Appendix A

1. Future Investment Strategy

1.1 Following the commitment by our Shareholders in March 2019 to invest a further £50m in CIFCO Capital over a 24- month period, the board has been progressing further acquisitions during the course of the last financial year in accordance with the approved investment strategy. The investment strategy for 2020/21 has been devised to reflect the on-going investment, the performance of the existing portfolio and current market conditions in light of COVID 19. Working with its Fund Managers and Investment Advisers (JLL), the Board has reviewed the investment strategy, which is set out below.

2. Key Investment Criteria

2.1 The strategy for 2020/21 does not differ materially from that adopted in the previous year. The aim remains to acquire assets with the following fundamental characteristics:

2.1.1 Target Portfolio Yield of circa 5.75% - 6.00%

- With current market uncertainty the direction of travel will remain to invest in secure income against strong asset fundamentals of quality and location. Focus to remain on Core assets that provide stability.

2.1.2 Lot size optimum range £3m to £12m.

- This has reduced from £15m to provide a more even balance to the portfolio once fully invested.

2.1.3 Regional bias

- Weighting towards Eastern region to be maintained

2.1.4 Quality location

With limited supply and underlying occupier demand. Critical to ensure a building is re-lettable to reduce exposure to long void periods and revenue volatility.

2.1.5 Modern fabric with occupational flexibility.

- Minimising depreciation, capital expenditure, sustainability, retaining occupier demand. Avoid bespoke buildings.

2.1.6 FR & I lease structure to quality tenants or occupiers suited to location

- Rent secured on tenants with strong financial profiles to protect income. This is particularly important with the current COVID 19 challenges.

2.1.7 RPI or open market upwards only reviews

- Considered particularly attractive. Protects income and provides for revenue certainty and growth.

2.2 Key Assumptions

- Further £40m of capital to invest
- From April 2019 – increase period from 24 months to 30 months for full investment
- Regional bias towards the Eastern Region maintained
- Investment property only - No speculative development

