	Peabody Trust	AGL35111	Freehold	15 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173709	YEASAW0016	Peabody Trust	AGL35111	Freehold	16 Sawbill Close		Hayes	UB4 9JT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175671	YEASAW0017	Peabody Trust	AGL35111	Freehold	17 Sawbill Close		Hayes	UB4 9JT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175488	YEABIT0001	Peabody Trust	AGL35111	Freehold	1 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175489	YEABIT0002	Peabody Trust	AGL35111	Freehold	2 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175490	YEABIT0003	Peabody Trust	AGL35111	Freehold	3 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00173628	YEABIT0004	Peabody Trust	AGL35111	Freehold	4 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173629	YEABIT0005	Peabody Trust	AGL35111	Freehold	5 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173630	YEABIT0006	Peabody Trust	AGL35111	Freehold	6 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167301	YEABIT0007	Peabody Trust	AGL35111	Freehold	7 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173631	YEABIT0008	Peabody Trust	AGL35111	Freehold	8 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173632	YEABIT0009	Peabody Trust	AGL35111	Freehold	9 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	Nil	-	-
AC-00173633	YEABIT0010	Peabody Trust	AGL35111	Freehold	10 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173634	YEABIT0011	Peabody Trust	AGL35111	Freehold	11 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173635	YEABIT0012	Peabody Trust	AGL35111	Freehold	12 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167302	YEABIT0013	Peabody Trust	AGL35111	Freehold	13 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£99,911	
AC-00173636	YEABIT0014	Peabody Trust	AGL35111	Freehold	14 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	B	MV-T	£86,921	£180,686
AC-00173637	YEABIT0015	Peabody Trust	AGL35111	Freehold	15 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175491	YEABIT0016	Peabody Trust	AGL35111	Freehold	16 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175492	YEABIT0017	Peabody Trust	AGL35111	Freehold	17 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175493	YEABIT0018	Peabody Trust	AGL35111	Freehold	18 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£108,455	£267,684
AC-00175494	YEABIT0019	Peabody Trust	AGL35111	Freehold	19 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171217	YEABIT0020	Peabody Trust	AGL35111	Freehold	20 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175495	YEABIT0021	Peabody Trust	AGL35111	Freehold	21 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£48,772	£187,684
AC-00175496	YEABIT0022	Peabody Trust	AGL35111	Freehold	22 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00173638	YEABIT0023	Peabody Trust	AGL35111	Freehold	23 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173639	YEABIT0024	Peabody Trust	AGL35111	Freehold	24 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173640	YEABIT0025	Peabody Trust	AGL35111	Freehold	25 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173641	YEABIT0026	Peabody Trust	AGL35111	Freehold	26 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173642	YEABIT0027	Peabody Trust	AGL35111	Freehold	27 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173643	YEABIT0028	Peabody Trust	AGL35111	Freehold	28 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173644	YEABIT0029	Peabody Trust	AGL35111	Freehold	29 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173645	YEABIT0030	Peabody Trust	AGL35111	Freehold	30 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173646	YEABIT0031	Peabody Trust	AGL35111	Freehold	31 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173647	YEABIT0032	Peabody Trust	AGL35111	Freehold	32 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173648	YEABIT0033	Peabody Trust	AGL35111	Freehold	33 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173649	YEABIT0034	Peabody Trust	AGL35111	Freehold	34 Bittern Close		Hayes	UB4 9TL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175497	YEABIT0035	Peabody Trust	AGL35111	Freehold	35 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175498	YEABIT0036	Peabody Trust	AGL35111	Freehold	36 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175499	YEABIT0037	Peabody Trust	AGL35111	Freehold	37 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171218	YEABIT0038	Peabody Trust	AGL35111	Freehold	38 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	D	MV-T	£150,753	£289,786
AC-00175500	YEABIT0039	Peabody Trust	AGL35111	Freehold	39 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171219	YEABIT0040	Peabody Trust	AGL35111	Freehold	40 Bittern Close		Hayes	UB4 9TL	Hillingdon	House	2	D	MV-T	£166,109	£319,303
AC-00175501	YEABIT0041	Peabody Trust	AGL35111	Freehold	41 Bittern Close		Hayes								

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175684	YEASPO0001	Peabody Trust	AGL35111	Freehold	1 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175686	YEASPO0003	Peabody Trust	AGL35111	Freehold	3 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175688	YEASPO0005	Peabody Trust	AGL35111	Freehold	5 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175689	YEASPO0007	Peabody Trust	AGL35111	Freehold	7 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175691	YEASPO0009	Peabody Trust	AGL35111	Freehold	9 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	2	C	MV-T	£106,127	£267,684
AC-00175692	YEASPO0011	Peabody Trust	AGL35111	Freehold	11 Spoonbill Way		Hayes	UB4 9TN	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171223	YEAIBI0001	Peabody Trust	AGL35111	Freehold	1 Ibis Way		Hayes	UB4 9TP	Hillingdon	House	2	D	MV-T	£150,753	£289,786
AC-00171224	YEAIBI0003	Peabody Trust	AGL35111	Freehold	3 Ibis Way		Hayes	UB4 9TP	Hillingdon	House	2	C	MV-T	£114,620	£252,607
AC-00175574	YEAIBI0005	Peabody Trust	AGL35111	Freehold	5 Ibis Way		Hayes	UB4 9TP	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175575	YEAIBI0007	Peabody Trust	AGL35111	Freehold	7 Ibis Way		Hayes	UB4 9TP	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175578	YEAKIT0003	Peabody Trust	AGL35111	Freehold	3 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175580	YEAKIT0005	Peabody Trust	AGL35111	Freehold	5 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171225	YEAKIT0007	Peabody Trust	AGL35111	Freehold	7 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175583	YEAKIT0009	Peabody Trust	AGL35111	Freehold	9 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175585	YEAKIT0011	Peabody Trust	AGL35111	Freehold	11 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175587	YEAKIT0013	Peabody Trust	AGL35111	Freehold	13 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175589	YEAKIT0015	Peabody Trust	AGL35111	Freehold	15 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	3	D	MV-T	£116,817	£302,576
AC-00175591	YEAKIT0017	Peabody Trust	AGL35111	Freehold	17 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171226	YEAKIT0019	Peabody Trust	AGL35111	Freehold	19 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175594	YEAKIT0021	Peabody Trust	AGL35111	Freehold	21 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	D	MV-T	£106,478	£267,684
AC-00171227	YEAKIT0023	Peabody Trust	AGL35111	Freehold	23 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175597	YEAKIT0025	Peabody Trust	AGL35111	Freehold	25 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175599	YEAKIT0027	Peabody Trust	AGL35111	Freehold	27 Kittiwake Way		Hayes	UB4 9TQ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00173666	YEAEGRO001	Peabody Trust	AGL35111	Freehold	1 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173667	YEAEGRO003	Peabody Trust	AGL35111	Freehold	3 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173668	YEAEGRO005	Peabody Trust	AGL35111	Freehold	5 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173669	YEAEGRO007	Peabody Trust	AGL35111	Freehold	7 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173670	YEAEGRO009	Peabody Trust	AGL35111	Freehold	9 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173671	YEAEGRO011	Peabody Trust	AGL35111	Freehold	11 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173672	YEAEGRO013	Peabody Trust	AGL35111	Freehold	13 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173673	YEAEGRO015	Peabody Trust	AGL35111	Freehold	15 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173674	YEAEGRO017	Peabody Trust	AGL35111	Freehold	17 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173675	YEAEGRO019	Peabody Trust	AGL35111	Freehold	19 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173676	YEAEGRO021	Peabody Trust	AGL35111	Freehold	21 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173677	YEAEGRO023	Peabody Trust	AGL35111	Freehold	23 Egret Way		Hayes	UB4 9TR	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175566	YEAEGRO025	Peabody Trust	AGL35111	Freehold	25 Egret Way		Hayes	UB4 9TR	Hillingdon	House	2	C	MV-T	£108,018	£267,684
AC-00175567	YEAEGRO027	Peabody Trust	AGL35111	Freehold	27 Egret Way		Hayes	UB4 9TR	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175568	YEAEGRO029	Peabody Trust	AGL35111	Freehold	29 Egret Way		Hayes	UB4 9TR	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175562	YEAEGRO002	Peabody Trust	AGL35111	Freehold	2 Egret Way		Hayes	UB4 9TS	Hillingdon	House	3	D	MV-T	£116,817	£302,576
AC-00175563	YEAEGRO004	Peabody Trust	AGL35111	Freehold	4 Egret Way		Hayes	UB4 9TS	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175564	YEAEGRO006	Peabody Trust	AGL35111	Freehold	6 Egret Way		Hayes	UB4 9TS	Hillingdon	House	3	C	MV-T	£116,346	£301,357
AC-00175565	YEAEGRO008	Peabody Trust	AGL35111	Freehold	8 Egret Way		Hayes	UB4 9TS	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00173694	YEAMAN0001	Peabody Trust	AGL35111	Freehold	1 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173695	YEAMAN0003	Peabody Trust	AGL35111	Freehold	3 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173696	YEAMAN0005	Peabody Trust	AGL35111	Freehold	5 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173697	YEAMAN0007	Peabody Trust	AGL35111	Freehold	7 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167311	YEAMAN0009	Peabody Trust	AGL35111	Freehold	9 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173698	YEAMAN0011	Peabody Trust	AGL35111	Freehold	11 Mandarin Way		Hayes	UB4 9TT	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
#N/A	YEAMAN0012	Peabody Trust	AGL35111	Freehold	12 Mandarin Way		Hayes	UB4 9TT	Hillingdon	House	4	-	Nil		
AC-00175630	YEAMAN0013	Peabody Trust	AGL35111	Freehold	13 Mandarin Way		Hayes	UB4 9TT	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175632	YEAMAN0015	Peabody Trust	AGL35111	Freehold	15 Mandarin Way		Hayes	UB4 9TT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175633	YEAMAN0017	Peabody Trust	AGL35111	Freehold	17 Mandarin Way		Hayes	UB4 9TT	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175626	YEAMAN0002	Peabody Trust	AGL35111	Freehold	2 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	3	D	MV-T	£117,222	£303,625
AC-00171229	YEAMAN0004	Peabody Trust	AGL35111	Freehold	4 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£114,620	£252,607
AC-00175627	YEAMAN0006	Peabody Trust	AGL35111	Freehold	6 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175628	YEAMAN0008	Peabody Trust	AGL35111	Freehold	8 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175629	YEAMAN0010	Peabody Trust	AGL35111	Freehold	10 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	3	C	MV-T	£116,346	£301,357
AC-00175631	YEAMAN0014	Peabody Trust	AGL35111	Freehold	14 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00171230	YEAMAN0016	Peabody Trust	AGL35111	Freehold	16 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175634	YEAMAN0018	Peabody Trust	AGL35111	Freehold	18 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175635	YEAMAN0020	Peabody Trust	AGL35111	Freehold	20 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175636	YEAMAN0022	Peabody Trust	AGL35111	Freehold	22 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175637	YEAMAN0024	Peabody Trust	AGL35111	Freehold	24 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175638	YEAMAN0026	Peabody Trust	AGL35111	Freehold	26 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175639	YEAMAN0028	Peabody Trust	AGL35111	Freehold	28 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171231	YEAMAN0030	Peabody Trust	AGL35111	Freehold	30 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175640	YEAMAN0032	Peabody Trust	AGL35111	Freehold	32 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175641	YEAMAN0034	Peabody Trust	AGL35111	Freehold	34 Mandarin Way		Hayes	UB4 9TU	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175685	YEASPO0002	Peabody Trust	AGL35111	Freehold	2 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175687	YEASPO0004	Peabody Trust	AGL35111	Freehold	4 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£107,922	£267,684
AC-00171233	YEASPO0006	Peabody Trust	AGL35111	Freehold	6 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£151,271	£290,872
AC-00175690	YEASPO0008	Peabody Trust	AGL35111	Freehold	8 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171234	YEASPO0012	Peabody Trust	AGL35111	Freehold	12 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£168,604	£324,101
AC-00175693	YEASPO0014	Peabody Trust	AGL35111	Freehold	14 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£108,455	£267,684
AC-00175694	YEASPO0016	Peabody Trust	AGL35111	Freehold	16 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175695	YEASPO0018	Peabody Trust	AGL35111	Freehold	18 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175696	YEASPO0020	Peabody Trust	AGL35111	Freehold	20 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00171235	YEASPO0022	Peabody Trust	AGL35111	Freehold	22 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00171236	YEASPO0024	Peabody Trust	AGL35111	Freehold	24 Spoonbill Way		Hayes	UB4 9TW	Hillingdon	House	2	D	MV-T	£150,753	£289,786
AC-00175706	YEAWIG0001	Peabody Trust	AGL35111	Freehold	1 Wigdon Way		Hayes	UB4 9TX	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00175707	YEAWIG0002	Peabody Trust	AGL35111	Freehold	2 Wigdon Way		Hayes	UB4 9TX	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175743	YEAWIG0004	Peabody Trust	AGL35111	Freehold	4 Wigdon Way		Hayes	UB4 9TX	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175744	YEAWIG0006	Peabody Trust	AGL35111	Freehold	6 Wigdon Way		Hayes	UB4 9TX	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175804	YEAWIG0008	Peabody Trust	AGL35111	Freehold	8 Wigdon Way		Hayes	UB4 9TX	Hillingdon	House	2	C	MV-T	£108,082	£26

