

Presentation of interim results to 31 March 2019

May 2019

Urban&Civic plc



Waterbeach Colts

Key messages

6 months that spell out the escalating underlying run rate within Urban&Civic.

Straight look through into strategic sites + Catesby.

Financials

EPRA NAV up 3.3 per cent to £497.3 million.

EPRA NAV per share up 2.7 per cent to 340.6p (year on year up 7.8 per cent).

Annual contracted minimums up 13.6 per cent over Sept 2018 to £26.8 million

Plot Sales

Total infrastructured plot sales to Sept 2019 is expected to exceed previous guidance of 635 for the year (+335 Europa Way in Catesby).

Maintaining housebuilder enthusiasm for new licences (if anything, demand has lifted in a flatlining land market).

Additionality

Each new strategic planning consent affords the realistic prospect of an additional 15+ year income stream.

Waterbeach takes us to six. Largest single residential application to date and in most supply constrained location.

Dividend

Interim dividend approved at 1.4 p per share; again up 8 per cent over first half last year to recognise progress and outlook.

Growth

Significantly above national land indices, demonstrating the premium attaching to serviced sales in high demand areas via our licence model.

Large site discount

Large site discount reduced to £203 million (equivalent to 139p per share) at March 2019, recognising plot sales above book with no new consents during the period (September 2018: £210 million, or 145p per share).

Reinforces store of current reversionary value.



Master Developer Model



Master development is about taking large project responsibility; accelerating planning and quality delivery by creating environments in which housebuilders want to build and homeowners want to live.

In essence, the housebuilders are outsourcing front end project planning and site servicing challenges to Urban&Civic to better concentrate on the retail end; rapid capital circulation, construction and marketing. Our licence model establishes sales alignment.

Housebuilder desire to maintain ROCE increases relative attraction of outsourcing, especially when building costs threaten to exceed house price inflation. Urban&Civic strategic project cost base quite different. Average annual increase in our civil infrastructure spend is running at 1-2 per cent versus 3-5 per cent construction inflation variously quoted by housebuilders.

As projects become established, we create our own new prime with corresponding homeowner demand and loyalty.

The platform reputation of Urban&Civic continues to bring off market opportunities, despite new well publicised institutional entrants.

High hopes for Tyttenhanger, notwithstanding green belt status. Midway between St. Albans and Potters Bar.

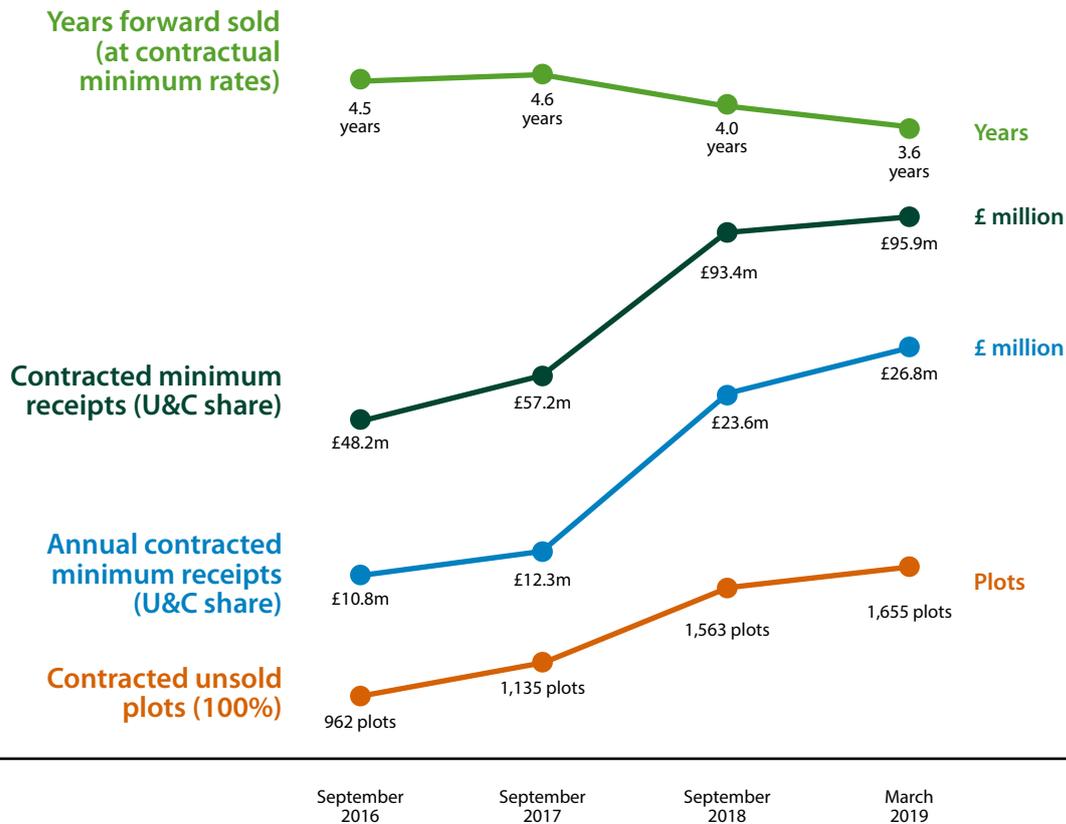
Local planning authority, Hertsmere Borough, working towards new plan adoption in 2021.

Process sometimes takes longer than we would like (4.5 years since Waterbeach selection) but makes for correspondingly high barriers to entry.

Net gain on bio diversity drives CSR - 20x more trees at Waterbeach than homes.

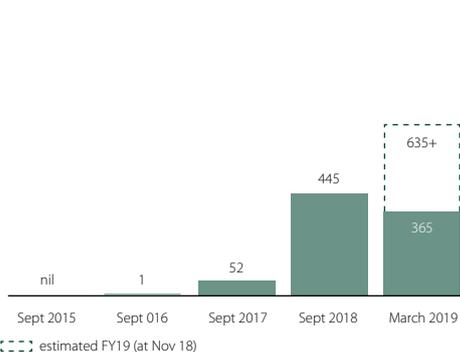


Key gradients



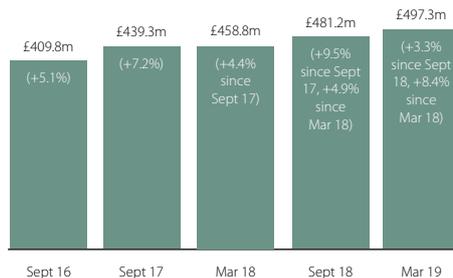
Financial highlights

Plot completions (strategic sites)



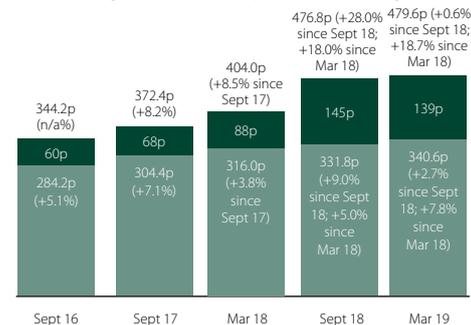
EPRA NAV

(9.3% annual growth since listing - after dividends)

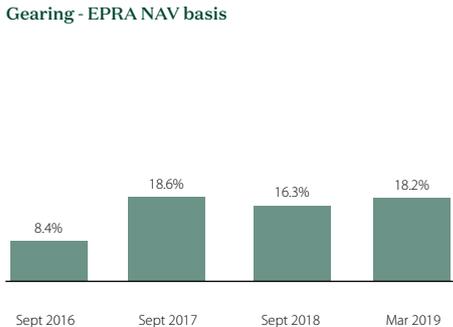


EPRA NAV per share + large site discount

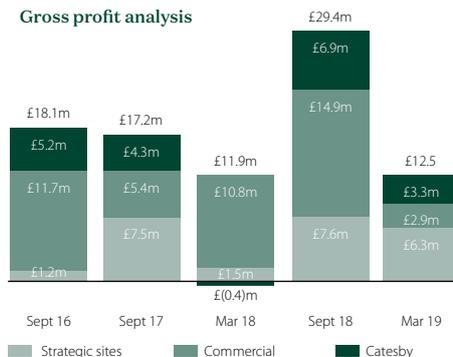
(8.4% annual growth in EPRA NAV per share since listing)



