RELIER
PROPERTY MANAGEMENT

THE RELIER INDEX

SEPTEMBER '25



E14

Welcome to the latest edition of our quarterly market report - The Relier Index - where we aim to track market movements in the E14 postcode to ensure rental values are accurately indexed - for both ourselves and our clients. We hope you find these insights valuable.

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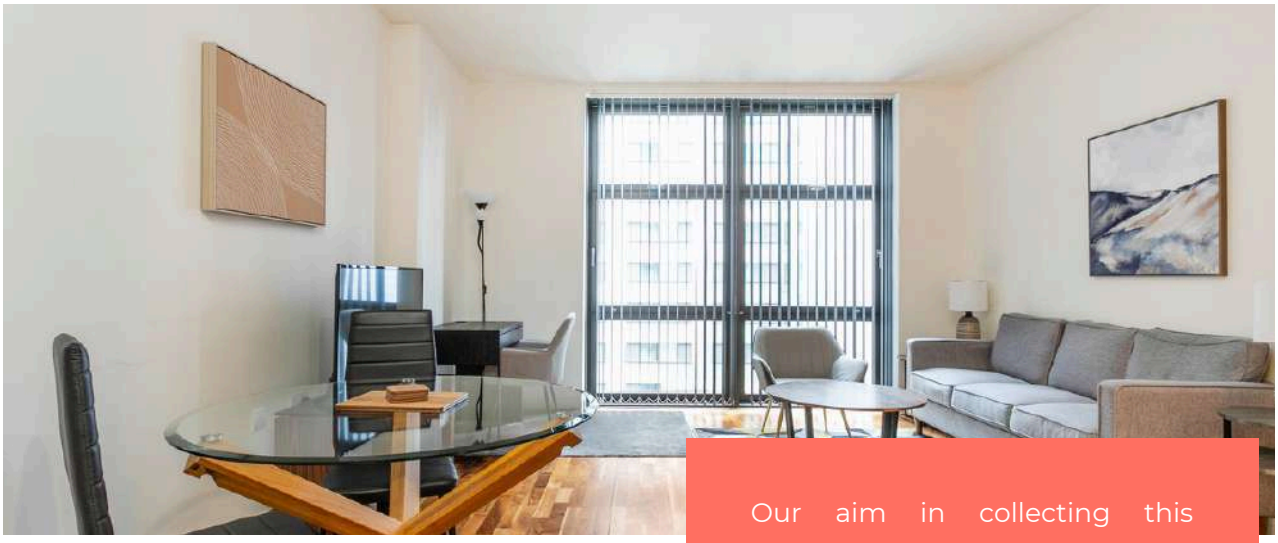
RENTAL VALUES



We track rental values on a quarterly basis, taking data from hundreds of rental listings in the E14 postcode to establish the following:

- AVERAGE ASKING PRICES - FLATS ONLY (ONE, TWO & THREE BEDROOMS)
- AVERAGE 'LET AGREED' PRICES - FLATS ONLY (ONE, TWO & THREE BEDROOMS)
- 'LET AGREED' VALUE AS A % OF ASKING PRICE
- AVERAGE ASKING PRICE - ONE BED FLATS
- AVERAGE ASKING PRICE - TWO BED FLATS
- AVERAGE ASKING PRICE - THREE BED FLATS
- QUARTERLY % MOVEMENTS

Our aim in collecting this information is to create a quarterly index that allows us to establish current rental values more quickly and accurately.

By indexing the rents agreed in each quarter and tracking this data over time, we gain a valuable reference point to support our market valuations — whether we're negotiating a renewal or sourcing a new tenant.

This also provides our landlords with greater confidence in the current rental market value of their property.

