VIVERE - Who Are We & What We Do

Vivere invest, develop and operate Extra Care communities offering much needed quality homes with care to the market. We are committed to support our residents to enjoy a high-quality lifestyle for longer, providing integrated services and facilities for residents to age in place within their community.

With our operations partner Home Instead, we offer regulated flexible care services tailored to each individual delivered within people's homes on as needs basis. The standard of care is the same if not better to that of a care home operator. We also offer a range of living options with greater flexibility. Residents can purchase their own home designed to their needs and bring their own furniture and possessions.

We offer an integrated lifestyle to support the health and wellbeing of our residents. The Lansdowne Extra Care community will have on-site services and facilities like a bistro, a lounge and bar to relax, a fitness studio, physiotherapy treatment rooms, a multipurpose room available for a range of activities, concierge and estate management services.

Our residents come to live longer, not grow old.

Key Benefits of Extra Care Communities:

- **Highest level of care in your own home 24/7**, with bespoke care services to the resident's needs.
- Care professionals selected to match individuals, for residents to feel comfortable.
- **Fitness & wellbeing** tailored physiotherapy and fitness programmes to support the residents on their care journey and to improve their health and mobility.
- Suitable properties the homes and communal facilities are designed to the resident's needs.
- Age in your own home and surrounding without the need for another move.
- Community & lifestyle residents are part of a community and live with like-minded people and don't live in isolation. Enjoy the communal facilities and organised activities.
- Maintain your independence, with help when you need it at your own choice.
- Security & Connectivity Offering a peace of mind and reassurance of 24/7 emergency call monitoring, a strong physical network of staff as well as the latest in digital telecare services.
- **Finances** an agreed monthly management fee, transparent to the resident, to ensure peace of mind with the added security of Vivere maintaining any future refurbishment of the buildings.



Source: Illustration of scheme at Shiplake Meadows



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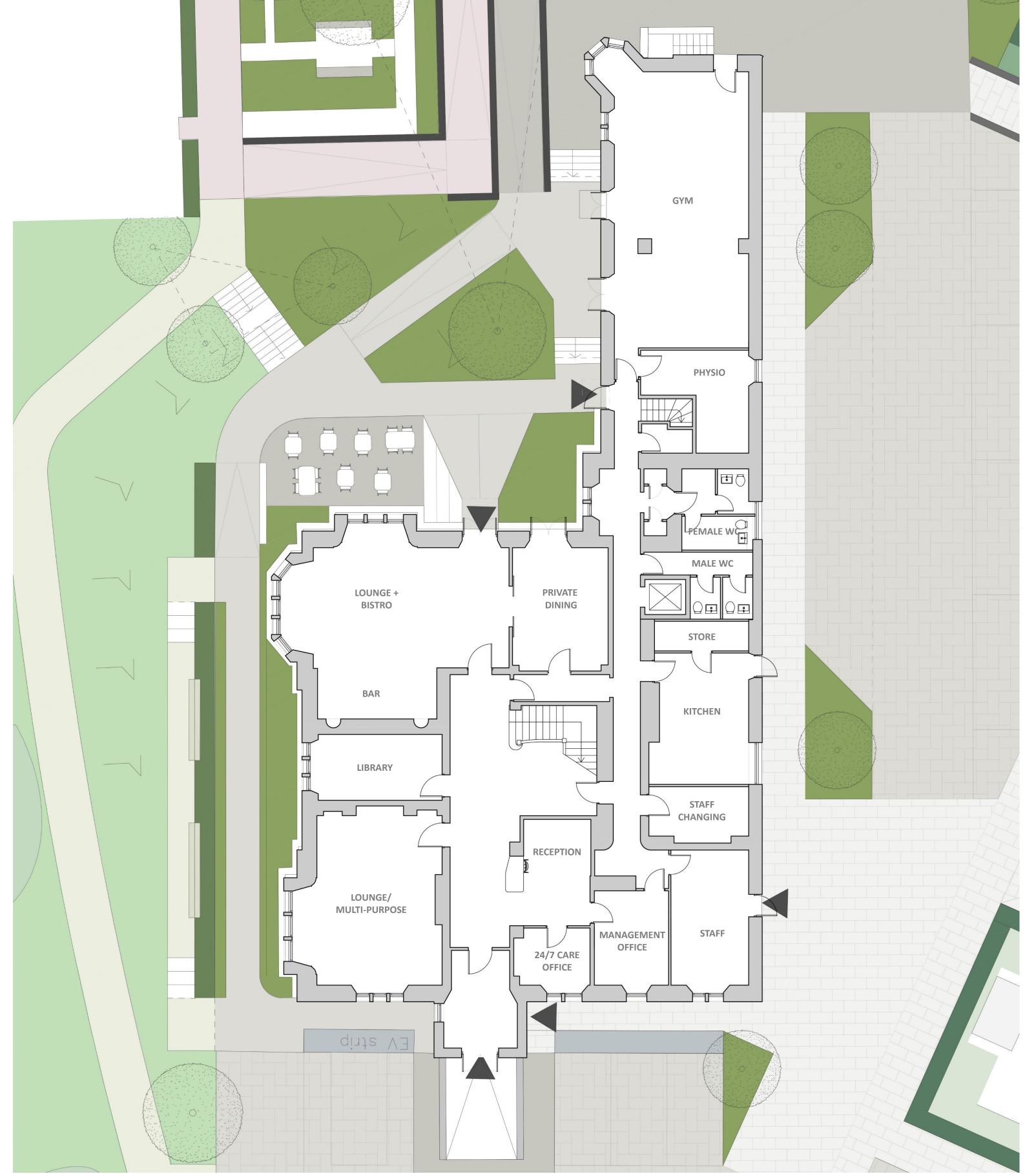