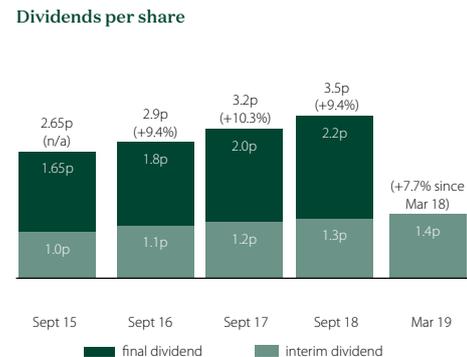
Gearing - EPRA NAV basis



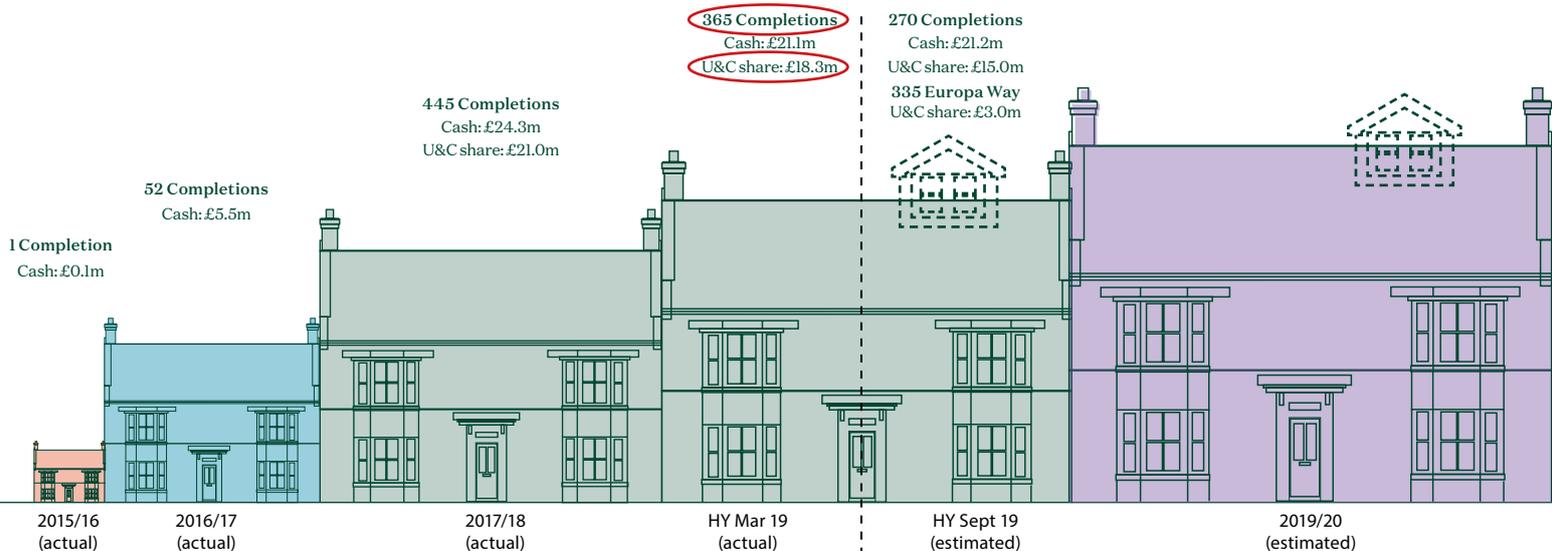
Gross profit analysis



Dividends per share



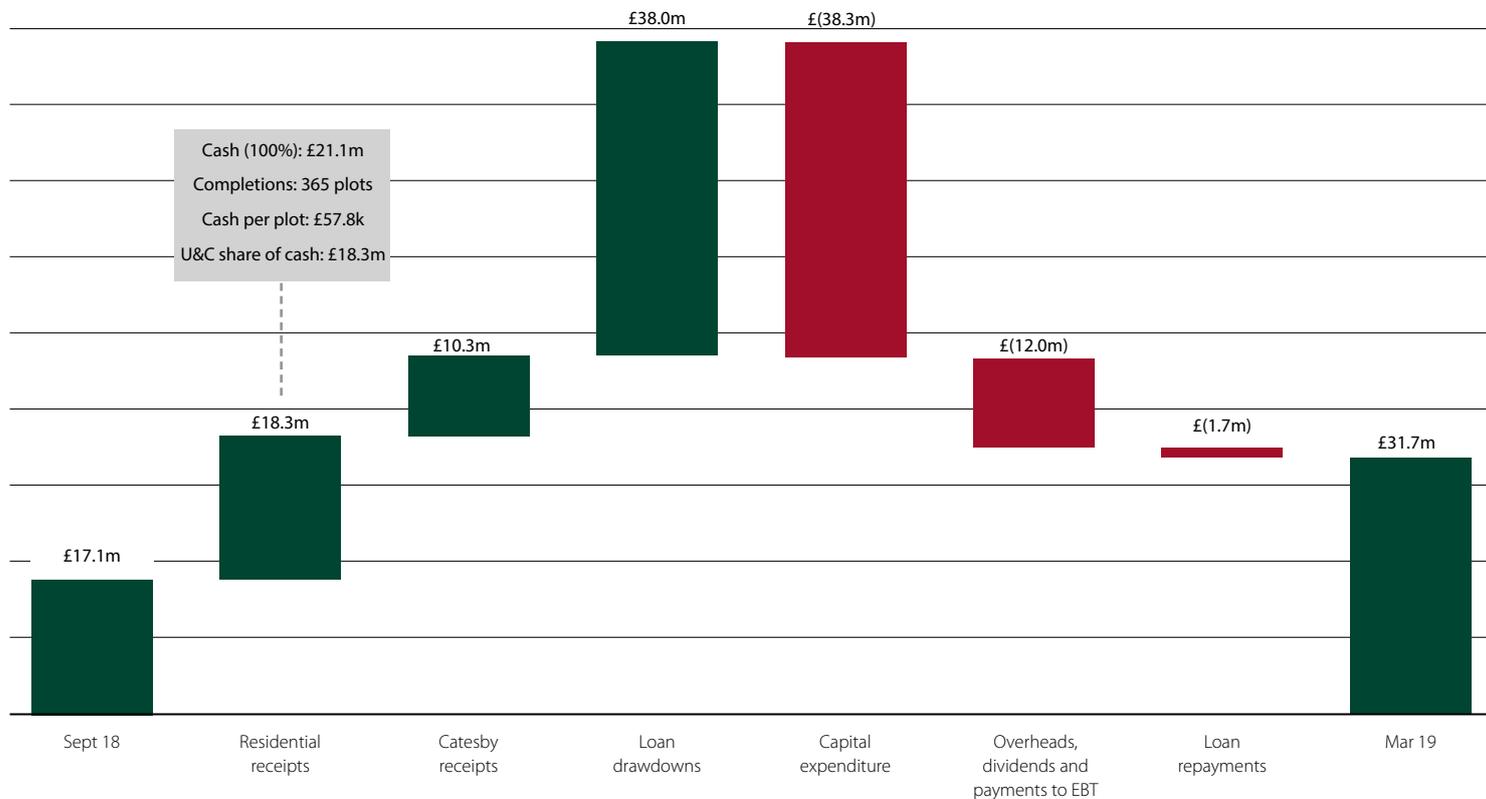
Progress towards November 2018 projections



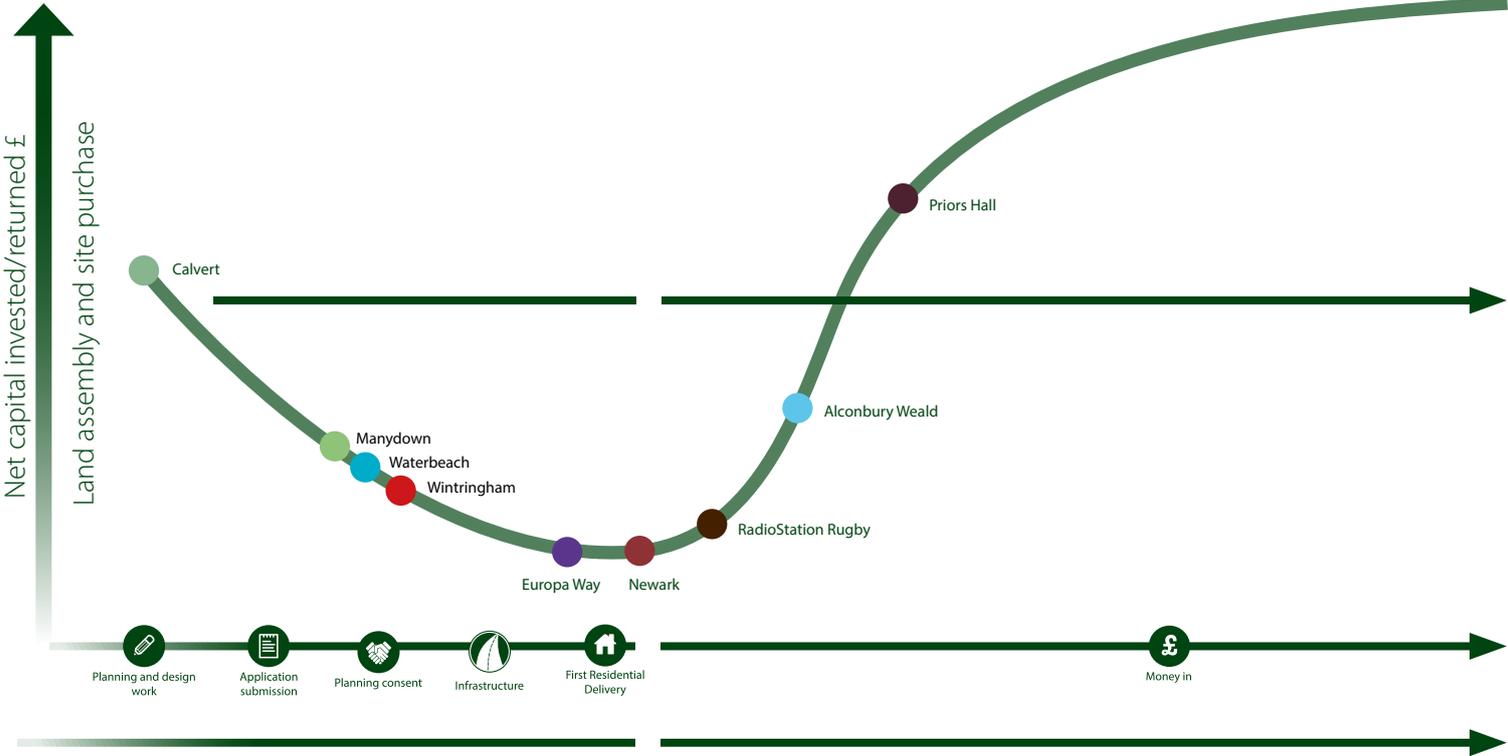
FY Presentation 18			
635 Completions	335 Europa Way	950 Completions	135 Europa Way
16 Housebuilders	2 Housebuilders	22 Housebuilders	1 Housebuilder
Cash: £42.3m		Cash: £70.2m	
U&C share: £33.3m	U&C share: £3.0m	U&C share: £54.0m	U&C share: £1.5m

