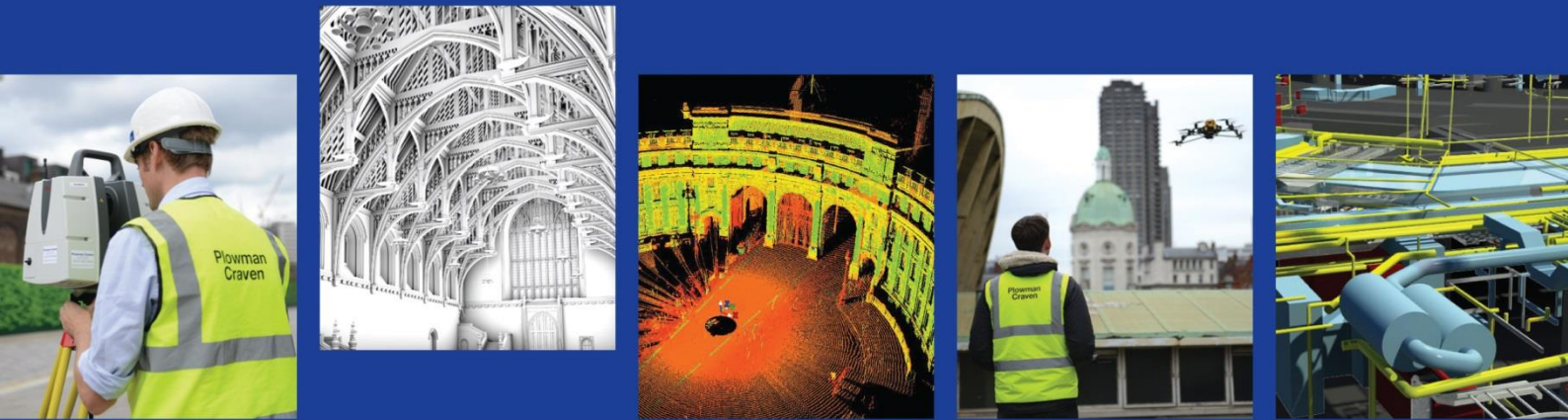


OFF PLAN AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

LIME WHARF Vyner Street LONDON E2



Plowman Craven

plowmancraven.co.uk

Consult. Trust. Innovate.

LIME WHARF
Vyner Street
LONDON
E2

Project Number
29119-002

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Summary of Areas
Reference Plans

Floors

First
Ground
Basement



REPORT ISSUE STATUS

[illegible]

Plowman Craven

One of the world's leading geomatics companies employing innovative surveying solutions

Plowman Craven is a leading Chartered Surveying company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 50 years.

- RICS Property Measurement, 2nd Edition (incorporating IPMS)
- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring
- Drone Surveys and Inspections

1. INTRODUCTION

This Area Measurement calculation was undertaken by Plowman Craven in February 2021, in accordance with the guidelines as described in the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*, published by the Royal Institution of Chartered Surveyors (RICS).

The measurement was undertaken by Plowman Craven's representative at the date of survey and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through floor plans with appropriate areas outlined.

The areas have been produced site unseen. The areas have been derived based on the CAD operators interpretation of Plowman Craven Ltd floor plans - Drawing No.- 29119F-03, Revision - B, Survey Date - May 2013. Additionally, data from Carmody Groake Architects, titled '158_X_PI_01_GA_TY' dated 29-01-2021 has been used.

Any undefined areas were measured in accordance with the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*.

3. AREA CALCULATION

Computer-Aided Design (CAD) software has been used to construct accurate area drawings from the supplied drawings. The area values derived have been calculated using commands and routines built into the CAD software.

The accuracy of the area figures reported is commensurate with the data used from the original date of survey.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and have been produced in compliance with the measurement reporting standard of RICS Code of Measuring Practice. All areas have been calculated in square metres and converted into square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated from digital data files.

4. REPORT PRODUCTION

This report includes copies of:

- A Summary of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

5. QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2015.

SUMMARY OF AREAS

LIME WHARF, Vyner Street, LONDON, E2

Net Internal Areas

| FLOOR | USE | AREA | AREA | INCLUDED AREAS | | EXCLUDED AREAS | |
|---------------|--------------------|-------|-------|----------------|-------|----------------|-------|
| | | sq m | sq ft | sq m | sq ft | sq m | sq ft |
| FIRST | 1 LIME WHARF | 232.6 | 2504 | | | | |
| GROUND | 1 LIME WHARF | 218.4 | 2351 | | | | |
| | YARD/CAFÉ | 112.7 | 1213 | | | | |
| | 25A VYNER STREET | 127.6 | 1373 | | | | |
| | 25 VYNER STREET | 74.3 | 800 | | | | |
| | Ground Floor Total | 533.0 | 5737 | | | | |
| BASEMENT | 25A VYNER STREET | 118.4 | 1274 | | | | |
| OVERALL TOTAL | | 884.0 | 9515 | | | | |

