AFFINITY TOWER

A NEW PLACE TO LIVE, WORK AND CONNECT

Grand Union will be a truly pioneering canalside neighbourhood. Located in Alperton, close to Wembley and with great connections into the City and West End, Grand Union will be transformational, providing beautiful homes set in stunning landscaped spaces with a co-working hub where ‘maker’ businesses will thrive.

We know that a strong community provides the support, safety and sustainability that human beings need to flourish. So, whilst building places that promote thriving communities has long been our passion, Grand Union is set to elevate our positive social impact to new heights. From involving local people in planning, to building on-site shared spaces and co-working studios; people coming together will be at the heart of Grand Union.

We’re proud to be at the forefront of a new kind of neighbourhood. Say hello to community on a grand scale.

GROUND RENT

RESERVATION TERMS

- Reservation fee of £2,000 is payable on properties up to £500,000.
- Reservation fee of £5,000 is payable on properties from £500,001 up to £1 million.
- 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days.
- A further 10% of purchase price payable 12 months after exchange of contracts.
- A further 5% of purchase price payable 24 months after exchange of contracts.
- Balance of 75% payable on completion.

EXCHANGE

- 21 days

COUNCIL TAX

GROUND RENT CHARGE

<table>
<thead>
<tr>
<th>Category</th>
<th>Council Tax Charge for 2019/20</th>
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<tbody>
<tr>
<td>A</td>
<td>£1055.23</td>
</tr>
<tr>
<td>B</td>
<td>£1231.11</td>
</tr>
<tr>
<td>C</td>
<td>£1406.98</td>
</tr>
<tr>
<td>D</td>
<td>£1582.85</td>
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<tr>
<td>E</td>
<td>£1934.59</td>
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<tr>
<td>F</td>
<td>£2286.34</td>
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<td>G</td>
<td>£2638.08</td>
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<tr>
<td>H</td>
<td>£3165.70</td>
</tr>
</tbody>
</table>

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George’s policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to the correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Grand Union is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property.

Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 18/0321. Borough/council issuing permission: London Borough of Brent. Acquiring interests 999 year leasehold interest from January 2021.

See the full St George website for more information on the project and the buildings:

GRAND UNION MARKETING SUITE

Beresford Avenue, Wembley, HA9 1NW | sales@grandunion.uk | grandunion.uk
APARTMENTS

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NUMBER</th>
<th>AVERAGE SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom apartment</td>
<td>25</td>
<td>546 sq ft</td>
</tr>
<tr>
<td>2 bedroom apartment</td>
<td>38</td>
<td>804 sq ft</td>
</tr>
<tr>
<td>3 bedroom apartment</td>
<td>25</td>
<td>1089 sq ft</td>
</tr>
</tbody>
</table>

THE DEVELOPMENT

Located in Alperton, close to Wembley and with great connections into central London (Zone 4)

- A new canal-side piazza will offer a vibrant space with cafes, restaurants, bars and new community facilities
- 3,030 beautiful 1, 2 and 3 bedroom homes
- Car parking available on a right to park basis
- £25,000 (available on selected homes only)
- All homes will have a balcony or terrace
- Contemporary interiors with fully integrated kitchen appliances
- 11 acres of public green spaces
- Community Centre

PARKING

- Car parking available on a right to park basis
- £25,000 (available on selected homes only)
- Service charge £145 per RTP

EDUCATION

- Alperton Community School 0.6 miles
- Penkridge Primary School 0.7 miles
- Wembley High Technology College 3.1 miles
- Harrow School 4.4 miles

UNIVERSITIES

- Imperial College London 23 mins by tube
- University of Westminster 24 mins by tube
- London College of Fashion 28 mins by tube
- Brunel University London 26 mins by car
- University College London 35 mins by train
- Central St Martin’s 41 mins by tube
- London School of Economics 45 mins by tube
- King’s College London 44 mins by tube

TRANSPORT LINKS

- Two train stations are a short walk away offering direct links into central London.

- Journey times are approximate only and may not be direct. Source: Google Maps and TfL

*Available at additional cost through separate negotiation.