

SLOANE INTERNATIONAL DEVELOPMENTS

The Edridge • 4-20 Edridge Road • London • United Kingdom

GUIDE PRICE:

Apartments from
322,200 GBP (2 years)
370,530 GBP (5 years)

KEY LUXURY FACTS:

- Floor To Ceiling Glass
- High Vaulted Ceilings
- Real Wood Floors
- Granite Worktops
- 2500Sq Ft Pro-Gym
- 24 Hr Security & Concierge
- 2000 Sq Ft - Residents Zen Massage & Beauty Spa
- Childrens School
- Swimming Pool
- Roof Gardens

KEY DISTANCES FROM THE EDRIDGE:

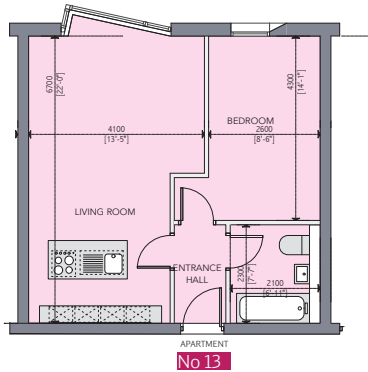
Big Ben	11 Miles
Knightsbridge	12 Miles
Heathrow	23 Miles
Gatwick	18 Miles
City Airport	17 Miles
Luton Airport	47 Miles

EXTERNAL ELEVATION

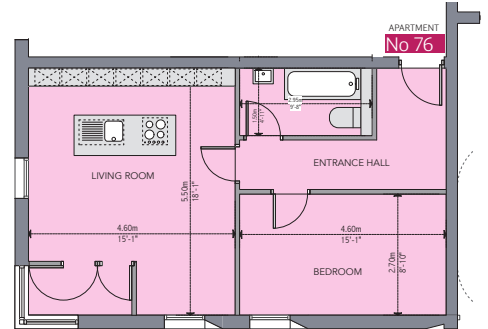


1 BEDROOM APARTMENT FLOORPLAN

Type A



Type B



LOCATION MAPS



MAP 1 LONDON MAP SHOWING PROXIMITY TO LONDON AIRPORTS



MAP 2 SHOWING PROXIMITY TO KEY LONDON LAND MARKS

FINANCIAL GRAPHS

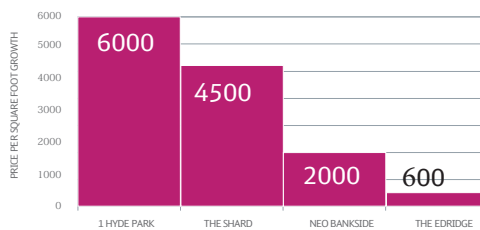


TABLE 1 PRICE PER SQUARE FOOT COMPARISONS OF CURRENT LONDON DEVELOPMENTS

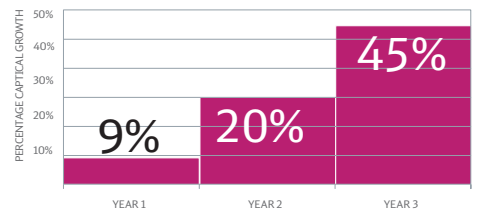


TABLE 2 PROJECTED GROWTH PER YEAR IN PERCENTAGE TERMS SHOWS THE TOTAL CAPITAL UPLIFT TO BE AROUND CIRCA 45% OVER 3 YEARS

2 YEAR PAYMENT PLAN

	On signing the contract	2 Months from the earlier payment.	2 Months from the earlier payment.	2 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	On Completion
%	10%	10%	10%	10%	10%	10%	10%	10%	20%

5 YEAR PAYMENT PLAN

	On signing the contract	1-4 Months at % per month	5-8 Months at % per month	9-52 Months at % per month.	53-60 Months at % per month
%	10%	5%	2.5%	1.25%	10%

Past performance is not necessarily a guide to future performance. The value of investments and income from them can fall as well as rise. The opinions expressed here represent the views of Sloane International at the time of printing and should not be interpreted as investment advice.

