

**CARGIANT**

**Appraisal results (residual land value)**

**DS2 results (using Knight Frank growth)**

Against BNPP benchmark 2

Tenure	% AH	Base costs, planning contributions, 10% WC, SUDs, 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, planning 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, planning 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 relocation cost benchmark

Tenure	% AH	Base costs, planning contributions, 10% WC,	
	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 Extinguishment benchmark

Tenure	% AH	Base costs, planning 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

**DS2 results (using midpoint growth)**

Against BNPP benchmark 2

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

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,	15%	£	199,698,000
70% SO	20%	£	156,342,000
	25%	£	98,925,000
	30%	£	58,412,000
	35%	-£	4,247,000

Against BNPP CBRE 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

Against relocation cost 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

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