

## Summary of Investments and Borrowing

## Appendix A

| Investment   | Investment Amount<br>31/03/21<br>£ | Net Asset Value<br>30/09/21<br>£ | Yield Rate<br>Note 1<br>% | Forecast Return<br>2021/22<br>£ | Previous Year Actual<br>£ |
|--|------------------------------------|----------------------------------|---------------------------|---------------------------------|---------------------------|
| <b>Non - Specified (Financial Investments)- Long Term (over 12 mths)</b>     |                                    |                                  |                           |                                 |                           |
| CCLA Property Fund   | 4,000,000                          | 4,448,206                        | 3.65                      | 162,300                         | 179,910                   |
| Schroders Bond Fund  | 3,000,000                          | 2,915,856                        | 4.38                      | 127,600                         | 125,529                   |
| UBS Multi Asset Fund   | 3,000,000                          | 2,794,549                        | 4.34                      | 121,300                         | 140,171                   |
| CCLA Diversification Fund  | 2,000,000                          | 2,051,402                        | 3.23                      | 66,200                          | 62,069                    |
| Funding Circle   | 863,160                            | 637,686                          | 11.20                     | 84,900                          | 77,070                    |
| <b>Sub Total Non-specified (Financial Investments)</b>                       | <b>12,863,160</b>                  | <b>12,847,699</b>                |                           | <b>562,300</b>                  | <b>584,749</b>            |
| <b>Non - Specified (Non-Financial Investments)- Long Term (over 12 mths)</b> |                                    |                                  |                           |                                 |                           |
| Gryllus Property Company Loan - Maidstone                                    | 2,394,000                          | 2,394,000                        | 5.81                      | 139,023                         | 139,023                   |
| Freedom Leisure- Loan (TLP)  | 774,857                            | 774,857                          | 5.50                      | 42,600                          | 53,271                    |
| Freedom Leisure- Loan (de Stafford)  | 496,571                            | 496,571                          | 7.58                      | 37,600                          | 47,050                    |
| Gryllus Property Company Loan - 80-84 Station Rd East                        | 1,012,500                          | 1,012,500                        | 5.81                      | 54,979                          | 54,979                    |
| Gryllus Property Company Loan - Castlefield                                  | 11,664,000                         | 11,664,000                       | 6.10                      | 711,504                         | 711,504                   |
| Gryllus Property Company Share Capital Note 2                                | 5,251,500                          | 5,251,500                        | -                         | -                               | 0                         |
| <b>Sub Total Non-specified (Non-Financial Investments)</b>                   | <b>21,593,429</b>                  | <b>21,593,429</b>                |                           | <b>985,706</b>                  | <b>1,005,827</b>          |
|  |                                    |                                  |                           |                                 |                           |
| <b>Total Non-Specified Investments</b>                                       | <b>34,456,589</b>                  | <b>34,441,128</b>                |                           | <b>1,548,006</b>                | <b>1,590,576</b>          |
| <b>Specified Investments-Short Term (less than 12 mths)</b>                  |                                    |                                  |                           |                                 |                           |
| Notice Accounts  | 4,000,000                          | 4,042,002                        | 0.17                      | 7,000                           | 11,449                    |
| Money Market Funds   | 3,250,000                          | 12,285,000                       | 0.02                      | 2,700                           | 15,870                    |
| <b>Total Specified Investments</b>   | <b>7,250,000</b>                   | <b>16,327,002</b>                |                           | <b>9,700</b>                    | <b>27,319</b>             |
|  |                                    |                                  |                           |                                 |                           |
| <b>Total Non- Specified and Specified Investments</b>                        | <b>41,706,589</b>                  | <b>50,768,130</b>                |                           | <b>1,557,706</b>                | <b>1,617,895</b>          |
|  |                                    |                                  |                           |                                 |                           |
| <b>Total Investment Income Budget 2021/22</b>                                |                                    |                                  |                           | 1,515,700                       | 2,764,200                 |
| <b>Over/(under) budget</b>   |                                    |                                  |                           | <b>42,006</b>                   | <b>(1,146,305)</b>        |

| Borrowing                               | Loan Amount<br>£   | Interest<br>% | Forecast Cost<br>2021/22<br>£ | Previous Year Cost<br>£ |
|---|--------------------|---------------|-------------------------------|-------------------------|
| <b>General Fund Borrowing</b>           |                    |               |                               |                         |
| Gryllus Loan                            | 3,420,000          | 2.46          | 84,132                        | 84,132                  |
| Freedom Leisure Loan                    | 2,225,000          | 2.45          | 54,513                        | 54,513                  |
| Village Health Club                     | 938,678            | 2.38          | 22,341                        | 22,341                  |
| Linden House                            | 4,175,000          | 2.69          | 112,308                       | 112,308                 |
| Linden House                            | 254,000            | 2.42          | 6,147                         | 6,147                   |
| Quadrant House                          | 15,340,000         | 2.41          | 369,694                       | 369,694                 |
| Quadrant House                          | 800,000            | 2.28          | 18,240                        | 18,240                  |
| Gryllus - 80-84 Station Road            | 724,400            | 2.28          | 16,516                        | 16,516                  |
| Gryllus - Castlefield                   | 15,549,000         | 2.91          | 452,476                       | 450,913                 |
| <b>Sub Total General Fund Borrowing</b> | <b>43,426,078</b>  |               | <b>1,136,366</b>              | <b>1,134,803</b>        |
|   |                    |               |                               |                         |
| <b>Total GF PWLB Budget 2021/22</b>     |                    |               | <b>1,137,000</b>              | <b>1,889,000</b>        |
| <b>Over/(under) budget</b>              |                    |               | <b>(634)</b>                  | <b>(754,197)</b>        |
| <b>HRA Borrowing</b>                    |                    |               |                               |                         |
| Public Works Loan Board                 | 61,189,000         | 2.70          | 1,632,209                     | 1,661,341               |
| <b>Sub Total HRA Borrowing</b>          | <b>61,189,000</b>  |               | <b>1,632,209</b>              | <b>1,661,341</b>        |
|   |                    |               |                               |                         |
| <b>Total HRA PWLB Budget 2021/22</b>    |                    |               | <b>1,662,500</b>              | <b>1,926,500</b>        |
| <b>Over/(under) budget</b>              |                    |               | <b>(30,291)</b>               | <b>(265,159)</b>        |
|   |                    |               |                               |                         |
| <b>Total Borrowing</b>                  | <b>104,615,078</b> |               | <b>2,768,575</b>              | <b>2,796,144</b>        |
|   |                    |               |                               |                         |
| <b>Total Budget 2021/22</b>             |                    |               | <b>2,799,500</b>              | <b>3,815,500</b>        |
| <b>Total Over/(under) budget</b>        |                    |               | <b>(30,925)</b>               | <b>(1,019,356)</b>      |

**Notes:**

1. Yield Rate - forecast annual return divided by net asset value. Funding Circle yield rate - forecast annual return divided by average opening & closing net asset value adjusted for estimated principal withdrawn Sept 21 to Mar 22
2. Gryllus share capital comprises of equity shares arising from loans granted - no dividend will be paid in the current year