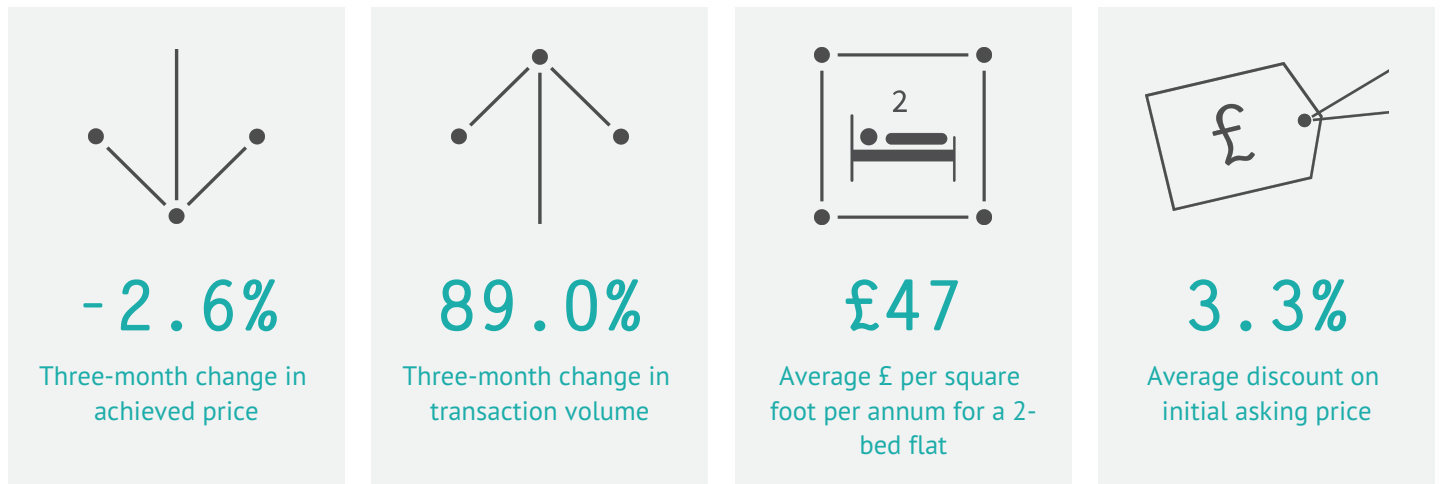


AREA OVERVIEW

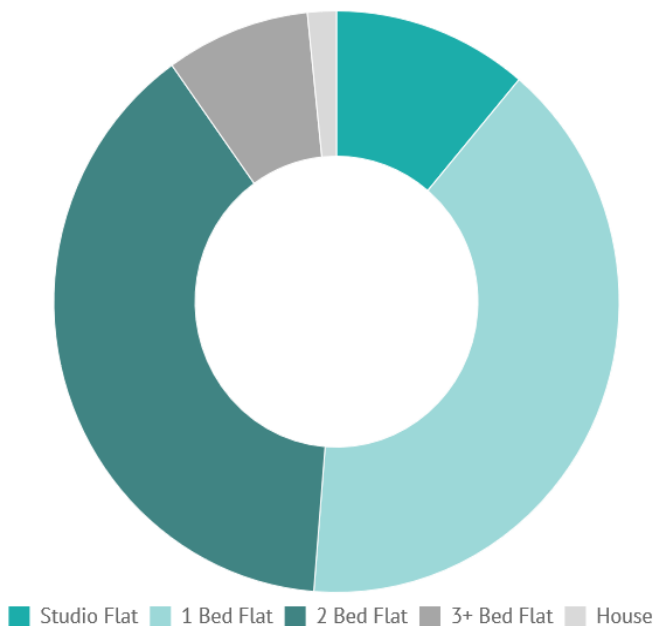
FITZROVIA, BLOOMSBURY & SOHO Q3 2017...

LET: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

Let Properties by Type



Source: LonRes - Jul-Sep 2017

Achieved Rental Price per Week by Property Type

(Price per week)



Source: LonRes - Jul-Sep 2017

Key Findings

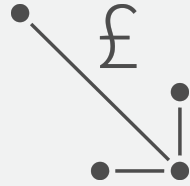
- Rental values averaged £616 per week for flats and £774 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £50.34 per square foot per annum in rent, down from £50.68 at the same time last year, and down from £51.71 6 months ago.
- The number of properties let over the last 3 months was up 4.2% versus the same period last year, but up 89.0% from 3 months ago.
- Achieved rental values fell by 0.7% compared to the same period last year, and 2.6% versus 3 months ago.
- The CPI was 2.9%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



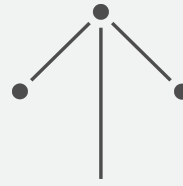
68

Average number of days current inventory has been available



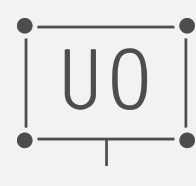
22.3%

of properties available have been reduced in price



5.2%

Annual change in the number of available properties



37.5%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 5th 2017

Properties On Market by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 83.1% of properties have asking prices less than £1,000 per week, up from 82.6% from the previous 3 months and up from 73.9% from the same time last year.
- 7.5% of properties have asking prices of £2,000 or more per week.
- 22.6% of flats and 0.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 5, 2017, the Fitzrovia, Bloomsbury & Soho Q3 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).