Appendix 2 - Risk Register – Acquisition of Long Leasehold interest in The Old School, Gloucester Green

No.	Risk Description	Gross Risk		Cause of Risk	Mitigation	Current Risk		Further Management of Risk: Transfer/Accept/Reduce/Avoid	Monitoring Effectiveness	Residual Risk	
Risk Score **Impact Score**: 1 = Insignificant; 2 = Minor; 3 = Moderate; 4 = Major; 5 = Catastrophic **Probability Score:** 1 = Rare; 2 = Unlikely; 3 = Possible; 4 = Likely; 5 = Almost Certain											
		I	P			I	P			I	P
1	My Sichuan Restaurant defaults on rent.	3	1	Poor trading as a restaurant.	Either (i) agree a re-gear with My Sichuan Restaurant, or (ii) accept a lease surrender back to back with a more favourable letting.	2	1	Monitor My Sichuan Restaurant's trading performance with regular dialogue.	Strong.	2	1
2	Abject market failure in the capital markets in the short-term.	4	2	Economic and political imbalances.	Hold the investment until capital markets (i.e. pricing) improves.	3	2	Accept, and avoid by holding the investment into improved market fundamentals.	Limited.	3	2

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