Cash movements

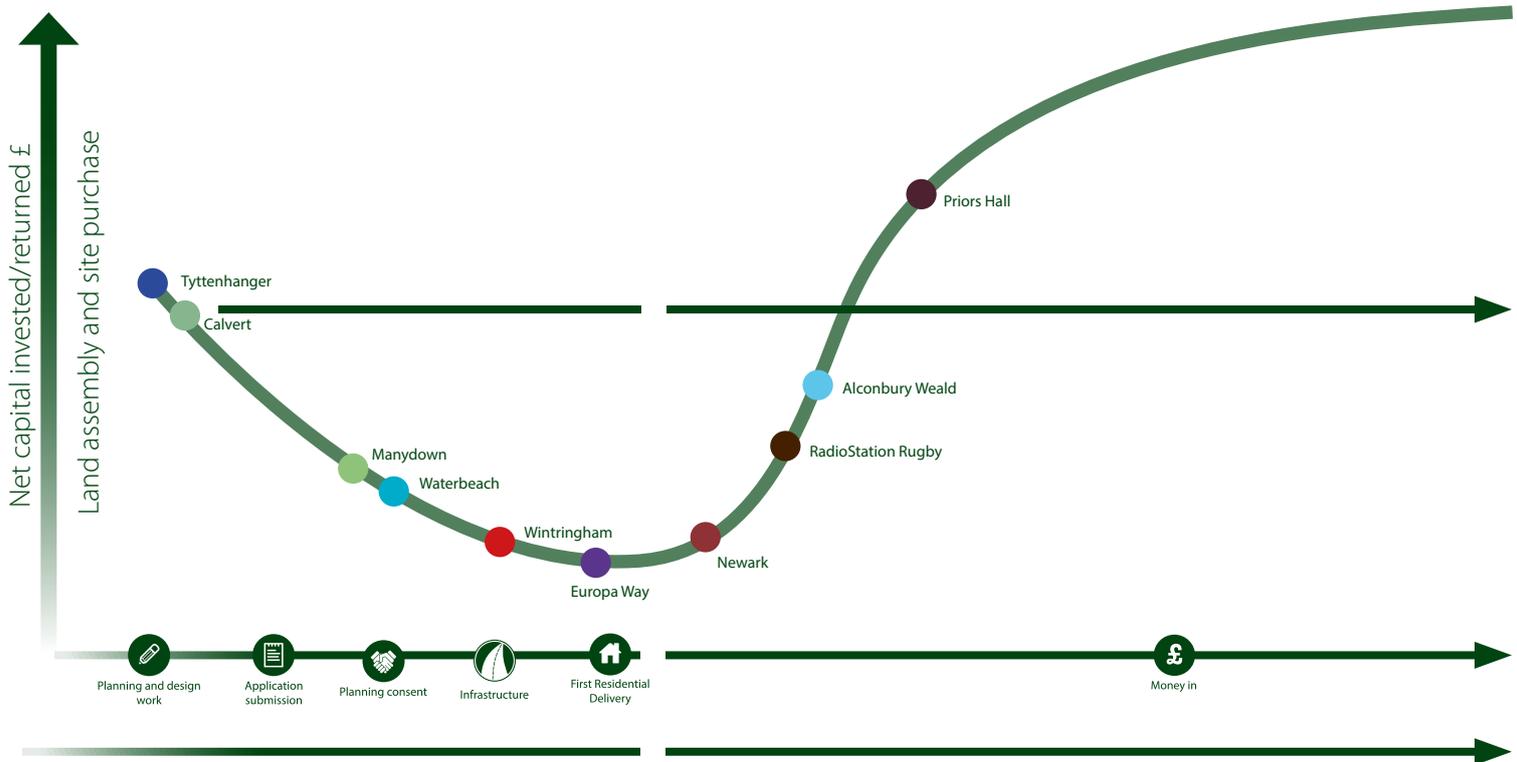
(including Groups share of joint ventures)



Site progress - FY18



Site progress - Progress to HY19



Summarised balance sheet as at 31 March 2019

(Joint ventures proportionately consolidated)

£m	At 31 March 2019	At 30 September 2018	Comments
Property interests	550.7	523.8	Investment, PPE and trading properties, plus overages and minimums (wholly owned or in JV)
Cash	31.7	17.1	
Borrowings	(154.1)	(116.2)	Revaluation of trading properties
Deferred tax liability	(4.9)	(4.1)	
Working capital	(28.3)	(31.6)	
IFRS net assets	395.1	389.0	
EPRA adjustments - property	93.5	85.3	
EPRA adjustments - tax	8.7	6.9	
EPRA net assets	497.3	481.2	



Simpler still:

£m	
Property portfolio	644.2
Net debt	(122.4)
Other	(24.5)
	<u>497.3</u>

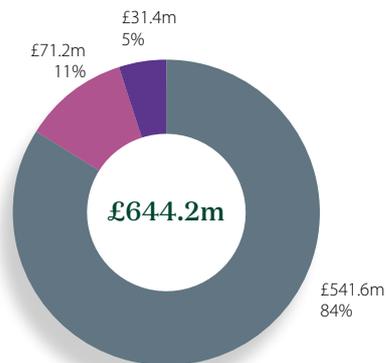
Borrowings:

£m	
Gross borrowings	(156.6)
Loan arrangement costs	2.5
<u>Borrowings</u>	<u>(154.1)</u>

Property portfolio - March 2019

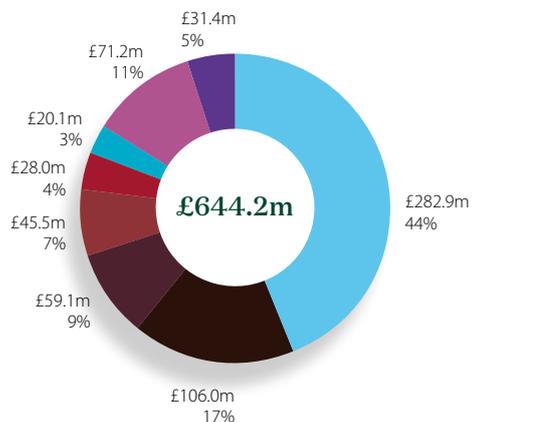
Maintaining progress by numbers

EPRA carrying values - by segment



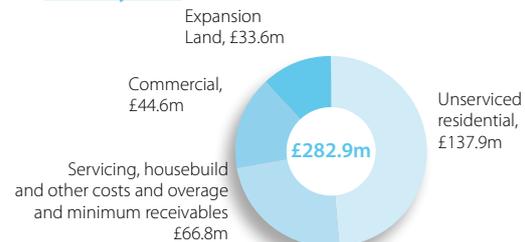
- Strategic sites
- Commercial
- Catesby

EPRA carrying values - by asset

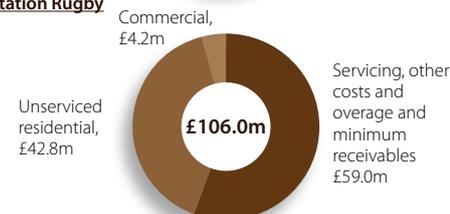


- Alconbury Weald
- RadioStation Rugby (50% interest)
- Wintringham (33% interest)
- Waterbeach
- Priors Hall
- Commercial work in progress
- Newark (82.2% interest)
- Catesby

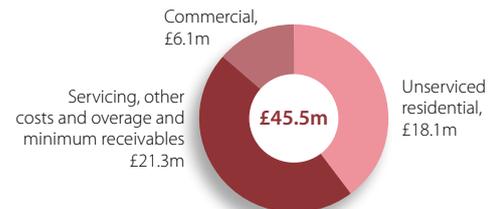
Alconbury Weald



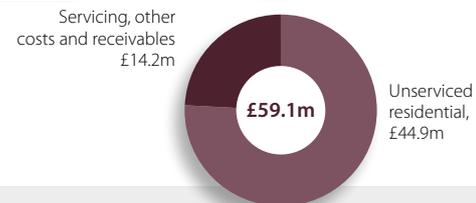
RadioStation Rugby



Newark



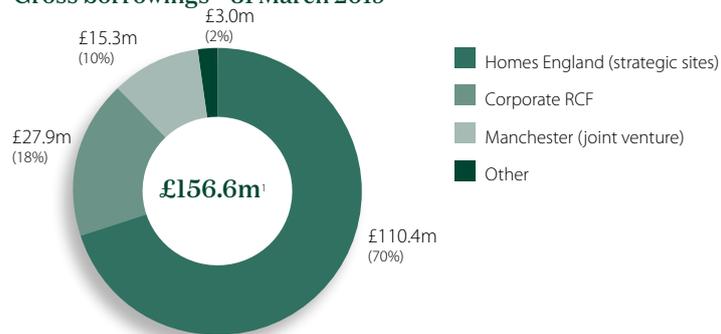
Priors Hall



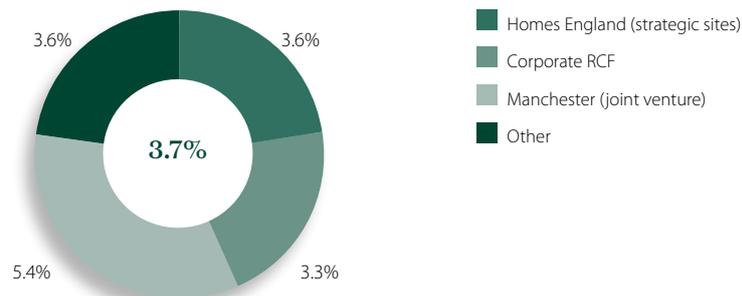
Debt summary - stable platform

(including Group's share of joint ventures)