Target Core Weightings

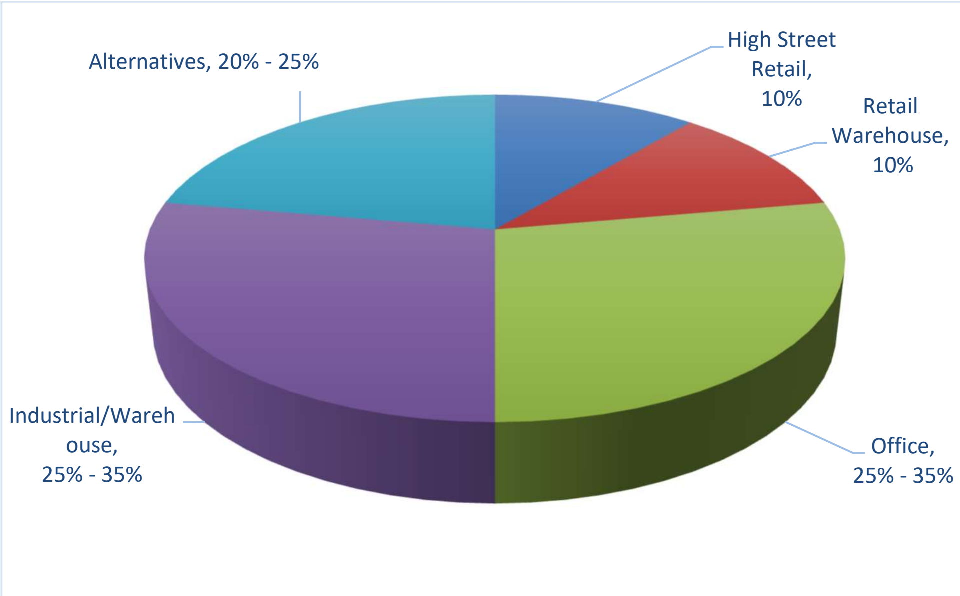

Figure 5

Indicative sub-sector weightings

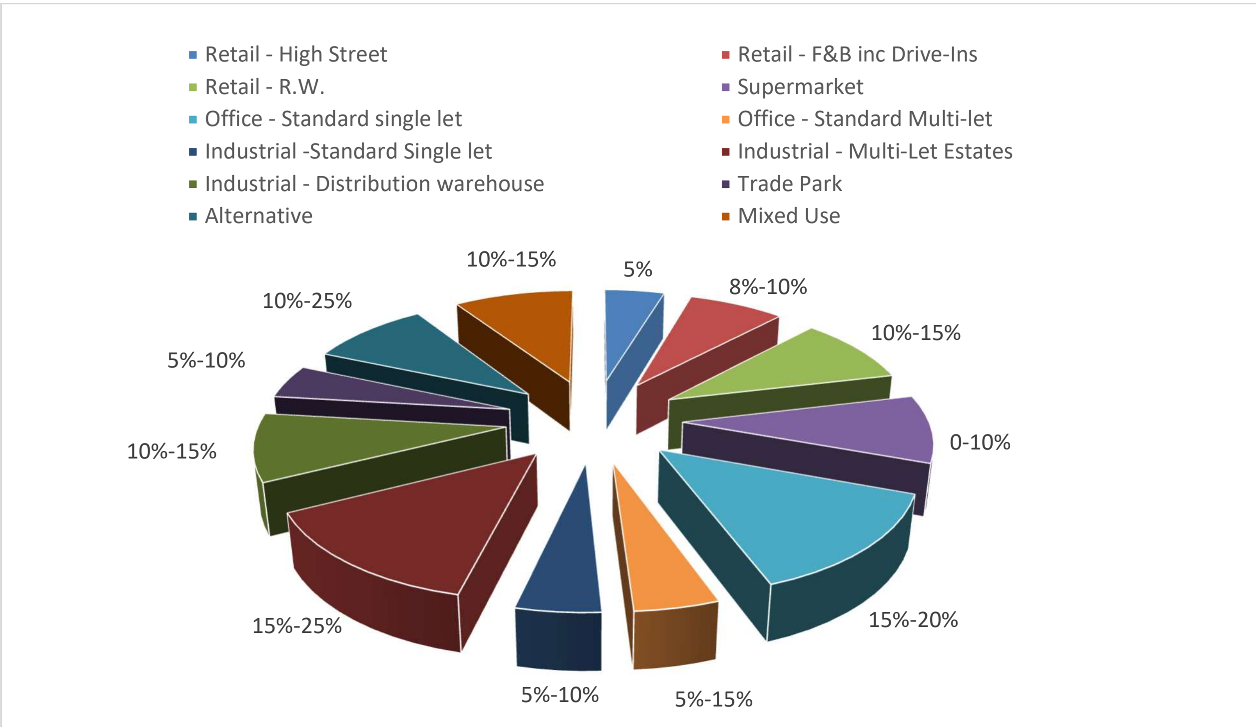

Figure 6

3. On-going Portfolio Risk Mitigation

3.1. To control and limit risks within the portfolio, the following mitigation strategies are to be adopted:

Income security

- spread risk through covenant diversification and lease length. A single tenant to account for no more than 10% of total income.

Development

- no speculative development and limited exposure of up to 10% of funds to be directed towards new build.

Locational (town/area)

- no more than 15% invested in any one town

Sector exposure

- no more than 35% held in any one core sector with a maximum of 25% in any sub-sector

Value/Income volatility

- invest for long term in modern buildings fit for purpose, with a focus on income

Target Asset Risk Profile

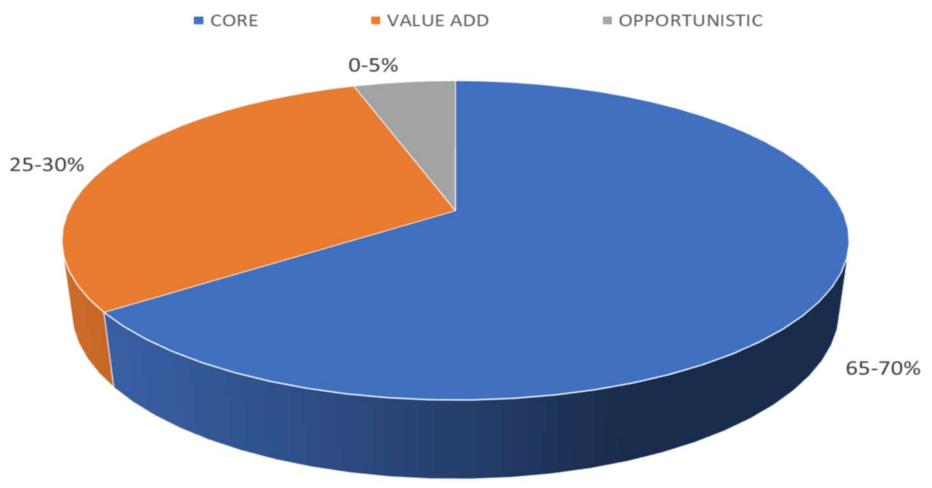

Figure 7

4. Principal Changes to Investment Criteria

- Increased investment period from 24 months to 30 months (Full investment by October 2021)
- Maximum lot size decreased from £15m to £12m
- Even greater emphasis on tenant strength and income security
- In final phase of investment particular emphasis to maintain asset weighting towards achieving a balanced portfolio

Appendix A

5. Investment Strategy Summary

- Capital growth likely to be through asset management and rental growth rather than yield compression.
- Diversify asset profile through a move into sub-sector markets such as supermarkets (local), trade, drive-ins
- Look to diversify income risk through acquisition of multi-let properties, industrial, offices and alternatives
- Avoid highly reversionary assets save where rents are clearly established and affordable
- Investment in core towns and cities and within prime or strong locations
- Favour investments with good residual values
- Seek long term income security with strong covenants. Look towards RPI structures if can be found at value.