

Building Great Places

Development Update - Infrastructure, amenities and facilities at Windsor Gate

We take pride in what we do and work hard to deliver developments our customers will enjoy living in.

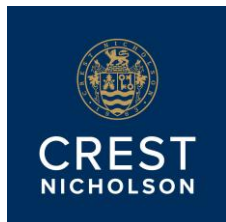
As well as building high quality homes, our developments are designed to include the necessary infrastructure, useful amenities, leisure facilities and green open spaces.

The table below gives details of the works which are in progress and will be delivered at Windsor Gate. The works are also shown on the plan below.

The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com

March 2026 – Updated Quarterly



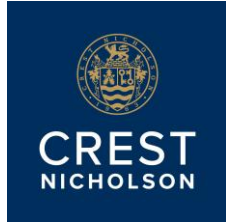
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Schedule of Remaining Works to Parcel

| Plan Ref | Description | Remaining Works | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|------------------------------------|---|--|------------------------------------|
| 1 | Play Area | <ul style="list-style-type: none"> Construct Play Area | No | Q3 2026 |
| 2 | Estate Road | <ul style="list-style-type: none"> Construct Road | No | Q4 2027 |
| 3 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 4 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Q2 2027 |
| 5 | Car Park | <ul style="list-style-type: none"> Construct Car Park | No | Complete |
| 6 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 7 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 8 | Estate Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 9 | Estate Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 10 | Public Open Space & Drainage Basin | <ul style="list-style-type: none"> All public open space works to be completed including hard and soft landscaping | No | Complete |
| 11 | Allotments | <ul style="list-style-type: none"> Construct allotments | No | Complete |
| 12 | Play Area | <ul style="list-style-type: none"> Construct play area | No | Complete |
| 13 | Pumping Station | <ul style="list-style-type: none"> Construct Pumping Station | No | Complete |
| 14 | Trim Trail Equipment | <ul style="list-style-type: none"> Construct trim trail equipment | No | Q2 2026 |
| 15 | Public Open Space | <ul style="list-style-type: none"> Complete hard and soft landscaping | No | Complete |
| 16 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Complete |
| 17 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Q3 2026 |
| 18 | Estate Road | <ul style="list-style-type: none"> Construct Road | No | Q3 2026 |
| 19 | Estate Road | <ul style="list-style-type: none"> Construct Road | No | Q4 2027 |
| 20 | Spine Road | <ul style="list-style-type: none"> Construct Road | No | Q4 2027 |

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- The estate management company will also be responsible for maintaining small areas of incidental landscaping and shared drive accesses for a small number of properties. These items are not included on the above schedule due to their more limited nature and use, however they will be completed alongside the adjacent homes.

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Parcel Remaining Works Plan



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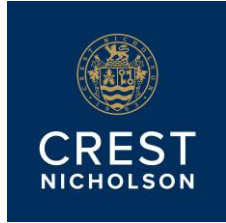
Schedule of Remaining Works to Wider Estate

| Plan Ref | Description | Remaining Works | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|--------------------------------|--|--|------------------------------------|
| 1 | Junction Upgrade Works to A308 | <ul style="list-style-type: none">Construct upgrade works to junction. | No | Q4 2026 |

Wider Estate Remaining Works Plan



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Managing Agents Contact Details

Windsor Gate (Windsor) Management Company Limited has appointed Specialist Property Asset Management Ltd to undertake the estate management for the development. Should you wish to discuss any estate management matters please contact the following:

Email: propertymanagement@specialistpm.com

Phone: 0121 725 3620

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