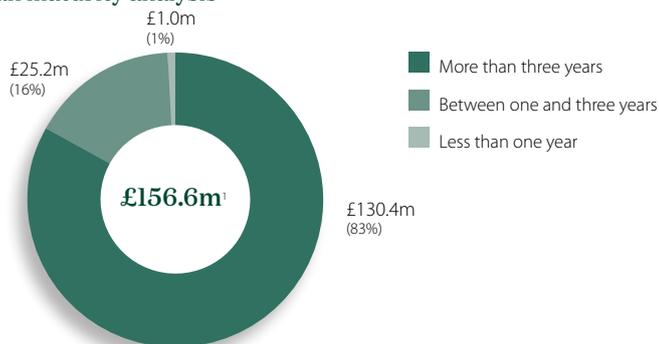
Gross borrowings – 31 March 2019



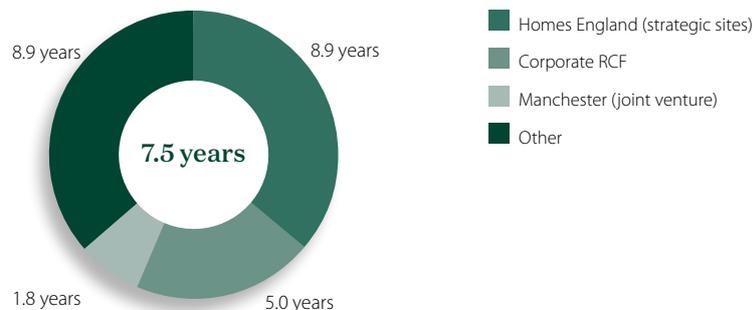
All in cost of borrowing by lender



Loan maturity analysis



Loan maturity analysis by lender



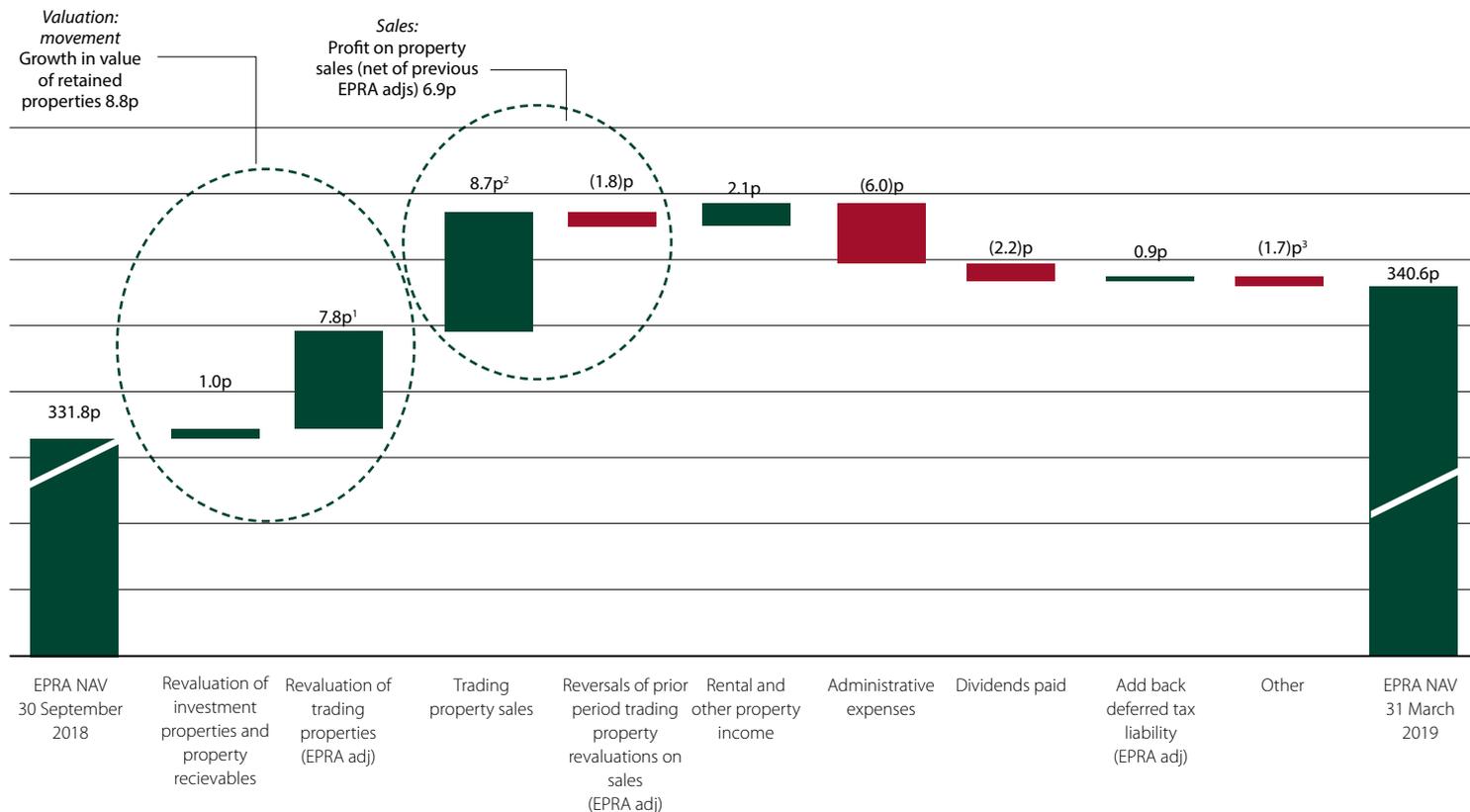
¹ Including £35.9m borrowings held by joint ventures (£19.0m Rugby, £15.3m Manchester New Square, £1.6m Wintringham) and gross of £2.5m of loan arrangement costs.

Summarised income statement

(Joint ventures proportionately consolidated)

£m	Group	Joint ventures and associates	6 months to 31 March 2019 Total	6 months to 31 March 2018 Total	Comments
Revenue	30.9	16.4	47.3	85.8	Trading and residential property sales including share of JVs, rental and other property income
Gross Profit	7.4	5.1	12.5	11.9	Profits on trading and residential property sales, rental and other property income
Administrative expenses	(8.8)	—	(8.8)	(7.1)	Net of capitalisations
IFRS valuation movements	1.6	—	1.6	5.6	Revaluation of investment properties and receivables
Share of post-tax profit from joint ventures	5.2	(5.2)	—	—	
Other	(0.3)	0.1	(0.2)	(0.3)	Finance cost
Profit before tax	5.1	—	5.1	10.1	
Tax	(1.3)	—	(1.3)	(1.2)	Current and deferred tax
Profit after tax	3.8	—	3.8	8.9	

Movements in EPRA NAV per share: +2.7 per cent (or 8.8p)



¹Revaluation of retained trading properties (10.0p) net of the effect of IFRS 15 adoption ((2.2)p)

²Profit on trading property sales (6.5p) and effect of IFRS 15 adoption (2.2p)

³Includes the effect of share issues and dilutive options ((2.2)p)

