

**PWLB 50 year annuity @ 2.75%**

Construction	£	3,450,468
Say		<b>3,500,000</b>

## Schedule of Payments of interest and loan instalments

Loan Number		Total
Interest		2.75%
Capital Sum	£	3,500,000
Loan Advanced on	30 November 2018	
Advance over		50 years
Interest Payable Dates		01/01/2019 01/07/2019

			Rent		
	Sq.Ft.	Rate (£)	£		
Unit 1	6,544	11.00	72,000	Pre Let	
Unit 2	2,683	14.54	39,000	To let	
Unit 3	3,116	14.60	45,500	Pre Let	
Total	12,343		156,500		
Annual Cost			129,233		
Annual Surplus			27,267	0.78%	

Loan No.	Advance Date	Due Date	Principal	Interest	Payment	Instal Number	Principal o/s
		01/01/2019	£16,491.32	£48,125.00	£64,616.32	1	3,483,508.68
		01/07/2019	£16,718.08	£47,898.24	£64,616.32	2	3,466,790.60
		01/01/2020	£16,947.95	£47,668.37	£64,616.32	3	3,449,842.64
		01/07/2021	£17,180.99	£47,435.34	£64,616.32	4	3,432,661.66
		01/01/2021	£17,417.23	£47,199.10	£64,616.32	5	3,415,244.43
		01/07/2021	£17,656.71	£46,959.61	£64,616.32	6	3,397,587.72
		01/01/2023	£17,899.49	£46,716.83	£64,616.32	7	3,379,688.22
		01/07/2023	£18,145.61	£46,470.71	£64,616.32	8	3,361,542.61
		01/01/2024	£18,395.11	£46,221.21	£64,616.32	9	3,343,147.50
		01/07/2024	£18,648.05	£45,968.28	£64,616.32	10	3,324,499.45
		01/01/2025	£18,904.46	£45,711.87	£64,616.32	11	3,305,595.00
		01/07/2025	£19,164.39	£45,451.93	£64,616.32	12	3,286,430.60
		01/01/2026	£19,427.90	£45,188.42	£64,616.32	13	3,267,002.70
		01/07/2026	£19,695.04	£44,921.29	£64,616.32	14	3,247,307.66
		01/01/2027	£19,965.84	£44,650.48	£64,616.32	15	3,227,341.82
		01/07/2027	£20,240.37	£44,375.95	£64,616.32	16	3,207,101.44
		01/01/2028	£20,518.68	£44,097.64	£64,616.32	17	3,186,582.77
		01/07/2028	£20,800.81	£43,815.51	£64,616.32	18	3,165,781.95
		01/01/2029	£21,086.82	£43,529.50	£64,616.32	19	3,144,695.13
		01/07/2029	£21,376.77	£43,239.56	£64,616.32	20	3,123,318.37
		01/01/2030	£21,670.70	£42,945.63	£64,616.32	21	3,101,647.67
		01/07/2030	£21,968.67	£42,647.66	£64,616.32	22	3,079,679.00
		01/01/2031	£22,270.74	£42,345.59	£64,616.32	23	3,057,408.26
		01/07/2031	£22,576.96	£42,039.36	£64,616.32	24	3,034,831.30
		01/01/2032	£22,887.39	£41,728.93	£64,616.32	25	3,011,943.91
		01/07/2032	£23,202.10	£41,414.23	£64,616.32	26	2,988,741.81
		01/01/2033	£23,521.12	£41,095.20	£64,616.32	27	2,965,220.69
		01/07/2033	£23,844.54	£40,771.78	£64,616.32	28	2,941,376.15
		01/01/2034	£24,172.40	£40,443.92	£64,616.32	29	2,917,203.75
		01/07/2034	£24,504.77	£40,111.55	£64,616.32	30	2,892,698.98
		01/01/2035	£24,841.71	£39,774.61	£64,616.32	31	2,867,857.26
		01/07/2035	£25,183.29	£39,433.04	£64,616.32	32	2,842,673.98
		01/01/2036	£25,529.56	£39,086.77	£64,616.32	33	2,817,144.42
		01/07/2036	£25,880.59	£38,735.74	£64,616.32	34	2,791,263.83
		01/01/2037	£26,236.45	£38,379.88	£64,616.32	35	2,765,027.38
		01/07/2037	£26,597.20	£38,019.13	£64,616.32	36	2,738,430.19
		01/01/2038	£26,962.91	£37,653.42	£64,616.32	37	2,711,467.28
		01/07/2038	£27,333.65	£37,282.68	£64,616.32	38	2,684,133.63
		01/01/2039	£27,709.49	£36,906.84	£64,616.32	39	2,656,424.14
		01/07/2039	£28,090.49	£36,525.83	£64,616.32	40	2,628,333.65
		01/01/2040	£28,476.74	£36,139.59	£64,616.32	41	2,599,856.91
		01/07/2040	£28,868.29	£35,748.03	£64,616.32	42	2,570,988.62
		01/01/2041	£29,265.23	£35,351.09	£64,616.32	43	2,541,723.39
		01/07/2041	£29,667.63	£34,948.70	£64,616.32	44	2,512,055.76
		01/01/2042	£30,075.56	£34,540.77	£64,616.32	45	2,481,980.21
		01/07/2042	£30,489.10	£34,127.23	£64,616.32	46	2,451,491.11

