

| KEY FACTS SALES                          |                          | Cedars Village   10 Cedars Walk                                                                                                                                                                                                                                                   |
|------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Details                         | Operator                 | Retirement Villages Group Ltd                                                                                                                                                                                                                                                     |
|                                          | Landlord                 | RV Property Holdings Ltd                                                                                                                                                                                                                                                          |
|                                          | Manager                  | Cedars Village Management Limited                                                                                                                                                                                                                                                 |
|                                          | Community                | Cedars Village Converted in 01/01/1995                                                                                                                                                                                                                                            |
|                                          | Property Type            | 2 Bedroom Bungalow                                                                                                                                                                                                                                                                |
|                                          | Property Status          | Pre-Owned                                                                                                                                                                                                                                                                         |
|                                          | Occupancy                | 2                                                                                                                                                                                                                                                                                 |
|                                          | Tenure                   | Assured Periodic Tenancy                                                                                                                                                                                                                                                          |
|                                          | Subletting               | Subletting Not permitted under the Tenancy Agreement                                                                                                                                                                                                                              |
|                                          | Care arrangements :      | Care is available from external providers                                                                                                                                                                                                                                         |
| Cost of moving in                        | Holding Deposit          | Not applicable                                                                                                                                                                                                                                                                    |
|                                          | Tenancy Deposit          | Tenancy Deposit One month's Rental charge held by the DPS (Deposit Protection Scheme)                                                                                                                                                                                             |
|                                          | Advanced Charges         | Advance charges One month's Inclusive charge in advance then monthly by standing order / Direct Debit depending on village.                                                                                                                                                       |
|                                          | Other Costs              | Other costs Legal fees and removals charges. A healthcare assessment is not needed.                                                                                                                                                                                               |
| Ongoing charges payable to the operator  | Monthly Inclusive Charge | Monthly Inclusive Charge £3950 per calendar month. Covers rent and service charges / Management Fees.                                                                                                                                                                             |
|                                          | Car Parking              | Car parking spaces are not allocated and are available within the Village on a "first come, first served" basis. There are a number of garages and carports available to rent. The rental charge is £60 per calendar month and are offered on a "first come, first served" basis. |
|                                          | Emergency Response       | Covered by Management Fee                                                                                                                                                                                                                                                         |
| Care Costs                               | Personal Care            | Charges are available from external providers                                                                                                                                                                                                                                     |
|                                          | Nursing Care             | Not provided but may be arranged through GPs and District Nurses                                                                                                                                                                                                                  |
| Ongoing charges payable to third parties | Utility Bills            | Electricity or Gas                                                                                                                                                                                                                                                                |
|                                          | Council tax              | Band F - £3509.49 pa                                                                                                                                                                                                                                                              |
|                                          | TV licence               | Additional cost unless exempt                                                                                                                                                                                                                                                     |
|                                          | Telephone                | Residents choice by external provider                                                                                                                                                                                                                                             |
|                                          | Internet/ Broadband      | Virgin Media                                                                                                                                                                                                                                                                      |
|                                          | Digital TV               | Virgin Media                                                                                                                                                                                                                                                                      |

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|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Charges when leaving or selling the property</b> | Ongoing charges                                                                                                                            | Ongoing charges The Monthly Inclusive Charge remains payable during the two-month notice period if a tenant decides to leave or until the property is returned to the landlord in the event of death. |
|                                                     | Redecoration Costs                                                                                                                         | Redecoration costs Cost of any damage not deemed fair wear and tear will be deducted from the Tenancy Deposit on termination of tenancy.                                                              |
| <b>Insurance</b>                                    | Arranged by the operator                                                                                                                   | Building Insurance, Fire Risk Assessments, Public Liability Insurance                                                                                                                                 |
|                                                     | Arranged by resident                                                                                                                       | Residents are strongly advised to take out Contents Insurance                                                                                                                                         |
| <b>Funding of major repairs</b>                     | Funded by the landlord. No additional liability will fall on residents                                                                     |                                                                                                                                                                                                       |
| <b>Constraints on letting</b>                       | Residents must be at least 60 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager |                                                                                                                                                                                                       |
| <b>Date</b>                                         | 05/26/2026                                                                                                                                 |                                                                                                                                                                                                       |

Please note all charges are correct at the date shown but may change annually or at other intervals over the period of residence. Further details on this can be found in the Frequently asked Questions.

We strongly encourage you discuss your housing options with your family and friends, and to seek independent legal, financial / benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.

Registered office address: RV Services Ltd, 2nd Floor, 52 Grosvenor Gardens, London, SW1W 0AU. Registered in England