

Mr. Peter Cadwallader – Director
Uplift Property
11th Floor, Beaufort House
15 St Botolph Street
London, EC3A 7BB

21 August 2015

Dear Sir,

Re: Uplift Property Cinema Plan High St. Kentish Town

Cinema Next is cinema consultancy business and is wholly owned by dcinex UK Ltd which is a division of the European wide dcinex/Ymagis Group. Together the companies cover all aspects of cinema strategy and support services.

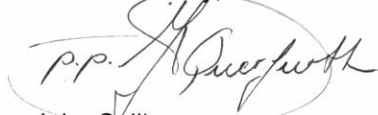
Cinema Next advises property developers and owners, asset managers, investors, cinema operators and local authorities on best cinema strategy whether it be a screening room in a luxury hotel, boutique cinema or large multiplex. Cinema Next clients include for example Westfield Shopping Centres, Hammerson plc, Land Securities, F&C Reit, Hammersmith & Fulham Council, Oldham Council, Preston City Council, BC Partners, Apollo Asset Management, The Reel Cinemas (Eire), Village Theatres International, PVR Cinemas etc.

We have reviewed the cinema plans that were consented as part of planning application reference 2013/8301/P and can confirm that their suitability for a potential operator is severely constrained due to the lack of proposed height on ground floor.

The revised plans, which include repositioning and enlarging the cinema area, as well as a partial excavation to improve audience exposure to the screen, will significantly enhance the studio experience for future cinema goers.

We would consider these proposed changes as essential commercial drivers to secure an operator for the much sought after cinema on behalf of the local community."

Yours sincerely,



John Sullivan
Head of Consulting

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Cc. Shaun Sabet – Uplift Property
Cc. Peter Keenan – Uplift Property