Strategic sites: in numbers

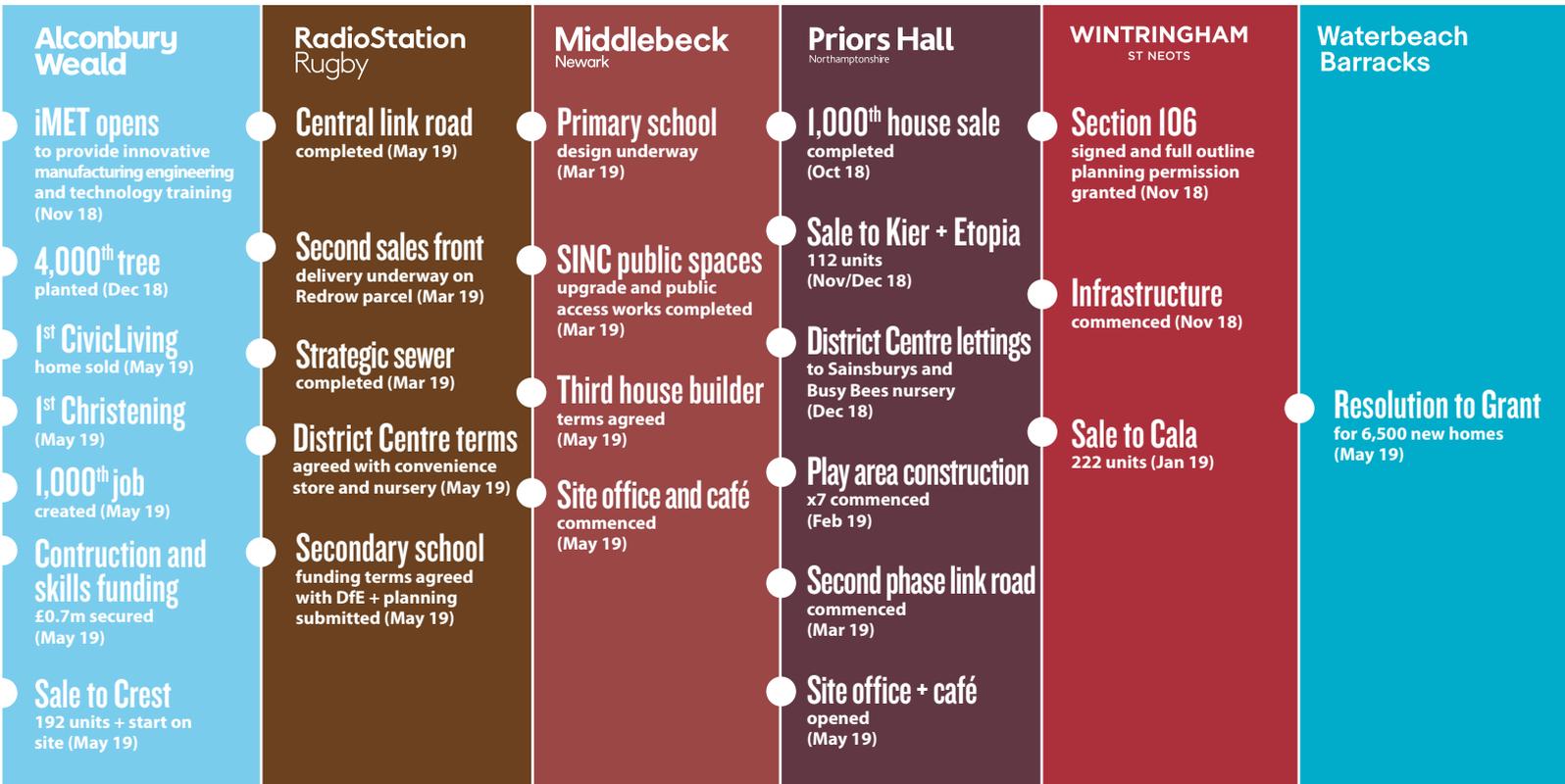
	Ownership	Total units	Plot completions to Sept 2018	Plot completions in 6 months to Mar 19	Units remaining	Contracted	Under offer	Civic Living in delivery	Under licence, offer or in delivery
Alconbury Weald	100%	5,000	153	60	4,787	661	—	138	20.2%
Radiostation Rugby	50%	5,952	78	62	5,812	720	519	—	23.1%
Priors Hall	100%	4,320 ¹	230	180	3,910	371	218	—	23.1%
Middlebeck Newark	82.2%	3,150	37	63	3,050	137	314	—	17.5%
Wintringham St Neots	33.3%	2,800	—	—	2,800	222	233	—	16.3%
Europa Way	Promotion and infrastructure	735	—	—	735	334	135	—	63.8%
Consented		21,957	498	365	21,094	2,445	1,419	138	22.2%
Waterbeach	DMA	6,500	—	—	6,500	—	—	—	—
Alconbury – Grange Farm ³	100%	1,500	—	—	1,500	—	—	—	—
Manydown ²	25%	3,500	—	—	3,500	—	—	—	—
Allocated		11,500	—	—	11,500	—	—	—	—
Calvert	Promotion and conditional purchase	5,000	—	—	5,000	—	—	—	—
Tyttenhanger	DMA	4,000	—	—	4,000	—	—	—	—
Strategic sites total		42,457	498	365	41,594	2,445	1,419	138	11.5%

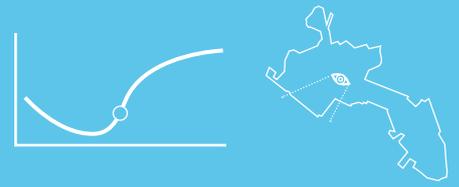
1 Unsold units at acquisition out of a total consent of 5,095. An application for a further 221 units (taking total consent to 5,316) is due to be submitted shortly.

2 Selected by Basingstoke and Deane and Hampshire County Councils with Wellcome Trust; land allocated.

3 1,500 unit allocation in Local Plan.

Demonstrable on site progress



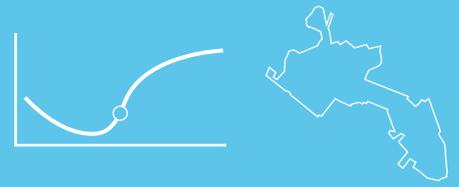




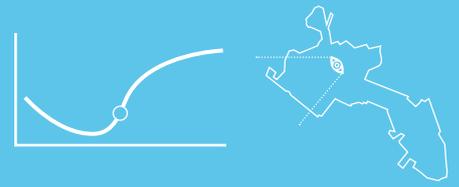

HOPKINS
HOMES


MORRIS


REDROW



Alconbury Weald



RadioStation Rugby





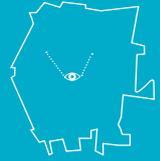




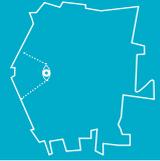


Houlton School CGI

Waterbeach Barracks



Waterbeach Barracks





- Direct delivery on smaller, more complicated or sensitive land parcels, with a view to increasing absorption rates and/or capturing margin or protecting land values
- Alternative, but complementary house designs developed in house with support from leading architects (such as John Thompson Partners)
- First sale completion of 138 units at Alconbury occurred in May 2019
- Alconbury development funding of £8.6 million from Homes England now drawn.

Manchester



 MANCHESTER
NEW
SQUARE



Manchester New Square (CGI)



Deansgate Manchester

Manchester New Square

- Fully funded 351 apartment scheme in joint venture with Greater Manchester Pension Fund
- Over 35 per cent of units exchanged
- Completion of the three residential blocks programmed for Q2 to Q4 2020

Deansgate Manchester

- Terms agreed with Marriott for five year extension of the hotel management agreement
- £13 million investment facility with HSBC in documentation
- Strategic Regeneration Framework for hotel led development ratified by Manchester City Council



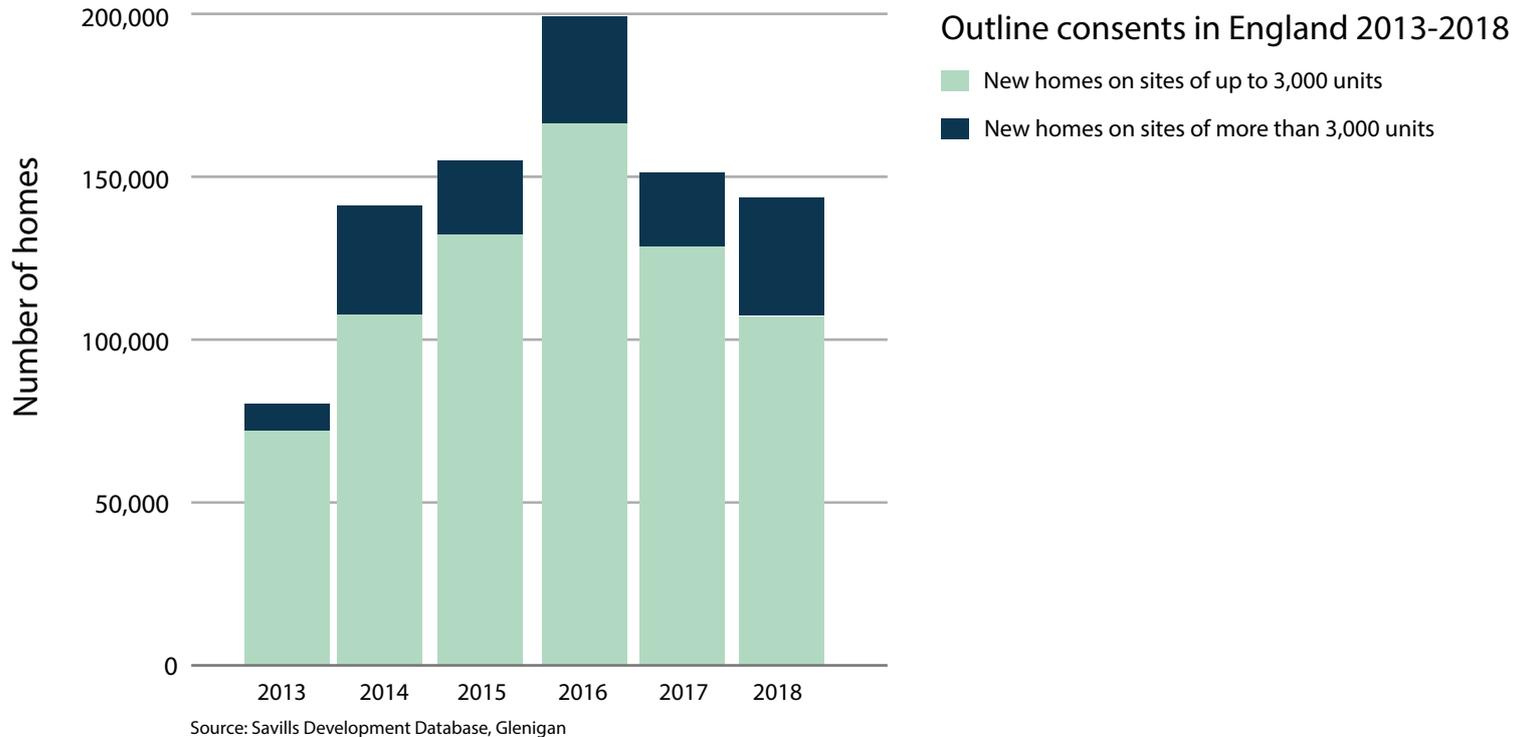
Folly Hill, Farnham

- Strong contribution in the last six months

Trading property profits	£3.3m
Overheads	£(1.2)m
Tax	£(0.4)m
IFRS profit	£1.7m
Planning gains (EPRA adj)	£4.0m
Contribution to EPRA NAV	£5.7m

- Prepared to infrastructure sub strategic scale projects (such as Europa way pictured)
- Plan led applications are becoming a more common feature
- 12,500+ plot portfolio

