

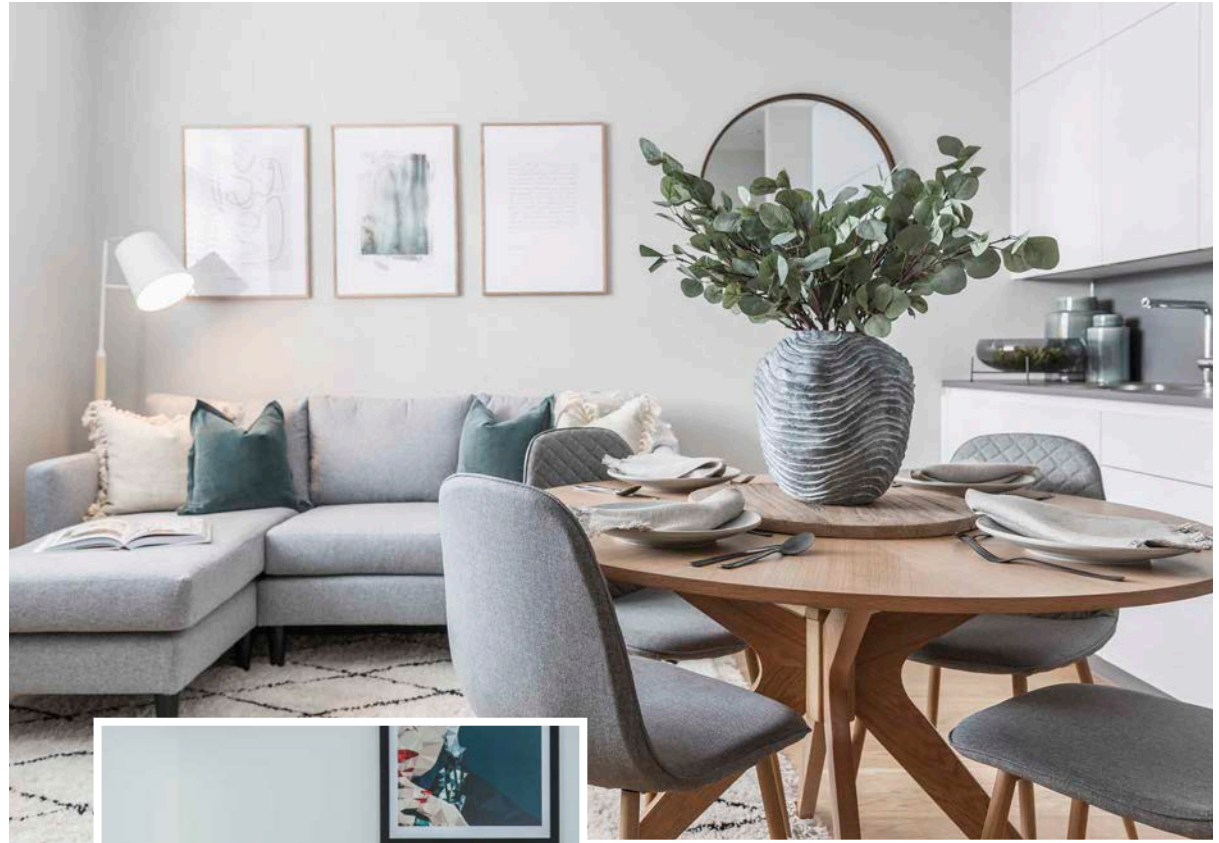


LOFT[®]

LOFT SERVICE

WHY LOFT

- Our management team have all worked within the property industry so have an in depth understanding of the product and service you require.
- We have 125,000 square foot of warehousing which allows us to hold £2.5m+ of stock at all times ready for immediate dispatch.
- Our product range is designed for today's marketplace; balancing style, price point & durability.
- A fleet of 20 vehicles, branded and company owned for a fast, efficient service you can rely on.
- Uniformed, CSCS trained and fully insured installation staff.
- Dedicated aftercare and maintenance support.
- Zero % landfill and recycling of all cardboard, plastic and metal.



CONCEPT & DESIGN

At LOFT we have a dedicated interior design service specialising in show homes, property staging and residential & leisure design.