Loan No.	Advance Date	Due Date	Principal	Interest	Payment	Install Number	Principal o/s
		01/01/2043	£30,908.32	£33,708.00	£64,616.32	47	2,420,582.79
		01/07/2043	£31,333.31	£33,283.01	£64,616.32	48	2,389,249.48
		01/01/2044	£31,764.14	£32,852.18	£64,616.32	49	2,357,485.34
		01/07/2044	£32,200.90	£32,415.42	£64,616.32	50	2,325,284.43
		01/01/2045	£32,643.66	£31,972.66	£64,616.32	51	2,292,640.77
		01/07/2045	£33,092.51	£31,523.81	£64,616.32	52	2,259,548.26
		01/01/2046	£33,547.54	£31,068.79	£64,616.32	53	2,226,000.72
		01/07/2046	£34,008.81	£30,607.51	£64,616.32	54	2,191,991.91
		01/01/2047	£34,476.44	£30,139.89	£64,616.32	55	2,157,515.47
		01/07/2047	£34,950.49	£29,665.84	£64,616.32	56	2,122,564.99
		01/01/2048	£35,431.06	£29,185.27	£64,616.32	57	2,087,133.93
		01/07/2048	£35,918.23	£28,698.09	£64,616.32	58	2,051,215.70
		01/01/2049	£36,412.11	£28,204.22	£64,616.32	59	2,014,803.59
		01/07/2049	£36,912.77	£27,703.55	£64,616.32	60	1,977,890.82
		01/01/2050	£37,420.33	£27,196.00	£64,616.32	61	1,940,470.49
		01/07/2050	£37,934.85	£26,681.47	£64,616.32	62	1,902,535.64
		01/01/2051	£38,456.46	£26,159.86	£64,616.32	63	1,864,079.18
		01/07/2051	£38,985.24	£25,631.09	£64,616.32	64	1,825,093.94
		01/01/2052	£39,521.28	£25,095.04	£64,616.32	65	1,785,572.66
		01/07/2052	£40,064.70	£24,551.62	£64,616.32	66	1,745,507.96
		01/01/2053	£40,615.59	£24,000.73	£64,616.32	67	1,704,892.37
		01/07/2053	£41,174.05	£23,442.27	£64,616.32	68	1,663,718.31
		01/01/2054	£41,740.20	£22,876.13	£64,616.32	69	1,621,978.12
		01/07/2054	£42,314.12	£22,302.20	£64,616.32	70	1,579,663.99
		01/01/2055	£42,895.94	£21,720.38	£64,616.32	71	1,536,768.05
		01/07/2055	£43,485.76	£21,130.56	£64,616.32	72	1,493,282.29
		01/01/2056	£44,083.69	£20,532.63	£64,616.32	73	1,449,198.59
		01/07/2056	£44,689.84	£19,926.48	£64,616.32	74	1,404,508.75
		01/01/2057	£45,304.33	£19,312.00	£64,616.32	75	1,359,204.42
		01/07/2057	£45,927.26	£18,689.06	£64,616.32	76	1,313,277.16
		01/01/2058	£46,558.76	£18,057.56	£64,616.32	77	1,266,718.39
		01/07/2058	£47,198.95	£17,417.38	£64,616.32	78	1,219,519.45
		01/01/2059	£47,847.93	£16,768.39	£64,616.32	79	1,171,671.52
		01/07/2059	£48,505.84	£16,110.48	£64,616.32	80	1,123,165.68
		01/01/2060	£49,172.80	£15,443.53	£64,616.32	81	1,073,992.88
		01/07/2060	£49,848.92	£14,767.40	£64,616.32	82	1,024,143.96
		01/01/2061	£50,534.34	£14,081.98	£64,616.32	83	973,609.61
		01/07/2061	£51,229.19	£13,387.13	£64,616.32	84	922,380.42
		01/01/2062	£51,933.59	£12,682.73	£64,616.32	85	870,446.83
		01/07/2062	£52,647.68	£11,968.64	£64,616.32	86	817,799.15
		01/01/2063	£53,371.59	£11,244.74	£64,616.32	87	764,427.56
		01/07/2063	£54,105.45	£10,510.88	£64,616.32	88	710,322.12
		01/01/2064	£54,849.39	£9,766.93	£64,616.32	89	655,472.72
		01/07/2064	£55,603.57	£9,012.75	£64,616.32	90	599,869.15
		01/01/2065	£56,368.12	£8,248.20	£64,616.32	91	543,501.02
		01/07/2065	£57,143.18	£7,473.14	£64,616.32	92	486,357.84
		01/01/2066	£57,928.90	£6,687.42	£64,616.32	93	428,428.93
		01/07/2066	£58,725.43	£5,890.90	£64,616.32	94	369,703.51
		01/01/2067	£59,532.90	£5,083.42	£64,616.32	95	310,170.61
		01/07/2067	£60,351.48	£4,264.85	£64,616.32	96	249,819.13
		01/01/2068	£61,181.31	£3,435.01	£64,616.32	97	188,637.82
		01/07/2068	£62,022.55	£2,593.77	£64,616.32	98	126,615.26
		01/01/2069	£62,875.36	£1,740.96	£64,616.32	99	63,739.90
		01/07/2069	£63,739.90	£876.42	£64,616.32	100	0.00
			<b>3,500,000.00</b>	<b>2,961,632.41</b>	<b>6,461,632.41</b>		