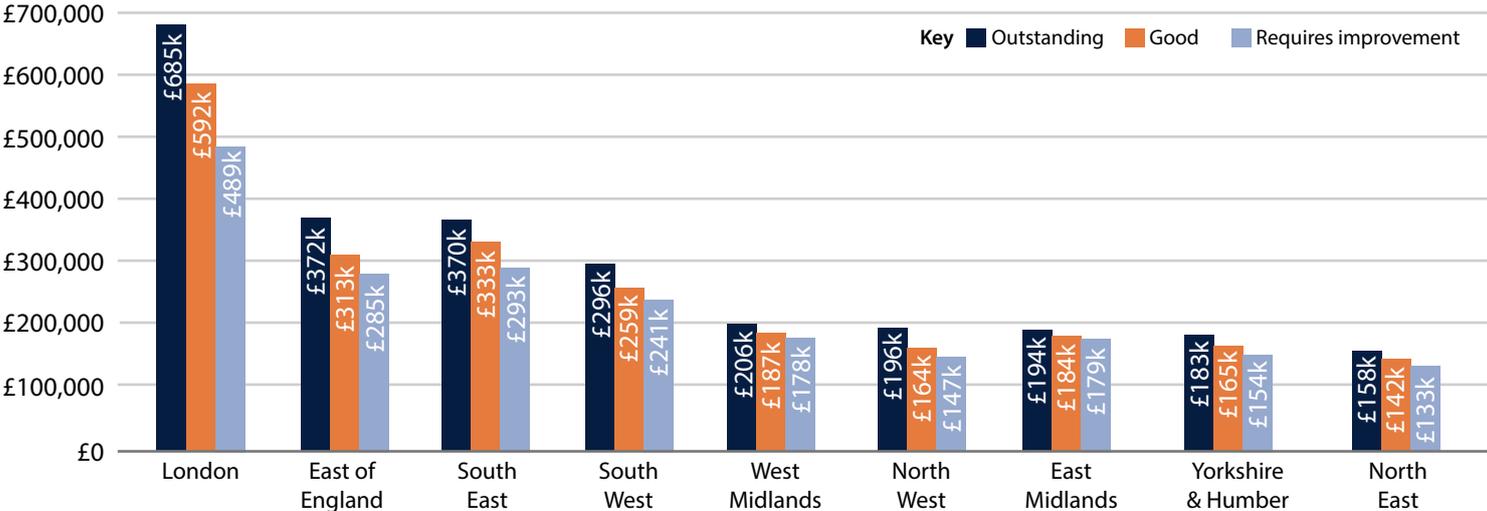
The planning system has encouraged a move to larger projects, particularly in South East England.



Monetising our own prime

Strategic projects can offer a stakeholder dividend that building new houses in isolation will never do. Properly identified and stewarded, large projects ought to be able to create their own relative prime.

Property prices near primary schools



Average second-hand sale prices for homes near Ofsted-rated primary schools in England
 Source: Savills Research, Land Registry

Platform advantage

Partners

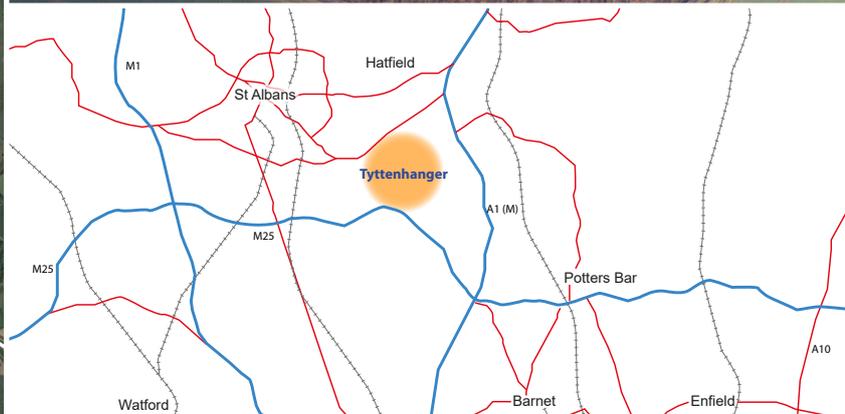
Stakeholders

Customers



Tyttenhanger

South Hertfordshire



Conclusion

The Urban&Civic business is founded on simple demographics.

It is not realistic to meet housing demand in South East England without the incorporation of more large sites. Urban&Civic now have 9 strategic projects (6 determined) within commuting distance of London.

No one else, corporate or institution, comes close to those numbers.

Platform reputation as preeminent Master Developer is enabling a tightening of selection criteria for new additions.

Planning presumptions have moved towards large sites but barriers to entry remain extremely high.

Target is for at least one new strategic project per year.

Stock Exchange Premium Listing review additions announced on 5 June 2019, effective 24 June 2019.

Our customers are building faster.

Resilient model offering ROCE protection to our housebuilder customers that is coming under pressure elsewhere.

Urban&Civic customers, typically one level below the largest, are increasing annual output at an average 3.5x rate of the UK's 3 biggest housebuilders.

New prime attracting motivated house buyers.

Urban&Civic projects disproportionately attract first time buyers and growing families in search of excellent schools; precisely the groups with the current highest tendency to move.

Biodiversity and quality of life are an integral part of the Urban&Civic Master Developer dividend.

Sales certainty driving income growth.

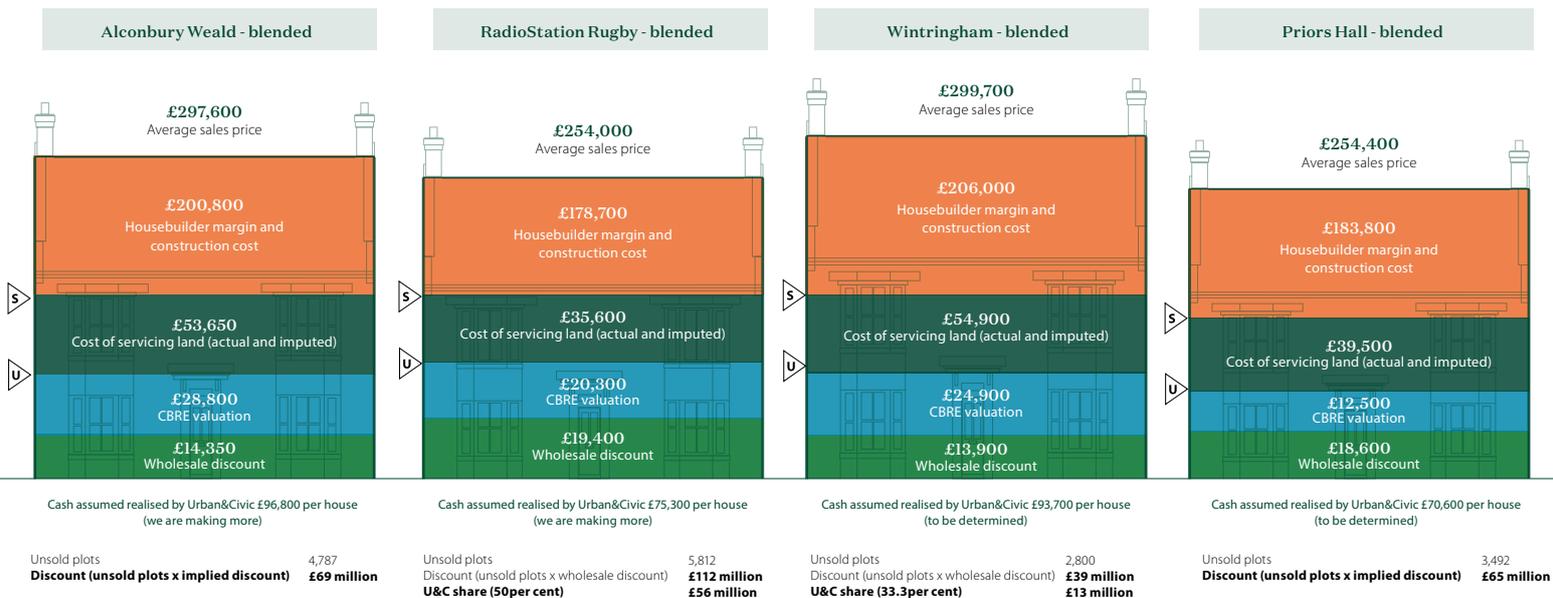
3 years ago the first contracted Urban&Civic licence minimum was 57 per cent of then projected house sales value. The equivalent on the most recent licences is 93 per cent. Expressed as contracted revenues, the minimum pro rata entitlement on existing licence arrangements now aggregates £26.8 million, as against £1.7 million at March 2016.

The result is an escalating long term monetisation profile, with increasing percentage minimums, punctuated by strategic uplifts from each new successive project consent.