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SLOANE INTERNATIONAL DEVELOPMENTS

The Edridge • 4-20 Edridge Road • London • United Kingdom

GUIDE PRICE:

Apartments from
376,800 GBP (2 years)
433,320 GBP (5 years)

KEY LUXURY FACTS:

- Floor To Ceiling Glass
- High Vaulted Ceilings
- Real Wood Floors
- Granite Worktops
- 2500Sq Ft Pro-Gym
- 24 Hr Security & Concierge
- 2000 Sq Ft - Residents Zen Massage & Beauty Spa
- Childrens School
- Swimming Pool
- Roof Gardens

KEY DISTANCES FROM THE EDRIDGE:

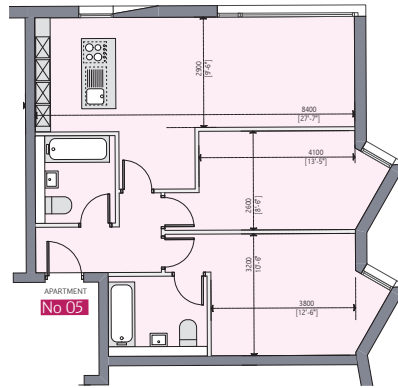
Big Ben	11 Miles
Knightsbridge	12 Miles
Heathrow	23 Miles
Gatwick	18 Miles
City Airport	17 Miles
Luton Airport	47 Miles

EXTERNAL ELEVATION

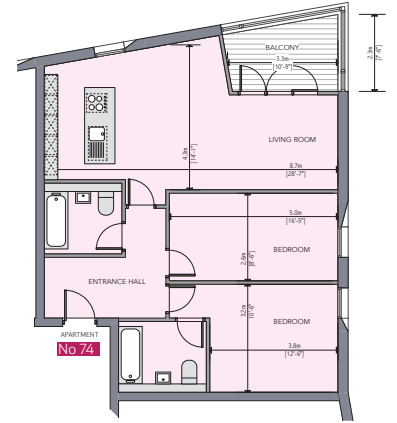


2 BEDROOM APARTMENT FLOORPLAN

Type A



Type B



LOCATION MAPS



MAP 1 LONDON MAP SHOWING PROXIMITY TO LONDON AIRPORTS



MAP 2 SHOWING PROXIMITY TO KEY LONDON LAND MARKS

FINANCIAL GRAPHS

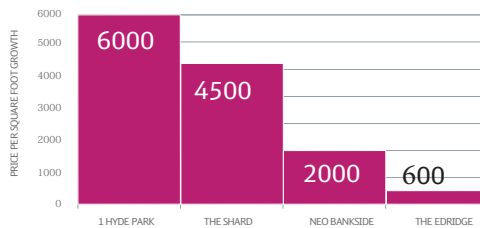


TABLE 1 PRICE PER SQUARE FOOT COMPARISONS OF CURRENT LONDON DEVELOPMENTS

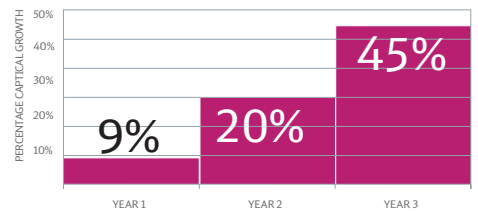


TABLE 2 PROJECTED GROWTH PER YEAR IN PERCENTAGE TERMS SHOWS THE TOTAL CAPITAL UPLIFT TO BE AROUND CIRCA 45% OVER 3 YEARS

2 YEAR PAYMENT PLAN

	On signing the contract	2 Months from the earlier payment.	2 Months from the earlier payment.	2 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	On Completion
%	10%	10%	10%	10%	10%	10%	10%	10%	20%

5 YEAR PAYMENT PLAN

	On signing the contract	1-4 Months at % per month	5-8 Months at % per month	9-52 Months at % per month.	53-60 Months at % per month
%	10%	5%	2.5%	1.25%	10%

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SLOANE INTERNATIONAL DEVELOPMENTS