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00175805	YEAWIG0010	Peabody Trust	AGL35111	Freehold	10 Wigeon Way		Hayes	UB4 9TX	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00176087	YEAWIG0012	Peabody Trust	AGL35111	Freehold	12 Wigeon Way		Hayes	UB4 9TX	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175612	YEALAPO002	Peabody Trust	AGL35111	Freehold	2 Lapwing Way		Hayes	UB4 9TY	Hillingdon	House	2	C	MV-T	£107,930	£267,684
AC-00175614	YEALAPO004	Peabody Trust	AGL35111	Freehold	4 Lapwing Way		Hayes	UB4 9TY	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175616	YEALAPO006	Peabody Trust	AGL35111	Freehold	6 Lapwing Way		Hayes	UB4 9TY	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175618	YEALAPO008	Peabody Trust	AGL35111	Freehold	8 Lapwing Way		Hayes	UB4 9TY	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175620	YEALAPO010	Peabody Trust	AGL35111	Freehold	10 Lapwing Way		Hayes	UB4 9TY	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175611	YEALAPO001	Peabody Trust	AGL35111	Freehold	1 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175613	YEALAPO003	Peabody Trust	AGL35111	Freehold	3 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	3	C	MV-T	£113,458	£293,877
AC-00175615	YEALAPO005	Peabody Trust	AGL35111	Freehold	5 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00175617	YEALAPO007	Peabody Trust	AGL35111	Freehold	7 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	4	C	MV-T	£132,246	£342,539
AC-00175619	YEALAPO009	Peabody Trust	AGL35111	Freehold	9 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175621	YEALAPO011	Peabody Trust	AGL35111	Freehold	11 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175623	YEALAPO015	Peabody Trust	AGL35111	Freehold	15 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175624	YEALAPO017	Peabody Trust	AGL35111	Freehold	17 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175625	YEALAPO019	Peabody Trust	AGL35111	Freehold	19 Lapwing Way		Hayes	UB4 9TZ	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175570	YEAGRE0001	Peabody Trust	AGL35111	Freehold	1 Grebe Avenue		Hayes	UB4 9UA	Hillingdon	House	2	C	MV-T	£93,817	£243,003
AC-00175571	YEAGRE0003	Peabody Trust	AGL35111	Freehold	3 Grebe Avenue		Hayes	UB4 9UA	Hillingdon	House	2	B	MV-T	£93,817	£243,003
AC-00175672	YEASHE0001	Peabody Trust	AGL35111	Freehold	1 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	3	C	MV-T	£116,346	£301,357
AC-00175673	YEASHE0003	Peabody Trust	AGL35111	Freehold	3 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175674	YEASHE0005	Peabody Trust	AGL35111	Freehold	5 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175675	YEASHE0007	Peabody Trust	AGL35111	Freehold	7 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171232	YEASHE0009	Peabody Trust	AGL35111	Freehold	9 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	2	C	MV-T	£144,332	£277,443
AC-00175676	YEASHE0011	Peabody Trust	AGL35111	Freehold	11 Shearwater Way		Hayes	UB4 9UB	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00173710	YEASHE0002	Peabody Trust	AGL35111	Freehold	2 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173711	YEASHE0004	Peabody Trust	AGL35111	Freehold	4 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173712	YEASHE0006	Peabody Trust	AGL35111	Freehold	6 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167315	YEASHE0008	Peabody Trust	AGL35111	Freehold	8 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00167316	YEASHE0010	Peabody Trust	AGL35111	Freehold	10 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173713	YEASHE0012	Peabody Trust	AGL35111	Freehold	12 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175677	YEASHE0014	Peabody Trust	AGL35111	Freehold	14 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£108,018	£267,684
AC-00175678	YEASHE0016	Peabody Trust	AGL35111	Freehold	16 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175679	YEASHE0018	Peabody Trust	AGL35111	Freehold	18 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175680	YEASHE0020	Peabody Trust	AGL35111	Freehold	20 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175681	YEASHE0022	Peabody Trust	AGL35111	Freehold	22 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175682	YEASHE0024	Peabody Trust	AGL35111	Freehold	24 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175683	YEASHE0026	Peabody Trust	AGL35111	Freehold	26 Shearwater Way		Hayes	UB4 9UD	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00173714	YEASHE0028	Peabody Trust	AGL35111	Freehold	28 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167318	YEASHE0030	Peabody Trust	AGL35111	Freehold	30 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00167320	YEASHE0032	Peabody Trust	AGL35111	Freehold	32 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173715	YEASHE0034	Peabody Trust	AGL35111	Freehold	34 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173716	YEASHE0036	Peabody Trust	AGL35111	Freehold	36 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173717	YEASHE0038	Peabody Trust	AGL35111	Freehold	38 Shearwater Way		Hayes	UB4 9UD	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175652	YEAPLO0001	Peabody Trust	AGL35111	Freehold	1 Plover Way		Hayes	UB4 9UE	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00175654	YEAPLO0003	Peabody Trust	AGL35111	Freehold	3 Plover Way		Hayes	UB4 9UE	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175656	YEAPLO0005	Peabody Trust	AGL35111	Freehold	5 Plover Way		Hayes	UB4 9UE	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175658	YEAPLO0007	Peabody Trust	AGL35111	Freehold	7 Plover Way		Hayes	UB4 9UE	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175660	YEAPLO0009	Peabody Trust	AGL35111	Freehold	9 Plover Way		Hayes	UB4 9UE	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175653	YEAPLO0002	Peabody Trust	AGL35111	Freehold	2 Plover Way		Hayes	UB4 9UF	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175655	YEAPLO0004	Peabody Trust	AGL35111	Freehold	4 Plover Way		Hayes	UB4 9UF	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175657	YEAPLO0006	Peabody Trust	AGL35111	Freehold	6 Plover Way		Hayes	UB4 9UF	Hillingdon	House	2	C	MV-T	£108,018	£267,684
AC-00175659	YEAPLO0008	Peabody Trust	AGL35111	Freehold	8 Plover Way		Hayes	UB4 9UF	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175697	YEAWHI0001	Peabody Trust	AGL35111	Freehold	1 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175699	YEAWHI0003	Peabody Trust	AGL35111	Freehold	3 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175701	YEAWHI0005	Peabody Trust	AGL35111	Freehold	5 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00173718	YEAWHI0007	Peabody Trust	AGL35111	Freehold	7 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167322	YEAWHI0009	Peabody Trust	AGL35111	Freehold	9 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00167324	YEAWHI0011	Peabody Trust	AGL35111	Freehold	11 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173719	YEAWHI0013	Peabody Trust	AGL35111	Freehold	13 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173792	YEAWHI0015	Peabody Trust	AGL35111	Freehold	15 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167327	YEAWHI0017	Peabody Trust	AGL35111	Freehold	17 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00175704	YEAWHI0019	Peabody Trust	AGL35111	Freehold	19 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175705	YEAWHI0021	Peabody Trust	AGL35111	Freehold	21 Whimbrel Way		Hayes	UB4 9UG	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00171220	YEACURO001	Peabody Trust	AGL35111	Freehold	1 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175503	YEACURO003	Peabody Trust	AGL35111	Freehold	3 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175504	YEACURO005	Peabody Trust	AGL35111	Freehold	5 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£108,459	£267,684
AC-00175506	YEACURO007	Peabody Trust	AGL35111	Freehold	7 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175508	YEACURO009	Peabody Trust	AGL35111	Freehold	9 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	4	C	MV-T	£128,520	£332,889
AC-00175510	YEACURO011	Peabody Trust	AGL35111	Freehold	11 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175512	YEACURO013	Peabody Trust	AGL35111	Freehold	13 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175514	YEACURO015	Peabody Trust	AGL35111	Freehold	15 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£128,772	£267,684
AC-00175516	YEACURO017	Peabody Trust	AGL35111	Freehold	17 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175518	YEACURO019	Peabody Trust	AGL35111	Freehold	19 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175520	YEACURO021	Peabody Trust	AGL35111	Freehold	21 Curlew Way		Hayes	UB4 9UH	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175502	YEACURO002	Peabody Trust	AGL35111	Freehold	2 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00171221	YEACURO004	Peabody Trust	AGL35111	Freehold	4 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00175505	YEACURO006	Peabody Trust	AGL35111	Freehold	6 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175507	YEACURO008	Peabody Trust	AGL35111	Freehold	8 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175509	YEACURO010	Peabody Trust	AGL35111	Freehold	10 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175511	YEACURO012	Peabody Trust	AGL35111	Freehold	12 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175513	YEACURO014	Peabody Trust	AGL35111	Freehold	14 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£107,930	£267,684
AC-00175515	YEACURO016	Peabody Trust	AGL35111	Freehold	16 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175517	YEACURO018	Peabody Trust	AGL35111	Freehold	18 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175519	YEACURO020	Peabody Trust	AGL35111	Freehold	20 Curlew Way										

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00173650	YEACUR0022	Peabody Trust	AGL35111	Freehold	22 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173651	YEACUR0024	Peabody Trust	AGL35111	Freehold	24 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173652	YEACUR0026	Peabody Trust	AGL35111	Freehold	26 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00173653	YEACUR0028	Peabody Trust	AGL35111	Freehold	28 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00167304	YEACUR0030	Peabody Trust	AGL35111	Freehold	30 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00173654	YEACUR0032	Peabody Trust	AGL35111	Freehold	32 Curlew Way		Hayes	UB4 9UJ	Hillingdon	Flat	2	B	MV-T	£86,921	£180,686
AC-00175521	YEACUR0034	Peabody Trust	AGL35111	Freehold	34 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175522	YEACUR0036	Peabody Trust	AGL35111	Freehold	36 Curlew Way		Hayes	UB4 9UJ	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175523	YEACYG0001	Peabody Trust	AGL35111	Freehold	1 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00173655	YEACYG0002	Peabody Trust	AGL35111	Freehold	2 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175524	YEACYG0003	Peabody Trust	AGL35111	Freehold	3 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00173656	YEACYG0004	Peabody Trust	AGL35111	Freehold	4 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175525	YEACYG0005	Peabody Trust	AGL35111	Freehold	5 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	4	C	MV-T	£132,238	£342,518
AC-00173657	YEACYG0006	Peabody Trust	AGL35111	Freehold	6 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175526	YEACYG0007	Peabody Trust	AGL35111	Freehold	7 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00173658	YEACYG0008	Peabody Trust	AGL35111	Freehold	8 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175527	YEACYG0009	Peabody Trust	AGL35111	Freehold	9 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	3	C	MV-T	£117,222	£303,625
AC-00173659	YEACYG0010	Peabody Trust	AGL35111	Freehold	10 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175528	YEACYG0011	Peabody Trust	AGL35111	Freehold	11 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	4	C	MV-T	£128,672	£333,282
AC-00173660	YEACYG0012	Peabody Trust	AGL35111	Freehold	12 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175529	YEACYG0013	Peabody Trust	AGL35111	Freehold	13 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00173661	YEACYG0014	Peabody Trust	AGL35111	Freehold	14 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175530	YEACYG0015	Peabody Trust	AGL35111	Freehold	15 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,455	£267,684
AC-00173662	YEACYG0016	Peabody Trust	AGL35111	Freehold	16 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00171222	YEACYG0017	Peabody Trust	AGL35111	Freehold	17 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£150,753	£289,786
AC-00173663	YEACYG0018	Peabody Trust	AGL35111	Freehold	18 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175531	YEACYG0019	Peabody Trust	AGL35111	Freehold	19 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00173664	YEACYG0020	Peabody Trust	AGL35111	Freehold	20 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175533	YEACYG0021	Peabody Trust	AGL35111	Freehold	21 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	3	C	MV-T	£116,227	£301,047
AC-00173665	YEACYG0022	Peabody Trust	AGL35111	Freehold	22 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£86,921	£180,686
AC-00175534	YEACYG0023	Peabody Trust	AGL35111	Freehold	23 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00167306	YEACYG0024	Peabody Trust	AGL35111	Freehold	24 Cygnet Way		Hayes	UB4 9UL	Hillingdon	Flat	2	C	MV-T	£130,377	£224,510
AC-00175535	YEACYG0025	Peabody Trust	AGL35111	Freehold	25 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	3	C	MV-T	£115,501	£299,166
AC-00175536	YEACYG0026	Peabody Trust	AGL35111	Freehold	26 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175539	YEACYG0030	Peabody Trust	AGL35111	Freehold	30 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175541	YEACYG0032	Peabody Trust	AGL35111	Freehold	32 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175543	YEACYG0034	Peabody Trust	AGL35111	Freehold	34 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175545	YEACYG0036	Peabody Trust	AGL35111	Freehold	36 Cygnet Way		Hayes	UB4 9UL	Hillingdon	House	2	D	MV-T	£108,082	£267,684
AC-00175537	YEACYG0027	Peabody Trust	AGL35111	Freehold	27 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£115,884	£300,158
AC-00175538	YEACYG0029	Peabody Trust	AGL35111	Freehold	29 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175540	YEACYG0031	Peabody Trust	AGL35111	Freehold	31 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175547	YEACYG0038	Peabody Trust	AGL35111	Freehold	38 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175549	YEACYG0040	Peabody Trust	AGL35111	Freehold	40 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	D	MV-T	£116,346	£301,357
AC-00175551	YEACYG0042	Peabody Trust	AGL35111	Freehold	42 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175553	YEACYG0044	Peabody Trust	AGL35111	Freehold	44 Cygnet Way		Hayes	UB4 9UN	Hillingdon	House	3	C	MV-T	£116,227	£301,047
AC-00175550	YEACYG0041	Peabody Trust	AGL35111	Freehold	41 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175552	YEACYG0043	Peabody Trust	AGL35111	Freehold	43 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175554	YEACYG0045	Peabody Trust	AGL35111	Freehold	45 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175558	YEACYG0052	Peabody Trust	AGL35111	Freehold	52 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175559	YEACYG0051	Peabody Trust	AGL35111	Freehold	51 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£106,478	£267,684
AC-00175560	YEACYG0056	Peabody Trust	AGL35111	Freehold	56 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	2	C	MV-T	£108,082	£267,684
AC-00175561	YEACYG0058	Peabody Trust	AGL35111	Freehold	58 Cygnet Way		Hayes	UB4 9UP	Hillingdon	House	3	C	MV-T	£116,346	£301,357
AC-00175698	YEAWHI0002	Peabody Trust	AGL35111	Freehold	2 Whimbrel Way		Hayes	UB4 9UQ	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175700	YEAWHI0004	Peabody Trust	AGL35111	Freehold	4 Whimbrel Way		Hayes	UB4 9UQ	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175702	YEAWHI0006	Peabody Trust	AGL35111	Freehold	6 Whimbrel Way		Hayes	UB4 9UQ	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175703	YEAWHI0008	Peabody Trust	AGL35111	Freehold	8 Whimbrel Way		Hayes	UB4 9UQ	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175542	YEACYG0033	Peabody Trust	AGL35111	Freehold	33 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175544	YEACYG0035	Peabody Trust	AGL35111	Freehold	35 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175546	YEACYG0037	Peabody Trust	AGL35111	Freehold	37 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00175548	YEACYG0039	Peabody Trust	AGL35111	Freehold	39 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175555	YEACYG0046	Peabody Trust	AGL35111	Freehold	46 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£111,145	£287,884
AC-00175556	YEACYG0048	Peabody Trust	AGL35111	Freehold	48 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£114,958	£297,761
AC-00175557	YEACYG0050	Peabody Trust	AGL35111	Freehold	50 Cygnet Way		Hayes	UB4 9UW	Hillingdon	House	3	C	MV-T	£116,817	£302,576
AC-00093936	305130COWI0022	Peabody Trust	AGL68822	Freehold	22 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093937	305130COWI0023	Peabody Trust	AGL68822	Freehold	23 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093938	305130COWI0024	Peabody Trust	AGL68822	Freehold	24 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093939	305130COWI0025	Peabody Trust	AGL68822	Freehold	25 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093940	305130COWI0026	Peabody Trust	AGL68822	Freehold	26 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093941	305130COWI0027	Peabody Trust	AGL68822	Freehold	27 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093942	305130COWI0028	Peabody Trust	AGL68822	Freehold	28 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093943	305130COWI0029	Peabody Trust	AGL68822	Freehold	29 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093944	305130COWI0030	Peabody Trust	AGL68822	Freehold	30 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093945	305130COWI0031	Peabody Trust	AGL68822	Freehold	31 Cowings Mead		Northolt	UB5 5SA	Ealing	Flat	2	C	MV-T	£88,531	£184,032
AC-00093946	305130COWI0032	Peabody Trust	AGL68822	Freehold	32 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	D	MV-T	£107,774	£267,684
AC-00093947	305130COWI0033	Peabody Trust	AGL68822	Freehold	33 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	C	MV-T	£107,778	£267,684
AC-00093948	305130COWI0034	Peabody Trust	AGL68822	Freehold	34 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	C	MV-T	£107,778	£267,684
AC-00093949	305130COWI0035	Peabody Trust	AGL68822	Freehold	35 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	D	MV-T	£107,778	£267,684
AC-00093950	305130COWI0036	Peabody Trust	AGL68822	Freehold	36 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	C	MV-T	£107,778	£267,684
AC-00093951	305130COWI0037	Peabody Trust	AGL68822	Freehold	37 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	D	MV-T	£107,778	£267,684
AC-00093952	305130COWI0038	Peabody Trust	AGL68822	Freehold	38 Cowings Mead		Northolt	UB5 5SA	Ealing	House	3	D	MV-T	£107,778	£267,684
AC-00093953	305130COWI0039	Peabody Trust	AGL68822	Freehold	39 Cowings Mead		Northolt	UB5 5SA	Ealing	House	4	D	MV-T	£120,798	£312,887
AC-00093954	301012COPP1012	Peabody Trust	AGL93322	Freehold	Flat 1, Coppinger Court	Kingston Lane	West Drayton	UB7 9PH	Hillingdon	Flat	3	C	MV-T	£96,634	£250,297
AC-00093955	30101														

