

**Ratcliffes Commercial Property Syndicate Investment Returns for Cash Investments: 1991- 2020**

D&A Syndicate	Property	Ownership Period		Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gains/(Losses)	Returns Income Returns	Total Returns	Total Returns %	Annual Compound Return %	D&A Syndicate
1827	March	-/10/1994 - -/04/1996	1.50 yrs	267,199	278,000	10.0 x 27,800	61,805	30,996	92,801	33.38%	21.15%	1827
1846	Spalding	20/03/1995 - -18/05/1998	3.16 yrs	182,009	182,000	4.0 x 45,500	33,616	36,550	70,166	38.55%	10.85%	1846
1926	Felixstowe	22/10/1997 - -28/05/1998	0.60 yrs	122,425	125,000	5.0 x 25,000	36,513	(13,010)	23,503	18.80%	33.44%	1926
1900	Rushden	29/07/1997 - -07/04/1999	1.69 yrs	183,525	185,200	8.0 x 23,150	24,553	(6,555)	17,998	9.72%	5.64%	1900
1841	Banbury	04/05/1995 - -24/04/1999	3.98 yrs	183,432	184,000	4.0 x 46,000	9,053	49,932	58,985	32.06%	7.25%	1841
1933	Monmouth	07/10/1997 - -11/06/1999	1.68 yrs	252,272	252,000	6.0 x 42,000	68,642	21,655	90,297	35.83%	20.04%	1933
1853	Haddington	28/02/1997 - -30/09/1999	2.59 yrs	413,550	420,000	7.0 x 60,000	101,638	102,313	203,951	48.56%	16.54%	1853
1835	Boscombe	18/05/1995 - -06/01/2000	4.64 yrs	284,878	283,150	7.0 x 40,450	212,794	27,900	240,694	85.01%	14.17%	1835
1938	Great Yarmouth	15/05/1998 - -14/01/2000	1.67 yrs	339,898	355,500	9.0 x 39,500	60,205	(4,201)	56,004	15.75%	9.16%	1938
1878	Braintree	06/03/1997 - -24/02/2000	2.97 yrs	579,632	569,620	5.0 x 113,924	197,346	118,860	316,206	55.51%	16.01%	1878
1911	Halstead	23/05/1997 - -23/03/2000	2.84 yrs	122,502	122,000	5.0 x 24,400	35,562	28,130	63,692	52.21%	15.97%	1911
1895	Devizes	16/07/1996 - -24/03/2000	3.69 yrs	256,819	257,500	5.0 x 51,500	66,698	80,356	147,054	57.11%	13.02%	1895
1965	Theftord	22/11/1999 - -09/04/2001	1.38 yrs	186,300	200,000	10.0 x 20,000	53,774	(2,149)	51,625	25.81%	18.09%	1965
1892	Billericay	19/12/1996 - -05/06/2001	4.46 yrs	548,196	537,000	5.0 x 107,400	204,992	107,016	312,008	58.10%	10.81%	1892
1929	King's Lynn	26/05/1999 - -17/12/2001	2.56 yrs	296,693	300,000	10.0 x 30,000	104,650	20,572	125,222	41.74%	14.57%	1929
1891	Bridgwater	23/03/1998 - -12/04/2002	4.06 yrs	406,270	407,250	9.0 x 45,250	81,742	144,646	226,388	55.59%	11.51%	1891
1854	Stowmarket	10/08/1995 - -19/04/2002	6.70 yrs	263,831	262,500	7.0 x 37,500	(21,654)	127,107	105,453	40.17%	5.17%	1854
1993	St. Ives	31/07/2002 - -11/07/2003	0.95 yrs	540,624	542,000	10.0 x 54,200	145,213	34,324	179,537	33.12%	35.35%	1993
1972	Sudbury	26/06/2001 - -26/10/2003	2.33 yrs	367,878	336,000	6.0 x 56,000	249,339	34,004	283,343	84.33%	29.95%	1972
1969	Theftord	01/06/2001 - -09/12/2003	2.52 yrs	228,853	200,000	8.0 x 25,000	238,329	9,180	247,509	123.75%	37.60%	1969
1994	St. Ives	13/08/2002 - -19/12/2003	1.35 yrs	468,968	467,500	5.0 x 93,500	75,164	24,689	99,853	21.36%	15.41%	1994
2014	Ipswich	06/08/2003 - -29/04/2004	0.73 yrs	1,972,635	2,004,500	12.5 x 160,324	557,711	65,500	623,211	31.10%	44.80%	2014
1956	Melton Mowbray	02/11/1999 - -01/06/2004	4.58 yrs	287,795	301,500	9.0 x 33,500	283,365	51,552	334,917	111.08%	17.70%	1956
2015	March	29/09/2003 - -23/06/2004	0.73 yrs	329,178	330,000	12.0 x 27,500	128,308	16,563	144,871	43.90%	64.16%	2015
