

Commercial Investments

Appendix 3A

| Name                                 | Type                    | Location    | Reason for Investment | Year         | Fair Values (March 31st 2022)<br>£'000 | Outstanding Borrowing<br>£'000 |
|--------------------------------------|-------------------------|-------------|-----------------------|--------------|--|--------------------------------|
| 100 Southampton Road (Capital House) | Commercial Purchase     | In area     | Regeneration          | 2010/11      | 1,380                                  | 1,200                          |
| 11-13 Lower Northam Road             | Commercial Purchase     | In area     | Regeneration          | 2011/12      | 1,386                                  | 1,668                          |
| 2a Lower Northam Road                | Commercial Purchase     | In area     | Regeneration          | 2011/12      | 3,720                                  | 4,654                          |
| 3 St Johns                           | Commercial Purchase     | In area     | Regeneration          | 2021/22      | 365                                    | 365                            |
| 4 Twyford Road                       | Commercial Purchase     | In area     | Regeneration          | 2010/11      | 1,128                                  | 1,017                          |
| Ageas Bowl                           | Commercial Purchase     | In area     | Economic              | 2017/18      | 42,850                                 | 44,825                         |
| AIM                                  | Commercial Purchase     | out of area | Income                | 2017/18      | 20,331                                 | 18,209                         |
| B&Q                                  | Commercial Purchase     | In area     | Regeneration          | 2009/10      | 7,028                                  | 7,833                          |
| Black Horse House                    | Commercial Purchase     | In area     | Regeneration          | 2008/09      | 4,090                                  | 3,221                          |
| Chalcroft Solar Land                 | Commercial Purchase     | In area     | Housing Development   | 2021/22      | 9,539                                  | 9,539                          |
| Chalcroft Solar Park                 | Commercial Purchase     | In area     | Environment           | 2021/22      | 6,540                                  | 17,193                         |
| Channon Retail Park                  | Commercial Purchase     | In area     | Regeneration          | 2009/10      | 10,779                                 | 10,841                         |
| Chestnut Avenue Retail Park          | Commercial Purchase     | In area     | Regeneration          | 2018/19      | 10,508                                 | 13,347                         |
| David Lloyd Leisure Centre           | Commercial Purchase     | In area     | Economic              | 2018/19      | 21,520                                 | 15,504                         |
| Earth Bar Site                       | Commercial Purchase     | In area     | Regeneration          | 2009/10      | 4,929                                  | 4,305                          |
| Enterprise House                     | Commercial Purchase     | In area     | Regeneration          | 2020/21      | 970                                    | 1,383                          |
| Former Budgens Site                  | Commercial Purchase     | In area     | Regeneration          | 2018/19      | 572                                    | 5,624                          |
| Hampshire House                      | Commercial Purchase     | In area     | Regeneration          | 2013/14      | 2,000                                  | 2,841                          |
| Hendy Phase 1 & 2                    | Commercial Construction | In area     | Regeneration          | 2017/18      | 10,650                                 | 14,289                         |
| International House                  | Commercial Purchase     | In area     | Economic              | 2017/18      | 6,070                                  | 6,488                          |
| Link 1 & 2                           | Commercial Purchase     | In area     | Economic              | 2017/18      | 12,635                                 | 19,940                         |
| M&S                                  | Commercial Construction | In area     | Regeneration          | 2015/16      | 3,658                                  | 3,826                          |
| New Kings Court                      | Commercial Purchase     | In area     | Economic              | 2016/17      | 14,725                                 | 15,125                         |
| North Stoneham Local Centre          | Commercial Construction | In area     | Housing Development   | 2019/20      | 1,935                                  | 1,761                          |
| Omega House                          | Commercial Purchase     | In area     | Regeneration          | 2013/14      | 2,540                                  | 2,961                          |
| One City Park                        | Commercial Purchase     | out of area | Income                | 2017/18      | 27,050                                 | 23,070                         |
| ThorneyDown Farm                     | Commercial Purchase     | In area     | Economic              | 2016/17      | 521                                    | 727                            |
| Wagon Works                          | Commercial Purchase     | In area     | Regeneration          | 2009/10      | 750                                    | 590                            |
| Wessex House                         | Commercial Purchase     | In area     | Economic              | 2004/05      | 3,395                                  | 3,533                          |
| Places Leisure Eastleigh             | Service Construction    | In area     | Service Delivery      | 2016/17      | 35,889                                 | 21,704                         |
| 10 Pitmore Road                      | Housing Purchase        | In area     | Housing Development   | 2010/11      | 275                                    | 401                            |
| 13 Pound Road                        | Housing Purchase        | In area     | Housing Development   | 2021/22      | 222                                    | 222                            |
| 51 Kipling Road                      | Housing Purchase        | In area     | Housing Development   | 2010/11      | -                                      | 136                            |
| Bandstand Court                      | Housing Construction    | In area     | Housing Development   | 2015/16      | 14,214                                 | 14,214                         |
| Burtons                              | Housing Purchase        | In area     | Regeneration          | 2020/21      | 371                                    | 383                            |
| Central Precinct                     | Housing Purchase        | In area     | Regeneration          | 2017/18      | 800                                    | 810                            |
| Chamberlayne Road                    | Housing Construction    | In area     | Housing Development   | 2020/21      | 132                                    | 132                            |
| Kestrel Park                         | Housing Investment      | In area     | Housing Development   | 2016/17      | 12,636                                 | 12,794                         |
| Leah Gardens                         | Housing Investment      | In area     | Housing Development   | 2014/15      | 19,525                                 | 19,704                         |
| One Horton Heath                     | Housing Construction    | In area     | Housing Development   | 2017/18      | 114,606                                | 114,606                        |
| Pembers Hill                         | Housing Investment      | In area     | Housing Development   | 2018/19      | 13,982                                 | 13,982                         |
| Post Office                          | Housing Construction    | In area     | Housing Development   | 2018/19      | 1,046                                  | 1,046                          |
| St Johns                             | Housing Construction    | In area     | Housing Development   | 2019/20      | 1,802                                  | 1,802                          |
| Stoneham Lane                        | Housing Investment      | In area     | Housing Development   | 2016/17      | 49,075                                 | 37,509                         |
| Stoneham Phase 5                     | Housing Investment      | In area     | Housing Development   | 2020/21      | 11,462                                 | 11,119                         |
| Sundays Hill                         | Housing Purchase        | In area     | Housing Development   | 2012/13      | 209                                    | 209                            |
| The Arch                             | Housing Construction    | In area     | Housing Development   | 2019/20      | 44                                     | 44                             |
| The Willows                          | Housing Investment      | In area     | Housing Development   | 2017/18      | 9,810                                  | 7,778                          |
| Town Centre Sites                    | Housing Construction    | In area     | Housing Development   | 2017/18      | 89                                     | 89                             |
|                                      |                         |             |                       | <b>TOTAL</b> | <b>519,753</b>                         | <b>514,563</b>                 |