

Title Number : TGL450689

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 11 MAR 2017 at 18:23:43 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL450689
Address of Property	: Block B, Blackfriars Road, London
Price Stated	: £7,950,000 inclusive of VAT
Registered Owner(s)	: AFFINITY SUTTON HOMES LIMITED (Registered Society No. 31412R) of Level 6, 6 More, London Place, London SE1 2DA and of deeds@affinitysutton.com.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 11 MAR 2017 at 18:23:43. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTHWARK

- 1 (28.06.2016) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Block B, Blackfriars Road, London.

NOTE: The whole site of the building known as Block B is edged red on the title plan. The registration includes only those parts of the first, second, third, fourth, fifth, sixth, seventh and eighth floors tinted pink on the supplementary plans to the title plan.

- 2 (28.06.2016) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (28.06.2016) A Conveyance of the freehold estate in the land in this title and other land dated 26 March 1931 made between (1) John Henry Palmer (Vendor) (2) Onyx Property Investment Company Limited (Purchaser) and (3) Hyman Berg and Philip Berg (Sub-Purchasers) contains the following provision:-

"PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the Sub-Purchasers shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of adjoining or neighbouring land now vested in the Vendor for building or other purposes and PROVIDED ALSO that the access or user of light and air to and for the property hereby conveyed and to and for any dwellinghouse erection or building from time to time erected and standing thereon from and over any adjoining property now vested in the Vendor is and shall be enjoyed under the express licence and consent of the vendor and that the Vendor and his successors in title owners or occupiers of every or any such property as aforesaid may from time to time and at any time interfere with or destroy the access of light and air to the property hereby conveyed by erecting new buildings or altering or enlarging existing buildings on such other adjoining property without any formal revocation of such license or consent."

- 4 (28.06.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 June 2016
Term : 999 years from 10 June 2016
Parties : (1) BDW Trading Limited
(2) Barratt Residential Asset Management Limited
(3) Affinity Sutton Homes Limited
- 5 (28.06.2016) The Lease prohibits or restricts alienation.
- 6 (28.06.2016) The landlord's title is registered.
- 7 (28.06.2016) The title to the lease is, during the subsistence of the charge dated 7 May 2015 in favour of Prospect Properties Limited and Urban Properties Limited affecting the landlord's title (and, to the

A: Property Register continued

extent permitted by law, any charge replacing or varying this charge or any further charge in respect of all or part of the sum secured by this charge), subject to any rights that may have arisen by reason of the absence of chargee's consent, unless the lease is authorised by section 99 of the Law of Property Act 1925.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.06.2016) PROPRIETOR: AFFINITY SUTTON HOMES LIMITED (Registered Society No. 31412R) of Level 6, 6 More, London Place, London SE1 2DA and of deeds@affinitysutton.com.
- 2 (28.06.2016) The price, other than rents, stated to have been paid on the grant of the lease was £7,950,000 inclusive of VAT.
- 3 (28.06.2016) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of paragraphs 26 and 33 of Part 1 of the Eight Schedule of the registered lease have been complied with.
- 4 (28.06.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate by the registered proprietor signed by their secretary or by two trustees if a charitable trust or by their conveyancer that the provisions of section 172 of the Housing and Regeneration Act 2008 have been complied with or that they do not apply to the disposition.
- 5 (07.12.2016) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (28.06.2016) The land tinted pink on the title plan is subject to the covenant contained in Clause 5 of an Agreement dated 30 April 1957 and made between (1) The Imperial Tobacco Company (of Great Britain and Ireland) Limited and (2) Hyman Berg and Phillip Berg.
NOTE: Copy filed under 405079.
- 2 (28.06.2016) UNILATERAL NOTICE in respect of an Agreement dated 11 March 2015 made between (1) Southwark Borough Council (2) Prospect Properties Limited (3) Kolup Investments Limited (3) Urban Properties Limited and (4) BDW Trading Limited pursuant to Section 106 of the Town and Country Planning Act 1990 containing provisions relating to the development of the land in this title.
NOTE: Copy filed under SGL60873.
- 3 (28.06.2016) BENEFICIARY: BDW Trading Limited (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicester LE67 1UF and Southwark Borough Council of 160 Tooley Street, London SE1 2TZ.
- 4 (28.06.2016) UNILATERAL NOTICE in respect of the provision of utilities to the Blackfriars Road Development, being a party to an Agreement for Lease pursuant to a Master Agreement dated 26 June 2015 made between (1) BDW Trading Limited and (2) E.ON Energy Solutions Limited.

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C: Charges Register continued

5 (28.06.2016) BENEFICIARY: E.ON Energy Solutions Limited of Westwood Way, Westwood Business Park, Coventry CV4 8LG.

End of register