CARGIANT

Appraisal results (residual land value)

DS2 results (using Knight Frank growth)

Against BNPP benchmark 2

Tenure	% AH		, planning contributions, UDs, Atten & CO2
	0%	£	136,540,000
	5%	£	96,983,000
	10%	£	51,721,000
30% LAR,	15%	£	13,415,000
70% SO	20%	-£	28,868,000
	25%	-£	93,735,000
	30%	-£	146,245,000
	35%	-£	240,087,000

Against BNPP benchmark 3

Tenure	% AH	Base costs, pla	ınning
Tellule		contributions,	10% WC, SUDs,
	0%	£	136,540,000
	5%	£	96,983,000
	10%	£	51,721,000
30% LAR,	15%	£	13,415,000
70% SO	20%	-£	28,868,000
	25%	-£	93,735,000
	30%	-£	146,245,000
	35%	-£	240,087,000

Against BNPP CBRE benchmark

Tenure	% AH	Base costs, pla contributions,	nning 10% WC, SUDs,
	0%	£	136,540,000
	5%	£	96,983,000
	10%	£	51,721,000
30% LAR,	15%	£	13,415,000
70% SO	20%	-£	28,868,000
	25%	-£	93,735,000
	30%	-£	146,245,000
	35%	-£	240,087,000

Against relocation cost benchmark

0/ 411	Base costs, planning contributions, 10% WC,		Tan	% AH	Bas
70 AII			renure		cor
0%	£ 1	36,540,000		0%	£
5%	£	96,983,000		5%	£
10%	£	51,721,000		10%	£
15%	£	13,415,000	30% LAR,	15%	£
20%	-£	28,868,000	70% SO	20%	-£
25%	-£	93,735,000		25%	-£
30%	-£ 1	46,245,000		30%	-£
35%	-£ 2	40,087,000		35%	-£
	5% 10% 15% 20% 25% 30%	% AH contributions, 10 0% £ 5% £ 10% £ 15% £ 20% -£ 25% -£ 30% -£ 1	% AH contributions, 10% WC, 0% £ 136,540,000 5% £ 96,983,000 10% £ 51,721,000 15% £ 13,415,000 20% -£ 28,868,000 25% -£ 93,735,000 30% -£ 146,245,000	% AH contributions, 10% WC, Tenure 0% £ 136,544,000 5% £ 96,983,000 10% £ 51,721,000 15% £ 13,415,000 30% LAR, 20% -£ 28,868,000 70% SO 25% -£ 93,735,000 30% -£ 146,245,000	% AH contributions, 10% WC, Tenure % AH 0% £ 136,540,000 0% 5% £ 96,983,000 5% 10% £ 51,721,000 10% 20% -£ 13,415,000 30% LAR, 15% 20% -£ 28,868,000 70% SO 20% 25% -£ 93,735,000 25% 30% -£ 146,245,000 30%

349,581,000

303,082,000

250,515,000

199,698,000

156,342,000

98,925,000

58,412,000

4,247,000

Base costs, planning contributions, 10% WC, SUDs, Atten & CO2

Against Extinguishment benchmark

Tenure	% AH	Base costs, planning contributions, 10% WC, SUD	
	0%	£ 136,540,00	00
	5%	£ 96,983,00	00
	10%	£ 51,721,00	00
30% LAR,	15%	£ 13,415,00	00
70% SO	20%	-£ 28,868,00	00
	25%	-£ 93,735,00	00
	30%	-£ 146,245,00	00
	35%	-£ 240,087,00	00

DS2 results (using midpoint growth)

Against BNPP benchmark 2

% AH		ts, planning contributions, , SUDs, Atten & CO2
0%	£	349,581,000
5%	£	303,082,000
10%	£	250,515,000
15%	£	199,698,000
20%	£	156,342,000
25%	£	98,925,000
30%	£	58,412,000
35%	-£	4,247,000
	0% 5% 10% 15% 20% 25% 30%	10% WC 0% £ 5% £ 10% £ 15% £ 20% £ 25% £

Against BNPP benchmark 3

Tenure	% AH	Base costs, planning contributions, 10% WC, SUDs, Atten & CO2
	0%	£ 349,581,000
	5%	£ 303,082,000
	10%	£ 250,515,000
30% LAR, 70% SO	15%	£ 199,698,000
	20%	£ 156,342,000
	25%	£ 98,925,000
	30%	£ 58,412,000
	35%	-£ 4,247,000

Against BNPP CBRE benchmark

Tenure	% AH	con	e costs, planning tributions, 10% WC, SUDs, en & CO2
	0%	£	349,581,000
	5%	£	303,082,000
	10%	£	250,515,000
30% LAR,	15%	£	199,698,000
70% SO	20%	£	156,342,000
	25%	£	98,925,000
	30%	£	58,412,000
	35%	-£	4,247,000

Against relocation cost benchmark

30% LAR,

70% SO

0% £

5% £

10% £

15% £

20% £

25% £

30% £

35% -£

Against Extinguishment benchmark

Tenure	% AH	Base costs, planning contributions, 10% WC, SUDs, Atten & CO2
	0%	£ 349,581,000
	5%	£ 303,082,000
	10%	£ 250,515,000
30% LAR,	15%	£ 199,698,000
70% SO	20%	£ 156,342,000
	25%	£ 98,925,000
	30%	£ 58,412,000
	35%	-£ 4.247.000