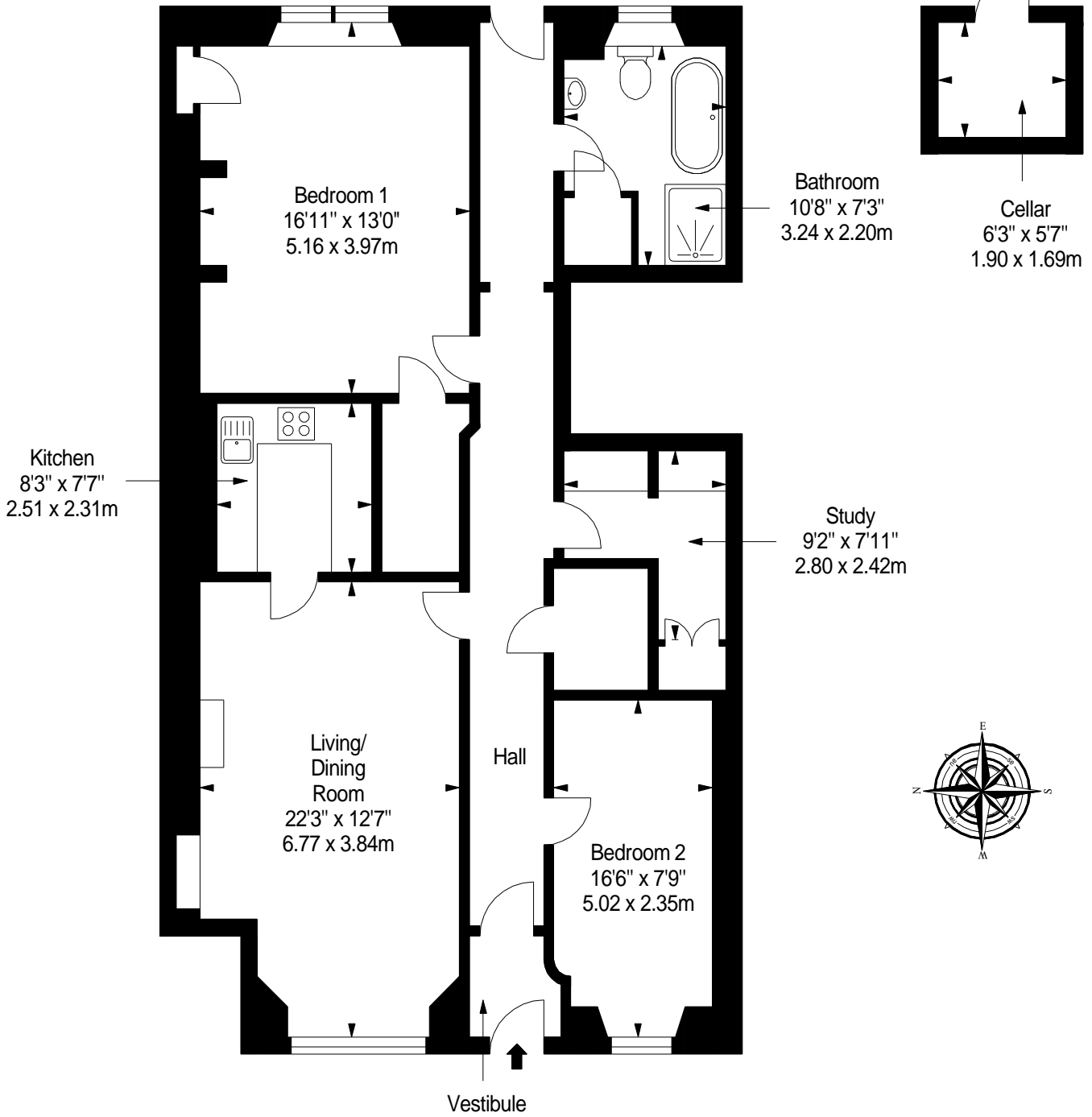


Lower Ground Floor
Approx. 105.1 sq. metres (1130.2 sq. feet)

Cellar
Approx. 3.2 sq. metres (34.4 sq. feet)



Total area: approx. 108.3 sq. metres (1165.6 sq. feet)