**PWLB 50 year annuity @ 2.9%**

Construction	£	3,450,468
Say		<b>3,500,000</b>

## Schedule of Payments of interest and loan instalments

Loan Number		Total
Interest		2.90%
Capital Sum		£ 3,500,000
Loan Advanced on	30 November 2018	
Advance over		50 years
Interest Payable Dates		01/01/2019 01/07/2019

	Sq.Ft.	Rate (£)	Rent £	
Unit 1	6,544	11.00	72,000	Pre Let
Unit 2	2,683	14.54	39,000	To let
Unit 3	3,116	14.60	45,500	Pre Let
Total	12,343		156,500	
Annual Cost			133,032	
Annual Surplus			23,468	0.67%

Loan No.	Advance Date	Due Date	Principal	Interest	Payment	Install Number	Principal o/s
		01/01/2019	£15,765.97	£50,750.00	£66,515.97	1	3,484,234.03
		01/07/2019	£15,994.58	£50,521.39	£66,515.97	2	3,468,239.44
		01/01/2020	£16,226.50	£50,289.47	£66,515.97	3	3,452,012.94
		01/07/2021	£16,461.79	£50,054.19	£66,515.97	4	3,435,551.15
		01/01/2021	£16,700.48	£49,815.49	£66,515.97	5	3,418,850.67
		01/07/2021	£16,942.64	£49,573.33	£66,515.97	6	3,401,908.03
		01/01/2023	£17,188.31	£49,327.67	£66,515.97	7	3,384,719.72
		01/07/2023	£17,437.54	£49,078.44	£66,515.97	8	3,367,282.19
		01/01/2024	£17,690.38	£48,825.59	£66,515.97	9	3,349,591.80
		01/07/2024	£17,946.89	£48,569.08	£66,515.97	10	3,331,644.91
		01/01/2025	£18,207.12	£48,308.85	£66,515.97	11	3,313,437.79
		01/07/2025	£18,471.13	£48,044.85	£66,515.97	12	3,294,966.66
		01/01/2026	£18,738.96	£47,777.02	£66,515.97	13	3,276,227.70
		01/07/2026	£19,010.67	£47,505.30	£66,515.97	14	3,257,217.03
		01/01/2027	£19,286.33	£47,229.65	£66,515.97	15	3,237,930.70
		01/07/2027	£19,565.98	£46,950.00	£66,515.97	16	3,218,364.72
		01/01/2028	£19,849.69	£46,666.29	£66,515.97	17	3,198,515.03
		01/07/2028	£20,137.51	£46,378.47	£66,515.97	18	3,178,377.53
		01/01/2029	£20,429.50	£46,086.47	£66,515.97	19	3,157,948.03