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00093957	301012COPP1042	Peabody Trust	AGL93322	Freehold	Flat 4, Coppinger Court	Kingston Lane	West Drayton	UB7 9PH	Hillingdon	Flat	2	C	MV-T	£88,289	£200,763
AC-00093958	301012COPP1052	Peabody Trust	AGL93322	Freehold	Flat 5, Coppinger Court	Kingston Lane	West Drayton	UB7 9PH	Hillingdon	Flat	2	C	MV-T	£88,289	£200,763
AC-00093959	301012COPP1062	Peabody Trust	AGL93322	Freehold	Flat 6, Coppinger Court	Kingston Lane	West Drayton	UB7 9PH	Hillingdon	Flat	2	C	MV-T	£88,289	£200,763
AC-00093960	301012PAGE3072	Peabody Trust	AGL93322	Freehold	Flat 7, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	2	C	MV-T	£94,942	£200,763
AC-00093961	301012PAGE3082	Peabody Trust	AGL93322	Freehold	Flat 8, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	3	C	MV-T	£96,634	£250,297
AC-00093962	301012PAGE3092	Peabody Trust	AGL93322	Freehold	Flat 9, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	2	D	MV-T	£88,289	£200,763
AC-00093963	301012PAGE3102	Peabody Trust	AGL93322	Freehold	Flat 10, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	2	C	MV-T	£88,289	£200,763
AC-00093964	301012PAGE3112	Peabody Trust	AGL93322	Freehold	Flat 11, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	2	C	MV-T	£88,289	£200,763
AC-00093965	301012PAGE3122	Peabody Trust	AGL93322	Freehold	Flat 12, Paget Court	3 Kingston Lane	West Drayton	UB7 9PJ	Hillingdon	Flat	2	C	MV-T	£94,942	£200,763
AC-00206847	100316BARL100A	Peabody Trust	NGL288003	Freehold	Room A 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Room (Shared Facilities)	0	E	MV-T	£72,334	£125,440
AC-00206854	100316BARL100B	Peabody Trust	NGL288003	Freehold	Room B 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Room (Shared Facilities)	0	E	MV-T	£72,334	£125,440
AC-00206855	100316BARL100C	Peabody Trust	NGL288003	Freehold	Room C 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Room (Shared Facilities)	0	E	MV-T	£72,334	£125,440
AC-00206856	100316BARL100D	Peabody Trust	NGL288003	Freehold	Room D 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Room (Shared Facilities)	0	E	MV-T	£72,334	£125,440
AC-00206857	100316BARL100E	Peabody Trust	NGL288003	Freehold	Room E 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Room (Shared Facilities)	0	E	MV-T	£71,778	£125,440
	100316BARL100F	Peabody Trust	NGL288003	Freehold	Office 100 Barlby Road		London	W10 6DB	Kensington & Chelsea	Scheme Office	5	E	Nil	-	-
AC-00207564	720000WULF0212	Peabody Trust	BGL29192	Freehold	21 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£70,110	£269,795
AC-00207567	720000WULF0252	Peabody Trust	BGL29192	Freehold	25 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£108,715	£281,590
AC-00207571	720000WULF0312	Peabody Trust	BGL29192	Freehold	31 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207573	720000WULF0352	Peabody Trust	BGL29192	Freehold	35 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	3	D	MV-T	£94,783	£304,986
AC-00207575	720000WULF0372	Peabody Trust	BGL29192	Freehold	37 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£116,916	£302,833
AC-00207576	720000WULF0392	Peabody Trust	BGL29192	Freehold	39 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£87,427	£269,795
AC-00207578	720000WULF0412	Peabody Trust	BGL29192	Freehold	41 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207581	720000WULF0452	Peabody Trust	BGL29192	Freehold	45 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£108,715	£281,590
AC-00207583	720000WULF0472	Peabody Trust	BGL29192	Freehold	47 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£94,783	£269,795
AC-00207584	720000WULF0512	Peabody Trust	BGL29192	Freehold	51 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	E	MV-T	£97,240	£269,795
AC-00207586	720000WULF0532	Peabody Trust	BGL29192	Freehold	53 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	3	D	MV-T	£101,348	£304,986
AC-00207588	720000WULF0612	Peabody Trust	BGL29192	Freehold	61 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00207590	720000WULF0652	Peabody Trust	BGL29192	Freehold	65 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207593	720000WULF0692	Peabody Trust	BGL29192	Freehold	69 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207595	720000WULF0712	Peabody Trust	BGL29192	Freehold	71 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£97,511	£269,795
AC-00207597	720000WULF0732	Peabody Trust	BGL29192	Freehold	73 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207601	720000WULF0792	Peabody Trust	BGL29192	Freehold	79 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	3	D	MV-T	£120,000	£310,821
AC-00207602	720000WULF0812	Peabody Trust	BGL29192	Freehold	81 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207603	720000WULF0832	Peabody Trust	BGL29192	Freehold	83 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207605	720000WULF0852	Peabody Trust	BGL29192	Freehold	85 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£91,943	£269,795
AC-00207606	720000WULF0872	Peabody Trust	BGL29192	Freehold	87 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£91,943	£269,795
AC-00207608	720000WULF0912	Peabody Trust	BGL29192	Freehold	91 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£94,464	£269,795
AC-00207611	720000WULF0972	Peabody Trust	BGL29192	Freehold	97 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£116,916	£302,833
AC-00207613	720000WULF0992	Peabody Trust	BGL29192	Freehold	99 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207616	720000WULF1052	Peabody Trust	BGL29192	Freehold	105 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207617	720000WULF1072	Peabody Trust	BGL29192	Freehold	107 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£91,727	£269,795
AC-00207618	720000WULF1092	Peabody Trust	BGL29192	Freehold	109 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207620	720000WULF1112	Peabody Trust	BGL29192	Freehold	111 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207622	720000WULF1132	Peabody Trust	BGL29192	Freehold	113 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00207624	720000WULF1152	Peabody Trust	BGL29192	Freehold	115 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00207691	740000WULF0012	Peabody Trust	BGL29192	Freehold	1 Wulftan Street		London	W12 0AA	Hammersmith & Fulham	House	3	C	MV-T	£105,736	£304,986
AC-00210858	710000WULF1192	Peabody Trust	BGL29194	Freehold	119 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00210863	710000WULF1212	Peabody Trust	BGL29194	Freehold	121 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	3	D	MV-T	£102,034	£304,986
AC-00210868	710000WULF1232	Peabody Trust	BGL29194	Freehold	123 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00210879	710000WULF1252	Peabody Trust	BGL29194	Freehold	125 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210880	710000WULF1272	Peabody Trust	BGL29194	Freehold	127 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£104,835	£271,539
AC-00210918	710000WULF1292	Peabody Trust	BGL29194	Freehold	129 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£104,835	£271,539
AC-00210920	710000WULF1312	Peabody Trust	BGL29194	Freehold	131 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210926	710000WULF1332	Peabody Trust	BGL29194	Freehold	133 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00210931	710000WULF1352	Peabody Trust	BGL29194	Freehold	135 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	D	MV-T	£116,916	£302,833
AC-00210935	710000WULF1372	Peabody Trust	BGL29194	Freehold	137 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210936	710000WULF1392	Peabody Trust	BGL29194	Freehold	139 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00210940	710000WULF1432	Peabody Trust	BGL29194	Freehold	143 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00210943	710000WULF1472	Peabody Trust	BGL29194	Freehold	147 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£104,835	£271,539
AC-00211400	710000WULF1492	Peabody Trust	BGL29194	Freehold	149 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	C	MV-T	£108,715	£281,590
AC-00211662	710000WULF1532	Peabody Trust	BGL29194	Freehold	153 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00211663	710000WULF1572	Peabody Trust	BGL29194	Freehold	157 Wulftan Street		London	W12 0AB	Hammersmith & Fulham	House	3	D	MV-T	£100,223	£304,986
AC-00210927	710000WULF1342	Peabody Trust	BGL29194	Freehold	134 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00210932	710000WULF1362	Peabody Trust	BGL29194	Freehold	136 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£131,897	£341,635
AC-00211387	710000WULF1482	Peabody Trust	BGL29194	Freehold	148 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00211411	710000WULF1502	Peabody Trust	BGL29194	Freehold	150 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00211664	710000WULF1602	Peabody Trust	BGL29194	Freehold	160 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00211665	710000WULF1662	Peabody Trust	BGL29194	Freehold	166 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00211666	710000WULF1682	Peabody Trust	BGL29194	Freehold	168 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£97,240	£304,986
AC-00211667	710000WULF1722	Peabody Trust	BGL29194	Freehold	172 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£95,221	£269,795
AC-00211668	710000WULF1782	Peabody Trust	BGL29194	Freehold	178 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00211669	710000WULF1822	Peabody Trust	BGL29194	Freehold	182 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£116,939	£304,986
AC-00211820	710000WULF1862	Peabody Trust	BGL29194	Freehold	186 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£92,916	£304,986
AC-00211821	710000WULF1882	Peabody Trust	BGL29194	Freehold	188 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£92,916	£269,795
AC-00211822	710000WULF1902	Peabody Trust	BGL29194	Freehold	190 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£95,772	£269,795
AC-00212028	710000WULF1922	Peabody Trust	BGL29194	Freehold	192 Wulftan Street		London	W12 0AD	Hammersmith & Fulham	House	3	C	MV-T	£97,240	£304,986
AC-00212029	710000WULF1942	Peabody Trust	BGL29194	Freehold	194 Wulftan Street										