Our skilled team provides each client with a personalised interior design experience from initial consultation through to completion. The scope of each project is carefully undertaken to understand your vision.

At LOFT our design team will work with you to create an inspirational and aesthetically pleasing environment to suit your budget, lifestyle and needs.

- Experienced and talented residential interior design team
- Social & Amenity space design, specialising in PBSA, BTR, Co Living
- Space planning & CGI services, bringing your concept to life
- Professional property styling, delivering results



PROCUREMENT & QUALITY CONTROL

Utilising trusted Supply Chain Partners, LOFT are able to source products globally to ensure we achieve our clients' desired aesthetic and durability requirements.

Our in house supply chain management team regularly undertake supplier audits focussed on sustainability, quality, and health & safety procedures within our supply chain. Regular factory visits are undertaken by our team and by our 3rd party Quality Control advisors to ensure we are constantly driving improvement in our supply chain. Upon receipt of products to our warehouse we undertake a further detailed quality control process, managed by our team with over 65 years of experience.

- Our focus when sourcing products is style, sustainability, durability and affordability
- Established supply chain relationships across UK, Europe, India and Asia
- Dedicated LOFT Quality Controllers, based in both Asia and Europe
- Factories fully audited for Health and Safety, working conditions, pay and FSC certification
- Bespoke procurement and manufacturing solutions



IMPORT & WAREHOUSE

- Over a decade of experience importing furniture and accessories
- 125,000 square foot total warehousing, holding £2.5m+ stock at all times, ready for immediate dispatch
- 200+ containers imported to UK annually, entire shipping process handled by our logistics team
- Capacity to hold stock for our partners, in case of unforeseen delays to practical completion



Warehousing & Distribution (North)

Our northern distribution facility encompasses 80,000 square foot of warehousing, office and photography studio space.

Unit 6
Maple Industrial Estate
Bennett Street, Ardwick
Manchester
M12 5AQ



Warehousing & Distribution (South)

Our southern distribution facility holds 45,000 square foot of warehousing and office space located in Zone 3 of West London.

Units 10-12
River Brent Business Park
Trumpers Way, Hanwell
London
W7 2QA

FINANCE & VESTING

LOFT understands the desire to safeguard your development against risks to the successful and timely delivery of your programme, and the operational constraints that are placed on developments regarding storage.

LOFT is pleased to offer a vesting and storage solution to help alleviate these concerns. This mechanism allows for goods to be purchased in advance, at which point a vesting certificate would be issued and the legal title would pass to you.

These goods would then be stored within a dedicated area of our extensive warehousing facility, clearly labelled and available for inspection by your team. These items can then be called off as required according to your programme of works.

You can therefore enjoy the security of legal ownership of the goods required to complete your project without the logistical burden of storing and insuring these products yourself.



PROJECT MANAGEMENT

Your key account Project Manager will work collaboratively with contractors to ensure a smooth planning, installation and handover process. Guaranteeing legal compliance and making sure the project meets both our own high quality standards and importantly, the aspirations of the customer. No matter the location or complexity we understand project delivery and the importance of completing on schedule.

At LOFT our Project Management team deliver;

- Efficient and attentive scheduling, in line with the requirements of each project, enabling the successful delivery of projects on time, for all clients
- Thorough consideration for project specific health & safety to ensure all operatives work in a safe environment. All LOFT operatives are CSCS qualified, supervisor's SSSTS and management SMSTS accredited
- Consistent and detailed weekly site reporting allowing visibility for key stakeholders to be regularly kept up to date on progress on site
- Experienced LOFT employed delivery, distribution and installation teams ensure the timely handover of areas, utilising Quality Assurance sign off sheets to drive the highest quality install



DISTRIBUTE & INSTALL

Utilising our own fleet of 25 branded vehicles and dedicated distribution teams nationwide we are able to schedule deliveries and distribution to suit the requirements of any project.

Our team of trained and skilled installation specialists are comfortable delivering and installing within completed sites or those still in construction phase.

Offering pre-assembled and minimal assembly on site options we can distribute and install without disruption. Working alongside our project management team all works are subject to a detailed quality assessment sign off prior to handover to our clients.