		01/07/2029	£20,725.73	£45,790.25	£66,515.97	20	3,137,222.30
		01/01/2030	£21,026.25	£45,489.72	£66,515.97	21	3,116,196.05
		01/07/2030	£21,331.13	£45,184.84	£66,515.97	22	3,094,864.92
		01/01/2031	£21,640.43	£44,875.54	£66,515.97	23	3,073,224.48
		01/07/2031	£21,954.22	£44,561.76	£66,515.97	24	3,051,270.26
		01/01/2032	£22,272.56	£44,243.42	£66,515.97	25	3,028,997.71
		01/07/2032	£22,595.51	£43,920.47	£66,515.97	26	3,006,402.20
		01/01/2033	£22,923.14	£43,592.83	£66,515.97	27	2,983,479.06
		01/07/2033	£23,255.53	£43,260.45	£66,515.97	28	2,960,223.53
		01/01/2034	£23,592.73	£42,923.24	£66,515.97	29	2,936,630.80
		01/07/2034	£23,934.83	£42,581.15	£66,515.97	30	2,912,695.97
		01/01/2035	£24,281.88	£42,234.09	£66,515.97	31	2,888,414.08
		01/07/2035	£24,633.97	£41,882.00	£66,515.97	32	2,863,780.11
		01/01/2036	£24,991.16	£41,524.81	£66,515.97	33	2,838,788.95
		01/07/2036	£25,353.53	£41,162.44	£66,515.97	34	2,813,435.42
		01/01/2037	£25,721.16	£40,794.81	£66,515.97	35	2,787,714.26
		01/07/2037	£26,094.12	£40,421.86	£66,515.97	36	2,761,620.14
		01/01/2038	£26,472.48	£40,043.49	£66,515.97	37	2,735,147.66
		01/07/2038	£26,856.33	£39,659.64	£66,515.97	38	2,708,291.32
		01/01/2039	£27,245.75	£39,270.22	£66,515.97	39	2,681,045.57
		01/07/2039	£27,640.81	£38,875.16	£66,515.97	40	2,653,404.76
		01/01/2040	£28,041.61	£38,474.37	£66,515.97	41	2,625,363.15
		01/07/2040	£28,448.21	£38,067.77	£66,515.97	42	2,596,914.94
		01/01/2041	£28,860.71	£37,655.27	£66,515.97	43	2,568,054.24
		01/07/2041	£29,279.19	£37,236.79	£66,515.97	44	2,538,775.05
		01/01/2042	£29,703.74	£36,812.24	£66,515.97	45	2,509,071.31
		01/07/2042	£30,134.44	£36,381.53	£66,515.97	46	2,478,936.87
		01/01/2043	£30,571.39	£35,944.58	£66,515.97	47	2,448,365.48
		01/07/2043	£31,014.68	£35,501.30	£66,515.97	48	2,417,350.81