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00212347	710000WULF2202	Peabody Trust	BGL29194	Freehold	220 Wulfstan Street		London	W12 0AD	Hammersmith & Fulham	House	2	D	MV-T	£101,348	£269,795
AC-00212348	710000WULF2242	Peabody Trust	BGL29194	Freehold	224 Wulfstan Street		London	W12 0AD	Hammersmith & Fulham	House	3	D	MV-T	£98,373	£304,986
AC-00212349	710000WULF2262	Peabody Trust	BGL29194	Freehold	226 Wulfstan Street		London	W12 0AD	Hammersmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00213837	730000WULF1402	Peabody Trust	BGL29194	Freehold	140 Wulfstan Street		London	W12 0AD	Hammersmith & Fulham	House	2	C	MV-T	£94,783	£269,795
AC-00213842	730000WULF2002	Peabody Trust	BGL29194	Freehold	200 Wulfstan Street		London	W12 0AD	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207546	720000STOK0072	Peabody Trust	BGL29192	Freehold	7 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207548	720000STOK0092	Peabody Trust	BGL29192	Freehold	9 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207551	720000STOK0132	Peabody Trust	BGL29192	Freehold	13 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207553	720000STOK0152	Peabody Trust	BGL29192	Freehold	15 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	D	MV-T	£103,845	£269,795
AC-00207555	720000STOK0172	Peabody Trust	BGL29192	Freehold	17 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207557	720000STOK0192	Peabody Trust	BGL29192	Freehold	19 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	C	MV-T	£94,783	£269,795
AC-00207690	740000STOK0052	Peabody Trust	BGL29192	Freehold	5 Stokesley Street		London	W12 0AG	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00207623	720000WULF1142	Peabody Trust	BGL29192	Freehold	114 Wulfstan Street		London	W12 0AH	Hammersmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00207625	720000WULF1162	Peabody Trust	BGL29192	Freehold	116 Wulfstan Street		London	W12 0AH	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207626	720000WULF1202	Peabody Trust	BGL29192	Freehold	120 Wulfstan Street		London	W12 0AH	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207627	720000WULF1242	Peabody Trust	BGL29192	Freehold	124 Wulfstan Street		London	W12 0AH	Hammersmith & Fulham	House	2	C	MV-T	£116,916	£302,833
AC-00207628	720000WULF1262	Peabody Trust	BGL29192	Freehold	126 Wulfstan Street		London	W12 0AH	Hammersmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00207537	720000MELL0012	Peabody Trust	BGL29192	Freehold	1 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	3	D	MV-T	£95,979	£304,986
AC-00207538	720000MELL0032	Peabody Trust	BGL29192	Freehold	3 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	2	D	MV-T	£95,772	£269,795
AC-00207539	720000MELL0052	Peabody Trust	BGL29192	Freehold	5 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207540	720000MELL0072	Peabody Trust	BGL29192	Freehold	7 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	2	C	MV-T	£95,772	£269,795
AC-00207541	720000MELL0112	Peabody Trust	BGL29192	Freehold	11 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00207542	720000MELL0132	Peabody Trust	BGL29192	Freehold	13 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	2	C	MV-T	£95,772	£269,795
AC-00207543	720000MELL0152	Peabody Trust	BGL29192	Freehold	15 Mellitus Street		London	W12 0AT	Hammersmith & Fulham	House	3	C	MV-T	£96,618	£304,986
AC-00210662	710000MELL0172	Peabody Trust	BGL29194	Freehold	17 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£120,000	£310,821
AC-00210671	710000MELL0232	Peabody Trust	BGL29194	Freehold	23 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£94,783	£269,795
AC-00210673	710000MELL0252	Peabody Trust	BGL29194	Freehold	25 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210679	710000MELL0292	Peabody Trust	BGL29194	Freehold	29 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210681	710000MELL0332	Peabody Trust	BGL29194	Freehold	33 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00210682	710000MELL0372	Peabody Trust	BGL29194	Freehold	37 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£123,678	£320,346
AC-00210690	710000MELL0412	Peabody Trust	BGL29194	Freehold	41 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210696	710000MELL0472	Peabody Trust	BGL29194	Freehold	47 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210698	710000MELL0512	Peabody Trust	BGL29194	Freehold	51 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	D	MV-T	£96,482	£304,986
AC-00210704	710000MELL0532	Peabody Trust	BGL29194	Freehold	53 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£92,118	£269,795
AC-00210706	710000MELL0592	Peabody Trust	BGL29194	Freehold	59 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£116,933	£302,876
AC-00210707	710000MELL0612	Peabody Trust	BGL29194	Freehold	61 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210715	710000MELL0632	Peabody Trust	BGL29194	Freehold	63 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£95,748	£304,986
AC-00210716	710000MELL0652	Peabody Trust	BGL29194	Freehold	65 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210721	710000MELL0692	Peabody Trust	BGL29194	Freehold	69 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£116,916	£302,833
AC-00210723	710000MELL0712	Peabody Trust	BGL29194	Freehold	71 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210726	710000MELL0832	Peabody Trust	BGL29194	Freehold	83 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00210756	710000MELL0872	Peabody Trust	BGL29194	Freehold	87 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£110,801	£286,992
AC-00210761	710000MELL0892	Peabody Trust	BGL29194	Freehold	89 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210762	710000MELL0932	Peabody Trust	BGL29194	Freehold	93 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210767	710000MELL1032	Peabody Trust	BGL29194	Freehold	103 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£102,266	£269,795
AC-00210770	710000MELL1052	Peabody Trust	BGL29194	Freehold	105 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	D	MV-T	£94,009	£304,986
AC-00210771	710000MELL1092	Peabody Trust	BGL29194	Freehold	109 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00210772	710000MELL1112	Peabody Trust	BGL29194	Freehold	111 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	D	MV-T	£101,348	£269,795
AC-00210773	710000MELL1152	Peabody Trust	BGL29194	Freehold	115 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00210774	710000MELL1172	Peabody Trust	BGL29194	Freehold	117 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£96,227	£304,986
AC-00210775	710000MELL1252	Peabody Trust	BGL29194	Freehold	125 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£96,227	£304,986
AC-00210833	710000MELL1332	Peabody Trust	BGL29194	Freehold	133 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£101,348	£304,986
AC-00210851	710000MELL1372	Peabody Trust	BGL29194	Freehold	137 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	D	MV-T	£97,559	£304,986
AC-00210853	710000MELL1392	Peabody Trust	BGL29194	Freehold	139 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	D	MV-T	£94,009	£304,986
AC-00213834	730000MELL0972	Peabody Trust	BGL29194	Freehold	97 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£124,444	£322,330
AC-00213835	730000MELL0992	Peabody Trust	BGL29194	Freehold	99 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	2	C	MV-T	£102,417	£269,795
AC-00213836	730000MELL1232	Peabody Trust	BGL29194	Freehold	123 Mellitus Street		London	W12 0AU	Hammersmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00209699	710000HENC0502	Peabody Trust	BGL29194	Freehold	50 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209861	710000HENC0522	Peabody Trust	BGL29194	Freehold	52 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00209864	710000HENC0542	Peabody Trust	BGL29194	Freehold	54 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£96,306	£269,795
AC-00209867	710000HENC0582	Peabody Trust	BGL29194	Freehold	58 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209951	710000HENC0622	Peabody Trust	BGL29194	Freehold	62 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£116,916	£302,833
AC-00209953	710000HENC0642	Peabody Trust	BGL29194	Freehold	64 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209955	710000HENC0662	Peabody Trust	BGL29194	Freehold	66 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£116,933	£302,876
AC-00209957	710000HENC0682	Peabody Trust	BGL29194	Freehold	68 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00209959	710000HENC0722	Peabody Trust	BGL29194	Freehold	72 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209961	710000HENC0742	Peabody Trust	BGL29194	Freehold	74 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00209963	710000HENC0762	Peabody Trust	BGL29194	Freehold	76 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209965	710000HENC0792	Peabody Trust	BGL29194	Freehold	79 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00209967	710000HENC0802	Peabody Trust	BGL29194	Freehold	80 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00209969	710000HENC0812	Peabody Trust	BGL29194	Freehold	81 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210082	710000HENC0832	Peabody Trust	BGL29194	Freehold	83 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210083	710000HENC0852	Peabody Trust	BGL29194	Freehold	85 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210119	710000HENC0872	Peabody Trust	BGL29194	Freehold	87 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00210135	710000HENC0882	Peabody Trust	BGL29194	Freehold	88 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£93,131	£269,795
AC-00210137	710000HENC0892	Peabody Trust	BGL29194	Freehold	89 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210281	710000HENC0902	Peabody Trust	BGL29194	Freehold	90 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210283	710000HENC0912	Peabody Trust	BGL29194	Freehold	91 Henchman Street		London	W12 0BN	Hammersmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00210406	710000HENC0942	Peabody Trust	BGL29194	Freehold											

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beeds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00210589	710000HENC1152	Peabody Trust	BGL29194	Freehold	115 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210590	710000HENC1172	Peabody Trust	BGL29194	Freehold	117 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00210591	710000HENC1192	Peabody Trust	BGL29194	Freehold	119 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210592	710000HENC1212	Peabody Trust	BGL29194	Freehold	121 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£94,783	£269,795
AC-00210593	710000HENC1232	Peabody Trust	BGL29194	Freehold	123 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	D	MV-T	£94,783	£269,795
AC-00210594	710000HENC1252	Peabody Trust	BGL29194	Freehold	125 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£94,783	£269,795
AC-00210595	710000HENC1272	Peabody Trust	BGL29194	Freehold	127 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00210596	710000HENC1312	Peabody Trust	BGL29194	Freehold	131 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£95,772	£269,795
AC-00210610	710000HENC1352	Peabody Trust	BGL29194	Freehold	135 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£116,619	£302,833
AC-00210613	710000HENC1372	Peabody Trust	BGL29194	Freehold	137 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	D	MV-T	£94,783	£269,795
AC-00210656	710000HENC1412	Peabody Trust	BGL29194	Freehold	141 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	3	D	MV-T	£100,495	£304,986
AC-00210658	710000HENC1432	Peabody Trust	BGL29194	Freehold	143 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00210660	710000HENC1472	Peabody Trust	BGL29194	Freehold	147 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	3	C	MV-T	£103,231	£304,986
AC-00213831	730000HENC1032	Peabody Trust	BGL29194	Freehold	103 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00213832	730000HENC1052	Peabody Trust	BGL29194	Freehold	105 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00213833	730000HENC1452	Peabody Trust	BGL29194	Freehold	145 Henchman Street		London	W12 0BN	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00208960	710000ERC00652	Peabody Trust	BGL29194	Freehold	65 Erconwald Street		London	W12 0BP	HammerSmith & Fulham	House	2	C	MV-T	£109,799	£269,795
AC-00208967	710000ERC00692	Peabody Trust	BGL29194	Freehold	69 Erconwald Street		London	W12 0BP	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00208974	710000ERC01072	Peabody Trust	BGL29194	Freehold	71 Erconwald Street		London	W12 0BP	HammerSmith & Fulham	House	2	C	MV-T	£91,472	£269,795
AC-00207422	720000ERC00582	Peabody Trust	BGL29192	Freehold	58 Erconwald Street		London	W12 0BS	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207423	720000ERC00622	Peabody Trust	BGL29192	Freehold	62 Erconwald Street		London	W12 0BS	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00207424	720000ERC00642	Peabody Trust	BGL29192	Freehold	64 Erconwald Street		London	W12 0BS	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00207425	720000ERC00662	Peabody Trust	BGL29192	Freehold	66 Erconwald Street		London	W12 0BS	HammerSmith & Fulham	House	2	C	MV-T	£92,054	£269,795
AC-00207426	720000ERC00701	Peabody Trust	BGL29192	Freehold	70A Erconwald Street		London	W12 0BS	HammerSmith & Fulham	Flat	2	C	MV-T	£100,359	£259,947
AC-00208979	710000ERC00792	Peabody Trust	BGL29194	Freehold	79 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00208983	710000ERC00832	Peabody Trust	BGL29194	Freehold	83 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	C	MV-T	£101,277	£304,986
AC-00209017	710000ERC00912	Peabody Trust	BGL29194	Freehold	91 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00207428	720000ERC00722	Peabody Trust	BGL29192	Freehold	72 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00207429	720000ERC00742	Peabody Trust	BGL29192	Freehold	74 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	C	MV-T	£102,266	£304,986
AC-00207430	720000ERC00762	Peabody Trust	BGL29192	Freehold	76 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00207431	720000ERC00782	Peabody Trust	BGL29192	Freehold	78 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	D	MV-T	£103,845	£304,986
AC-00207432	720000ERC00822	Peabody Trust	BGL29192	Freehold	82 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	3	D	MV-T	£94,831	£304,986
AC-00207433	720000ERC00882	Peabody Trust	BGL29192	Freehold	88 Erconwald Street		London	W12 0BT	HammerSmith & Fulham	House	4	D	MV-T	£134,242	£347,710
AC-00209018	710000ERC00972	Peabody Trust	BGL29194	Freehold	97 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£132,541	£343,304
AC-00209019	710000ERC00992	Peabody Trust	BGL29194	Freehold	99 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00209238	710000ERC01012	Peabody Trust	BGL29194	Freehold	101 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£133,541	£343,304
AC-00209239	710000ERC01052	Peabody Trust	BGL29194	Freehold	105 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00209276	710000ERC01072	Peabody Trust	BGL29194	Freehold	107 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£92,350	£269,795
AC-00209277	710000ERC01132	Peabody Trust	BGL29194	Freehold	113 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00209278	710000ERC01152	Peabody Trust	BGL29194	Freehold	115 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	C	MV-T	£94,160	£269,795
AC-00209279	710000ERC01192	Peabody Trust	BGL29194	Freehold	119 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00209280	710000ERC01212	Peabody Trust	BGL29194	Freehold	121 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00209281	710000ERC01252	Peabody Trust	BGL29194	Freehold	125 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£92,916	£269,795
AC-00209282	710000ERC01292	Peabody Trust	BGL29194	Freehold	129 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00209695	710000ERC01352	Peabody Trust	BGL29194	Freehold	135 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£85,545	£304,986
AC-00209697	710000ERC01372	Peabody Trust	BGL29194	Freehold	137 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	D	MV-T	£94,009	£304,986
AC-00207434	720000ERC00922	Peabody Trust	BGL29192	Freehold	92 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£124,444	£322,330
AC-00207435	720000ERC00942	Peabody Trust	BGL29192	Freehold	94 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00207436	720000ERC00982	Peabody Trust	BGL29192	Freehold	98 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00207437	720000ERC01002	Peabody Trust	BGL29192	Freehold	100 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00207438	720000ERC01022	Peabody Trust	BGL29192	Freehold	102 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	3	C	MV-T	£124,441	£322,322
AC-00207439	720000ERC01082	Peabody Trust	BGL29192	Freehold	108 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00207440	720000ERC01122	Peabody Trust	BGL29192	Freehold	112 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00207441	720000ERC01162	Peabody Trust	BGL29192	Freehold	116 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00213830	730000ERC01112	Peabody Trust	BGL29194	Freehold	111 Erconwald Street		London	W12 0BU	HammerSmith & Fulham	House	2	C	MV-T	£95,405	£269,795
AC-00212352	720000HENC00112	Peabody Trust	BGL29192	Freehold	1 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	3	C	MV-T	£100,986	£269,795
AC-00212353	720000HENC0042	Peabody Trust	BGL29192	Freehold	4 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£124,444	£322,330
AC-00212354	720000HENC0062	Peabody Trust	BGL29192	Freehold	6 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	3	C	MV-T	£103,845	£304,986
AC-00212373	720000HENC0072	Peabody Trust	BGL29192	Freehold	7 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212374	720000HENC0082	Peabody Trust	BGL29192	Freehold	8 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212375	720000HENC0092	Peabody Trust	BGL29192	Freehold	9 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	3	D	MV-T	£124,444	£322,330
AC-00212376	720000HENC0102	Peabody Trust	BGL29192	Freehold	10 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£93,131	£269,795
AC-00212377	720000HENC0132	Peabody Trust	BGL29192	Freehold	13 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212378	720000HENC0142	Peabody Trust	BGL29192	Freehold	14 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00212379	720000HENC0162	Peabody Trust	BGL29192	Freehold	16 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00212380	720000HENC0182	Peabody Trust	BGL29192	Freehold	18 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£108,712	£281,582
AC-00212416	720000HENC0212	Peabody Trust	BGL29192	Freehold	21 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00212417	720000HENC0222	Peabody Trust	BGL29192	Freehold	22 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£93,570	£269,795
AC-00212418	720000HENC0232	Peabody Trust	BGL29192	Freehold	23 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£94,464	£269,795
AC-00212419	720000HENC0242	Peabody Trust	BGL29192	Freehold	24 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£110,801	£286,992
AC-00212420	720000HENC0252	Peabody Trust	BGL29192	Freehold	25 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212421	720000HENC0272	Peabody Trust	BGL29192	Freehold	27 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00212422	720000HENC0282	Peabody Trust	BGL29192	Freehold	28 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212423	720000HENC0292	Peabody Trust	BGL29192	Freehold	29 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	C	MV-T	£97,240	£269,795
AC-00212424	720000HENC0312	Peabody Trust	BGL29192	Freehold	31 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£108,712	£281,582
AC-00212425	720000HENC0312	Peabody Trust	BGL29192	Freehold	31 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00212426	720000HENC0322	Peabody Trust	BGL29192	Freehold	32 Henchman Street		London	W12 0BW	HammerSmith & Fulham	House	2	D	MV-T	£97,240	£269,795
AC-00212427	720000HENC0342	Peabody Trust	BGL29192	Freehold	34 Henchman Street		London	W12 0BW	HammerSmith & Fulham						