1863 /1864	Worcester	28/12/1995 - -27/06/2004	8.50 yrs	250,964	250,000	5.0 x 50,000	121,238	210,447	331,685	132.67%	10.44%	1863 /1864
1980	Leamington Spa	06/12/2001 - -14/07/2004	2.61 yrs	2,119,393	2,120,000	16.0 x 132,500	648,549	368,147	1,016,696	47.96%	16.22%	1980
2003	King's Lynn	14/05/2003 - -25/08/2004	1.28 yrs	1,489,802	1,487,500	12.5 x 119,000	845,304	106,763	952,067	64.00%	46.96%	2003
1932	Great Yarmouth	30/09/1998 - -13/10/2004	6.04 yrs	854,823	841,200	12.0 x 70,100	556,395	420,673	977,068	116.15%	13.61%	1932
1960	Sudbury	19/05/1999 - -21/12/2004	5.60 yrs	622,500	655,000	8.0 x 81,875	1,016,341	297,336	1,313,677	200.56%	21.73%	1960
1939 /1912	Haverfordwest	17/11/1998 - -03/08/2005	6.72 yrs	354,126	354,000	8.0 x 44,250	241,956	105,136	347,092	98.05%	10.71%	1939 /1912
2031	Wisbech	08/09/2004 - -04/08/2005	0.90 yrs	526,694	528,000	8.0 x 66,000	82,995	27,920	110,915	21.01%	23.48%	2031
2018	St Ives	27/11/2003 - -07/11/2005	1.95 yrs	2,240,483	2,230,800	15.0 x 148,720	824,026	272,153	1,096,179	49.14%	22.78%	2018
2017	Diss	23/10/2003 - -13/10/2005	1.98 yrs	469,507	459,780	6.0 x 76,630	130,492	69,219	199,711	43.44%	20.03%	2017
1973 /1974	Bury St Edmunds	18/09/2001 - -27/01/2006	4.36 yrs	1,391,231	1,380,000	12.0 x 115,000	1,061,199	144,389	1,205,588	87.36%	15.48%	1973 /1974
1971	Newark	07/12/2000 - -09/03/2006	5.25 yrs	1,015,290	880,000	11.0 x 80,000	1,211,385	333,205	1,544,590	175.52%	17.52%	1971
1939 /1912	Haverfordwest	17/11/1998 - -10/03/2006	7.32 yrs	237,751	256,000	8.0 x 32,000	152,790	151,007	303,797	118.67%	11.29%	1939 /1912
2032	St Neots	21/10/2004 - -27/03/2006	1.43 yrs	2,270,266	2,125,700	14.5 x 146,600	380,484	153,021	533,505	25.10%	16.95%	2032
1950	Sudbury	01/03/2000 - -25/08/2006	6.49 yrs	666,813	667,100	7.0 x 95,300	902,162	337,675	1,239,837	185.85%	17.57%	1950
1981	Newark	01/02/2002 - -07/11/2006	4.77 yrs	799,767	798,000	12.0 x 66,500	1,003,366	285,113	1,288,479	161.46%	22.34%	1981
1959	Newark	01/06/2001 - -07/11/2006	5.44 yrs	773,216	775,000	10.0 x 77,500	1,274,974	392,799	1,667,773	215.20%	23.50%	1959
2047	Boston	04/08/2005 - -12/04/2007	1.69 yrs	611,866	609,315	7.0 x 87,045	98,157	47,153	145,310	23.85%	13.51%	2047
2027	Boston	15/06/2004 - -26/01/2007	2.62 yrs	641,012	654,300	12.0 x 54,525	144,510	53,544	198,054	30.27%	10.64%	2027
2088	Ipswich	17/04/2007 - -09/07/2007	0.23 yrs	236,699	237,500	5.0 x 47,500	32,032	946	32,978	13.89%	77.14%	2088
2036	Southend on Sea	22/12/2004 - -30/11/2007	2.94 yrs	880,357	880,000	10.0 x 88,000	232,497	145,984	378,481	43.01%	12.94%	2036
2053	King's Lynn	03/02/2006 - -01/07/2009	3.41 yrs	785,129	776,800	8.0 x 97,100	64,430	119,129	183,559	23.63%	6.42%	2053
2087	Haverhill	16/04/2007 - -26/11/2009	2.62 yrs	898,975	892,000	8.0 x 111,500	183,312	55,687	238,999	26.79%	9.50%	2087
2121	Felixstowe	27/02/2009 - -19/01/2010	0.89 yrs	889,301	890,000	8.0 x 111,250	79,175	125,085	204,260	23.00%	15.86%	2121
2004	St Neots	15/09/2003 - -03/02/2010	6.39 yrs	654,105	650,000	8.0 x 81,250	454,082	278,927	733,009	112.77%	12.54%	2004
2052	Ipswich	19/12/2005 - -03/03/2010	4.21 yrs	2,037,834	2,037,500	12.5 x 163,000	360,730	562,180	922,910	45.32%	27.59%	2052