Rental Values - The Numbers

AVERAGE ASKING PRICES
1, 2 & 3 bedrooms

£2,630

QUARTERLY CHANGE
-0.21%

AVERAGE 'LET AGREED' PRICES
1, 2 & 3 bedrooms

£2,427

QUARTERLY CHANGE
-5.57%

'LET AGREED' REDUCTION FROM ASKING PRICE

-7.72%

ONE BEDS
Asking Prices

£2,157

-1.87%
QUARTERLY CHANGE

TWO BEDS
Asking Prices

£2,806

-3.55%
QUARTERLY CHANGE

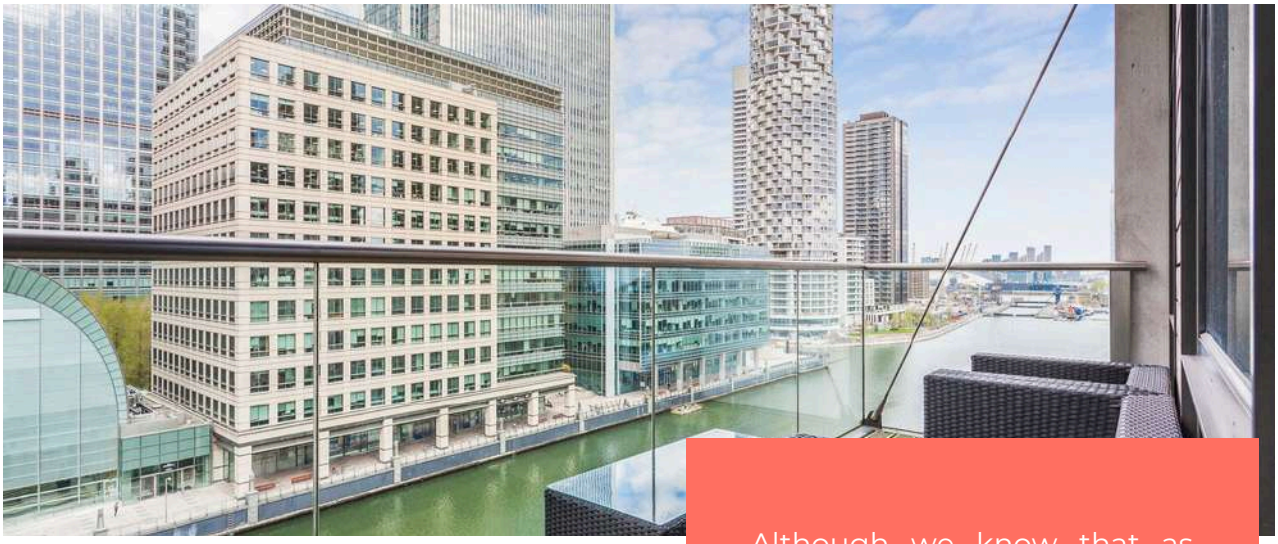
THREE BEDS
Asking Prices

£3,991

* **+3.36%**
QUARTERLY CHANGE

* 3 Bed sample size is much smaller than one and two beds so data may not be as reliable

CAPITAL VALUES



We also track sales values on a quarterly basis, by taking data from hundreds of sales listings in the E14 postcode to establish the following:

- AVERAGE ASKING PRICES - FLATS ONLY (ONE, TWO & THREE BEDROOMS)
- AVERAGE 'SLD STC' PRICES - FLATS ONLY (ONE, TWO & THREE BEDROOMS)
- 'SOLD STC' VALUE AS A % OF ASKING PRICE
- AVERAGE ASKING PRICE - ONE BED FLATS
- AVERAGE ASKING PRICE - TWO BED FLATS
- AVERAGE ASKING PRICE - THREE BED FLATS

Although we know that as landlords your main concern is rental value and return, we also understand the importance of staying informed about the value of your property and the direction of the market so that sound decisions can be made regarding your investment.

We've also included historic sold price data for the area going back twenty years, which we will continue to update on a quarterly basis.