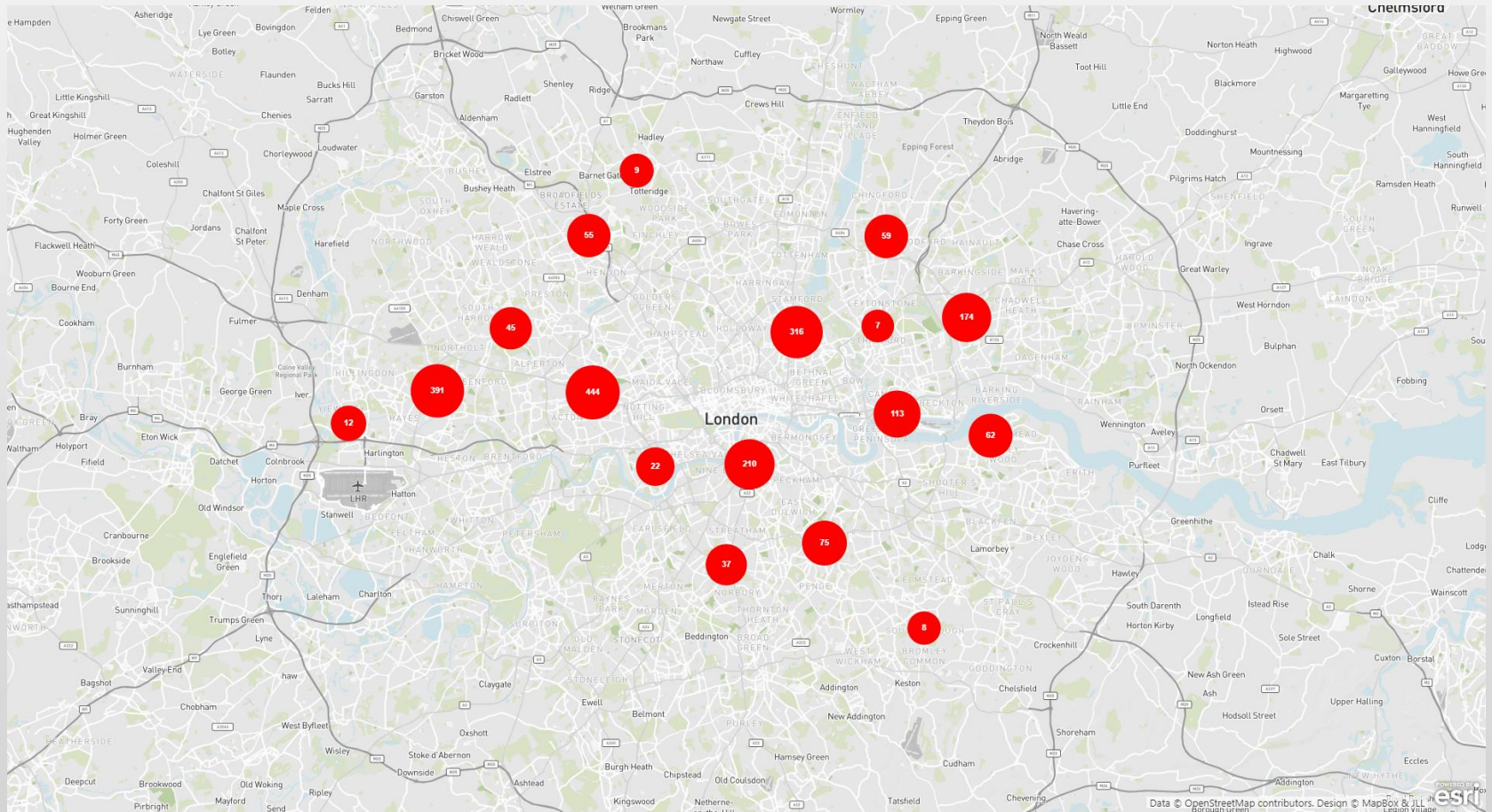
AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Bed	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00212439	720000HENC0462	Peabody Trust	BGL29192	Freehold	46 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	C	MV-T	E92,389	E269,795
AC-00212440	720000HENC0472	Peabody Trust	BGL29192	Freehold	47 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E97,240	E269,795
AC-00212763	720000HENC0482	Peabody Trust	BGL29192	Freehold	48 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	C	MV-T	E116,933	E302,876
AC-00212766	720000HENC0532	Peabody Trust	BGL29192	Freehold	53 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E87,427	E269,795
AC-00213388	720000HENC0552	Peabody Trust	BGL29192	Freehold	55 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E95,722	E269,795
AC-00213639	720000HENC0572	Peabody Trust	BGL29192	Freehold	57 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E97,240	E269,795
AC-00213813	720000HENC0652	Peabody Trust	BGL29192	Freehold	65 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E108,712	E281,582
AC-00213814	720000HENC0672	Peabody Trust	BGL29192	Freehold	67 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E97,240	E269,795
AC-00213827	720000HENC0712	Peabody Trust	BGL29192	Freehold	71 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E97,240	E269,795
AC-00213828	720000HENC0732	Peabody Trust	BGL29192	Freehold	73 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E97,240	E269,795
AC-00213829	720000HENC0772	Peabody Trust	BGL29192	Freehold	77 Henchman Street		London	W12 0BW	Hammersmith & Fulham	House	2	D	MV-T	E108,711	E281,580
AC-00093966	301448FELU081Z	Peabody Trust	AGL1235032	Freehold	81 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	D	MV-T	E91,655	E258,065
AC-00093967	301448FELU093Z	Peabody Trust	AGL1235032	Freehold	93 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	3	C	MV-T	E104,180	E304,986
AC-00093968	301448FELU097Z	Peabody Trust	AGL1235032	Freehold	97 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E103,726	E268,667
AC-00093969	301448FELU099Z	Peabody Trust	AGL1235032	Freehold	99 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E99,984	E258,976
AC-00093970	301448FELU101Z	Peabody Trust	AGL1235032	Freehold	101 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E106,861	E276,788
AC-00093971	301448FELU103Z	Peabody Trust	AGL1235032	Freehold	103 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	D	MV-T	E91,655	E258,065
AC-00093972	301448FELU105Z	Peabody Trust	AGL1235032	Freehold	105 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E91,655	E258,065
AC-00093973	301448FELU107Z	Peabody Trust	AGL1235032	Freehold	107 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	D	MV-T	E106,861	E276,788
AC-00093974	301448FELU109Z	Peabody Trust	AGL1235032	Freehold	109 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E106,861	E276,788
AC-00093975	301448FELU115Z	Peabody Trust	AGL1235032	Freehold	115 Felix Road	West Ealing	London	W13 0NZ	Ealing	House	2	C	MV-T	E91,655	E258,065
AC-0179015	GOLPDP0001	Peabody Trust	AGL88855	Freehold	1 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	C	MV-T	E96,657	E250,359
AC-0179016	GOLPDP0002	Peabody Trust	AGL88855	Freehold	2 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0179017	GOLPDP0003	Peabody Trust	AGL88855	Freehold	3 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0179018	GOLPDP0004	Peabody Trust	AGL88855	Freehold	4 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	C	MV-T	E98,421	E254,926
AC-0176090	GOLPDP0005	Peabody Trust	AGL88855	Freehold	5 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	E	MV-T	E100,255	E259,678
AC-0176091	GOLPDP0006	Peabody Trust	AGL88855	Freehold	6 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	E	MV-T	E93,275	E241,598
AC-0176092	GOLPDP0007	Peabody Trust	AGL88855	Freehold	7 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	D	MV-T	E100,255	E259,678
AC-0176093	GOLPDP0008	Peabody Trust	AGL88855	Freehold	8 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	D	MV-T	E100,255	E259,678
AC-0179019	GOLPDP0009	Peabody Trust	AGL88855	Freehold	9 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0179020	GOLPDP0010	Peabody Trust	AGL88855	Freehold	10 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	E	MV-T	E98,761	E254,926
AC-0179021	GOLPDP0011	Peabody Trust	AGL88855	Freehold	11 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	C	MV-T	E98,421	E254,926
AC-0179022	GOLPDP0012	Peabody Trust	AGL88855	Freehold	12 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0179023	GOLPDP0013	Peabody Trust	AGL88855	Freehold	13 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	E	MV-T	E98,421	E254,926
AC-0176094	GOLPDP0014	Peabody Trust	AGL88855	Freehold	14 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	D	MV-T	E98,891	E256,145
AC-0176095	GOLPDP0015	Peabody Trust	AGL88855	Freehold	15 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	E	MV-T	E100,255	E259,678
AC-0176096	GOLPDP0016	Peabody Trust	AGL88855	Freehold	16 Prideaux Place	East Acton	London	W3 7AS	Ealing	Maisonette	2	D	MV-T	E100,255	E259,678
AC-0179024	GOLPDP0017	Peabody Trust	AGL88855	Freehold	17 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,761	E255,806
AC-0179025	GOLPDP0018	Peabody Trust	AGL88855	Freehold	18 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	E	MV-T	E94,703	E245,297
AC-0179026	GOLPDP0019	Peabody Trust	AGL88855	Freehold	19 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0179027	GOLPDP0020	Peabody Trust	AGL88855	Freehold	20 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E97,982	E253,789
AC-0179028	GOLPDP0021	Peabody Trust	AGL88855	Freehold	21 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	C	MV-T	E98,761	E255,806
AC-0179029	GOLPDP0022	Peabody Trust	AGL88855	Freehold	22 Prideaux Place	East Acton	London	W3 7AS	Ealing	Flat	2	D	MV-T	E97,806	E253,335
AC-0178381	GOLGSC0001	Peabody Trust	AGL329146	Freehold	1 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E98,421	E254,926
AC-0178382	GOLGSC0002	Peabody Trust	AGL329146	Freehold	2 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E78,668	E215,836
AC-0178383	GOLGSC0003	Peabody Trust	AGL329146	Freehold	3 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E98,761	E255,806
AC-0178384	GOLGSC0004	Peabody Trust	AGL329146	Freehold	4 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0178385	GOLGSC0005	Peabody Trust	AGL329146	Freehold	5 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E98,761	E255,806
AC-0178386	GOLGSC0006	Peabody Trust	AGL329146	Freehold	6 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E97,112	E251,537
AC-0178387	GOLGSC0007	Peabody Trust	AGL329146	Freehold	7 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E98,777	E254,554
AC-0178388	GOLGSC0008	Peabody Trust	AGL329146	Freehold	8 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E88,097	E228,187
AC-0178389	GOLGSC0009	Peabody Trust	AGL329146	Freehold	9 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	D	MV-T	E98,421	E254,926
AC-0178390	GOLGSC0010	Peabody Trust	AGL329146	Freehold	10 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E98,421	E254,926
AC-0178391	GOLGSC0011	Peabody Trust	AGL329146	Freehold	11 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E98,421	E254,926
AC-0178392	GOLGSC0012	Peabody Trust	AGL329146	Freehold	12 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	2	C	MV-T	E92,214	E238,850
AC-0178393	GOLGSC0013	Peabody Trust	AGL329146	Freehold	13 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	E	MV-T	E86,829	E224,902
AC-0171638	GOLGSC0014	Peabody Trust	AGL329146	Freehold	14 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E150,061	E288,455
AC-0178394	GOLGSC0015	Peabody Trust	AGL329146	Freehold	15 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178395	GOLGSC0016	Peabody Trust	AGL329146	Freehold	16 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0178396	GOLGSC0017	Peabody Trust	AGL329146	Freehold	17 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178397	GOLGSC0018	Peabody Trust	AGL329146	Freehold	18 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E80,670	E208,949
AC-0178398	GOLGSC0019	Peabody Trust	AGL329146	Freehold	19 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178399	GOLGSC0020	Peabody Trust	AGL329146	Freehold	20 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E88,145	E228,311
AC-0178400	GOLGSC0021	Peabody Trust	AGL329146	Freehold	21 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E86,829	E224,902
AC-0178401	GOLGSC0022	Peabody Trust	AGL329146	Freehold	22 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E86,829	E224,902
AC-0178402	GOLGSC0023	Peabody Trust	AGL329146	Freehold	23 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178756	GOLGSC0024	Peabody Trust	AGL329146	Freehold	24 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E85,433	E221,286
AC-0178757	GOLGSC0025	Peabody Trust	AGL329146	Freehold	25 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E78,572	E203,515
AC-0178758	GOLGSC0026	Peabody Trust	AGL329146	Freehold	26 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0178922	GOLGSC0027	Peabody Trust	AGL329146	Freehold	27 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0178923	GOLGSC0028	Peabody Trust	AGL329146	Freehold	28 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0178924	GOLGSC0029	Peabody Trust	AGL329146	Freehold	29 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178925	GOLGSC0030	Peabody Trust	AGL329146	Freehold	30 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E84,180	E218,041
AC-0178926	GOLGSC0031	Peabody Trust	AGL329146	Freehold	31 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E87,842	E227,526
AC-0178927	GOLGSC0032	Peabody Trust	AGL329146	Freehold	32 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0183871	GOLGSC0033	Peabody Trust	AGL329146	Freehold	33 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E153,460	E244,629
AC-0178928	GOLGSC0034	Peabody Trust	AGL329146	Freehold	34 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0171651	GOLGSC0035	Peabody Trust	AGL329146	Freehold	35 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	E156,845	E301,495
AC-0178929	GOLGSC0036	Peabody Trust	AGL329146	Freehold	36 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E84,220	E218,145
AC-0178930	GOLGSC0037	Peabody Trust	AGL329146	Freehold	37 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E87,842	E227,526
AC-0178931	GOLGSC0038	Peabody Trust	AGL329146	Freehold	38 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	E88,145	E228,311
AC-0183872	GOLGSC0039	Peabody Trust	AGL329146	Freehold	39 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	E	MV-T	E203,259	E302,519
AC-0178932	GOLGSC0040	Peabody Trust	AGL329146	Freehold	40 Goldsmiths Close										