The Lansdowne Lifestyle

At Lansdowne Extra Care Community, we are committed to support our residents to enjoy a quality lifestyle, from the quality of the properties and facilities to a range of activities we organise, making sure residents live the life they want, and enjoy an active and independent life within a strong and supportive community.

The Ground floor of Lansdowne House will be beautifully restored comprising of:

- A Health Club to support the health and wellbeing of our residents including a full equipped fitness-studio, an activity room for classes such as Pilates and Yoga, a physiotherapy treatment room, and a personal trainer available for 1-2-1 sessions if desired.
- A bistro offering a range of high-quality foods from a local operator and producers. There will be a deli larder filled with fresh produce for every day. We also aim to provide meal deliveries direct to resident's homes if preferred. Adjacent to the bistro there will be a private dining room to be used for private functions, for residents to entertain family and friends.
- A **lounge with bar** area leading to a communal terrace overlooking the beautiful landscaped gardens for residents to relax and enjoy a cup of coffee or glass of wine.
- A **library/ study** and a **multi-purpose room** which can be used as another sociable space for a range of activities to suit all interests and personalities.
- Concierge Services 'A helping hand'. The concierge team will provide support to the residents throughout the week to assist the residents where necessary on a day-to-day basis.
- **Telecare** to provide for peace of mind, a 24/7 emergency call monitoring system will be available for all residents.
- **Estate management services** for general maintenance, cleaning, gardening services and administration.
- **Sustainability**, we have a duty of care to our residents and the environment. Sustainability, and low cost of ownership is at the root of our Extra Care Communities with an energy strategy with the aim to reduce CO2 emissions and energy costs for our residents.
- And finally we welcome four-legged family members too, dogs and cats are welcome!



Source: Lansdowne Extra Care Communal Facilities



Extra Care Community or Care Home

An Extra Care Community represents a solution for an aging society, addressing different needs of care in one community so that residents can age in place and enjoy a high-quality life for longer with less reliance on NHS Services to attend to the basic care and health requirements.

Care services offered in an Extra Care Community can match and often exceed, the care services provided in Care Homes, living in an Extra Care Community can offer greater flexibility to residents in terms of facilities, property types, day-to-day living and care costs.

Extra care communities offer a distinctive balance between independence and support that many older people find appealing compared with traditional care homes. While care homes typically provide 24-hour supervision and a more structured environment, extra care housing is designed for those who value their autonomy but need some assistance or day to day care.

