

PRICING DOCUMENT

LIFT Projects in Affinitext's Intelligent Document Platform

PRICING DOCUMENT

1 OVERVIEW

This Pricing Document sets out the Fees payable for access to and use of the Platform for the LIFT Projects, and its applicable modules, including the AffiniDocs core module and the optional AffiniAI, AffiniTask, and AffiniTag modules.

2 AFFINIDOCs FEES

The Annual Project Fee for AffiniDocs for the LIFT Projects is calculated as follows:

LICENCE TYPE	ANNUAL PROJECT FEE
Standard Licence Licence covers CHP, its employees, consultants, lawyers, financial advisers, independent reviewers, technical advisers and NHS Services, but excludes the Private Sector Partner(s), LIFTCo, the LIFTCo manager, MidCo, FundCo, designers, contractors, sub-contractors, insurers, lenders or funders without the express written permission of Affinixtext	New Project Fee = £1,890 Annual Project Fee per LIFT area / LIFTCo = No. of Buildings in LIFT area / LIFTCo × £340 The list of Projects and Buildings as at 1 January 2026 is set out in Schedule 2 (List of Projects and Buildings)
All Stakeholder Licence Licence includes all stakeholders, without exception	Annual Project Fee per LIFT area / LIFTCo = No. of Buildings in LIFT area / LIFTCo × £510

NOTES

- Pricing is based on document treatment and assumptions set out in Schedule 1 (Document Treatment List) of this Pricing Document.
- If a new Building / LIFT area / LIFTCo is added during a year, the Annual Project Fee for that Building / LIFT area / LIFTCo will be pro-rata for the amount of the year remaining.
- The Annual Project Fee includes unlimited users & unlimited usage for the Buyer and its stakeholders, employees, consultants, advisers, etc. The Fees for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.

3 AFFINIAI FEES

AffiniAI is an optional Platform module. AffiniAI capabilities are licensed and priced separately by agent/feature set.

The Annual AffiniAI Fees are as follows:

Item	Fee Basis	Annual AffiniAI Fee [^]
AffiniAI Chat Agent	Annual Fee (per Project)	30% of Annual Project Fee
AffiniAI Email Agent	Annual Fee (per Project)	25% of Annual Project Fee
AffiniAI Forecast Agent	Annual Fee (per Project)	15% of Annual Project Fee

[^] AffiniAI agent fees apply only where the relevant agent is licensed and enabled for the Project.

NOTES

- AffiniAI usage is included up to a maximum annual consumption level.

4 AFFINITASK FEES

AffiniTask is an optional Platform module that includes expert human review. The Annual AffiniTask Fees are as follows:

Item	Fee Basis	Annual AffiniTask Fee
AffiniTask - per 100 page contract	Annual Fee (per contract)	£500

5 AFFINITAG FEES

AffiniTag is an optional Platform module that includes expert human review. The Annual AffiniTag Fees are as follows:

Item	Fee Basis	Annual AffiniTag Fee [^]
Default metadata (5 fields) [^]	Annual Fee (per Project)	Included as part of Annual Project Fee
Up to 5 additional metadata fields	Annual Fee (per Project)	10% of Annual Project Fee

[^] Default metadata fields are (i) book names, (ii) parties, (iii) date of execution, (iv) state or region, and (v) sector

SCHEDULE 1 (DOCUMENT TREATMENT LIST)

DOCUMENTS	IDF	HTML	ATTACHMENTS
Shareholders Agreement	✓		
Strategic Partnering Agreement	✓		
Maintenance & Services Agreement (LiftCo-ManagementCo)	✓		
Maintenance & Services Agreement (LiftCo-MidCo)	✓		
Maintenance & Services Agreement Midco-FundCo)	✓		
Maintenance & Services Agreement (LiftCo-FundCo)	✓		
Interface Agreement	✓ (200 pages max)		✓
LPA Head Terms and Conditions OR LRA Head Terms and Conditions	✓		
Schedule 1 (Definitions)	✓		
Schedule 2 (Property Rights, Reservations and Easements)		✓	
Schedule 3 (Tenants Requirements)		✓	
Schedule 4 (Landlords Proposals)		✓	
Schedule 5 (Design Review Procedure)		✓	
Schedule 6 (Completion Acceptance Schedule)		✓	
Schedule 7 (Project Programme)			✓
Schedule 8 (Limits Of Indemnity)		✓	
Schedule 9 (NHS LIFT Standard Service Level Specifications)		✓	
Schedule 10 (Payment Mechanism)	✓		
Schedule 11 (Draft Form of Independent Tester Appointment)			✓
Schedule 12 (Variations)		✓	
Schedule 13 (Consent & Approval Procedure)		✓	
Schedule 14 (Tenant's option to purchase at end of Term)		✓	
Schedule 15 (Operational Requirements)			✓
Schedule 16 (Transfer of Employment and Pensions)		✓	
Schedule 17 (Corporate Warranties by the Landlord)			✓
Schedule 18 (Handover on Expiry and Termination)		✓	
Schedule 19 (Funder's Direct Agreement)			✓
Schedule 20 (Collateral Warranties)		✓	
Schedule 21 (Dispute Resolution Procedure)		✓	
Schedule 22 (Not Used)			✓
Schedule 23 (Confidential Information)		✓	
Schedule 24 (Refinancing)		✓	

