

INVESTMENT

Graph 1 - Investment Return

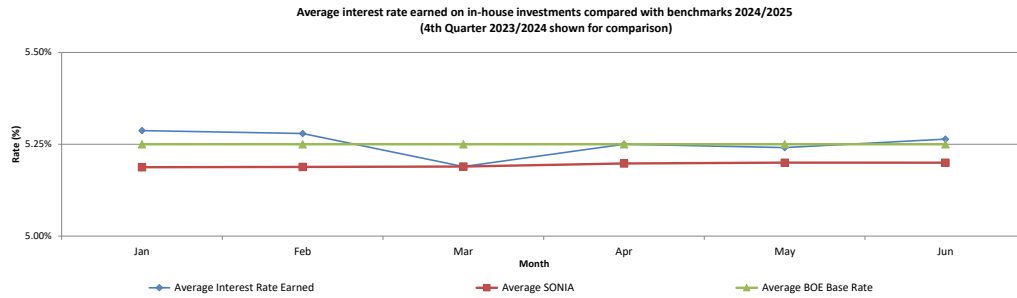


Table 1 - Property Funds

Financial Institution	Quarter	Value of fund at the start of the Qtr £	Number of units in the Qtr Units	Increase / (Decrease) in fund value £	Value of fund at end of the Qtr £	Income Distribution for the Qtr * £	Combined Interest Rate %
Patrizia(Rockspring) Hanover Real Estate Management Limited	1	18,329,297.69	1,327.00	(24,201.24)	18,305,096.45	209,006.31	4.05

* This income distribution is an estimate and will be confirmed and distributed in quarter 2.

Financial Institution	Quarter	Value of fund at the start of the Qtr £	Change in Fund value due to change in unit value £	Value of funds transferred to Triton £	Value of fund at end of period £	Income Distribution for the Qtr * £
Lothbury Investment Management Property Fund	1	10,015,893.19	(47,917.90)	(4,372,929.99)	5,595,045.30	51,805.44

* This income distribution is an estimate and will be confirmed and distributed in quarter 2.

Financial Institution	Quarter	Value of fund at the start of the Qtr £	Number of units at beginning of period Units	Number of units purchased Units	Number of units at end of period Units	Value of new units purchased £	Change in unit value during period £	Value of fund at end of period £
USB Triton Property Unit Trust	1	0.00	0.00	2,648.53	2,648.53	4,372,929.99	(74,215.10)	4,298,714.89

Table 2 - Short Dated Bond Funds

Financial Institution	Quarter	Value of fund at the start of the Qtr £	Number of units in the Qtr Units	Increase / (Decrease) in fund value £	Fund Value at end of the Qtr £	Income Distribution for the Qtr * £	Combined Interest Rate %
Royal London	1	7,201,703.50	7,751,268.43	(21,703.55)	7,179,999.95	84,605.09	3.52
AXA	1	7,495,759.51	7,406,876.99	(14,813.75)	7,480,945.76	72,486.92	3.11

* The income distribution for AXA is an estimate and will be confirmed and distributed in quarter 2.

Table 3 - Enhanced Cash Fund

Financial Institution	Quarter	Value of fund at the start of the Qtr £	Number of units in the Qtr Units	Increase / (Decrease) in fund value £	Fund Value at end of the Qtr £	Income Distribution for the Qtr £	Combined Interest Rate %
Payden & Rygel	1	5,033,569.49	501,591.35	551.75	5,034,121.24	59,338.26	4.76

BORROWING

Table 4 - Short Term Borrowing

	Counterparty	Rate %	Amount £	From	To
In place during this Quarter	None				
Taken Out This Quarter	None				

Table 5 - Invest to Save Funding

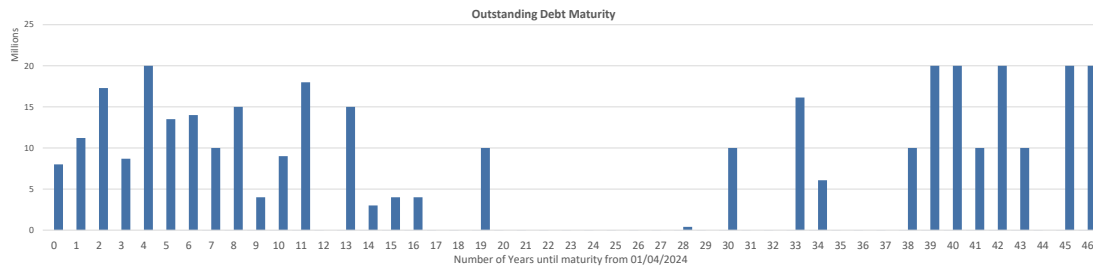
Financial Institution	Date	Period of loan	Final Repayment date	Amount borrowed £	Amount Repaid to Date £	Closing Balance Qtr 1 £	Rate of interest %
Salix Finance Ltd Energy Efficiency Programme	25/11/2019	5 Years	01/11/2024	8,200	(7,380.00)	820.00	0
	02/07/2020	5 Years	01/06/2025	6,171	(4,936.72)	1,234.18	0

L1 Renewables Finance Ltd

- 25 year reducing balance finance
 - balance of £8.0m outstanding at the end of quarter 1
 - there was no repayment in quarter 1

Table 6 - PWLB Borrowing

GRAPH 2 - Long Term Borrowing - PWLB



PWLB - New this quarter

None

PWLB - Repaid this quarter

None

PWLB Rates

	Lowest	Highest
Range of 10 years PWLB new loan rates this quarter (inc certainty rate)	4.77	5.21
Range of 25 years PWLB new loan rates this quarter (inc certainty rate)	5.22	5.61
Range of 50 years PWLB new loan rates this quarter (inc certainty rate)	5.01	5.40

TABLE 7 - Compliance with Treasury Management Strategy

All transactions properly authorised	✓
All transactions in accordance with approved policy	✓
All transactions with approved counterparties	✓
Cash flow successfully managed to maintain liquidity	✓
Any recommended changes to procedures	None required