In an extra care setting, individuals have their own self-contained home, providing privacy, space, and the ability to continue daily routines such as cooking, welcoming visitors, or pursuing hobbies. This contrasts with the more institutional living arrangements of a care home, where personal space can be more limited.

Importantly, support in extra care is flexible. On-site staff can provide help with tasks such as personal care, medication, or domestic duties when required, but this is tailored to individual needs rather than a one-size-fits-all approach. This means people can maintain control over how and when they receive assistance.

Extra Care communities offer a 1:1 care service, residents will establish a relationship with their carer who will accompany and support the individual in their care journey.

High quality community facilities are another benefit. Lansdowne Extra Care offers a bistro, bar and lounge as well as activity areas, encouraging social contact and reducing isolation while allowing residents to choose how much they participate.

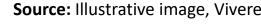
Friends and family can visit residents in their home or in the communal areas whenever suits and stay involved in the care process. Pets are welcome too! Residents can bring and continue living with their much-loved companions.

Overall, extra care combines safety, social opportunities, and professional support with the independence of living in one's own home.



Source: Illustrative image, Vivere







Source: Illustrative image, Vivere



Lansdowne -Shared Spaces





buildings, while introducing new buildings that will provide a variety of homes from one bedroom apartments to family houses.

A central circulation route will be established between the listed buildings, with its careful design playing a key role in the success of the development.

The sensitive reuse of the listed buildings, combined with thoughtful design of the public realm, will be fundamental to creating a distinctive and high-quality place.

Attention to material choices, well-designed landscaped spaces, high-quality new buildings, and the inclusion of welcoming community spaces will ensure the site's assets are used to their fullest potential, maximising the quality of life for future residents.



Source: Comprehensive Design Architects, illustration of bar and bistro in Lansdowne House



Our Care Partner - Home Instead, Edinburgh

Established in Edinburgh in 2011, Home Instead offers award winning care with companionship in the comfort of your own home; from a few hours a week, to 24/7 and livein care.

We take great pride in consistently being rated excellent by our clients and regulator; and are delighted to be partnering with VIVERE in this exciting development.

By listening to what's important to you, we tailor each client's service to their individual needs and wants.

Our services include:

- . Home Help the benefits of a clean and tidy home are far-reaching;
- . **Companionship** care can mean a fresh start to a new lease of life;
- Personal Care support to help you take care of yourself with dignity and respect;
- . Memory & Dementia Care being proactive, not reactive, about memory loss;
- Respite Care regular weekly breaks to recharge your batteries &
- Overnight & Live-in Care realistic alternatives to a care home.

All our services are fully managed by our local dedicated team. They support you and our compassionate care professionals, who are all recruited for their warm hearts and reliability. Once matched to your service, your care professional will visit you consistently at the same times each week.

We're always happy to help you explore and understand all the options available to help you live well and as independently as possible in your own home. To start your care conversation give us a call on 0131 609 0244 or email andrew.senew@homeinstead.co.uk.