Appendices

Wholesale to retail: a store of reversionary value

Large site discount at 31 March 2019



= Serviced land value

= Unserviced land value

Total large site discount: £203 million or 139p per share

Valuation assumptions

Significant inputs	Alconbury		Rugby		Newark		Priors Hall		Wintringham	
	Mar 19	Sep 18	Mar 19	Sep 18	Mar 19	Sep 18	Mar 19	Sep 18	Mar 19	Sep 18
House price – private (£p.sq.ft)	300	300	280	280	215	210	234	234	300	300
House price – affordable (£p.sq.ft)	200	200	170	170	125	125	181	177	184	174
Expected annual house price inflation (%)	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Expected annual cost price inflation (%)	2.00	2.00	2.00	2.25	2.00	2.25	2.00	2.25	2.00	2.25
Land price (£ per NDA)	1,450,000	1,450,000	1,300,000	1,300,000	693,500	681,700	1,000,000	1,000,000	1,415,000	1,400,000
Risk adjusted discount rate (%)	6.00-9.50	6.00-9.6	6.00-9.70	6.00-9.7	6.00-10.25	6.00-10.25	6.00-11.0	6.00-10.25	6.00-10.25	7.00-10.50
Unserviced plot value (£p.sq.ft)	28,800	28,300	20,300	20,300	6,700	6,500	12,500	10,500	24,900	23,900

UK quoted housebuilder land bank

	Period	Plots	Annual Completions	Average Sales Price ²	Gross Margin	ROCE	Land cost % of ASP
Barratt	HY - 31 Dec 18	86,056	15,244 ¹	£282,200	22.6%	29.5%	16.9%
Persimmon	FY - 31 Dec 18	99,088	16,449	£215,563	33.3%	52.8%	14.6%
Taylor Wimpey	FY - 31 Dec 18	75,995	14,822	£264,000	26.3%	32.0%	15.8%
Bellway	HY - 31 Jan 18	42,464	10,014 ¹	£293,832	25.4%	24.2%	21.0%
Redrow	HY - 31 Dec 18	27,540	5,940 ¹	£324,000	24.0%	28.4%	21.0%
Berkeley	HY - 31 Oct 18	52,202	4,054 ¹	£740,000	27.9%	30.5%	12.9%
Bovis	FY - 31 Dec 18	17,328	3,759	£273,200	21.8%	19.3%	18.0%
Crest Nicholson	FY - 31 Oct 18	19,291	3,020	£351,000	22.4%	23.0%	16.0%

1 Half year completions pro rated for full year

2 Including affordable homes

Site statistics

	Gross acres	NDA's - residential	NDA's - commercial	Homes	Employment (sq.m.)	Formal open spaces and sports pitches (hectares)	Schools	Other	Housebuilders	Connectivity
Alconbury Weald	1,063	338	163	5,000	290,000 m ²	21	3 primary, 1 secondary	reserve site for railway station, 3,800 m ² community facilities, 1,500 m ² health centre, 1 district centre and 3 local centres, network of cycle paths	Hopkins Homes, Morris, Redrow, Civic Living, Crest Nicholson	55 mins to London; under 1 mile from A1(M) and A14
AW Grange Farm	362			1,500						
RadioStation Rugby	1,170	363	36	5,952	120,000 m ²	24	3 primary, 1 secondary	new link road, 14 km of footpaths, 1 district centre and 3 local centres, 2,900 m ² of community facilities, 8 GP surgery, network of cycle paths	Davidsons, Crest Nicholson, Morris Homes, Redrow	50 mins to London; 35 mins to Birmingham; under 1 mile from M1, 4 miles from M6 and under 1 mile from Daventry International Rail Freight Terminal
Priors Hall	965	281	13	4,320	25,000 m ²	26	3 primary, 1 secondary	District centre & 2 local centres, network of footpaths and cycleways, country park	Barratt Homes & David Wilson Homes, Kier Homes, Taylor Wimpey, Francis Jackson Homes, Jelson Homes, Larkfleet Homes, Lodge Park, Project Etopia	70 mins to London; 30 mins to M1
Middlebeck Newark	694	172	110	3,150	186,000 m ²	7	1 primary	new link road, 2,900 m ² community facilities	Avant, Bellway	1 hour 30 mins to London; 30 mins to Nottingham; 1 mile from A46 and A1(M)
Wintringham St Neots	400			2,800	63,500 m ²	10	2 primary	9 km of cycle ways	Cala Homes	Under 50 mins to London; less than 3 miles to M1
Waterbeach	716	375	13	6,500	27,000 m ²	24	3 primary, 1 secondary	Park & ride, health centre		70 mins to London; 3 miles to Cambridge Science Park adjacent to A10
Manydown	794	271	3	3,500	6,000 m ²	25	2 primary, 1 secondary	1 health care centre, 2 community centres, sports hall, country park		45 mins to London
Calvert	785			5,000						On the intersection of HS2 and Varsity line
Tyttenhanger	2,000			4,000						

Site progress plans - Alconbury Weald



- A** The Club
- B** Incubator
- C** Incubator 2
- D** IKO
- E** MMUK
- F** John Adams Toys
- G** Ermine Street Church Academy
- H** iMET
- I** Cricket Pitch
- J** Community Park
- K** Watchtower Green
- L** The Glade
- M** Cambridgeshire County Council HQ
- N** Allotments
- O** Magpas
- P** Primary Sub Station
- Q** Secondary School

- 1** **Hopkins Homes**
 - 128 units
 - 11.9 acres
 - On site: Q1 2016
 - First completions: Q3 2016
- 2** **Morris Homes**
 - 165 units
 - 13.3 acres
 - On site: Q1 2017
 - First completions: Q4 2017
- 3** **Redrow**
 - 200 units
 - 18.3 acres
 - On site: Q1 2017
 - First completions: Q4 2017
- 4** **Civic Living**
 - 132 units
 - 8.3 acres
 - On site: Q4 2017
 - First completions: Q2 2019
- 5** **Hopkins Homes**
 - 189 units
 - 12.9 acres
 - On site: Q3 2019
 - First completions: Q2 2020
- 6** **Crest Nicholson**
 - 192 units
 - 11.6 acres
 - On site: Q2 2019
 - First completions: Q2 2019
- 6a** **Future residential parcel**
- 7** **Future residential parcel**
- 8** **Future residential parcel**

Site progress plans - RadioStation Rugby



A St Gabriels CofE Academy
Primary School

B Dollman Farm

C Link Road

D Houlton School
Secondary School

1 **Davidsons Homes**
 • 243 units
 • 18.5 acres
 • On site: Q4 2016
 • First completions: Q4 2017

2 **Morris Homes**
 • 183 units
 • 15.0 acres
 • On site: Q3 2017
 • First completions: Q3 2018

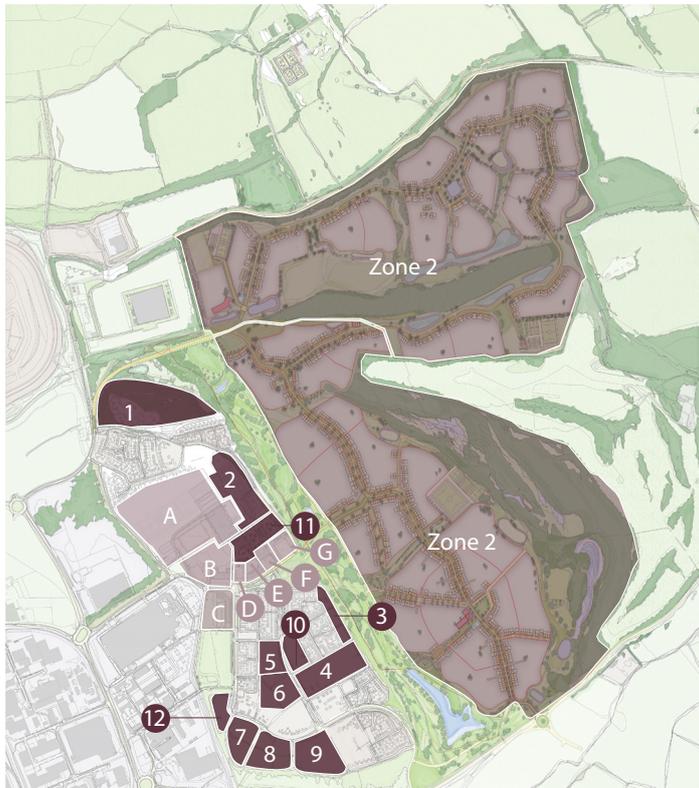
3 **Crest Nicholson**
 • 186 units
 • 11.8 acres
 • On site: Q3 2017
 • First completions: Q1 2018

4 **Redrow**
 • 248 units
 • 23.2 acres
 • On site: Q1 2019
 • First completions: Q3 2019

5 **Under offer**
 • 151 units
 • 13.1 acres
 • On site: Q1 2020
 • First completions: Q3 2020

6 **Under offer**
 • 368 units
 • 20.9 acres
 • On site: Q1 2020
 • First completions: Q2 2020

Site progress plans - Priors Hall



- | | | | |
|----------|----------------------------|-----------|---------------------------------------|
| A | Corby Business Academy | 1 | Francis Jackson
• 53 units |
| B | Priors Hall Primary School | 2 | Larkfleet Homes
• 144 units |
| C | Corby Enterprise Centre | 3 | Edg Homes
• 23 units |
| D | Childrens Nursery | 4 | Jelson Homes
• 132 units |
| E | Doctors Surgery | 5 | Project Etopia
• 47 units |
| F | Food Store | 6 | Kier
• 65 units |
| G | Care Home | 7 | Under offer
• 86 units |
| | | 8 | Barratt Homes
• 62 units |
| | | 9 | David Wilson
• 61 units |
| | | 10 | Under offer
• 37 units |
| | | 11 | Under offer
• 75 units |
| | | 12 | Under offer
• 50 units |

Site progress plans - Middlebeck Newark



- A Primary School
- B Project office / Café
- C Link Road
- D Sustrans Bridge

- 1 **Avant Homes**
 - 173 units
 - 16.1 acres
 - On site: Q3 2017
 - First completions: Q2 2018
- 2 **Bellway Homes**
 - 64 units
 - 4.2 acres
 - On site: Q1 2018
 - First completions: Q3 2018
- 3 **Under offer**
 - 145 units
 - 10.3 acres
 - On site: Q2 2019
 - First completions: Q4 2019
- 4 **Under offer**
 - 169 units
 - 12.5 acres
 - On site: Q4 2019
 - First completions: Q1 2020

