



Graphical presentation of in'li's
portfolio valuation as at 31/12/2020



Market value as at 31st december 2020

Conclusive summary of the values of the three valuation assumptions

Our analysis cover a perimeter 1,856 HP3 and 26 residual value.

Assumption 1 - « Bloc sale", with continued use and taking into account current occupancy situation.

- Net market value : 8,692,260,642 € (+4,30%)
- Initial yield : 3,36 %
- Potential yield : 3,63 %
- Reversionnary yield : 5,19%

Assumption 2 - « Sale by unit", with contined use and taking into account the current occupancy situation.

- Net market value: 9,725,828,042 € (+4,89%)
- Initial yield : 3,00 %
- Potential yield : 3,24 %
- Reversionnary yield : 4,64%

Assumption 3 - « Sale by unit", on the special assumption they are let at the market rent.

- Net market value : 11,245,883,697 € (+4,71%)
- Initial yield : NA
- Potential yield : NA
- Reversionnary yield : 4,01%

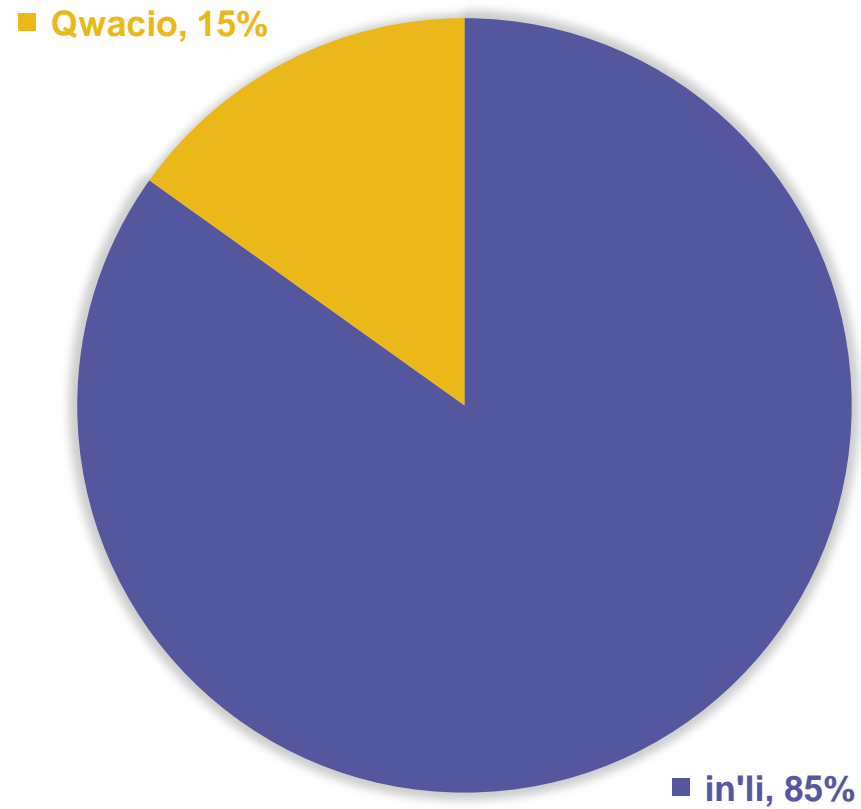
Initial yield (Taux effectif) = Net rent / Market Value including all fees

Potential yield (Taux potentiel) = Net rent + rent on vacant units / Market Value including all fees

Reversionnary yield (Taux à la réversion) = Market Rent / Market Value including all fees

Analysis of block sale value

Breakdown of value by brand



Analysis of block sale value

Breakdown of value by department