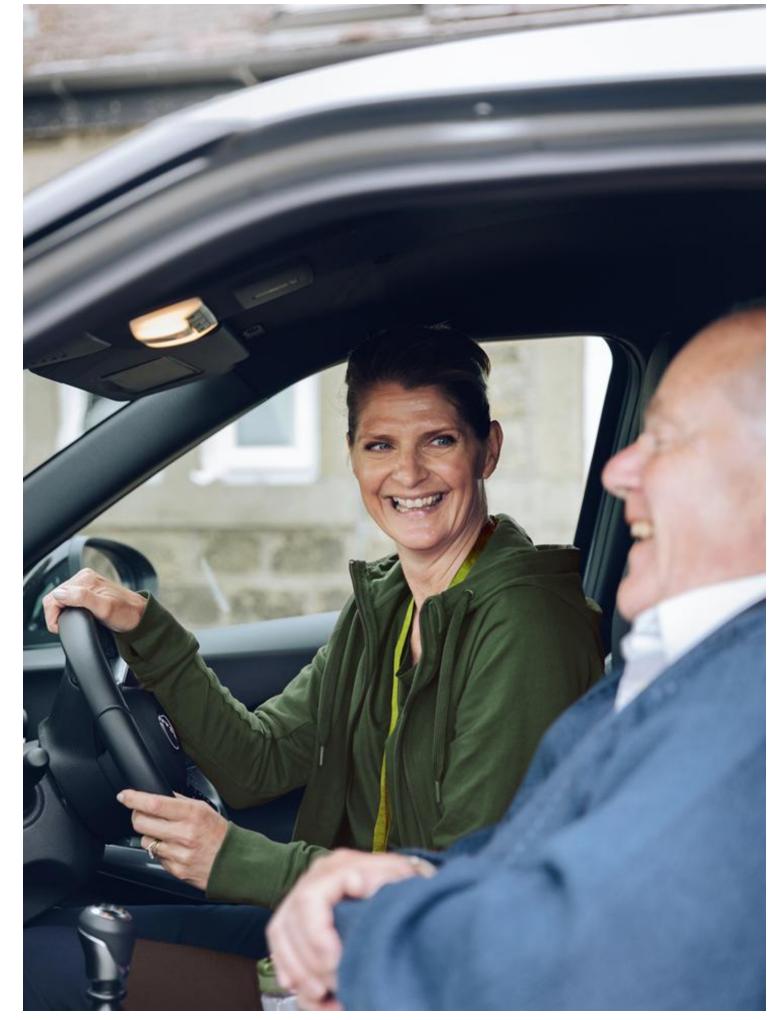








Source: Home Instead



Source: Home Instead



Source: Home Instead



Our Wellness & Physiotherapy Partner -**Physiolistic**

Physiolistic provides high-quality, tailored physiotherapy, sports and post op rehabilitation care. We are passionate about helping you on your journey to stay fit and healthy as you age.

Our expert team combines hands-on manual therapy with exercise prescription and the latest technology, including state-of-the-art equipment typically found in elite clinical settings. As pain and movement specialists, our physiotherapists are dedicated to keeping you active and mobile.

We are also a centre of excellence for pre- and post-operative rehabilitation, ensuring you get back quickly to doing what you love with confidence and renewed strength. We are big advocates of prevention strategies, using the latest technology to assess your posture and strength, helping you stay out of pain and move well for longer. Our excellent reputation spanning 18 years has been built on positive word-of-mouth and a dedication to providing outstanding care.

Recently acquired by Spire Healthcare, Physiolistic is now a flagship clinic, offering residents of this retirement village exclusive access to the best physiotherapy services. As a Spire Healthcare flagship clinic, our residents will also benefit from rapid access to Spire's extensive network of specialist consultants, diagnostics and hospitals, ensuring a seamless journey from initial assessment to specialised care.

Our services include:

- Pain & Injury Physiotherapy
- Pre & Post Operation Rehabilitation
- Neuro Physiotherapy & Elderly Care
- Shockwave Therapy

- . Men's & Women's Health & Physiotherapy
- · Winback Tecartherapy
- · Physio Led Pilates
- Physio Led Personal Training

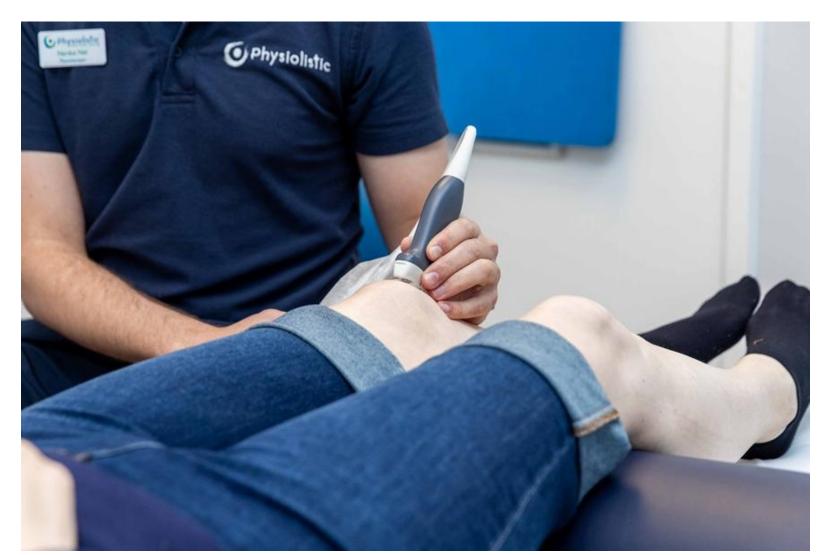
'It is our ethos 'to get better together'.