SUMMARY OF AREAS

LIME WHARF, Vyner Street, LONDON, E2

Gross Internal Areas

| FLOOR | AREA | AREA | INCLUDED AREAS | | EXCLUDED AREAS | |
|----------------------------|-------|-------|----------------|-------|----------------|-------|
| | sq m | sq ft | sq m | sq ft | sq m | sq ft |
| FIRST | 468.6 | 5044 | | | | |
| GROUND | 634.1 | 6825 | | | | |
| BASEMENT | 125.4 | 1350 | | | | |
| OVERALL TOTAL 1228.1 13219 | | | | | | |

SUMMARY OF AREAS

LIME WHARF, Vyner Street, LONDON, E2

Net Sales Area

| FLOOR | | AREA | AREA | INCLUDED AREAS | | EXCLUDED AREAS | |
|-------|-------------------|-------|-------|----------------|-------|----------------|-------|
| | | sq m | sq ft | sq m | sq ft | sq m | sq ft |
| FIRST | 25a VYNER STREET | 123.2 | 1326 | | | | |
| | 25 VYNER STREET | 76.9 | 828 | | | | |
| | First Floor Total | 200.1 | 2154 | | | | |
| | OVERALL TOTAL | | 200.1 | | | | |

AREA PLAN

LIME WHARF

Vyner Street, LONDON, E2

First Floor

Net Internal Area

| | | | |
|-------------|--------------|------------|------------|
| <div></div> | 1 LIME WHARF | 232.6 sq m | 2504 sq ft |
|-------------|--------------|------------|------------|

TOTAL NIA: 232.6 sq m 2504 sq ft

Gross Internal Area

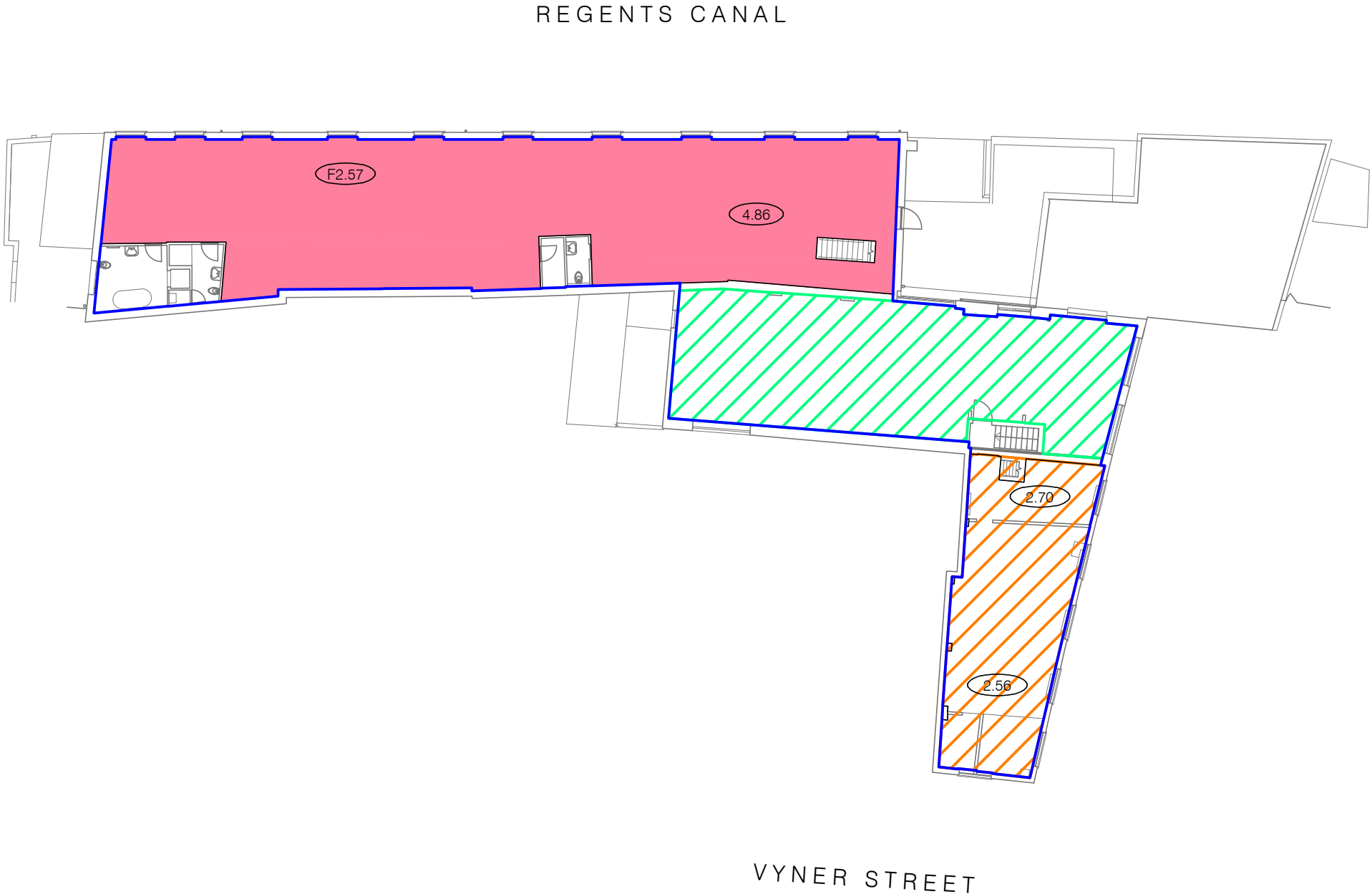
| | | | |
|-------------|-----|------------|------------|
| <div></div> | GIA | 468.6 sq m | 5044 sq ft |
|-------------|-----|------------|------------|

