

Stage 1 - Information Required prior to issuing Indicative Terms

Borrower / Development Team

- Identity of the borrowing entity
- Identity of the sponsor / shareholder / directors
- Detailed developer track record
- Identity of care provider & CQC record
- Contractor identity & track record

Site / Development

- Ownership status of the site
 - If owned - purchase price, ancillary costs and purchase date
 - If bidding situation - detail of process
- Description of the existing property
- Location map
- Site plan
- Summary of proposed scheme
- No. of bedrooms & bathroom provision
- Summary of planning status (with decision notice if available)
- Development appraisal
- Development cashflow
- Expected EBITDARM / mature trading value
- Confirmation of leverage requirements / equity available
- Required completion timeline

Stage 2 - Information Required prior to advancing to Underwriting

All items from stage 1, plus:

Borrower / Development Team

- Full details on borrowing entity ownership / structure (with structure chart)
- Full details on sponsor / shareholder / directors
- ALIE detailing sponsor / shareholder / guarantor net worth
- Updated CQC record (if any movement from Stage 1)
- Confirmation of contractor & details of key subcontractors
- Full details of professional team

Site / Development

- Updated position on site ownership
- Floor plans / elevations
- CGIs of the scheme
- Detailed summary of planning status (incl. status of conditions, CIL, s106)
- Completed ESG Questionnaire (Octopus to provide template)
- Site title numbers & Land Registry redline plans
- Detail of any land issues (e.g. restrictive covenants, party walls)
- Detail of any other development issues (e.g. rights of light, road closures)
- Updated development appraisal & cashflow (incl. detailed construction costs)
- Forecast operating cashflow
- Construction programme
- Confirmation of required completion timeline

For more information please contact our team.

Octopus Real Estate, 33 Holborn, London, EC1N 2HT

0204 511 7025 | development@octopus-realestate.com | [octopus-realestate.com](https://www.octopus-realestate.com)

Octopus Real Estate is the trading name of Octopus Investments Ltd (Reg No 03942880), Bridgeco Ltd (Reg No 6629989), Fern Trading Group Ltd (Reg No 6447318), Octopus Commercial Term Ltd (Reg No 13486353), Nino Ltd (Reg No 9015082), Octopus Administrative Services Ltd (Reg No 03974202), Octopus Healthcare Development Ltd (Reg No 03788979) and ORE Lending Ltd (Reg No 12908588), all registered in England & Wales at: 33 Holborn, London, EC1N 2HT, and Octopus Real Estate S.ar.l. (Reg No B189290) registered in Luxembourg at: 412F, Route d'Esch, Grand Duchy of Luxembourg, 1471, Luxembourg. Octopus Investments Ltd is authorised and regulated by the Financial Conduct Authority. Issued: January 2024.

OP000295-2401