

| KEY FACTS SALES                          |                     | Elmbridge Village   7 Forest Walk                                                                                                                                                                       |
|------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 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 rent held by the DPS (Deposit Protection Scheme)                                                                                                                            |
|                                          | Advanced Charges    | Monthly Rent in advance by Direct Debit                                                                                                                                                                 |
|                                          | Other Costs         | Other costs Legal fees and removals charges. A healthcare assessment is not needed.                                                                                                                     |
| Ongoing charges payable to the operator  | Monthly Rent        | Monthly Rent £3950 per calendar month. Monthly rent includes accomodation and village services.                                                                                                         |
|                                          | Car Parking         | Garages are available to rent on a first come first served basis. Standard garage charge of £60 per calendar month or £80 per calendar month for a corner garage. Car parking spaces are not allocated. |
|                                          | Emergency Response  | Included in Monthly Rent                                                                                                                                                                                |
| 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 D - £2613.75 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                                                                                                                                                                   |

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|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Charges when leaving or selling the property</b> | Ongoing charges                                                                                                                            | Ongoing charges The Monthly Rent 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>                                         | 08/31/2026                                                                                                                                 |                                                                                                                                                                                           |

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