- Nationwide & EU distribution capability
- Experienced, uniformed, CSCS trained and fully insured installation specialist
- The LOFT Service includes; delivery, assembly, installation, removal of all packaging and professional staging

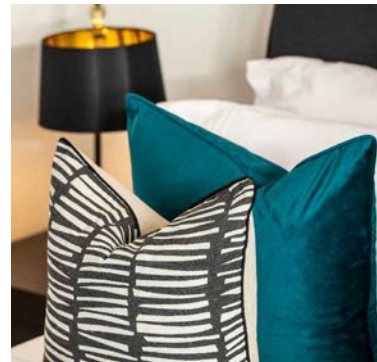


PROFESSIONAL PROPERTY STAGING

The Property Staging Team at LOFT guarantee to add value and assist in the sale of your property.

Our experienced team will envision the lifestyle you wish to depict through furniture, accessories, prints and mirrors.

- Our team of highly experienced Interior Designers and Stylists provide a wealth of knowledge on home staging and property presentation
- The team's depth of expertise enables us to deliver bespoke styling, which is tailored to specific buyer demographics and varying property types
- Supported by LOFT's extensive range of furniture and designer accessories, which culminates in our ability to assist agents and vendors achieve the best possible sales results
- In today's competitive market, professional property staging has become an essential ingredient in achieving a successful sale



AFTERCARE & MAINTENANCE

Following the main installation, you can rely on our ongoing support. Our 'remove and replace' service is key for any future furniture asset management requirements.

Forming relationships with lettings or building management teams, we can become your trusted and reliable "furnishing department" for the ongoing maintenance, removal and replacement of all furniture and accessories.

- Dedicated aftercare department
- Manufacturers' warranty and O&M manuals provided for all products
- Independent wear and tear assessments, conducted nationally
- LOFT fleet and installation team available for maintenance and removal services
- LOFT Make all your furnishing need simple