Net Sales Area

| | | | |
|-------------|------------------|------------|------------|
| <div></div> | 25a VYNER STREET | 123.2 sq m | 1326 sq ft |
|-------------|------------------|------------|------------|

| | | | |
|-------------|-----------------|-----------|-----------|
| <div></div> | 25 VYNER STREET | 76.9 sq m | 828 sq ft |
|-------------|-----------------|-----------|-----------|

TOTAL NSA: 200.1 sq m 2154 sq ft



LEGEND

| | |
|-------------|--|
| <div></div> | FLOOR TO CEILING HEIGHT (METRES) |
| <div></div> | FLOOR TO FALSE CEILING HEIGHT (METRES) |

Dwg No. 29119-002-A1

Issue D February 2021

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



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Condition of Site:
OFF PLAN MEASUREMENT
ONLY

Notes:
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

This plan has been produced site unseen. The areas have been derived based on the CAD operators interpretation of Plowman Craven Ltd floor plans - Drawing No.- 29119F-03, Revision - B, Survey Date - May 2013. Additionally, data from Carmody Groake Architects, titled '158_X_PL_01_GA_TY' dated 29-01-2021 has been used.

Revisions:
A - Original Issue (February 2021)
B - Client Amendments (February 2021)
C - NSA Added to Report (February 2021)
D - Client Amendments (February 2021)

