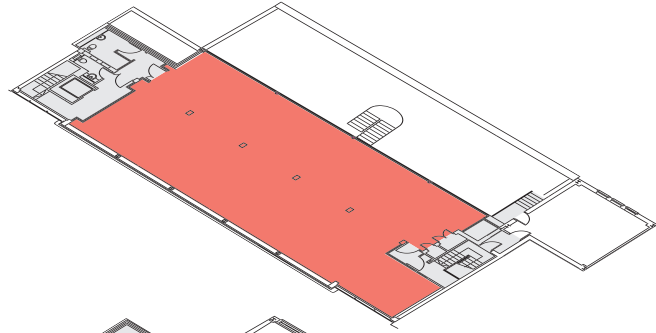
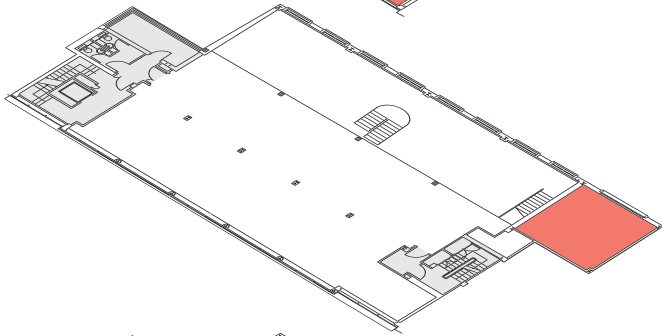


94 SAFFRON HILL

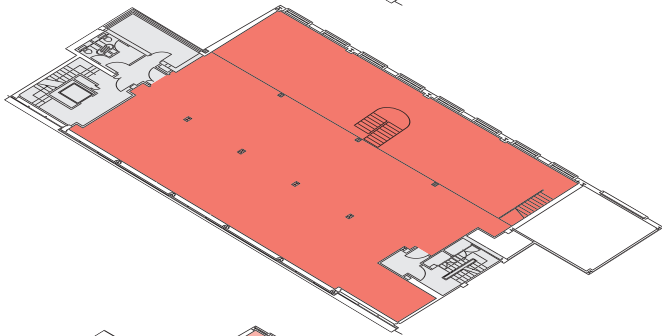
FARRINGDON EC1



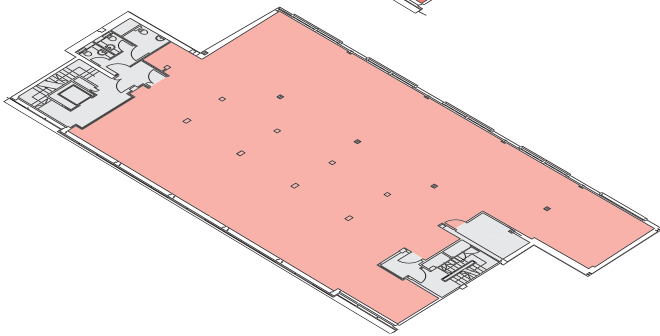
THIRD FLOOR



SECOND FLOOR MEZZANINE



SECOND FLOOR



FIRST FLOOR

| FLOOR | SQ FT | SQ M |
|------------------|---------------|-----------------|
| Third | 2,666 | 247.67 |
| Second Mezzanine | 323 | 30.01 |
| Second | 3,840 | 356.73 |
| SUB TOTAL | 6,829 | 634.41 |
| FIRST | 4,271 | 396.77 |
| TOTAL | 11,100 | 1,031.18 |

 TO BE TAKEN TOGETHER

For indicative purposes only (not to scale).