The Edridge • 4-20 Edridge Road • London • United Kingdom

GUIDE PRICE:

Apartments from
592,200 GBP (2 years)
681,030 GBP (5 years)

KEY LUXURY FACTS:

- Floor To Ceiling Glass
- High Vaulted Ceilings
- Real Wood Floors
- Granite Worktops
- 2500Sq Ft Pro-Gym
- 24 Hr Security & Concierge
- 2000 Sq Ft - Residents Zen Massage & Beauty Spa
- Childrens School
- Swimming Pool
- Roof Gardens

KEY DISTANCES FROM THE EDRIDGE:

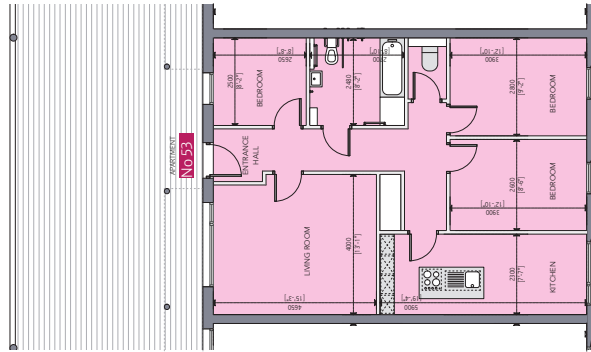
Big Ben	11 Miles
Knightsbridge	12 Miles
Heathrow	23 Miles
Gatwick	18 Miles
City Airport	17 Miles
Luton Airport	47 Miles

EXTERNAL ELEVATION



3 BEDROOM APARTMENT FLOORPLAN

Type A



LOCATION MAPS



MAP 1 LONDON MAP SHOWING PROXIMITY TO LONDON AIRPORTS



MAP 2 SHOWING PROXIMITY TO KEY LONDON LAND MARKS

FINANCIAL GRAPHS

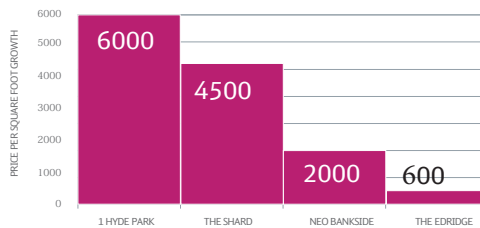


TABLE 1 PRICE PER SQUARE FOOT COMPARISONS OF CURRENT LONDON DEVELOPMENTS

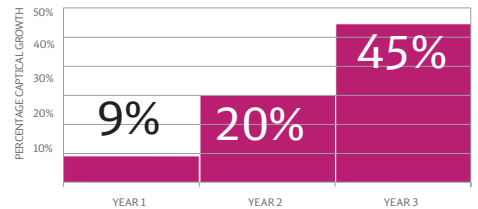


TABLE 2 PROJECTED GROWTH PER YEAR IN PERCENTAGE TERMS SHOWS THE TOTAL CAPITAL UPLIFT TO BE AROUND CIRCA 45% OVER 3 YEARS

2 YEAR PAYMENT PLAN

	On signing the contract	2 Months from the earlier payment.	2 Months from the earlier payment.	2 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	3 Months from the earlier payment.	On Completion
%	10%	10%	10%	10%	10%	10%	10%	10%	20%

5 YEAR PAYMENT PLAN

	On signing the contract	1-4 Months at % per month	5-8 Months at % per month	9-52 Months at % per month.	53-60 Months at % per month
%	10%	5%	2.5%	1.25%	10%

Past performance is not necessarily a guide to future performance. The value of investments and income from them can fall as well as rise. The opinions expressed here represent the views of Sloane International at the time of printing and should not be interpreted as investment advice.