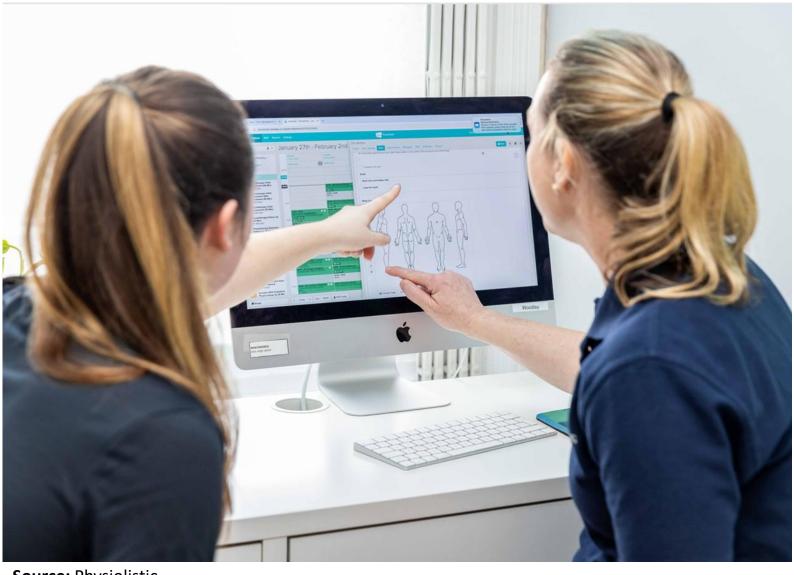


Source: Physiolistic

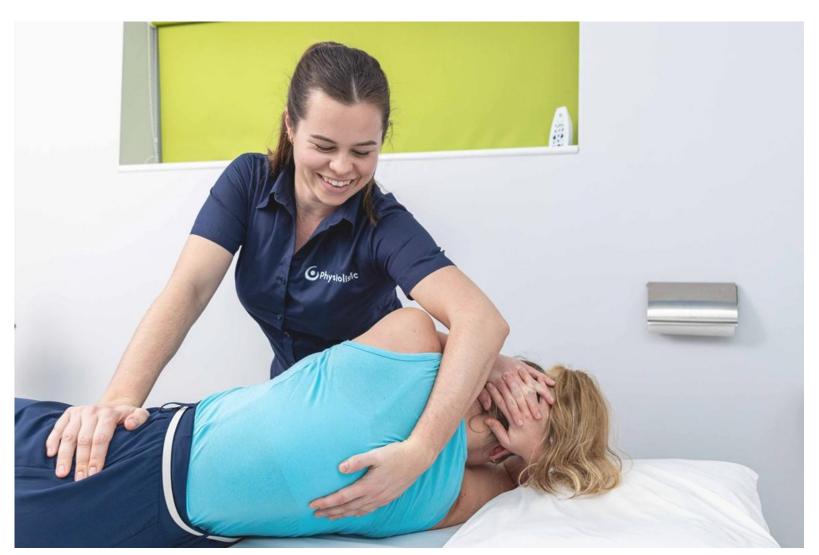




Source: Physiolistic



Source: Physiolistic



Source: Physiolistic



Source: Physiolistic



Development Timeline - What's Next

- Positive planning pre-application response from City of Edinburgh Council in March 2025.
- Target to submit detailed planning application to City of Edinburgh Council by the end of the year.
- Subject to planning and building warrant approvals, the development will commence late summer 2026.
- The Lansdowne Extra Care Community aims to be open in early 2028.





