**Delivered, Assembled, Installed.
Removed, Replaced, Recycled.**



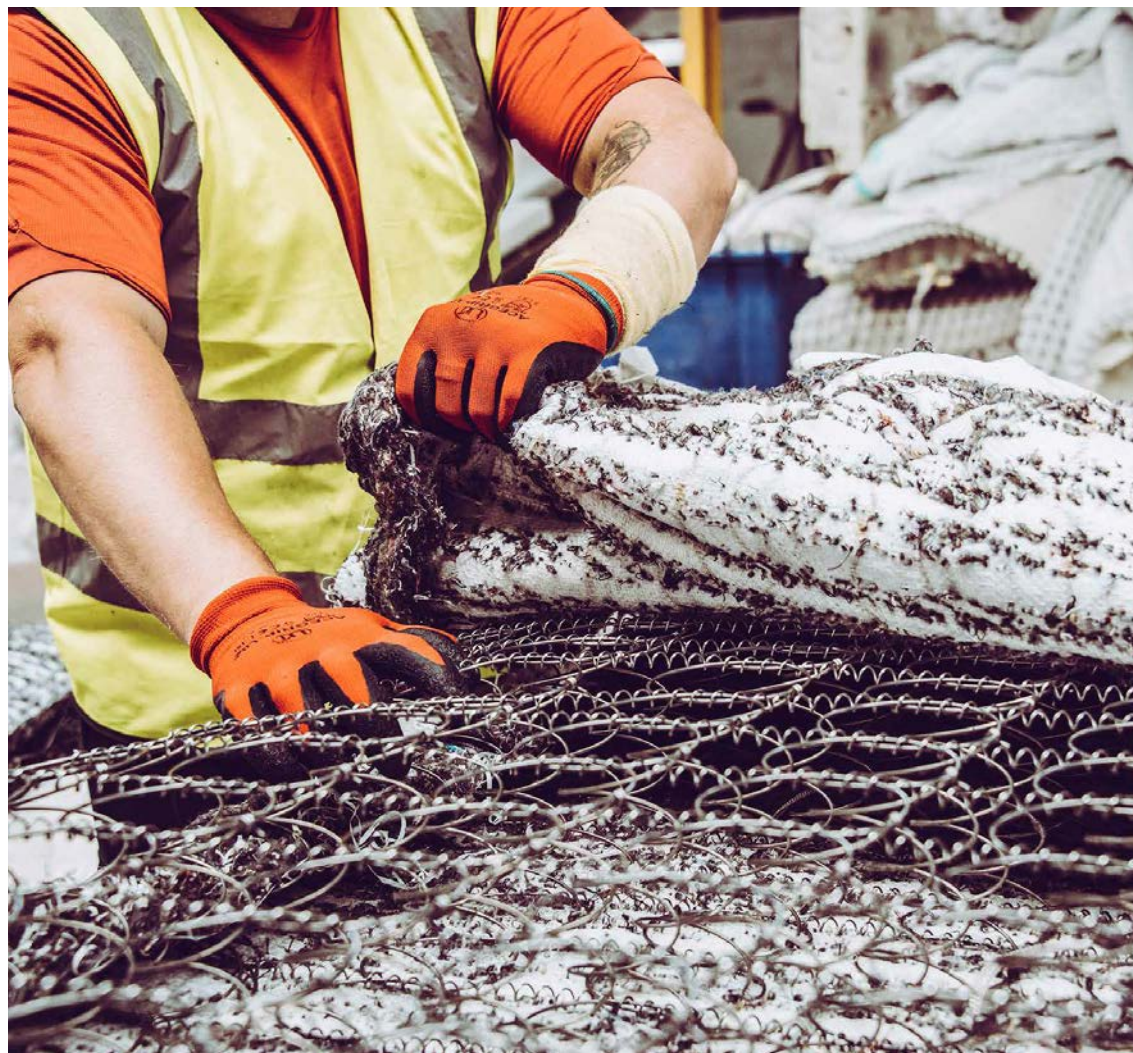
ENVIRONMENT & RECYCLING

LOFT are actively fulfilling our environmental, social and economic responsibilities as well as ensuring that we provide our clients with sustainable products and services.

We have retained our family values and insist on making sure that we are working with reputable companies who treat their employees fairly, source their materials responsibly and have a positive impact on their locality and the environment on a larger scale.

All our suppliers are asked to complete our PQQ which is specifically designed to encourage sustainability across all areas and requests evidence of the relevant insurances, trade memberships, accreditations and product compliance certificates in order to be registered on our system. We audit all information provided and carry out annual reviews to ensure information is current and relevant.

- All removed mattresses are sent to Textek for recycling
- All cardboard and plastic is collected for recycling by Manchester paper and plastics
- All non recyclable waste is collected by Biffa and sent to an RDF facility (converted to electricity) resulting in a 97% landfill diversion rate
- We operate tracker systems in all our delivery vehicles which allow us to reduce our fuel consumption through better route planning.
- We add 'ad blue' to all our delivery vehicles which reduces CO2 emissions.
- All our vehicles are maintained and serviced to ensure that they operate as efficiently as possible.
- The quality of product we supply will last for many years given fair, wear and tear. This in turn minimizes the need to replace items.
- We donate removed furniture in good condition to Mustard Tree for reuse
- In relation to transport we operate vehicles that have the lowest possible CO2 emissions in the class.
- We utilise a digital POD system to deliver our orders, reducing the need for paper delivery notes
- All our existing procedures comply with the requirements of ISO 14001:2015 of which we are accredited

