

| KEY FACTS SALES                              |                        | Elmbridge Village   12 Elmbridge Manor                                                                                    |
|----------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Property Details                             | Operator               | Retirement Villages Group Ltd                                                                                             |
|                                              | Landlord               | Elmbridge Village Ltd                                                                                                     |
|                                              | Manager                | Elmbridge Village Management Limited                                                                                      |
|                                              | Community              | Elmbridge Village Converted in                                                                                            |
|                                              | Property Type          | 2 Bedroom Apartment                                                                                                       |
|                                              | Property Status        | Pre-Owned                                                                                                                 |
|                                              | Occupancy              | 2                                                                                                                         |
|                                              | Tenure                 | Leasehold 125 year lease from the 01/04/2016 (115 remaining)                                                              |
|                                              | Subletting             | Not permitted under terms of lease                                                                                        |
|                                              | Care arrangements :    | Care is available from external providers                                                                                 |
| Cost of moving into property                 | Purchase Price         | £435,000                                                                                                                  |
|                                              | Reservation Fee        | Not applicable for resales                                                                                                |
|                                              | Exchange Deposit       | Agreed between the parties for resales                                                                                    |
|                                              | Other costs            | Your legal costs and disbursements for acting on the purchase of the lease, removal costs and stamp duty land tax         |
| Ongoing charges payable to the operator      | Service Charge         | April 2026 - March 2027: £11,880.00 per annum, payable for the financial year running from 1 April 2026 to 31 March 2027. |
|                                              | Ground rent            | £300.00                                                                                                                   |
|                                              | Utilities              |                                                                                                                           |
|                                              | Emergency Response     | Covered by Service Charge                                                                                                 |
| Care Charges                                 | 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 C - £2323.34 pa                                                                                                      |
|                                              | TV licence             | Additional cost unless exempt                                                                                             |
|                                              | Telephone              | Residents choice by External Provider                                                                                     |
|                                              | Internet/ Broadband    | Residents choice by External Provider                                                                                     |
|                                              | Digital TV             | Residents choice by External Provider                                                                                     |
| Charges when leaving or selling the property | Assignment Fee         | 2.5% (1st year) 5% (2nd year) or 10% (after year 2) of the sales price when the property is re-sold                       |
|                                              | Administration Charges | The Landlord's reasonable legal and registration fees.                                                                    |
|                                              | Estate Agency Charges  | 1.5% when Elmbridge Village undertake sales and marketing or sellers choice of agent.                                     |

|                                                     |                                                                                                                                            |                                                                                                               |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Charges when leaving or selling the property</b> | Ongoing charges                                                                                                                            | Service Charges remain payable until a property is resold                                                     |
|                                                     | Redecoration Costs                                                                                                                         | The cost of your putting the property back in good order internally in accordance with the terms of the Lease |
| <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 through the Service Charge. Balance as of the 2024-03-31 Sinking Fund (major works) £ -128711                                       |                                                                                                               |
| <b>Constraints on selling</b>                       | Residents must be at least 65 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager |                                                                                                               |
| <b>Date</b>                                         | 27/09/2026                                                                                                                                 |                                                                                                               |

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.

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