AREA PLAN

LIME WHARF

Vyner Street, LONDON, E2

Ground Floor

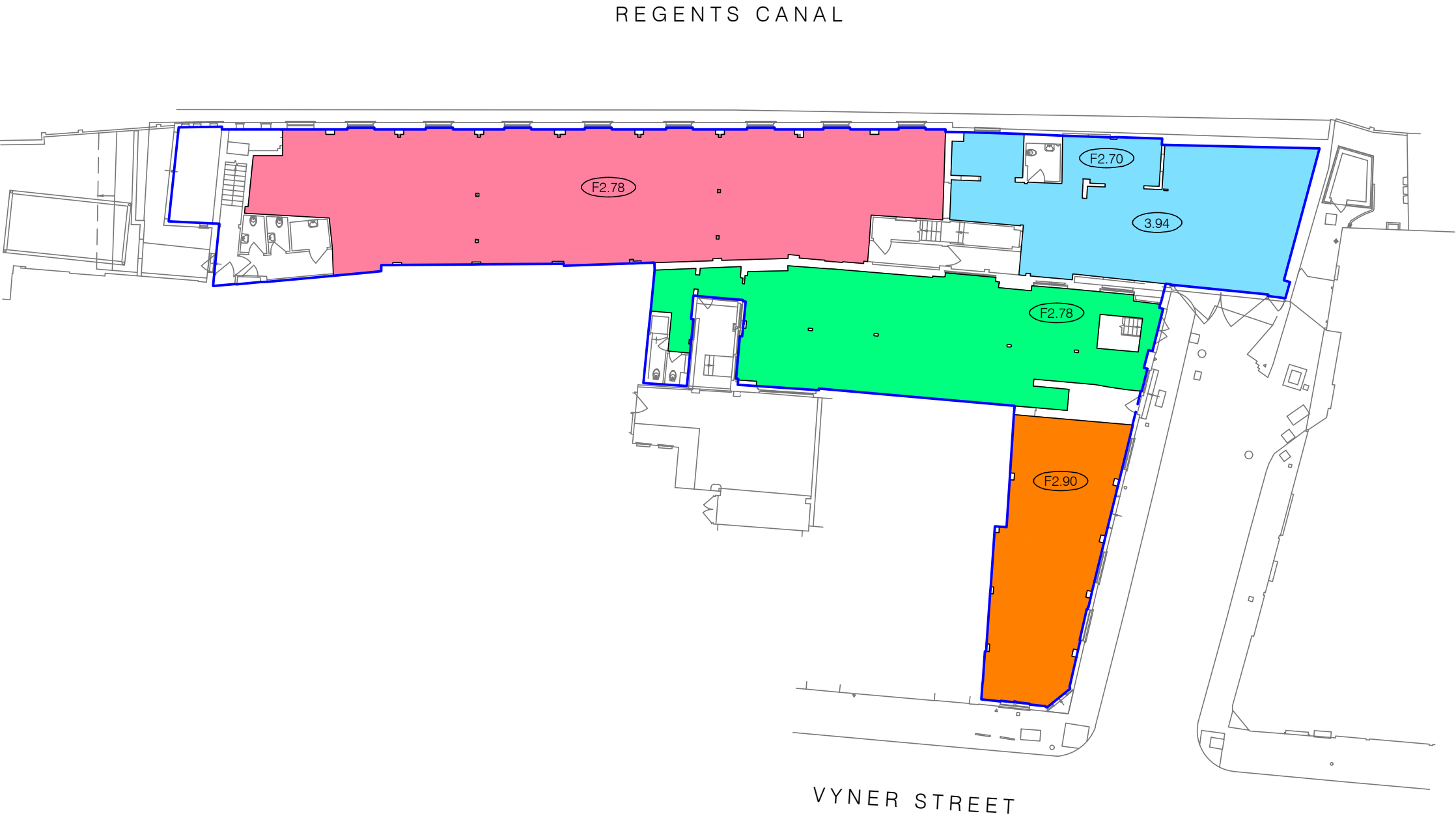
Net Internal Area

| | | | |
|-------------|------------------|------------|------------|
| <div></div> | 1 LIME WHARF | 218.4 sq m | 2351 sq ft |
| <div></div> | YARD/CAFE | 112.7 sq m | 1213 sq ft |
| <div></div> | 25A VYNER STREET | 127.6 sq m | 1373 sq ft |
| <div></div> | 25 VYNER STREET | 74.3 sq m | 800 sq ft |

TOTAL NIA: 533.0 sq m 5737 sq ft

Gross Internal Area

| | | | |
|-------------|-----|------------|------------|
| <div></div> | GIA | 634.1 sq m | 6825 sq ft |
|-------------|-----|------------|------------|



LEGEND

| | |
|------------------|--|
| <div>0.00</div> | FLOOR TO CEILING HEIGHT (METRES) |
| <div>F0.00</div> | FLOOR TO FALSE CEILING HEIGHT (METRES) |

Dwg No. 29119-002-AG

Issue C February 2021

Scaled for presentation purposes

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Condition of Site:
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ONLY

Notes:
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

This plan has been produced site unseen. The areas have been derived based on the CAD operators interpretation of Plowman Craven Ltd floor plans - Drawing No.- 29119F-02, Revision - B, Survey Date - May 2013.

Dashed line denotes an assumed wall line.

Revisions:
A - Original Issue (February 2021)
B - Client Amendments (February 2021)
C - GIA Amended (February 2021)

AREA PLAN

LIME WHARF

Vyner Street, LONDON, E2

Basement

Net Internal Area

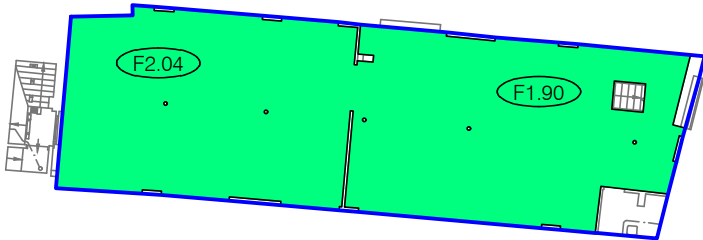
| | | | |
|-------------|------------------|------------|------------|
| <div></div> | 25A VYNER STREET | 118.4 sq m | 1274 sq ft |
|-------------|------------------|------------|------------|

TOTAL NIA: 118.4 sq m 1274 sq ft

Gross Internal Area

| | | | |
|-------------|-----|------------|------------|
| <div></div> | GIA | 125.4 sq m | 1350 sq ft |
|-------------|-----|------------|------------|

REGENTS CANAL



VYNER STREET

LEGEND

- 0.00

 FLOOR TO CEILING HEIGHT (METRES)
- F0.00

 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No. 29119-002-AB

Issue B February 2021

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Condition of Site:
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Notes:
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This plan has been produced site unseen. The areas have been derived based on the CAD operators interpretation of Plowman Craven Ltd floor plans - Drawing No.- 29119F-01, Revision - A, Survey Date - May 2013.

Revisions:
A - Original Issue (February 2021)
B - Client Amendments (February 2021)