- MONTH BY MONTH % MOVEMENTS

Capital Values - The Numbers

AVERAGE ASKING PRICES
1, 2 & 3 bedrooms

£496,922

QUARTERLY CHANGE
-3.36%

AVERAGE 'SOLD STC' PRICES
1, 2 & 3 bedrooms

£448,470

QUARTERLY CHANGE
-1.82%

'SOLD STC' REDUCTION FROM ASKING PRICE

-9.75%

ONE BEDS
Asking Prices

£406,218

-3.19%
QUARTERLY CHANGE

TWO BEDS
Asking Prices

£549,480

-1.39%
QUARTERLY CHANGE

THREE BEDS
Asking Prices

£670,125

*
-12.19%
QUARTERLY CHANGE

* 3 Bed sample size is much smaller than one and two beds so data may not be as reliable

HISTORIC DATA



We have included historic sold price data (flats only) in the index for added context. You will find below, annual average sold prices since 2005.

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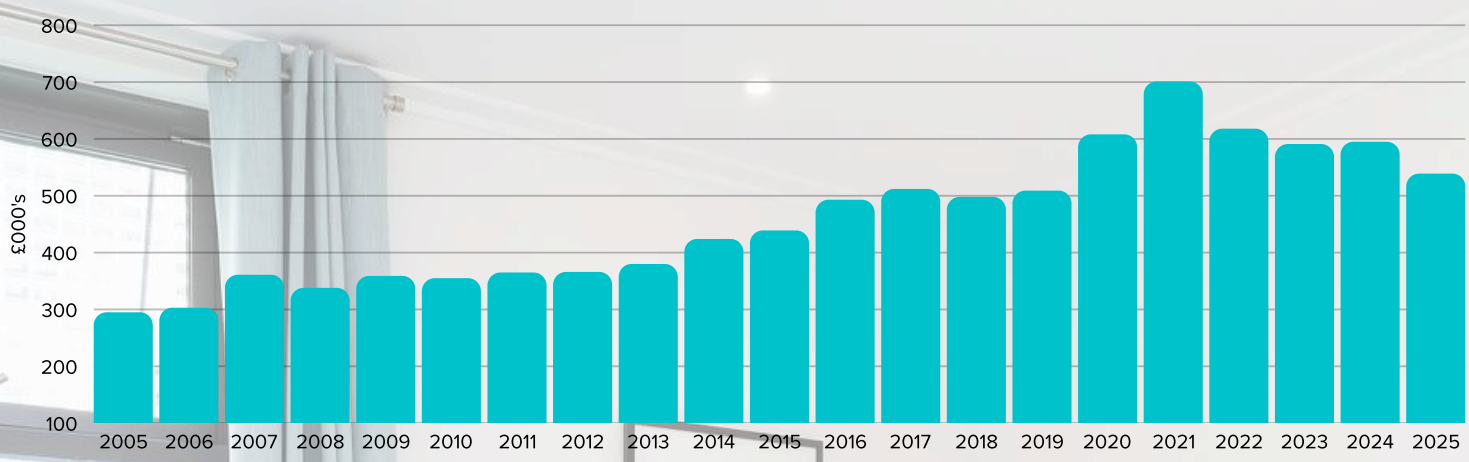
Supply of new housing in Tower Hamlets and E14 has outstripped all other London boroughs from 2011 to 2024, with over half of E14 dwellings added since 1996, representing approximately 21,000 new flats and houses.

During the same period, the working population of Canary Wharf has increased from an estimated 13,000 people, to an estimated 105,000 people

Average Annual Sold Prices - Postcode E14 - Flats Only



2005	£294,494	**2015**	£439,547
2006	£302,655	**2016**	£493,477
2007	£361,142	**2017**	£512,094
2008	£338,464	**2018**	£498,733
2009	£359,341	**2019**	£509,134
2010	£355,885	**2020**	£607,962
2011	£365,131	**2021**	£700,906
2012	£366,896	**2022**	£618,363
2013	£380,158	**2023**	£591,412
2014	£424,222	**2024**	£595,048