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EDRIDGE ROAD INVENTORY

Number	Floor	NO	Property ID	Property Type	Apartment Area m2	Apartment Area sq.ft	GBP psf	Sale Price 2yr payment plan (GBP)	Sale Price 5yr payment plan (GBP)
1	01	001	ER01001	1 Bed	50.63	545	600.00	327,000	376,050
2	01	002	ER01002	2 Bed	80.64	868	600.00	520,800	598,920
3	01	003	ER01003	2 Bed	82.03	883	600.00	529,800	609,270
4	02	004	ER02004	1 Bed	51.47	554	600.00	332,400	382,260
5	02	005	ER02005	2 Bed	80.92	871	600.00	522,600	600,990
6	02	006	ER02006	2 Bed	83.71	901	600.00	540,600	621,690
7	02	007	ER02007	2 Bed	78.97	850	600.00	510,000	586,500
8	02	008	ER02008	1 Bed	50.91	548	600.00	328,800	378,120
9	02	009	ER02009	1 Bed	49.89	537	600.00	322,200	370,530
10	02	010	ER02010	2 Bed	79.34	854	600.00	512,400	589,260
11	02	011	ER02011	2 Bed	78.50	845	600.00	507,000	583,050
12	02	012	ER02012	1 Bed	51.56	555	600.00	333,000	382,950
13	02	013	ER02013	1 Bed	51.56	555	600.00	333,000	382,950
14	02	014	ER02014	2 Bed	77.67	836	600.00	501,600	576,840
15	03	015	ER03015	1 Bed	50.91	548	600.00	328,800	378,120
16	03	016	ER03016	2 Bed	97.27	1,047	600.00	628,200	722,430
17	03	017	ER03017	2 Bed	83.71	901	600.00	540,600	621,690
18	03	018	ER03018	2 Bed	78.97	850	600.00	510,000	586,500
19	03	019	ER03019	1 Bed	50.91	548	600.00	328,800	378,120
20	03	020	ER03020	1 Bed	50.91	548	600.00	328,800	378,120
21	03	021	ER03021	2 Bed	78.50	845	600.00	507,000	583,050
22	03	022	ER03022	2 Bed	78.50	845	600.00	507,000	583,050
23	03	023	ER03023	1 Bed	51.56	555	600.00	333,000	382,950
24	03	024	ER03024	1 Bed	51.56	555	600.00	333,000	382,950
25	03	025	ER03025	2 Bed	77.67	836	600.00	501,600	576,840
26	04	026	ER04026	1 Bed	50.91	548	600.00	328,800	378,120
27	04	027	ER04027	2 Bed	97.27	1,047	600.00	628,200	722,430
28	04	028	ER04028	2 Bed	83.71	901	600.00	540,600	621,690
29	04	029	ER04029	2 Bed	78.97	850	600.00	510,000	586,500
30	04	030	ER04030	1 Bed	50.91	548	600.00	328,800	378,120
31	04	031	ER04031	1 Bed	50.91	548	600.00	328,800	378,120
32	04	032	ER04032	2 Bed	78.50	845	600.00	507,000	583,050
33	04	033	ER04033	2 Bed	78.50	845	600.00	507,000	583,050
34	04	034	ER04034	1 Bed	51.56	555	600.00	333,000	382,950
35	04	035	ER04035	1 Bed	51.56	555	600.00	333,000	382,950
36	04	036	ER04036	2 Bed	77.67	836	600.00	501,600	576,840
37	05	037	ER05037	1 Bed	50.91	548	600.00	328,800	378,120
38	05	038	ER05038	2 Bed	97.27	1,047	600.00	628,200	722,430
39	05	039	ER05039	2 Bed	83.71	901	600.00	540,600	621,690
40	05	040	ER05040	2 Bed	78.97	850	600.00	510,000	586,500
41	05	041	ER05041	1 Bed	50.91	548	600.00	328,800	378,120
42	05	042	ER05042	1 Bed	50.91	548	600.00	328,800	378,120
43	05	043	ER05043	2 Bed	78.50	845	600.00	507,000	583,050
44	05	044	ER05044	2 Bed	78.50	845	600.00	507,000	583,050
45	05	045	ER05045	1 Bed	51.56	555	600.00	333,000	382,950