DOCUMENTS	IDF	HTML	ATTACHMENTS
FM Head Terms & Conditions	✓		
Schedule 1 (Definitions)	✓		
Schedule 2 (Supplementary Documents)			✓
Schedule 3 (Consent & Approval Procedure)			✓
Schedule 4 (Variations)			✓
Schedule 5 (TUPE)			✓
Schedule 6 (Operational Requirements)			✓
Schedule 7 (NHS Service Specs)			✓
Schedule 8 (Lifecycle Fund Account)			✓
Schedule 9 (Change in Law)			✓
Schedule 10 (Indemnities)			✓
Schedule 11 (Hand Over)			✓
Schedule 12 (Tenants Requirements)			✓
Schedule 13 (Fundco's Proposals)			✓
Schedule 14 (Interface Agreement)			✓
Schedule 15 (Confidential Information)			✓
Framework Credit Agreement	✓		
Lenders Direct Agreement	✓		
Security Trust Deed	✓		
Account Agreement	✓		
Subscription Agreement	✓		
ISDA Master Agreement	✓		
Subordinated Loan Agreement	✓		
Loan Agreement	✓		
Flow of Funds Agreement	✓		
Intercreditor Agreement	✓		

SCHEDULE 2 (LIST OF PROJECTS & BUILDINGS)

Project Ref. No.	Project	Buildings	Year 1 Annual Fee	Year 2+ Annual Fee
AF0200-CHP	Arden Estate Partnership	4	£1,360	£1,360
AF0201-CHP	Assemble Community Partnership Ltd	3	£1,020	£1,020
AF0202-CHP	Barking Dagenham Havering Community Ventures Ltd	10	£3,400	£3,400
AF0203-CHP	Barnsley Community Solutions Ltd	8	£2,720	£2,720
AF0204-CHP	Infracare South East London Ltd	3	£1,020	£1,020
AF0205-CHP	Birmingham and Solihull Local Improvement Finance Trust Ltd	14	£4,760	£4,760
AF0206-CHP	Bradford & Airedale Community Solutions Limited	7	£2,380	£2,380
AF0207-CHP	BRAHM LIFT Ltd	6	£2,040	£2,040
AF0208-CHP	Brent Harrow and Hillingdon LIFT Co Ltd	3	£1,020	£1,020
AF0209-CHP	Bristol Infracare LIFT Ltd	5	£1,700	£1,700
AF0210-CHP	Building Better Health - Lambeth, Southwark & Lewisham Ltd	6	£2,040	£2,040
AF0211-CHP	Building Better Health - West London Limited	6	£2,040	£2,040
AF0212-CHP	Bury, Tameside & Glossop Community Solutions Limited	4	£1,360	£1,360
AF0213-CHP	Camden & Islington Community Solutions Limited	5	£1,700	£1,700
AF0214-CHP	Hull Citycare Limited	13	£4,420	£4,420
AF0215-CHP	Community 1st Cornwall Ltd	4	£1,360	£1,360
AF0216-CHP	Community 1st Oldham Limited	5	£1,700	£1,700
AF0217-CHP	Community 1st Sheffield Limited	7	£2,380	£2,380
AF0218-CHP	Community Ventures (Leeds) Ltd	10	£3,400	£3,400
AF0219-CHP	Doncaster Community Solutions (LIFTCO)	9	£3,060	£3,060
AF0220-CHP	Dudley Infracare LIFT Limited	3	£1,020	£1,020
AF0221-CHP	Durham & Tees Community Ventures Ltd	5	£1,700	£1,700
AF0222-CHP	East Lancashire Building Partnership Limited	9	£3,060	£3,060
AF0223-CHP	East London LIFT Accommodation Services Limited	10	£3,400	£3,400
AF0224-CHP	eLIFT Cumbria Ltd	3	£1,020	£1,020
AF0225-CHP	Foundation for Life Limited	8	£2,720	£2,720
AF0226-CHP	GRT Nottingham LIFT Company Limited	7	£2,380	£2,380
AF0227-CHP	Healthcare Improvement Partnership (Wolverhampton City & Walsall) Ltd	3	£1,020	£1,020
AF0228-CHP	Leicester LIFT Company Limited	7	£2,380	£2,380
AF0229-CHP	LIFTCO Topco (MaST) Limited	12	£4,080	£4,080
AF0230-CHP	Liverpool & Sefton Health Partnership Limited	14	£4,760	£4,760
AF0231-CHP	Medway Community Estates	4	£1,360	£1,360
AF0232-CHP	Newcastle and North Tyneside LIFT Company Limited	5	£1,700	£1,700
AF0233-CHP	Norlife Limited	4	£1,360	£1,360
AF0234-CHP	North London Estate Partnerships Ltd (NLEP)	6	£2,040	£2,040

AF0235-CHP	North Nottinghamshire LIFT Company Limited	7	£2,380	£2,380
AF0236-CHP	Oxford Infracare LIFT Limited	2	£680	£680
AF0237-CHP	Prima 200 Ltd	10	£3,400	£3,400
AF0238-CHP	Prydium	4	£1,360	£1,360
AF0239-CHP	Realise Health Limited	2	£680	£680
AF0240-CHP	Redbridge Waltham Forest Health and Community Developers Ltd	3	£1,020	£1,020
AF0241-CHP	Renova Developments Limited	17	£5,780	£5,780
AF0242-CHP	Resound (Health) Limited	4	£1,360	£1,360
AF0243-CHP	Sandwell LIFT Company Limited	6	£2,040	£2,040
AF0244-CHP	Solent Estates Partnership Ltd	5	£1,700	£1,700
AF0245-CHP	South West Hampshire LIFT Ltd	1	£340	£340
AF0246-CHP	South West London Health Partnerships Limited	5	£1,700	£1,700
AF0247-CHP	Southern Derbyshire LIFT Company Limited	8	£2,720	£2,720
AF0248-CHP	West Sussex Community Solutions	0	£0	£0
AF02489-CHP	Foles Hill - Midlands non-LIFTCo project	1	£340	£340
	TOTALS:	307	£104,380	£104,380