

| KEY FACTS SALES                              |                        | Lime Tree Villages   12 Morrel House                                                                                |
|----------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------|
| Property Details                             | Operator               | Retirement Villages Group Ltd                                                                                       |
|                                              | Landlord               | Lime Tree Village Ltd                                                                                               |
|                                              | Manager                | Lime Tree Village Management Limited                                                                                |
|                                              | Community              | Lime Tree Villages Converted in                                                                                     |
|                                              | Property Type          | 2 Bedroom Cottage                                                                                                   |
|                                              | Property Status        | Pre-Owned                                                                                                           |
|                                              | Occupancy              | 2                                                                                                                   |
|                                              | Tenure                 | Leasehold 125 year lease from the 01/10/2003 (103 remaining)                                                        |
|                                              | Subletting             | Not permitted under terms of lease                                                                                  |
|                                              | Care arrangements:     | Care is available from external providers                                                                           |
| Cost of moving into property                 | Purchase Price         | £200,000                                                                                                            |
|                                              | 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         | October 2025 - September 2026: Single Occupancy £7,390.00 pa, an additional £300 pa for double occupancy.           |
|                                              | Ground rent            | £250.00                                                                                                             |
|                                              | 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 B - £1835.95 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 re-sold or 10% if pre-paid on purchase |
|                                              | Administration Charges | The Landlord's reasonable legal and registration fees.                                                              |
|                                              | Estate Agency Charges  | 0.0% when Lime Tree Villages 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 30/04/2024: Sinking Fund (major works) £ 353156                                       |                                                                                                               |
| <b>Constraints on selling</b>                       | Residents must be at least 55 years or older as specified in the lease and are subject to an acceptance interview with the Village Manager |                                                                                                               |
| <b>Date</b>                                         | 04/09/2025                                                                                                                                 |                                                                                                               |

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