Loan No.	Advance Date	Due Date	Principal	Interest	Payment	Install Number	Principal o/s
		01/01/2044	£31,464.39	£35,051.59	£66,515.97	49	2,385,886.42
		01/07/2044	£31,920.62	£34,595.35	£66,515.97	50	2,353,965.80
		01/01/2045	£32,383.47	£34,132.50	£66,515.97	51	2,321,582.33
		01/07/2045	£32,853.03	£33,662.94	£66,515.97	52	2,288,729.29
		01/01/2046	£33,329.40	£33,186.57	£66,515.97	53	2,255,399.89
		01/07/2046	£33,812.68	£32,703.30	£66,515.97	54	2,221,587.22
		01/01/2047	£34,302.96	£32,213.01	£66,515.97	55	2,187,284.26
		01/07/2047	£34,800.35	£31,715.62	£66,515.97	56	2,152,483.91
		01/01/2048	£35,304.96	£31,211.02	£66,515.97	57	2,117,178.95
		01/07/2048	£35,816.88	£30,699.09	£66,515.97	58	2,081,362.07
		01/01/2049	£36,336.22	£30,179.75	£66,515.97	59	2,045,025.84
		01/07/2049	£36,863.10	£29,652.87	£66,515.97	60	2,008,162.74
		01/01/2050	£37,397.61	£29,118.36	£66,515.97	61	1,970,765.13
		01/07/2050	£37,939.88	£28,576.09	£66,515.97	62	1,932,825.25
		01/01/2051	£38,490.01	£28,025.97	£66,515.97	63	1,894,335.24
		01/07/2051	£39,048.11	£27,467.86	£66,515.97	64	1,855,287.13
		01/01/2052	£39,614.31	£26,901.66	£66,515.97	65	1,815,672.82
		01/07/2052	£40,188.72	£26,327.26	£66,515.97	66	1,775,484.10
		01/01/2053	£40,771.46	£25,744.52	£66,515.97	67	1,734,712.64
		01/07/2053	£41,362.64	£25,153.33	£66,515.97	68	1,693,350.00
		01/01/2054	£41,962.40	£24,553.58	£66,515.97	69	1,651,387.60
		01/07/2054	£42,570.85	£23,945.12	£66,515.97	70	1,608,816.75
		01/01/2055	£43,188.13	£23,327.84	£66,515.97	71	1,565,628.61
		01/07/2055	£43,814.36	£22,701.61	£66,515.97	72	1,521,814.26
		01/01/2056	£44,449.67	£22,066.31	£66,515.97	73	1,477,364.59
		01/07/2056	£45,094.19	£21,421.79	£66,515.97	74	1,432,270.40
		01/01/2057	£45,748.05	£20,767.92	£66,515.97	75	1,386,522.35
		01/07/2057	£46,411.40	£20,104.57	£66,515.97	76	1,340,110.94
		01/01/2058	£47,084.37	£19,431.61	£66,515.97	77	1,293,026.58
		01/07/2058	£47,767.09	£18,748.89	£66,515.97	78	1,245,259.49
		01/01/2059	£48,459.71	£18,056.26	£66,515.97	79	1,196,799.78
		01/07/2059	£49,162.38	£17,353.60	£66,515.97	80	1,147,637.40
		01/01/2060	£49,875.23	£16,640.74	£66,515.97	81	1,097,762.17
		01/07/2060	£50,598.42	£15,917.55	£66,515.97	82	1,047,163.74
		01/01/2061	£51,332.10	£15,183.87	£66,515.97	83	995,831.64
		01/07/2061	£52,076.42	£14,439.56	£66,515.97	84	943,755.23
		01/01/2062	£52,831.52	£13,684.45	£66,515.97	85	890,923.70
		01/07/2062	£53,597.58	£12,918.39	£66,515.97	86	837,326.12
		01/01/2063	£54,374.75	£12,141.23	£66,515.97	87	782,951.38
		01/07/2063	£55,163.18	£11,352.79	£66,515.97	88	727,788.20
		01/01/2064	£55,963.05	£10,552.93	£66,515.97	89	671,825.15
		01/07/2064	£56,774.51	£9,741.46	£66,515.97	90	615,050.64
		01/01/2065	£57,597.74	£8,918.23	£66,515.97	91	557,452.90
		01/07/2065	£58,432.91	£8,083.07	£66,515.97	92	499,020.00
		01/01/2066	£59,280.18	£7,235.79	£66,515.97	93	439,739.81
		01/07/2066	£60,139.75	£6,376.23	£66,515.97	94	379,600.06
		01/01/2067	£61,011.77	£5,504.20	£66,515.97	95	318,588.29
		01/07/2067	£61,896.44	£4,619.53	£66,515.97	96	256,691.85
		01/01/2068	£62,793.94	£3,722.03	£66,515.97	97	193,897.90
		01/07/2068	£63,704.45	£2,811.52	£66,515.97	98	130,193.45
		01/01/2069	£64,628.17	£1,887.80	£66,515.97	99	65,565.28
		01/07/2069	£65,565.28	£950.70	£66,515.97	100	0.00
			<b>3,500,000.00</b>	<b>3,151,597.46</b>	<b>6,651,597.46</b>		