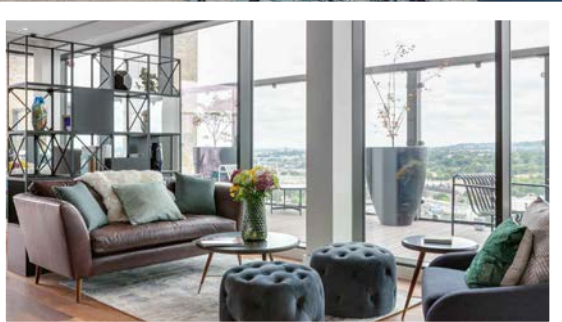
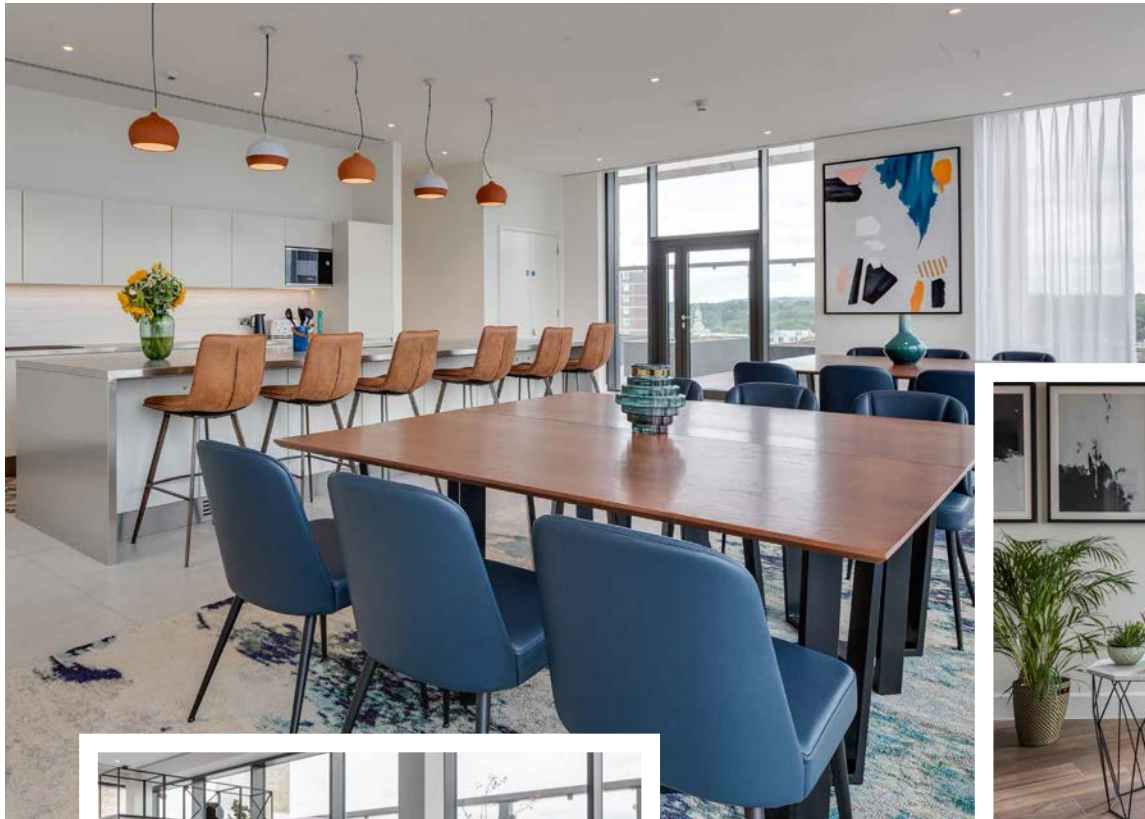


CORPORATE SOCIAL RESPONSIBILITY

LOFT are a modern, ethical, socially and environmentally conscious business, that believes strongly in the ability of our people and exists to deliver the aspirations of our customers, in turn we like to support local charities and causes.

Sustainability is a key factor in our product sourcing strategy.





Union Wharf

Union Wharf is a premium BTR development situated in Greenwich, London. Located on the banks of the lush Deptford Creek the scheme is split between two towers; with one 22-story tower featuring one and two bedroom apartments aimed at young, vibrant and varied renters, whilst a smaller 11 story tower is the first BTR development designed towards the family market and includes bigger apartments of two and three bedrooms. We have designed each premium contemporary apartment to feel homely for its residents, then drawing on inspiration from the natural surrounding the interiors feature touches of either deep navy blue or emerald green. These accents are used in cushions and tailored artwork throughout, whilst jewel highlights are used in feature side chairs in each living room. We kept the finishes natural including wool rugs and walnut and marble table tops adding warmth and quality to the apartments.