EDRIDGE ROAD INVENTORY

Number	Floor	NO	Property ID	Property Type	Apartment Area m2	Apartment Area sq.ft	GBP psf	Sale Price 2yr payment plan (GBP)	Sale Price 5yr payment plan (GBP)
46	05	046	ER05046	1 Bed	51.56	555	600.00	333,000	382,950
47	05	047	ER05047	2 Bed	77.67	836	600.00	501,600	576,840
48	06	048	ER06048	1 Bed	50.91	548	600.00	328,800	378,120
49	06	049	ER06049	2 Bed	97.27	1,047	600.00	628,200	722,430
50	06	050	ER06050	2 Bed	83.71	901	600.00	540,600	621,690
51	06	051	ER06051	3 Bed	94.02	1,012	600.00	607,200	698,280
52	06	052	ER06052	3 Bed	91.70	987	600.00	592,200	681,030
53	06	053	ER06053	3 Bed	91.70	987	600.00	592,200	681,030
54	06	054	ER06054	3 Bed	93.65	1,008	600.00	604,800	695,520
55	07	055	ER07055	1 Bed	52.12	561	600.00	336,600	387,090
56	07	056	ER07056	2 Bed	97.27	1,047	600.00	628,200	722,430
57	07	057	ER07057	2 Bed	83.71	901	600.00	540,600	621,690
58	07	058	ER07058	3 Bed	94.02	1,012	600.00	607,200	698,280
59	07	059	ER07059	3 Bed	91.70	987	600.00	592,200	681,030
60	07	060	ER07060	3 Bed	91.70	987	600.00	592,200	681,030
61	07	061	ER07061	3 Bed	93.65	1,008	600.00	604,800	695,520
62	08	062	ER08062	1 Bed	52.12	561	600.00	336,600	387,090
63	08	063	ER08063	2 Bed	94.67	1,019	600.00	611,400	703,110
64	08	064	ER08064	2 Bed	83.71	901	600.00	540,600	621,690
65	08	065	ER08065	3 Bed	94.02	1,012	600.00	607,200	698,280
66	08	066	ER08066	3 Bed	91.70	987	600.00	592,200	681,030
67	08	067	ER08067	3 Bed	91.70	987	600.00	592,200	681,030
68	08	068	ER08068	3 Bed	93.65	1,008	600.00	604,800	695,520
69	09	069	ER09069	1 Bed	52.12	561	600.00	336,600	387,090
70	09	070	ER09070	2 Bed	94.67	1,019	600.00	611,400	703,110
71	09	071	ER09071	2 Bed	83.71	901	600.00	540,600	621,690
72	09	072	ER09072	2 Bed	64.66	696	600.00	417,600	480,240
73	10	073	ER10073	1 Bed	51.75	557	600.00	334,200	384,330
74	10	074	ER10074	2 Bed	94.67	1,019	600.00	611,400	703,110
75	10	075	ER10075	2 Bed	83.71	901	600.00	540,600	621,690
76	10	076	ER10076	2 Bed	58.34	628	600.00	376,800	433,320
77	10	077	ER10077	1 Bed	53.42	575	600.00	345,000	396,750
78	11	078	ER11078	1 Bed	51.75	557	600.00	334,200	384,330
79	11	079	ER11079	2 Bed	94.67	1,019	600.00	611,400	703,110
80	11	080	ER11080	2 Bed	83.71	901	600.00	540,600	621,690
81	11	081	ER11081	2 Bed	58.34	628	600.00	376,800	433,320
82	11	082	ER11082	1 Bed	53.42	575	600.00	345,000	396,750
83	12	083	ER12083	1 Bed	51.75	557	600.00	334,200	384,330
84	12	084	ER12084	2 Bed	94.67	1,019	600.00	611,400	703,110
85	12	085	ER12085	2 Bed	83.71	901	600.00	540,600	621,690
86	12	086	ER12086	2 Bed	58.34	628	600.00	376,800	433,320
87	12	087	ER12087	1 Bed	53.42	575	600.00	345,000	396,750
88	13	088	ER13088	1 Bed	51.75	557	600.00	334,200	384,330
89	13	089	ER13089	2 Bed	94.67	1,019	600.00	611,400	703,110
90	13	090	ER13090	2 Bed	83.71	901	600.00	540,600	621,690