Site progress plans - Wintringham St Neots



- A** Primary School
- 1** **Cala Homes**
 - 222 units
 - 14.7 acres
 - On site: Q3 2019
 - First completions: Q2 2020
- 2** **Under offer**
 - 233 units
 - 16.8 acres
 - On site: Q3/Q4 2019
- 3** **Future residential parcel**
- 4** **Future residential parcel**

Summarised income statement

(Joint ventures proportionately consolidated)

£m	Group	Joint ventures and associates	6 months to 31 March 2019 Total	6 months to 31 March 2018 Total	Comments
Revenue	30.9	16.4	47.3	85.8	Residential property sales at Alconbury of £6.4m, at Rugby of £16.4m and at Priors Hall of £4.4m. Catesby property sales total £12.5m for the period. Rental and other property income of £2.8m, hotel income of space £3.8m and project management income of £1.0m.
Gross profit	7.4	5.1	12.5	11.9	Profits on residential property sales of £6.2m and on Catesby sales of £3.2m. Also included are rental and other property profits of £0.3m, hotel profits of £0.9m, project management fees of £1.0m and other property income of £0.9m.
Administrative expenses	(8.8)	—	(8.8)	(7.1)	Stated net of capitalised costs of £2.1m.
IFRS valuation movements	1.6	—	1.6	5.6	Uplift on valuation of Alconbury of £1.0m and Priors Hall debtor of £0.6m.
Share of post-tax profit from joint ventures	5.2	(5.2)	—		
Other	(0.3)	0.1	(0.2)	(0.3)	Largely made up of net finance costs of £0.3m.
Profit before tax	5.1	—	5.1	10.1	
Tax	(1.3)	—	(1.3)	(1.2)	Current tax and deferred tax movement.
Profit after tax	3.8	—	3.8	8.9	

Summarised balance sheet as at 31 March 2019

£m	31 March 2019	30 September 2018	Comments
Property interests ¹	550.7	523.8	100% owned £400.0m, through JVs £150.7m.
Cash	31.7	17.1	
Borrowings	(154.1)	(116.2)	HE loans £110.4m (£43.8m Alconbury, £9.9m Newark, £29.5m Corby, £19.0m Rugby, £6.6m Civic Living, £1.6m Wintringham), RCF £27.9m, Alconbury HCD loan £2.0m, Manchester loan £15.3m, grant £1.0m (before accounting adjustments).
Deferred tax liability	(4.9)	(4.1)	Deferred tax asset of £3.8m less deferred tax liability of £8.7m.
Working capital	(28.3)	(31.6)	Includes £11m accrual for the school at Alconbury and outstanding consideration in respect of Wintringham JV acquisition of £7.4m.
IFRS net assets	395.1	389.0	
EPRA adjustments – property	93.5	85.3	Includes Alconbury £42.1m ² , Rugby £8.3m ³ , Corby £12.5m ⁴ , Newark £1.6m ⁵ loss, Wintringham £10.1m ⁶ , Catesby sites £15.5m, Manchester sites £5.2m, other sites £1.4m.
EPRA adjustments – tax	8.7	6.9	Add back deferred tax liability.
EPRA net assets	497.3	481.2	

¹Alconbury £223.7m², Rugby £76.3m³, Wintringham £17.9m⁶, Waterbeach £20.1m, Corby £41.0m⁴, Newark £39.6m⁵, Manchester sites £48.7m, Catesby sites £15.9m, Scottish land sites £5.3m, others £11.5m. Receivables in relation to properties total £50.7m.

²Alconbury - EPRA carrying value £282.9m - £223.7m on balance sheet, £42.1m EPRA adjustment and £17.1m debtor re. minimums.

³Rugby - EPRA carrying value £106.0m - £76.3m on balance sheet, £8.3m EPRA adjustment and £21.4m debtor re. minimums.

⁴Corby - EPRA carrying value £59.1m - £41.0m on balance sheet, £12.5m EPRA adjustment and £5.6m debtor.

⁵Newark - EPRA carrying value £45.5m - £39.6m on balance sheet, £1.6m EPRA loss adjustment and £7.5m debtor re. minimums.

⁶Wintringham - EPRA carrying value £28.0m - £17.9m on balance sheet, £10.1m EPRA adjustment.

Property analysis - EPRA valuation movement

£m	At 31 March 2019	Valuation movement ¹	Expenditure	Acquisitions (disposals)	At 30 September 2018 ²
Alconbury Weald	265.8	6.6	7.3	(3.6)	255.5
Alconbury Weald minimums and overages	17.1	—	—	(2.6)	19.7
	282.9	6.6	7.3	(6.2)	275.2
Newark (82.2% interest)	38.0	(0.9)	1.6	—	37.3
Newark minimums	7.5	—	—	(1.3)	8.8
	45.5	(0.9)	1.6	(1.3)	46.1
Priors Hall	53.5	3.1	6.6	(4.7)	48.5
Priors Hall debtor	5.6	0.6	—	(1.5)	6.5
	59.1	3.7	6.6	(6.2)	55.0
RadioStation Rugby (50% interest)	84.6	(1.5)	8.0	(9.0)	87.1
RadioStation Rugby minimums (50% interest)	21.4	—	—	9.0	12.4
	106.0	(1.5)	8.0	—	99.5
Waterbeach	20.1	—	1.4	—	18.7
Wintringham (33% interest)	28.0	1.6	2.6	—	23.8
Strategic land total	541.6	9.5	27.5	(13.7)	518.3
Manchester New Square (50% interest)	31.5	0.2	11.1	0.1	20.1
Manchester Deansgate	22.5	—	0.2	(0.2)	22.5
Scottish land sites	4.6	—	—	(0.1)	4.7
Other	12.6	—	1.7	—	10.9
Commercial total	71.2	0.2	13.0	(0.2)	58.2
Catesby	31.4	4.0	1.8	(7.0)	32.6
EPRA valuations	644.2	13.7	42.3	(20.9)	609.1

¹ of the £13.7 million valuation movement, £1.6 million is taken through the income statement, with a further £12.1 million of EPRA adjustments.

²restated for IFRS 15 adoption.

Valuation movement recognised in accounts

£m	Movement in period	Comments
Investment property/ debtors	1.6	Alconbury up £1.0m, Corby debtor £0.6m
IFRS total	1.6	
EPRA adjustments on sites sold	(2.6)	See property analysis – EPRA adjustments
EPRA adjustments on sites retained	14.7	See property analysis – EPRA adjustments
EPRA total	12.1	
Total valuation adjustments	13.7	

Property analysis - EPRA adjustments

£m	At 31 March 2019	Movement owing to IFRS 15 adoption	Movement in period	At 30 September 2018
Bude	—	—	(0.6)	0.6
Willingdon	—	—	(1.3)	1.3
Europa Way	—	—	(0.7)	0.7
Sites sold	—	—	(2.6)	2.6
Alconbury Weald	42.1	(2.3)	5.6	38.8
RadioStation Rugby	8.3	(0.8)	(1.5)	10.6
Newark	(1.6)	(0.8)	(0.9)	0.1
Wintringham	10.1	—	1.6	8.5
Corby	12.5	—	3.1	9.4
Manchester sites	5.2	—	0.2	5.0
Catesby sites	15.5	—	6.6	8.9
Other	1.4	—	—	1.4
Sites retained	93.5	(3.9)	14.7	82.7
Total EPRA adjustments	93.5	(3.9)	12.1	85.3

Administrative expenses

£m	6 months to 31 March 2019	6 months to 31 March 2018
Personnel costs	5.9	5.6
Share-based payment charge	2.0	1.8
Accommodation costs	0.8	1.0
Professional fees	1.2	0.6
Other	1.0	0.9
	10.9	9.9
Capitalised to investment properties	(0.0)	(0.0)
Capitalised to trading properties	(2.1)	(2.8)
Expensed through direct costs	—	—
	(2.1)	(2.8)
Net administration expenses	8.8	7.1

Bank and other borrowings (Urban&Civic share)

At 31 March 2019

	Commitment £m	Drawn £m	Undrawn £m
In place:			
Newark - infrastructure loan from Homes England (HE) ¹	9.9	9.9	—
Priors Hall - infrastructure loan from HE ¹	47.0	29.5	17.5
Alconbury - infrastructure loan from HE ¹	46.3	43.8	2.5
Alconbury (Civic Living) - housebuilding loan from HE ¹	8.6	6.6	2.0
Wintringham - infrastructure loan from HE ¹ - U&C 33% share	8.7	1.6	7.1
Rugby - infrastructure loan from HE ¹ - U&C 50% share	19.0	19.0	—
HE loans¹	139.5	110.4	29.1
Alconbury - construction loan from Huntingdonshire District Council - 2.5% margin	2.0	2.0	—
Corporate - RCF - 2.75% - 2.5% margin	40.0	27.9	12.1
Manchester New Square - £51m development loan from Housing Investment Fund ¹ - 3.23% margin - U&C 50% share	25.5	7.6	17.9
Manchester New Square - £24.6m development loan (mezzanine) from Greater Manchester Pension Fund ¹ - 7.5% all-in - U&C 50% share	12.3	7.7	4.6
Newark - LEP grant	1.0	1.0	—
	220.3	156.6	63.7
Summary:			
Joint venture borrowings (Rugby, Manchester & Wintringham (gross of £0.4m of loan arrangement costs))	65.5	35.9	29.6
Subsidiary borrowings (gross of £2.1m of loan arrangement costs)	154.8	120.7	34.1
	220.3	156.6	63.7
Summary of borrowings by lender at 31 March 2019:			
HE	139.5	110.4	29.1
Other lender	80.8	46.2	34.6
	220.3	156.6	63.7

¹ Facility allows rolled up interest

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