

Title Number : TGL381808

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.

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REGISTER EXTRACT

Title Number	: TGL381808
Address of Property	: One The Elephant, Elephant & Castle, London
Price Stated	: £6,579,229
Registered Owner(s)	: LEND LEASE RESIDENTIAL (CG) PLC (Co. Regn. No. 2009006) of 20 Triton Street, London NW1 3BF.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing 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 (15.07.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being One The Elephant, Elephant & Castle, London.
- 2 (15.07.2013) 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.

NOTE: The rights granted in the Second Schedule to the registered lease are included in the title only so far as the landlord had the power to grant the same.

- 3 (15.07.2013) A Conveyance of the freehold estate in the land hatched blue on the title plan and other land dated 3 January 1956 made between (1) The Church Commissioners for England (Commissioners) (2) Kilburn Estates Limited and (3) The London County Council contains the following provision:-

"EXCEPT AND RESERVED unto the Commissioners full and free right and liberty without obtaining the consent of or making any compensation to the Council or other the owner or owners occupier or occupiers for the time being of the said property to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said property and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the said property or any building for the time being thereon."

- 4 (15.07.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 1 July 2013
Term : 999 years from and including 1 July 2013
Parties : (1) The Mayor and Burgesses of the London Borough of Southwark
(2) Lend Lease Residential (CG) Plc
- 5 (15.07.2013) The Lease prohibits or restricts alienation.
- 6 (15.07.2013) The landlord's title is registered.

B: Proprietorship Register

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

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Title absolute

- 1 (15.07.2013) PROPRIETOR: LEND LEASE RESIDENTIAL (CG) PLC (Co. Regn. No. 2009006) of 20 Triton Street, London NW1 3BF.
- 2 (15.07.2013) The price, other than rents, stated to have been paid on the grant of the lease was £6,579,229.

C: Charges Register

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

- 1 (15.07.2013) The land tinted yellow on the title plan is subject to the following rights reserved by a Conveyance of the freehold estate thereof and other land dated 14 June 1960 made between (1) The Church Commissioners for England and (2) Arthur Cowdry Edward Robert Yates and Donald Arthur Cowdry (Purchasers):-

"EXCEPT NEVERTHELESS AND RESERVING unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property.

(a) The free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now existing in or under the said property hereby conveyed or substituted therefor by the Purchasers.

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchasers or other the owner or owners occupier or occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect and maintain or suffer to be erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon and

(c) All such rights of way and such rights of user of air light and the passage thereof as the Commissioners their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property."

- 2 (15.07.2013) UNILATERAL NOTICE affecting Apartment T25.03 Level 25 in respect of a contract for lease dated 11 February 2012 made between (1) Lend Lease Residential (CG) Plc and (2) Mark Andrew Peters and David Howard Cox.

NOTE: Copy filed under TGL91158.

- 3 (15.07.2013) BENEFICIARY: Mark Andrew Peters of Davidge Lodge, Pavilion End, Beaconsfield, Buckinghamshire HP9 1HE and David Howard Cox of Waverly, Chenies Road, Chorleywood, Hertfordshire, WD3 5LU.

- 4 (15.07.2013) UNILATERAL NOTICE affecting Apartment T25.04 Level 25 in respect of a contract for lease dated 11 February 2012 made between (1) Land lease Residential (CG) Plc and (2) Mark Andrew Peters and David Howard Cox.

NOTE: Copy filed under TGL91158.

- 5 (15.07.2013) BENEFICIARY: Mark Andrew Paters of Davidge Lodge, Pavilion End, Beaconsfield, Buckinghamshire HP9 1HE and David Howard Cox of Waverly, Chenies Road, Chorleywood, Hertfordshire WD3 5LU.

- 6 (06.08.2013) UNILATERAL NOTICE affecting Apartment T26.03, Level 26 in respect of an Agreement for Lease dated 22 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Chong Ho Fah.

NOTE: Copy plan filed.