JAN - JUL 2025	£539,225

INVESTOR INFORMATION

BANK OF ENGLAND BASE RATE

4.00%

-0.25

This Quarter

5 YR FIXED BTL RATE BASED ON 75% LTV

3.75%

-

6.99%

INDEXED 1 BED GROSS YIELD

6.37%

+0.09

INDEXED 2 BED GROSS YIELD

6.13%

-0.14

INDEXED 3 BED GROSS YIELD

7.15%

+1.07

MORTGAGE INTEREST AT 75% LTV

£953

-

£1,775

MORTGAGE INTEREST AT 75% LTV

£1,289

-

£2,401

MORTGAGE INTEREST AT 75% LTV

£1,573

-

£2,928

GROSS MONTHLY CASH FLOW

£382

-

£1,204

GROSS MONTHLY CASHFLOW

£405

-

£1,517

GROSS MONTHLY CASHFLOW

£1,063

-

£2,418

Notes and Disclaimer

The information contained in the Relier Index is provided for general information purposes only and does not constitute investment, financial, or professional advice. While every effort has been made to ensure the accuracy of the data presented, Relier Property Management Ltd accepts no liability for any errors, omissions, or decisions made based on this information.

Market conditions are subject to change, and past performance is not necessarily indicative of future results. Readers are strongly advised to seek independent financial, legal, or property advice before making any investment or property-related decisions.

RENTAL VALUES

Average 'Asking Price' – Data is based on 500 manually reviewed listings (one, two and three bedroom flats only) which went live during the month in which the report was compiled. While Relier cannot verify the accuracy of each listing, the large sample size is expected to provide a strong indication of market trends. Search parameters are consistent each quarter to ensure reliable comparisons over time.

Please note: Asking prices do not necessarily reflect achieved rental values. Actual rents may vary—either higher or lower—than the advertised price.

Average 'Let Agreed' Pricing – Included as a benchmark against Asking Prices. These are taken from listings marked as 'Let Agreed' and are typically closer to the final rent achieved, as the asking price may change during marketing but is fixed once the listing is marked 'Let Agreed'.

Due to a smaller sample size, Let Agreed data should be considered indicative only. As with Asking Prices, achieved rents may differ from the listed Let Agreed price.

SALES VALUES

Average 'Asking Price' – Data is based on 500 manually reviewed listings (one, two and three bedroom flats only, excluding new builds) that went live during the current quarter. As with rental data, Relier cannot verify every listing, but the sample is designed to provide a reliable market snapshot. Consistent search parameters are used to maintain comparability across periods.

Asking prices may differ from final sale prices. Variance can occur above or below the listed amount.

Average 'Sold Subject to Contract (STC)' Pricing – Included as a benchmark against Asking Prices. These represent listings marked as 'Sold STC'—often the final asking price before a sale is agreed.

This figure typically reflects values closer to achieved sales prices, but as with other data points, actual sale prices may differ. Sample sizes are smaller than those for Asking Prices, so data should be interpreted accordingly.

HISTORIC DATA

Actual sold price data is sourced from HM Land Registry and includes flats and apartments only. Houses are excluded.

INVESTOR INFORMATION

Bank of England Base Rate – Sourced from the official Bank of England website at the time of publication.

5 Year Fixed Buy To Let Rates – Sourced from an overview of the prevailing market at the time of publication.

Gross Rental Yields – Calculated using average rental and sales asking prices. This figure is intended as a general guide only, as actual rent and sale prices are not available for each individual property.

Indexed Gross Yield = ((Average Asking Rental Value x 12) / (Average Sales Asking Price Value)) x 100

Please note: Gross yield calculations do not account for additional costs including agency fees, maintenance, refurbishment, void periods, service charges, or taxation. This is intended purely as an indexing metric for comparative purposes.

Gross Monthly Cashflow – This is provided as an indicative figure only. It does not include deductions for management fees, repairs, refurbishment, service charges, tax, or other landlord-related expenses. Based on 'interest only' mortgage repayments.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