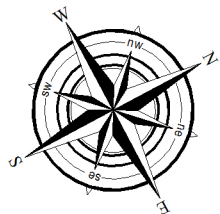
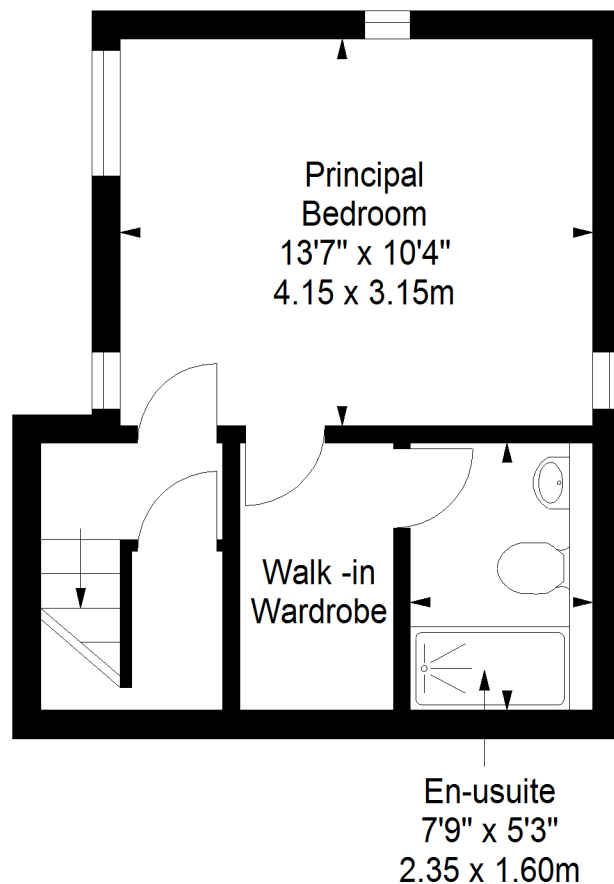


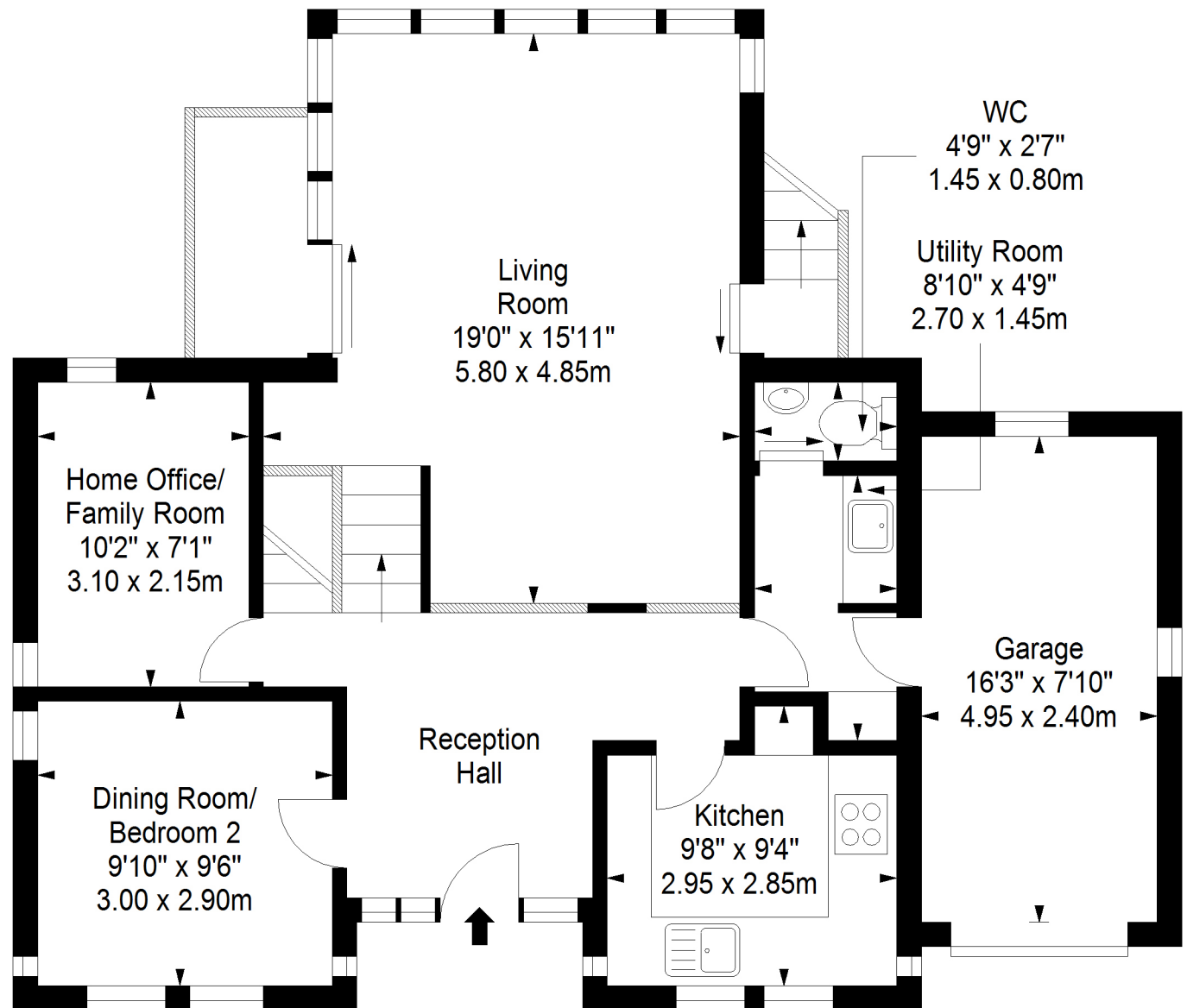
Lower Ground Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



Ground/Upper Ground Floor

Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.4 sq. feet)