- 7 (06.08.2013) BENEFICIARY: Chong Ho Fah of 36 Woo Mon Chew Road, Singapore, 455106 and of Simmons & Simmons LLP, One Linear Park, Temple

C: Charges Register continued

Quay, Bristol, BS2 OPS.

- 8 (06.08.2013) UNILATERAL NOTICE affecting Apartment T16.05, Level 16 in respect of an Agreement for Lease dated 20 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Ho Siew Lan.

NOTE: Copy plan filed.

- 9 (06.08.2013) BENEFICIARY: Ho Siew Lan of 33 Llang Seah Street, #05-01, Singapore, 189054.

- 10 (06.08.2013) UNILATERAL NOTICE affecting Apartment P1.03, Level 1 in respect of an Agreement for Lease dated 29 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Lim Aileen and Chong Kah Yuen John Francis.

NOTE: Copy plan filed.

- 11 (06.08.2013) BENEFICIARY: Lim Aileen and Chong Kah Yuen John Francis of 10 Anson Road, #49-09 Singapore 079903 and of Simmons & Simmons LLP, One Linear Park, Temple Quay, Bristol BS2 OPS.

- 12 (06.08.2013) UNILATERAL NOTICE affecting Apartment T.25.06, Level 25 in respect of an Agreement for Lease dated 29 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Ho Siew Lan and others.

NOTE: Copy plan filed.

- 13 (06.08.2013) BENEFICIARY: Ho Siew Lan of 33 Liang Seah Street, #05-01 Singapore 189054, Lim Aileen of 26 Jalam Rendang, Singapore 428357, Chong Ho Fah of 36 Woo Mon Chew Road, Singapore 455106 and Fong Cheng Hong of 6 Alexandra View, #01-03, Singapore 158746 and all of Simmons & Simmons LLP, One Linear Park, Temple Quay, Bristol BS2 OPS.

- 14 (06.08.2013) UNILATERAL NOTICE affecting Apartment T16.03, Level 16 in respect of an Agreement for Lease dated 22 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Fong Jacobs OECastle Investment Limited.

NOTE: Copy plan filed.

- 15 (06.08.2013) BENEFICIARY: Fong Jacobs OECastle Investment Limited (incorporated in British Virgin Islands) of Portcullis TrustNet Chambers, P.O. Box 3444, Road Town, Tortola, British Virgin Islands and of Simmons & Simmons LLP, One Linear Park, Temple Quay, Bristol BS2 OPS.

- 16 (06.08.2013) UNILATERAL NOTICE affecting Apartment T26.05, Level 26 in respect of an Agreement for Lease dated 26 April 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Yenny Chandra Soegianto and Wenny Chandra Soegiyanto.

NOTE: Copy plan filed.

- 17 (06.08.2013) BENEFICIARY: Yenny Chandra Soegianto and Wenny Chandra Soegiyanto of Flat A3 16/F Block A, Pearl City Mansion, 22-36 Paterson Street, Causeway Bay, Hong Kong and of Simmons & Simmons LLP, One Linear Park, Temple Quay, Bristol BS2 OPS.

- 18 (12.09.2013) UNILATERAL NOTICE affecting Apartment T30.03, Level 30 in respect of a Contract for Lease dated 17 July 2013 made between (1) Lend Lease Residential (GC) Plc and (2) Kevin Peisheng Ma.

NOTE: Copy filed.

- 19 (12.09.2013) BENEFICIARY: Kevin Peisheng Ma of Flat 77 Bolanachi Building, Spa Road, London SE16 3SG and of Segens Blount Petre (Timothy Milton), Glade House, 52-54 Carter Lane, London EC4V 5EF.

- 20 (07.01.2014) UNILATERAL NOTICE affecting apartment T32.05, level 32 in respect of a contract for sale dated 20 December 2013 made between (1) Lend Lease Residential (CG) Plc and (2) Kate Victoria Tunstall.

NOTE: Copy filed.

- 21 (07.01.2014) BENEFICIARY: Kate Victoria Tunstall care of Harris and

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C: Charges Register continued

Trotter LLP, 64 New Cavendish Street, London W1G 8TB.

End of register