AC-UPRN	RP Property Ref	Provider	Title No	Tenure	Address 1	Address 2	Town/City	Postcode	Local Authority	Unit Type	Beds	EPC Rating	Basis of Value	EUV-SH	MV-T
AC-00178934	GOLGSC0042	Peabody Trust	AGL329146	Freehold	42 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	£84,180	£218,041
AC-00179010	GOLGSC0043	Peabody Trust	AGL329146	Freehold	43 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	£87,842	£227,526
AC-00179011	GOLGSC0044	Peabody Trust	AGL329146	Freehold	44 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	£82,641	£214,053
AC-00179012	GOLGSC0045	Peabody Trust	AGL329146	Freehold	45 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	£87,842	£227,526
AC-00179013	GOLGSC0046	Peabody Trust	AGL329146	Freehold	46 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	£88,145	£228,311
AC-00183873	GOLGSC0047	Peabody Trust	AGL329146	Freehold	47 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	C	MV-T	£149,945	£244,629
AC-00179014	GOLGSC0048	Peabody Trust	AGL329146	Freehold	48 Goldsmiths Close	East Acton	London	W3 7EZ	Ealing	Flat	1	D	MV-T	£87,842	£227,526
AC-00207200	301942FAIR0001	Peabody Trust	AGL14800	Freehold	Flat 1 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£106,861	£267,684
AC-00207201	301942FAIR0002	Peabody Trust	AGL14800	Freehold	Flat 2 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£114,925	£267,684
AC-00207202	301942FAIR0003	Peabody Trust	AGL14800	Freehold	Flat 3 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£106,861	£267,684
AC-00207203	301942FAIR0004	Peabody Trust	AGL14800	Freehold	Flat 4 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£93,363	£241,825
AC-00207204	301942FAIR0005	Peabody Trust	AGL14800	Freehold	Flat 5 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£93,363	£241,825
AC-00207205	301942FAIR0006	Peabody Trust	AGL14800	Freehold	Flat 6 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£93,363	£241,825
AC-00207207	301942FAIR0007	Peabody Trust	AGL14800	Freehold	Flat 7 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£106,861	£267,684
AC-00207208	301942FAIR0008	Peabody Trust	AGL14800	Freehold	Flat 8 Fairfax House	Western Avenue	London	W5 1HD	Ealing	Flat	2	C	MV-T	£93,363	£241,825
														£205,100,000	£478,360,000

Appendix 2

Location Plan

Peabody – Bond Issue 2022 Location Plan



Appendix 3

Photographs



BR1 2, Bromley, Southborough Road



DA18 4, Erith, Parkway



E2 9, London, Lark Row



E4 8, London, Burnside Avenue



E12 5, London, Grantham Road



E14 7, London, Piggott Street



E8 2, London, St Marks Rise



E16 3, London, Woodcocks



EN5 2, Barnet, Healy Court



HA0 2, Wembley, Windmore Close



HA 9 8, Wembley, Coleridge House



G!1 4, Ilford, Vicarage Lane



IG8 0, Woodford Green, Kings Avenue



N1 8, London, Grantbridge Street



N16 7, London, Farleigh Road



N17 0, London, Park Lane



NW2 5, London, Villiers Road



NW9 5, Colindale, Lancaster Close



SE15 5, Peckham, Lyndhurst Way



SE23 1, Catford, Brockley Park



SE26 4, London, Newman Close



SW9 0, London, Cranworth Gardens



SW16 6, London, Lewin Court



UB4 9, Hayes, Whimbrel Way



W12 0, London, Mellitus Street



W3 7, London, Goldsmiths Close

Appendix 4

Market Commentary

UK housing market overview

The Bank of England forecasts that GDP growth will reach 6.7% by the end of 2021 and become more subdued in 2022 (+2.9%) and 2023 (+1.1%). CPI inflation rose to 4.2% in October, the highest growth in nearly 10 years and twice the government's 2% target. While the Bank of England's Monetary Policy Committee voted in early November to maintain the bank rate at 0.1%, global supply chain disruptions and the rising costs of fuel, gas and electricity make a rise in the base rate increasingly likely.

The UK HPI (ONS) reported an 11.8% annual increase in prices in the year to September 2021, the second highest level (after June 2021) since November 2004. The average price of a property across the UK is now £269,945.

The HMRC predicts 165,720 sales took place in September, a flurry of activity occurring prior to the final, tapered end of the Stamp Duty Land Tax holiday. Over £6.6 billion has been collected in residential tax receipts (SDLT and LTT) across England and Wales in the first 9 months of 2021 despite the fact 600,000 sales (56%), did not pay any tax due to the stamp duty holidays, first-time buyer tax relief, or were sold below the taxation threshold. 5,500 property sales have been subject to the 2% additional surcharge for overseas purchasers since its introduction in England on April 1st, netting the treasury an additional £44 million in tax (HMRC).

The Bank of England reports that 74,056 mortgages for home purchase were approved in September 2021 (NSA). Monthly mortgage approvals have been falling since June, an indication that demand is softening. Year-on-year, Rightmove reports a 14% increase in homeowners seeking property valuations in October, which may well point to a rise in supply in the new year.

Rental values are rising at their strongest pace in over nearly 5 years. Average values across the UK, excluding London, rose by 2.2% in the year to October (ONS), the strongest rise since December 2016. Rental values growth across the capital has returned to positive territory. RICS reported in October that 66% more surveyors observed a rise in renter demand than those who noted a fall in renter demand.

Data from the DLUHC indicates that works commenced on 132,990 private dwellings in the year to 2021, 27.1% more than the year previous. The number of new private dwellings completed in the year to the end of June 2021 totaled 150,220, the highest annual total since 2007 and a 31.8% increase on completions in the year to Q3 2020 (DLUHC).

Over half of all sales priced £1 million or over in the past 12 months have taken place outside of the capital (Land Registry) This compares to just 41% back in 2018/19. High value areas in desirable locations across the UK have seen a swathe of activity, the search for space and new hybrid working patterns changing the property landscape.

UK housing market forecast

The UK housing market is set to see continued growth in 2022, with JLL predicting strong house price growth across all markets.

Having experienced levels of house price growth not seen since before the Global Financial Crisis over the past 12 months, growth across the UK is forecast to slow over the next year in order to reflect the removal of the stamp duty holiday, removal of furlough and some current uncertainty and disruption around fuel, deliveries, and inflation. Cities will bounce back more strongly in terms of price growth and rental growth than rural areas as there continues to be a renewed desire to return to more 'normal life'.

JLL now forecasts that price growth will be 4.5% in the UK in 2022.

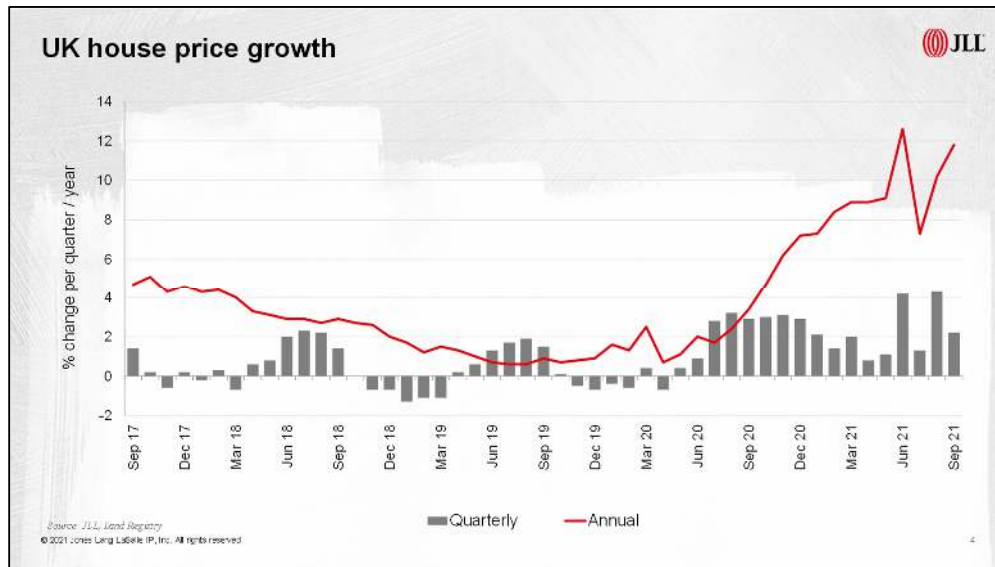
UK forecasts	2022	2023	2024	2025	2026	Total 2022-26	Average pa
Rental value change (% pa)	4.5	4.5	3.0	3.5	4.5	21.7	4.0
House price change (% pa)	2.5	2.5	2.0	2.5	2.5	12.6	2.4

UK housing market analysis

Using a selection of data from Government sources, including Land Registry, HMRC and DLUHC, as well as survey data collected by the RICS (the Royal Institution of Chartered Surveyors), this section provides a detailed analysis of the UK housing market.

House price growth

Price growth has remained strong over the last quarter, despite fluctuations. Price growth reached 11.8% in the year to the end of September 2021, up from 7.3% in July and 10.2% in August. In the three months to September 2021, house prices increased by 2.2%, following a 4.2% increase in the second quarter of 2021.

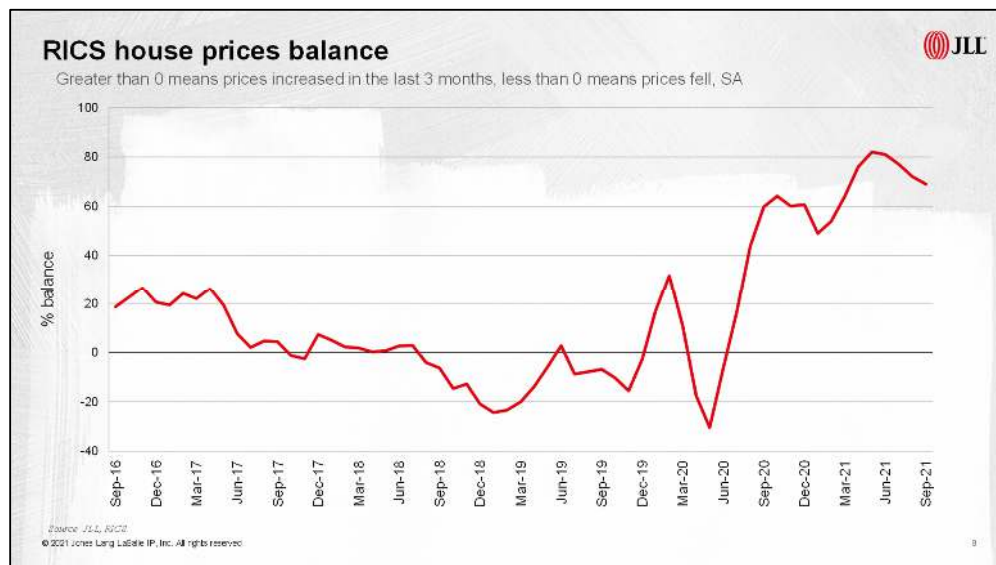


Housing supply and demand

The following section analyses data from the RICS Housing Market Survey, a useful tool when analysing demand, supply and pricing in the UK housing market. The data is sourced from a survey of chartered surveyors across the UK and it includes a range of questions from their future perceptions of the market to how the market has moved in the preceding three months.

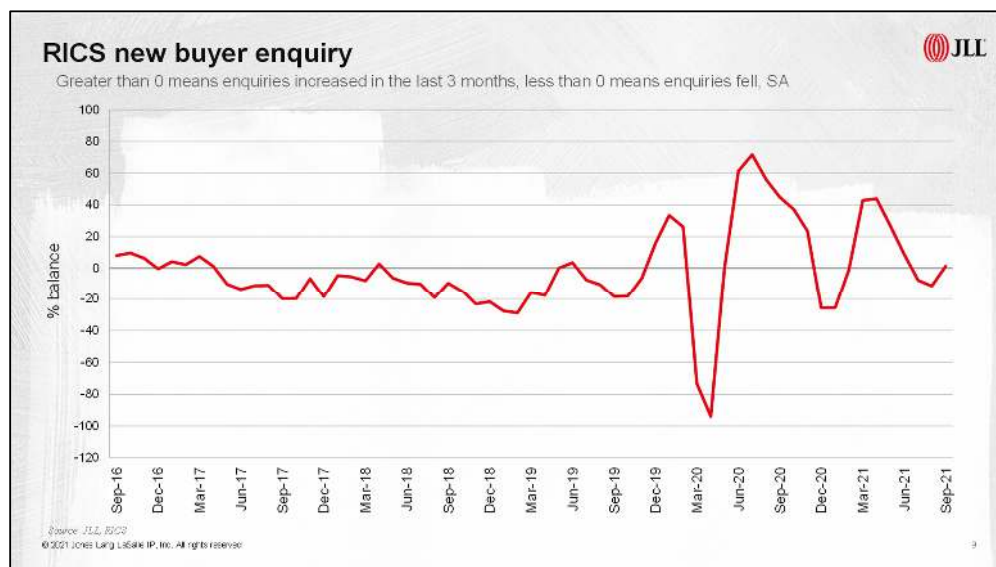
Several results are presented through a balance of surveyor views. Results below zero indicate that demand/supply/price is falling while positive values reveal a rise in demand/supply/price. Each value describes the rate at which demand/supply/price is growing or falling which are useful in analysing the momentum of the market. The findings of the survey are presented below.

The RICS survey reveals that, on a seasonally adjusted basis, the price balance was +68.5 in September 2021, having fallen from +81.4 in June. This suggests that the majority of surveyors agree that prices have increased in Q3 2021.

