

| KEY FACTS SALES                                          | Charters Village   Key Facts 9 Bush Davies House  |                                                                                                                                                   | Created 23/09/2026                                                                 |
|----------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Property Details                                         | Retirement Community Operator                     | Retirement Villages Group Ltd with subsidiary companies Charters Village LTD (Landlord) and Charters Village Management Ltd (Management company). |                                                                                    |
|                                                          | Description of unit (type and beds)               | 2 Bedroom Apartment                                                                                                                               | Brochure, price list                                                               |
|                                                          | Status of unit                                    | Pre-Owned property                                                                                                                                | Brochure, property details                                                         |
|                                                          | Occupancy                                         | 2 Person/s                                                                                                                                        | Lease                                                                              |
|                                                          | Tenure                                            | Leasehold 999 year lease                                                                                                                          | Lease                                                                              |
|                                                          | Subletting                                        | Not permitted under terms of lease                                                                                                                | Lease                                                                              |
|                                                          | Domiciliary Care Provider                         | Provided by an external provider price on application                                                                                             |                                                                                    |
| Cost of moving into property                             | Asking Price                                      | £525,000                                                                                                                                          | Price list, website                                                                |
|                                                          | Other costs to move in                            | Your legal costs and disbursements for acting on the purchase of the lease                                                                        |                                                                                    |
|                                                          | Removal Costs                                     | Your removal expenses                                                                                                                             |                                                                                    |
|                                                          | Parking & Garage arrangements                     | £592 per annum                                                                                                                                    |                                                                                    |
|                                                          | Stamp duty                                        | Stamp duty costs                                                                                                                                  | <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> |
|                                                          | Healthcare assessment                             | No charge by Charters Village Limited (If GP report required buyers would meet cost)                                                              |                                                                                    |
| Ongoing charges while living in the Retirement Community | Management Fee from January 2026 to December 2026 | £8,304.60per annum, payable for the financial year running from 1st January 26 to 31st December 26.                                               | FAQ's                                                                              |
|                                                          | Maintenance reserve fund (sinking fund)           | Not Applicable                                                                                                                                    |                                                                                    |
|                                                          | Overnight on call support charge                  | Included in the Management Fee                                                                                                                    |                                                                                    |
|                                                          | Ground rent                                       | Not Applicable                                                                                                                                    | Lease, FAQ's                                                                       |
| Care Costs                                               | Provided by an external provider                  | Price on application                                                                                                                              |                                                                                    |
| Insurance arrangements                                   | Responsibility of Landlord                        | Buildings, Public Liability and Employers Liability insurance - Costs included in the Management Fee                                              | FAQ's & Contract pack sent to your solicitor                                       |
|                                                          | Responsibility of Tenant                          | Home contents Insurance                                                                                                                           |                                                                                    |
| Ongoing fees residents will have to pay in addition      | Utility Bills                                     | Electricity or Gas                                                                                                                                | Buyer introduction pack                                                            |
|                                                          | Council tax                                       | Band E - £3198.8 pa                                                                                                                               | Tandridge District Council                                                         |
|                                                          | TV licence                                        | Additional cost unless exempt                                                                                                                     |                                                                                    |
|                                                          | Internet provider                                 | Residents choice by External Provider                                                                                                             |                                                                                    |
|                                                          | Satellite/Cable TV                                | Residents choice by External Provider                                                                                                             |                                                                                    |
| Charges when leaving the property                        | Assignment Fee                                    | 8% (1st year), 16% (2nd year) or 24% (after year 2) of the sales price when the property is re-sold                                               | Lease, FAQ's, price list                                                           |
|                                                          | Estate Agent's commission                         | Not applicable                                                                                                                                    |                                                                                    |
|                                                          | Legal fees                                        | Not applicable                                                                                                                                    |                                                                                    |
|                                                          | Removal expenses                                  | Buyer/seller responsible for own removal costs                                                                                                    |                                                                                    |
|                                                          | Dilapidations                                     | The cost of your putting the property back in good order internally in accordance with the terms of the Lease                                     | Lease                                                                              |
|                                                          | Management Fee                                    | The Management Fee remains payable for two months only after service of a Notice to Vacate.                                                       |                                                                                    |
| Restriction on renting the property                      |                                                   | Residents must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager            | Lease                                                                              |