Client: Essential Living

Categories: Build to Rent

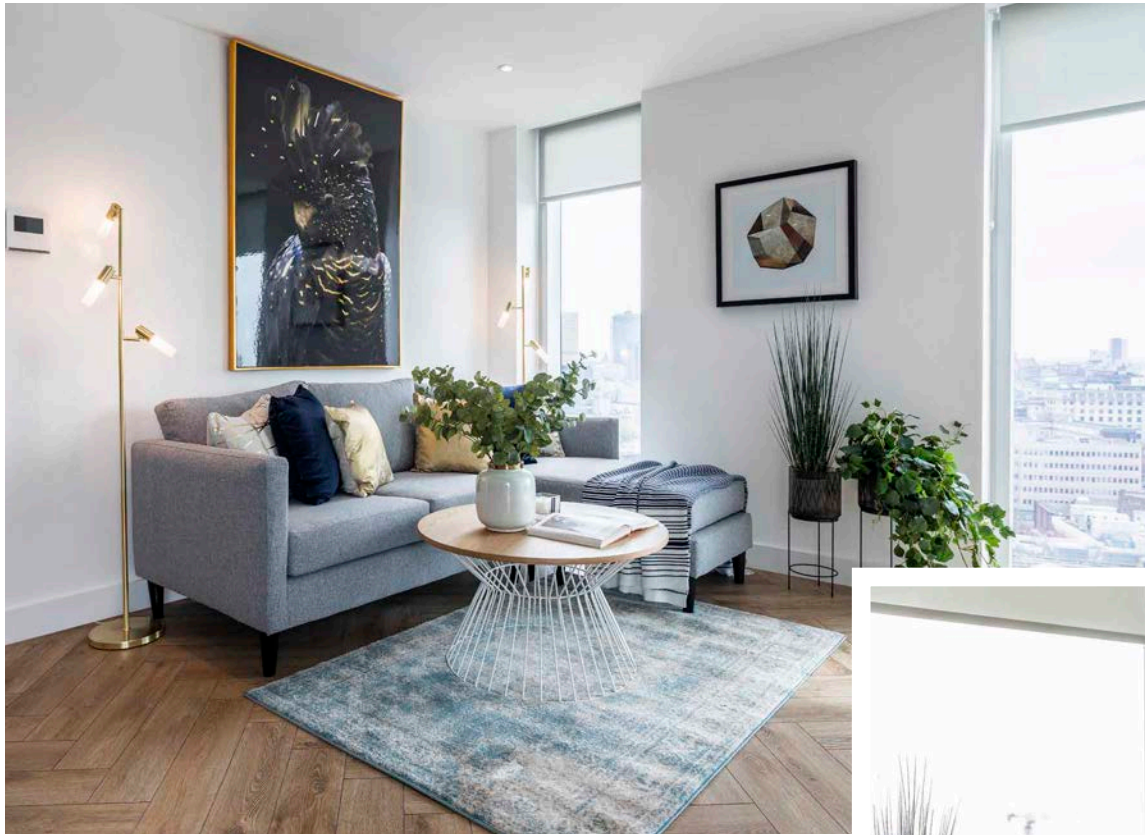
Location: London

Time: 7 Months

Units: 167 Apartments, Amenity Spaces, roof terraces and rental suite

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Anaconda Cut

The UK's second tallest tower dedicated to the Build to Rent community, designed and built to enhance the lives of its residents, Anaconda Cut sits in the Greengate area and comprises of 349 spacious one, two and three bedroom apartments across 44 storey's. For the Amenity Space we created a space that was sympathetic and reflective of the quality in the existing fixtures and materials. The use of geometry is apparent in the circular light fittings and the geometric wall panels which we wanted to translate into the furniture and textures used. Mixing the use of carved woods with brass detailing, velvet fabrics and round pouffes created warmth, versatility and interest to the space. Both areas of the amenity space have high ceilings and a light and airy feel, we kept the colours tonal with a pop of teal to add some contrast.