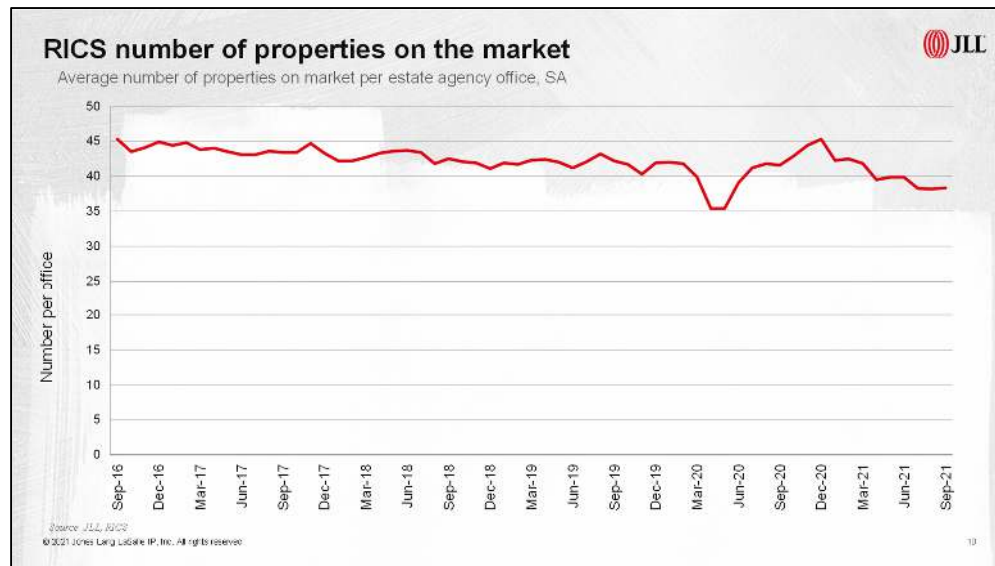


The chart below reveals the difference in the proportion of surveyors who believe that the number of new buyer enquiries, in the last three months, has risen against those who believe that they have fallen. Any figures below zero indicate that more surveyors feel that demand has fallen rather than risen in the last three months. The balance reveals not only the changes in demand but also how quickly levels of demand have moved.

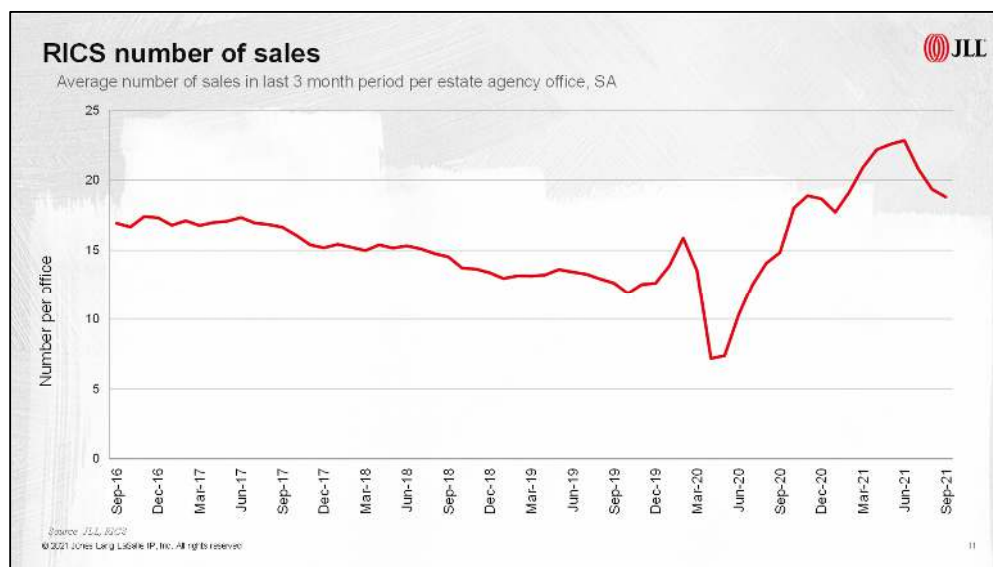
The RICS survey reveals that, on a seasonally adjusted basis, housing demand has fluctuated greatly over the past year. Housing demand fell from +8.9 in June 2021 to +1.4 in September 2021.



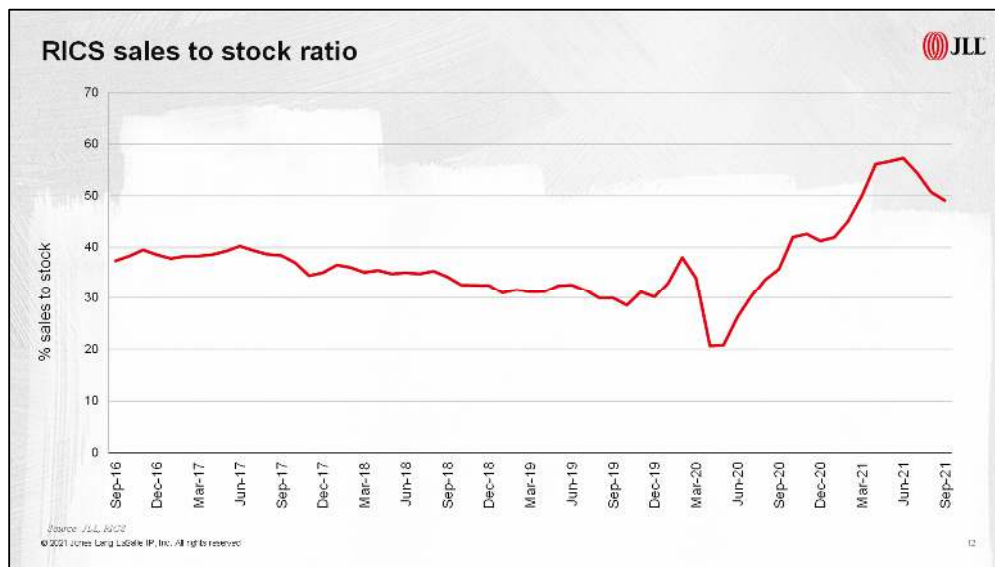
According the RICS survey, the average number of properties on the market has decreased since December 2020, falling to 38.3 properties per estate agent office in September 2021.



The average number of sales per month per estate agency office fell to 18.8 in September 2021. Despite having fallen from the June 2021 peak of 22.8 sales, this remains well above pre-pandemic levels.

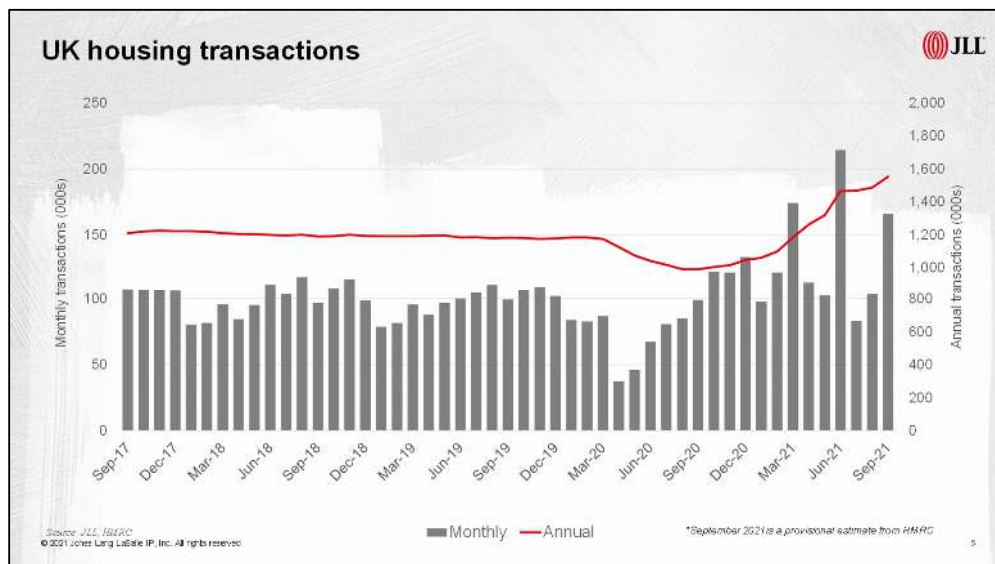


Further data from the RICS survey reveals that the sales to stock ratio has decreased in the last quarter, reaching 49.1 in September 2021. While this ratio remains well above pre-pandemic levels, this movement is reflective of the tapering end of the Stamp Duty Land Tax holiday and the relative easing of demand.



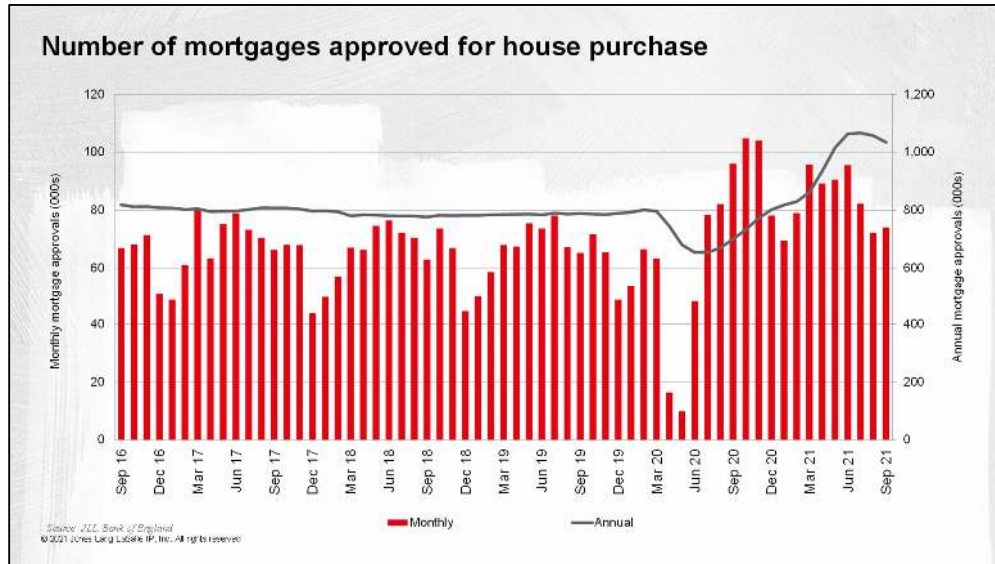
Housing transactions

HMRC data reveals that transactions reached unprecedented levels in June 2021. The HMRC estimates that there were 165,720 transactions in September 2021 (NSA), 22.6% below the all-time high of 214,120 in September 2021. On an annual basis, transactions to September 2021 are estimated to total 1,552,120, 56.9% above total transactions in the year to September 2020 and 31.5% above pre-pandemic levels in September 2019.



The mortgage market

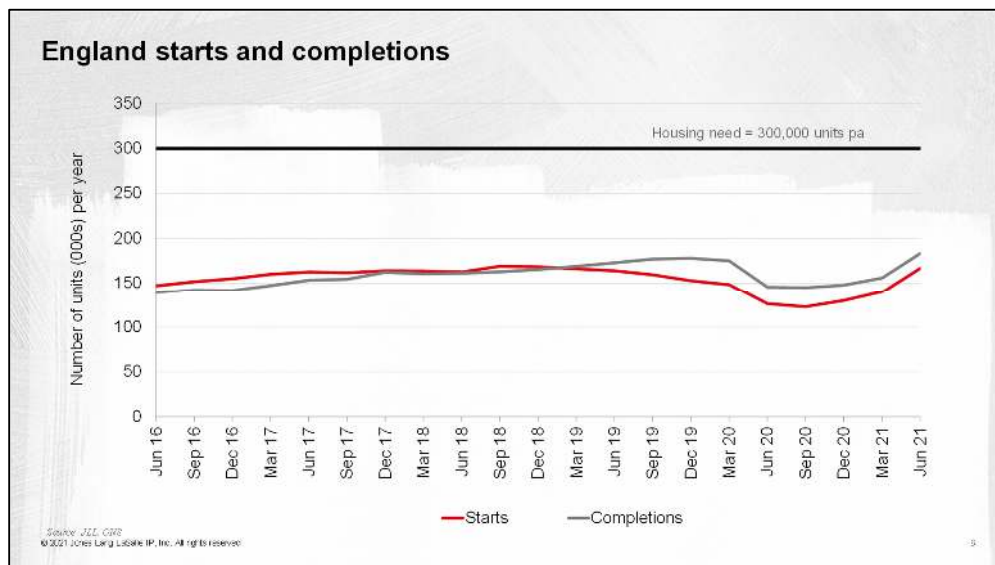
Data from the Bank of England shows that monthly national mortgage approvals have increased 2.7% to 74,056 in September 2021. On an annual basis, mortgage approvals remain well above pre-pandemic levels, with the number of mortgages approved to September 2021 31.3% above the number approved to September 2019.



Housing development

The number of rolling annual housing starts in England increased by 19.4% from Q1 to Q2 2021. There were approximately 166,860 starts in the year to Q2, above the 126,120 starts to Q2 2020 and in line with the 164,070 to Q2 2019. Annual completions across England increased by 25.9% in the year to September 2020. There were 183,450 completions, compared with 145,670 a year earlier.

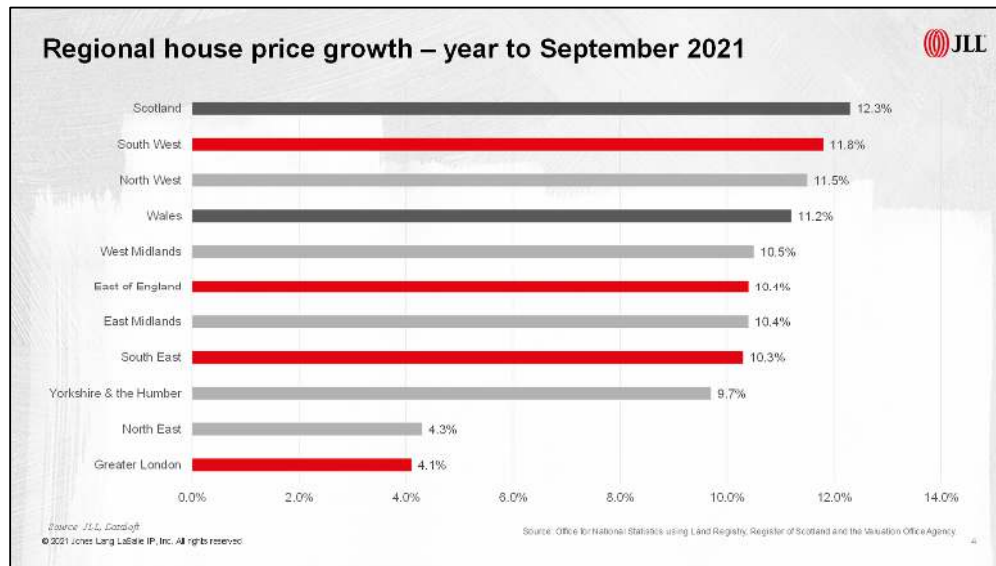
Over the past ten years, housing construction in England has consistently been well below the delivery target of 240,000-300,000 homes per annum.



Regional house price growth

Data from Land Registry reveals that house prices have increased in all regions in the year to September 2020. While London continues to see the least price growth of the regions, both the North and the south have seen high levels of growth.

Regional house price growth in Scotland increased by 12.3% in the year to June September 2021, the highest increase of any region. This is followed by a rise of 11.8% in the South West and 11.5% in the North West.