SLOANE INTERNATIONAL DEVELOPMENTS

The Edridge • 4-20 Edridge Road • Croydon • London • United Kingdom

EDRIDGE ROAD INVENTORY

Number	Floor	NO	Property ID	Property Type	Apartment Area m2	Apartment Area sq.ft	GBP psf	Sale Price 2yr payment plan (GBP)	Sale Price 5yr payment plan (GBP)
91	13	091	ER13091	2 Bed	58.34	628	600.00	376,800	433,320
92	13	092	ER13092	1 Bed	53.42	575	600.00	345,000	396,750
93	14	093	ER14093	1 Bed	51.75	557	600.00	334,200	384,330
94	14	094	ER14094	2 Bed	94.67	1,019	600.00	611,400	703,110
95	14	095	ER14095	2 Bed	83.71	901	600.00	540,600	621,690
96	14	096	ER14096	2 Bed	58.34	628	600.00	376,800	433,320
97	14	097	ER14097	1 Bed	53.42	575	600.00	345,000	396,750
98	15	098	ER15098	1 Bed	51.75	557	675.00	375,975	432,371
99	15	099	ER15099	2 Bed	94.67	1,019	675.00	687,825	790,999
100	15	100	ER15100	2 Bed	83.71	901	675.00	608,175	699,401
101	15	101	ER15101	2 Bed	58.34	628	675.00	423,900	487,485
102	15	102	ER15102	1 Bed	53.42	575	675.00	388,125	446,344
103	16	103	ER16103	1 Bed	51.75	557	675.00	375,975	432,371
104	16	104	ER16104	2 Bed	94.67	1,019	675.00	687,825	790,999
105	16	105	ER16105	2 Bed	83.71	901	675.00	608,175	699,401
106	16	106	ER16106	2 Bed	58.34	628	675.00	423,900	487,485
107	16	107	ER16107	1 Bed	53.42	575	675.00	388,125	446,344
108	17	108	ER17108	1 Bed	51.75	557	675.00	375,975	432,371
109	17	109	ER17109	2 Bed	94.67	1,019	675.00	687,825	790,999
110	17	110	ER17110	2 Bed	83.71	901	675.00	608,175	699,401
111	17	111	ER17111	2 Bed	58.34	628	675.00	423,900	487,485
112	17	112	ER17112	1 Bed	53.42	575	675.00	388,125	446,344
113	18	113	ER18113	1 Bed	51.75	557	675.00	375,975	432,371
114	18	114	ER18114	2 Bed	94.67	1,019	675.00	687,825	790,999
115	18	115	ER18115	2 Bed	83.71	901	675.00	608,175	699,401
116	18	116	ER18116	2 Bed	58.34	628	675.00	423,900	487,485
117	18	117	ER18117	1 Bed	53.42	575	675.00	388,125	446,344
118	19	118	ER19118	1 Bed	51.75	557	675.00	375,975	432,371
119	19	119	ER19119	2 Bed	94.67	1,019	675.00	687,825	790,999
120	19	120	ER19120	2 Bed	83.71	901	675.00	608,175	699,401
121	19	121	ER19121	2 Bed	58.34	628	675.00	423,900	487,485
122	19	122	ER19122	1 Bed	53.42	575	675.00	388,125	446,344
123	20	123	ER20123	1 Bed	51.75	557	675.00	375,975	432,371
124	20	124	ER20124	2 Bed	94.67	1,019	675.00	687,825	790,999
125	20	125	ER20125	2 Bed	83.71	901	675.00	608,175	699,401
126	20	126	ER20126	2 Bed	58.34	628	675.00	423,900	487,485
127	20	127	ER20127	1 Bed	53.34	628	675.00	423,900	487,485
128	21/22	128	PNT21/22128	3 Bed	103.40	1,113	675.00	751,275	863,966
129	21/22	129	PNT21/22129	4 Bed	189.24	2,037	675.00	1,374,975	1,581,221
130	21/22	130	PNT21/22130	4 Bed	167.41	1,802	675.00	1,216,350	1,398,803