2116	Chelmsford	29/09/2008 - -12/03/2010	1.45 yrs	2,863,119	2,840,000	12.5 x 227,200	478,186	60,691	538,877	18.97%	12.74%	2116
2016	Hereford	02/03/2005 - -26/03/2010	5.07 yrs	1,477,268	1,467,500	10.0 x 146,750	152,576	370,959	523,535	35.68%	6.20%	2016
2129	Diss	23/09/2010 - -17/06/2011	0.73 yrs	146,654	145,200	10.0 x 14,520	48,127	8,059	56,186	38.70%	56.39%	2129
2125	Felixstowe	09/11/2009 - -18/11/2011	2.02 yrs	428,178	435,000	10.0 x 43,500	2,593	8,824	11,417	2.62%	1.29%	2125
2124	St Neots	20/08/2009 - -07/02/2014	4.47 yrs	823,916	827,500	10.0 x 82,750	149,958	186,504	336,462	40.66%	7.93%	2124
2143	Devizes	21/11/2012 - -29/05/2014	1.52 yrs	431,763	430,000	10.0 x 43,000	142,883	36,526	179,409	41.72%	25.83%	2143
2099	Chichester	15/06/2007 - -21/10/2014	7.36 yrs	3,764,542	1,545,000	10.0 x 154,500	(324,815)	268,249	(56,566)	-3.66%	-0.51%	2099
2141	St Neots	23/08/2013 - -22/01/2015	1.42 yrs	698,298	690,000	10.0 x 69,000	149,606	52,232	201,838	29.25%	19.86%	2141
2149	Melton Mowbray	23/04/2014 - -12/06/2015	1.14 yrs	502,209	500,000	10.0 x 50,000	150,918	18,105	169,023	33.80%	29.19%	2149
2134	Romsey	10/10/2013 - -20/08/2015	1.86 yrs	1,116,983	1,120,000	10.0 x 112,000	185,828	123,467	309,295	27.62%	14.01%	2134
2113	Melton Mowbray	22/08/2008 - -30/10/2015	7.19 yrs	779,421	774,000	9.0 x 86,000	147,129	271,301	418,430	54.06%	6.19%	2113
2066	Newmarket	25/09/2006 - -10/02/2015	8.38 yrs	1,553,668	2,477,650	16.5 x 150,161	(304,529)	504,838	200,309	8.08%	0.93%	2066
2148	Bishop's Stortford	03/03/2014 - -10/03/2016	2.02 yrs	936,453	935,000	8.5 x 110,000	526,875	106,155	633,030	67.70%	29.14%	2148
2138	East Dereham	31/05/2011 - -19/10/2016	5.39 yrs	281,412	280,000	8.0 x 35,000	37,543	86,268	123,811	44.22%	7.03%	2138
2127	East Dereham	29/09/2010 - -08/11/2016	6.12 yrs	927,605	785,000	10.0 x 78,500	189,818	30,549	220,367	28.07%	4.13%	2127
2096 /2097	Sudbury (restructured)	25/03/2015 - -24/11/2016	1.67 yrs	720,000	720,000	7.5 x 96,000	149,137	85,366	234,503	32.57%	18.38%	2096 /2097
2144	Woodbridge	27/11/2013 - -24/12/2016	3.08 yrs	795,978	800,000	10.0 x 80,000	332,457	121,632	454,089	56.76%	15.73%	2144
2093	Newbury	01/06/2007 - -24/03/2017	9.82 yrs	2,752,961	2,739,825	11.0 x 249,075	(1,124,300)	806,250	(318,050)	-11.61%	-1.25%	2093
2140	Stowmarket	19/12/2011 - -19/04/2017	5.34 yrs	644,276	648,000	8.0 x 81,000	199,530	199,608	399,138	61.60%	9.41%	2140
2163	Fareham	29/06/2016 - -11/05/2017	0.87 yrs	946,542	951,625	11.5 x 82,750	522,507	40,254	562,761	59.14%	71.02%	2163
2063	Maidenhead	01/07/2006 - -25/09/2017	11.24 yrs	2,138,407	2,118,000	12.0 x 176,500	(869,278)	801,284.0	(67,994)	-3.21%	-0.29%	2063
2128	Stowmarket	23/09/2010 - -06/10/2017	7.04 yrs	594,223	666,000	8.0 x 83,250	43,788	44,928	88,716	13.32%	1.79%	2128
2122 2123	Bury St Edmunds	02/04/2009 - -15/11/2017	8.63 yrs	2,414,447	2,422,500	17.0 x 142,500	461,086	1,230,205	1,691,291	69.82%	6.33%	2122
2155	Epping	23/04/2015 - -16/11/2017	2.57 yrs	1,611,697	1,602,500	12.5 x 128,200	336,624	182,106	518,730	32.37%	11.53%	2155
2131	Stamford	20/01/2011 - -11/12/2017	6.90 yrs	961,983	958,000	8.0 x 119						