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About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 90,000 as of December 31, 2018. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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Taxation

United Kingdom Taxation

The following applies only to persons who are the absolute beneficial owners of Bonds and the income thereon, who are resident (and, in the case of Bondholders who are individuals, domiciled) solely in the United Kingdom, and who hold their Bonds as investments. It is a summary of the Issuer's understanding of current United Kingdom law and published HM Revenue & Customs' (HMRC) practice relating to certain aspects of United Kingdom taxation as at the date of these Admission Particulars. References to "interest" refer to interest as that term is understood for United Kingdom tax purposes. Some aspects do not apply to certain classes of person (such as dealers and persons connected with the Issuer) to whom special rules may apply. The United Kingdom tax treatment of prospective Bondholders depends on their individual circumstances and may be subject to change at any time in the future, possibly with retrospective effect. Prospective Bondholders may be subject to tax in a jurisdiction other than the United Kingdom. This is not intended to constitute a complete analysis of all tax consequences relating to the ownership of the Bonds and it is not intended to be, nor should it be considered to be, legal or tax advice. Prospective Bondholders who may be subject to tax in a jurisdiction other than the United Kingdom or who may be unsure as to their tax position should seek their own professional advice.

A. Interest on the Bonds

1. *Payment of interest on the Bonds*

Payments of interest by the Issuer on the Bonds may be made without deduction of or withholding on account of United Kingdom income tax provided that the Bonds continue to be "quoted Eurobonds" for the purposes of section 987 of the Income Tax Act 2007. The definition of a quoted Eurobond changed with effect from 31 December 2020 as a result of legislative amendments made in connection with the United Kingdom's withdrawal from the European Union. Under the amended definition a Bond will be a quoted Eurobond provided that it is admitted to trading on a "multilateral trading facility" operated by a "regulated recognised stock exchange". The ISM is a multilateral trading facility for the purposes of the amended section 987, and the London Stock Exchange is expected to be a regulated recognised stock exchange.

Provided, therefore, that the Bonds remain so admitted to trading on a multilateral trading facility operated by a regulated recognised stock exchange, interest on the Bonds will be payable without deduction of or withholding on account of United Kingdom tax.

In other cases, an amount must generally be withheld from payments of interest on the Bonds that has a United Kingdom source on account of United Kingdom income tax at the basic rate (currently 20 per cent.), subject to any other available exemptions and reliefs. However, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Bondholder, HMRC can issue a notice to the Issuer to pay interest to the Bondholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

2. *Further United Kingdom Income Tax Issues*

Interest on the Bonds that constitutes United Kingdom source income for tax purposes may, as such, be subject to income tax by direct assessment even where paid without withholding.

However, interest with a United Kingdom source received without deduction or withholding on account of United Kingdom tax will not be chargeable to United Kingdom tax in the hands of a Bondholder (other than certain trustees) who is not resident for tax purposes in the United Kingdom unless that Bondholder carries on a trade, profession or vocation in the United Kingdom through a United Kingdom branch or agency in connection with which the interest is received or to which the Bonds are attributable (and where that Bondholder is a company, unless that Bondholder carries on a trade in the United Kingdom through a permanent establishment in connection with which the interest is received or to which the Bonds are attributable). There are exemptions for interest received by certain categories of agent (such as some brokers and investment managers). The provisions of an applicable double taxation treaty may also be relevant for such Bondholders.

B. United Kingdom Corporation Tax Payers

3. In general, Bondholders which are within the charge to United Kingdom corporation tax will be charged to tax as income on all returns, profits or gains on, and fluctuations in value of, the Bonds (whether attributable to currency fluctuations or otherwise) broadly in accordance with their statutory accounting treatment.

C. Other United Kingdom Tax Payers

4. *UK capital gains tax*

The Bonds should constitute "qualifying corporate bonds" within the meaning of section 117 of the Taxation of Chargeable Gains Act 1992. Accordingly, a disposal by a Bondholder of a Bond should not give rise to a chargeable gain or an allowable loss for the purposes of the UK capital gains tax.

5. *Accrued Income Scheme*

On a disposal of Bonds by a Bondholder, any interest which has accrued since the last interest payment date may be chargeable to tax as income under the rules of the accrued income scheme as set out in Part 12 of the Act if that Bondholder is resident in the United Kingdom or carries on a trade in the United Kingdom through a branch or agency to which the Bonds are attributable.

6. *Taxation of Discount*

The Bonds should not be treated as "deeply discounted securities" for the purposes of Chapter 8 of Part 4 of the Income Tax (Trading and Other Income) Act 2005.

D. Stamp Duty and Stamp Duty Reserve Tax

7. No United Kingdom stamp duty or stamp duty reserve tax is payable on the issue of the Bonds or on a transfer by delivery of the Bonds.

The Proposed Financial Transactions Tax (FTT)

On 14 February 2013, the European Commission published a proposal (the **Commission's Proposal**) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the participating Member States). However, Estonia has since stated that it will not participate.

The Commission's Proposal has very broad scope and could, if introduced, apply to certain dealings in the Bonds (including secondary market transactions) in certain circumstances. Primary market transactions referred to in Article 5(c) of Regulation (EC) No 1287/2006 are expected to be exempt.

Under the Commission's Proposal, the FTT could apply in certain circumstances to persons both within and outside of the participating Member States. Generally, it would apply to certain dealings in the Bonds where at least one party is a financial institution, and at least one party is established in a participating Member State. A financial institution may be, or be deemed to be, "established" in a participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a participating Member State or (b) where the financial instrument which is subject to the dealings is issued in a participating Member State.

However, the Commission's Proposal remains subject to negotiation between the participating Member States. It may therefore be altered prior to any implementation, the timing of which remains unclear. Additional Member States of the European Union may decide to participate.

It is not clear how the FTT would apply to the UK notwithstanding the UK's withdrawal from the European Union.

Prospective holders of the Bonds are advised to seek their own professional advice in relation to the FTT.

Subscription and Sale

The Joint Bookrunners have, pursuant to a subscription agreement (the **Subscription Agreement**) dated 28 February 2022, jointly and severally agreed to subscribe or procure subscribers for the Bonds at the issue price of 98.950 per cent. of the principal amount of the Bonds, less a combined selling, management and underwriting commission. The Issuer shall also reimburse the Joint Bookrunners in respect of certain of their expenses. In addition, the Issuer has agreed to indemnify the Joint Bookrunners against certain liabilities, incurred in connection with the issue and offering of the Bonds. The Subscription Agreement may be terminated in certain circumstances prior to payment of the Issuer.

United States

The Bonds have not been and will not be registered under the Securities Act or the securities laws of any state and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act.

The Bonds are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder.

Each Joint Bookrunner has represented and agreed that, except as permitted by the Subscription Agreement, it will not offer, sell or deliver Bonds (a) as part of its distribution at any time or (b) otherwise until 40 days after the later of the commencement of the offering and the Issue Date within the United States or to, or for the account or benefit of, U.S. persons.

Until 40 days after the commencement of the offering of the Bonds, an offer or sale of Bonds within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Terms used above have the meanings given to them by Regulation S under the Securities Act.

United Kingdom

Each Joint Bookrunner has represented and agreed that:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Bonds in circumstances in which section 21(1) of the FSMA does not apply to the Issuer or the Original Borrower; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Bonds in, from or otherwise involving the United Kingdom.

Prohibition of Sales to EEA Retail Investors

Each Joint Bookrunner has represented and agreed that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Bonds to any retail investor in the EEA. For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or both) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
 - (ii) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; and
- (b) the expression an **offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds.

Prohibition of Sales to UK Retail Investors

Each Joint Bookrunner has represented and agreed that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Bonds to any retail investor in the UK.

For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or both) of the following:
 - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR;
- (b) the expression an **offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds.

Republic of Korea

The Bonds have not been and will not be registered under the Financial Investment Services and Capital Markets Act (the **FSCMA**). Each Joint Bookrunner has represented and agreed that it has not offered, sold or delivered, directly or indirectly, in the Republic of Korea or to any resident (as such term is defined in the Foreign Exchange Transaction Law) of the Republic of Korea for a period of one year from the date of issuance of the Bonds, except:

- (a) to or for the account or benefit of a resident of the Republic of Korea which falls within certain categories of "professional investors" as specified in the FSCMA, its Enforcement Decree and the Regulation on Securities Issuance and Disclosure; or
- (b) as otherwise permitted under applicable laws and regulations in the Republic of Korea.

General

Each Joint Bookrunner has agreed that it will, to the best of its knowledge and belief, comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Bonds or possesses or distributes these Admission Particulars and will obtain any consent, approval or permission which is, to the best of its knowledge and belief, required by it for the purchase,

offer, sale or delivery by it of Bonds under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries.

None of the Issuer, the Original Borrower, the Bond Trustee or the Joint Bookrunners represents that Bonds may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

General Information

Authorisation

The issue of the Bonds has been approved by a resolution of the Board of Directors of the Issuer dated 18 February 2022.

Admission to trading of the Bonds

The admission of the Bonds to trading on the ISM is expected on or about 3 March 2022 subject only to the issue of the Temporary Global Bond.

Documents Available

For the period of 12 months following the date of these Admission Particulars, copies of the following documents will, when published, be available for inspection from the registered office of the Issuer and from the specified office of the Paying Agent for the time being in London:

- (a) the constitutional documents of the Issuer and each Borrower;
- (b) the Financial Statements. The Issuer, the Original Borrower and Catalyst each currently prepares audited accounts on an annual basis;
- (c) the most recently published audited annual financial statements of the Issuer, each Borrower and each Eligible Group Member and the most recently published unaudited interim financial statements (if any) of the Issuer, each Borrower and each Eligible Group Member, in each case together with any audit or review reports prepared in connection therewith;
- (d) the Bond Trust Deed, the Agency Agreement, the Account Agreement, the Custody Agreement, the Loan Agreements, the Security Trust Deeds and the Security Agreements;
- (e) the Valuation Report;
- (f) a copy of these Admission Particulars; and
- (g) any future admission particulars, offering circulars, prospectuses and information memoranda, supplements to these Admission Particulars and any other documents incorporated therein by reference.

Clearing Systems

The Bonds have been accepted for clearance through Euroclear and Clearstream, Luxembourg.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels and the address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

Identification Codes

The LEI of the Issuer is 213800K1DLWVMZFBYD79.

The ISIN for the Bonds is XS2445848539.

The Common Code for the Bonds is 244584853.

The CFI for the Bonds is DBFNFB or as set out on the website of the Association of National Number Agencies (**ANNA**).

The FISN for the Bonds is PEABODY CAPITAL/2.75EUR NT 20340302 or as set out on the website of the ANNA.

Characteristics of underlying assets

The Original Loan Agreement has, and each Additional Loan Agreement will have, characteristics that demonstrate the capacity to produce funds to service any payments due and payable on the Bonds.

Significant Change

There has been no significant change in the financial or trading position of the Issuer, the Original Borrower or the Peabody Group since 31 March 2021. However, on 29 September 2021, the board of the Original Borrower resolved to accept Catalyst as a subsidiary of the Original Borrower, subject to completion of certain formalities described elsewhere in these Admission Particulars. It is expected that the Subsidiary Relationship Registration Date will be on or around 1 April 2022.

Material Change

There has been no material adverse change in the financial position or prospects of the Issuer or the Original Borrower since 31 March 2021.

Litigation

The Issuer is not and has not been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Issuer is aware in the 12 months preceding the date of these Admission Particulars which may have, or have had in the recent past, a significant effect on its ability to meet its obligations to Bondholders.

The Original Borrower is not and has not been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Original Borrower is aware in the 12 months preceding the date of these Admission Particulars which may have, or have had in the recent past, a significant effect on its ability to meet its obligations to Bondholders.

Auditors

The auditors of the Issuer and the Original Borrower are KPMG LLP, Chartered Accountants of 15 Canada Square, Canary Wharf, London E14 5GL.

KPMG LLP have audited the Issuer's and the Original Borrower's accounts, without qualification, in accordance with generally accepted accounting principles in the United Kingdom for the financial years ended on 31 March 2020 and 31 March 2021. The auditors of the Issuer and the Original Borrower have no material interest in the Issuer or the Original Borrower.

The auditors of Catalyst are BDO LLP, Chartered Accountants of 2 City Place, Beehive Ring Road, Gatwick, West Sussex RH6 0PA.

BDO LLP have audited Catalyst's accounts, without qualification, in accordance with generally accepted accounting principles in the United Kingdom for the financial years ended on 31 March 2020 and 31 March 2021. The auditors of Catalyst have no material interest in Catalyst.

Post-issuance information

The Issuer does not intend to provide any post-issuance information in relation to the Bonds, the Issuer Security or the Underlying Security, other than as required pursuant to Condition 6.2 (*Information Covenants*).

The Joint Bookrunners transacting with the Issuer or the Borrowers

Each Joint Bookrunner and each of their respective affiliates have engaged, and may in the future engage in investment banking and/or commercial banking transactions with, and may perform services for, the Issuer and/or any Borrower and/or their respective affiliates in the ordinary course of business for which they have received or may receive customary fees and commissions. The Joint Bookrunners and their affiliates may have positions, deal or make markets in the Bonds, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer and/or any Borrower and/or their respective affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In addition, in the ordinary course of their business activities, the Joint Bookrunners and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer, the Borrowers or their respective affiliates. Certain of the Joint Bookrunners or their affiliates that have a lending relationship with the Issuer or any Borrower routinely hedge their credit exposure to the Issuer or such Borrower consistent with their customary risk management policies. Typically, such Joint Bookrunners and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Bonds. Any such positions could adversely affect future trading prices of the Bonds. The Joint Bookrunners and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

Potential Conflicts of Interest

Each of the Transaction Parties (other than the Issuer) and their affiliates in the course of each of their respective businesses may provide services to other Transaction Parties and to third parties and in the course of the provision of such services it is possible that conflicts of interest may arise between such Transaction Parties and their affiliates or between such Transaction Parties and their affiliates and such third parties. Each of the Transaction Parties (other than the Issuer) and their affiliates may provide such services and enter into arrangements with any person without regard to or constraint as a result of any such conflicts of interest arising as a result of it being a Transaction Party.

Yield

Indication of the yield on the Bonds: 2.854 per cent. (semi annual). The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

ISSUER

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BOND TRUSTEE AND SECURITY TRUSTEE

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PRINCIPAL PAYING AGENT, ACCOUNT BANK AND CUSTODIAN

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SOLE SUSTAINABILITY STRUCTURING BANK

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