

Stamp Duty Land Tax (SDLT) Incentive– Terms & Conditions

Name of Development: THE BeCa

Address of Development: THE BeCa, Old Kent Road, London, SE15 1JU.

Developer: Southwark Estates (One) Limited

Development Manager: Avanton Limited

1. This offer covers Stamp Duty Land Tax (“SDLT”) paid up to a maximum of £25,000 (Twenty-Five Thousand Pounds for any of the plots listed in Appendix A.

2. The Developer shall deduct the SDLT cost, up to £25,000, from the Buyer's Completion Statement if the Buyer purchases one of the plots listed in Appendix A. The Buyer will still be responsible for the submission and payment of their own SDLT. (the “Offer”).

3. Eligibility

3.1. For a Buyer to be eligible for the Offer:

The Buyer must reserve any of the plots listed in Appendix A by 31 March 2026, exchange contracts within 21 days of reservation (unless otherwise agreed in writing), and complete the purchase by 31 March 2028.

3.2. The offer cannot be combined with any other incentive unless explicitly agreed in writing by the Developer.

3.3. The offer is exclusively available to first-time buyers and those purchasing the plot for their own or family use.

4. Contribution Details

4.1. The Offer is capped at £25,000 for each plot listed in Appendix A, regardless of the Buyer's individual SDLT liability.

4.2. If the Buyer's SDLT liability is less than £25,000, the Developer will only contribute the actual SDLT payable. No balance or cash alternative will be provided or offered.

4.3. The Offer cannot be exchanged for cash or used to offset the purchase price beyond the SDLT.

4.4. If required by the Buyer's lender, the incentive may be considered a financial incentive and reflected in the contract documentation.

