

E1 Suites

FREQUENTLY ASKED QUESTIONS

1. WHAT IS THE PAYMENT PLAN?

- 2.5% to reserve
- 12.5% further to exchange
- 7.5% four months after exchange
- 7.5% eight months after exchange

2. WHEN WILL THE BUILD START AND FINISH

- Design development has begun and site preparation work starts imminently
- Build construction is scheduled to start Jan 2019 subject to achieving a certain level of sales
- Build construction is 33 months

3. WHAT PREVIOUS EXPERIENCE HAS THE DEVELOPER GOT?

- The developer, PC Group, is undertaking the Clemence Suites development in Devils Tower Road (all available units sold on launch, construction completion scheduled for Spring 2019 which is on time and funded by NatWest Bank). The developer is also part of the development consortium of the Hub (all available units sold on launch, construction completion scheduled for Spring 2020 which is on time and is to be funded by NatWest Bank). The developer has been a contractor in Gibraltar since 2003 (Koala Construction) and has a JV with one of the UK's largest contractors, Bovis, called Bovis Koala JV
- The developer will control and combine the roles of developer, contractor and architect, which will all be Gibraltar based, as each discipline is undertaken 'in-house'. This minimises the conflict between these parties and ensures a seamless provision of roles

4. WHAT DISCOUNTS ARE AVAILABLE?

- 3% for a limited time as a pre-launch discount
- 5% for a limited time as a pre-launch discount if three or more units are purchased by the same beneficial owner
- Additional 7% discount for a limited time if 75% paid on exchange and 25% on completion
- Additional 10% discount for a limited time if 100% paid on exchange

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5. IS CAR PARKING AVAILABLE?

- Yes but cannot be purchased. Some 63 spaces are available to rent from 1 day to 12 month periods. There will also be a car club for shared usage of a car
- The development will have an automated car stacker system to the rear with access from the front

6. ARE THERE MOPED, MOTORBIKE, CYCLE SPACES?

- Yes but cannot be purchased. Some 120 bicycle spaces are available to rent from 1 day to 12 month periods. Some 25 motorbike / moped spaces are available to rent from 1 day to 12 month periods

7. AS AN OWNER, DO I PAY FOR THE HOTEL STYLE SERVICES?

- Not necessarily, the user pays. So whoever joins the gym, uses the pool, takes advantage of the in-house laundry service or enjoys the café, pays. Memberships of the gym will be offered to residents at an expected 30% discount from members of the public
- We expect service charges to be comparable with other similar buildings hosting similar amenities

8. WHAT ROCKFALL MITIGATION MEASURES WILL BE BUILT?

- Although there is a purposely designed rockfall exclusion zone between E1 and the Rock filled with a rockfall absorption granular cushion sloping gently towards the Rock, the development will have additional rockfall mitigation measures consisting of, firstly, a proprietary designed and tested high capacity rockfall catch fence and, secondly, energy dissipating rockfall cushioning to Rock-facing heavily thickened and reinforced walls and roofs. These are, collectively, unprecedented rockfall mitigation measures compared to similar developments below the Rock.

9. CAN I CHANGE THE LAYOUT OR FURNISHING PACKAGE IN MY APARTMENT?

- No

10. CAN I RESERVE IN MY PERSONAL NAME AND ORGANISE A COMPANY STRUCTURE PURCHASE AT EXCHANGE OF CONTRACTS?

- Yes as long as the same beneficial owner is behind the corporate structure

11. CAN I ASSIGN MY PURCHASE CONTRACT POST EXCHANGE OF CONTRACTS?

- Yes after 12 months following exchange and subject to a 1% assignment fee (min £2,500) payable to the developer.

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