Client: Europa Capital

Categories: Build to Rent

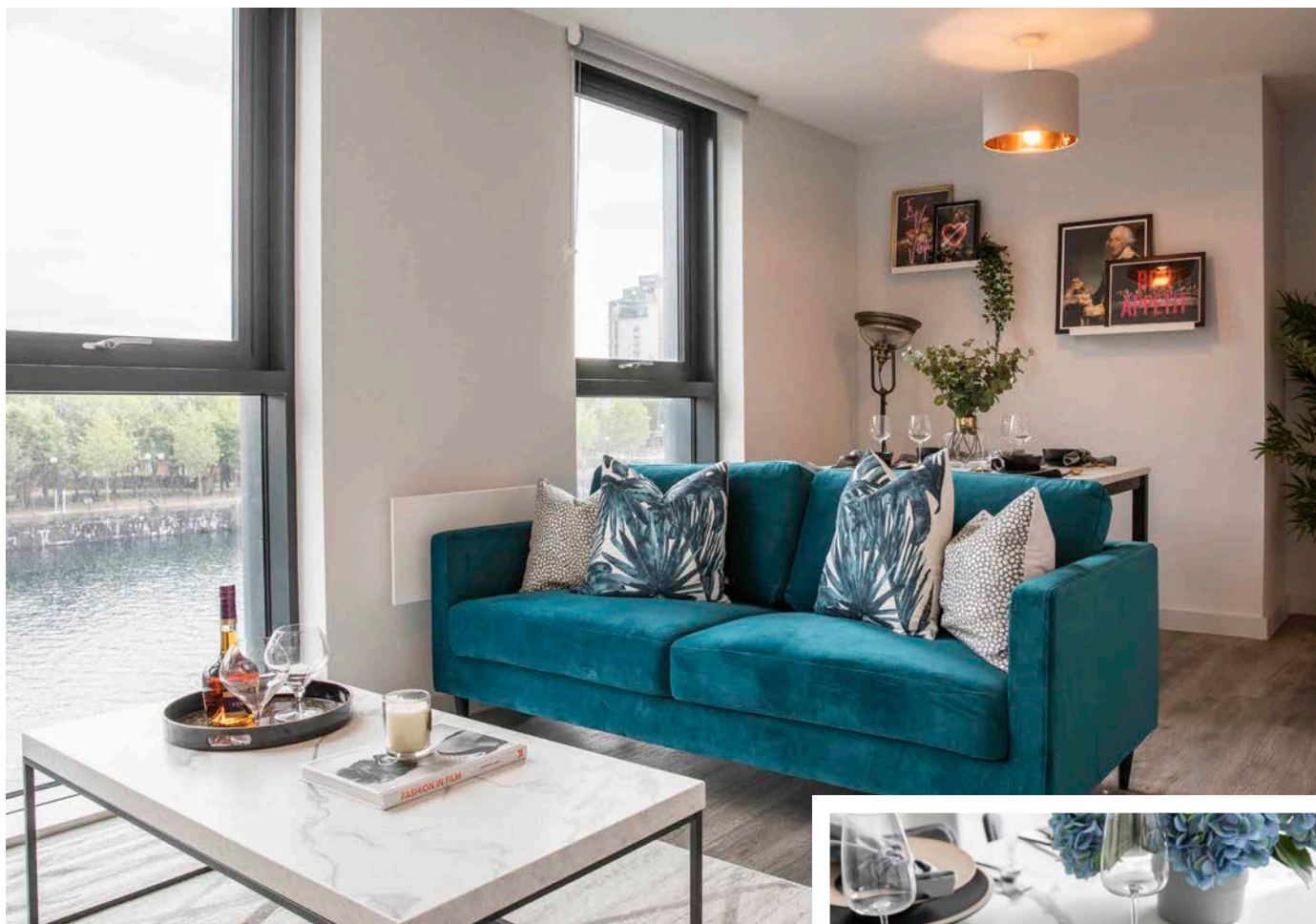
Location: Salford, Manchester

Time: 6 Months

Units: 349 apartments, amenity space and three show homes

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Duet

Duet sets the benchmark for enhanced living. Set in a prominent waterfront location, adjacent to Media City in Salford Quays, the development consists of 270 apartments featuring one, two and three bedrooms. Dynamic in design, the scheme incorporates extensive amenities and facilities for its residents. With Manchester's vibrant city life on its doorstep Duet encompasses sleek cosmopolitan style in its interiors. Modern materials and luxury finishes formulate the urban jungle theme of this development. Our Design team incorporated playful prints and touches of biophilic design through a mixture of plant life, making the aesthetic calming, whilst adding character with an array of inspirations quotes.

Client: Moorfield

Categories: Build to Rent

Location: Salford, Manchester

Time: 4 Months

Units: 216 Apartments

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