

Title Number : TGL198909

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 9 APR 2016 at 17:23:59 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	: TGL198909
Address of Property	: Skipton House, 80 London Road, London (SE1 6LH)
Price Stated	: £54,500,000
Registered Owner(s)	: LR SKIPTON HOUSE LIMITED (Co. Regn. No. 04272447) of Quadrant House Floor 6, 17 Thomas More Street, Thomas More Square, London E1W 1YW.
Lender(s)	: CBRE Loan Servicing Limited

Title number TGL198909

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 APR 2016 at 17:23:59. 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.

SOUTHWARK

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Skipton House, 80 London Road, London (SE1 6LH).

NOTE 1: As to the part edged and numbered 1 in blue on the filed plan, the basement is excluded from the title.

NOTE 2: As to the part edged and numbered 2 in blue on the filed plan, the exclusive use of the basement is excluded from the title.

NOTE 3: The land tinted green and hatched green on the filed plan is not included in the title.

2 A Transfer of the land tinted blue and tinted yellow on the filed plan and other land dated 21 December 1987 made between (1) London Residuary Body and (2) The Mayor and Burgesses of the London Borough of Southwark contains the following provision:-

"IT IS HEREBY DECLARED that the sale shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the Transferor adjoining or near to the property."

3 A Transfer of the land tinted pink on the filed plan and other land dated 14 October 1988 made between (1) London Residuary Body (Transferor) and (2) Ralph Congreve and others (Transferees) contains the following provision:-

"IT IS HEREBY DECLARED that the sale shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the Transferor adjoining or near to the property."

4 The land has the benefit of the following rights reserved by the Transfer dated 2 October 1991 referred to in the Charges Register:-

"Except and Reserved to the Transferor and its successors in title in fee simple for the benefit of the Adjoining Land as set out in the Fourth Schedule

.....
..

FOURTH SCHEDULE

(Exceptions and Reservations)

1. The right of support from the Property and all buildings on it for the Adjoining Land.
2. The right of uninterrupted and unimpeded access of light and air to the Adjoining Land over the Property.
3. The right for the Transferor and its successors in title to the

A: Property Register continued

Adjoining Land and those authorised by them at all reasonable times upon giving prior written notice except in the case of emergency to enter into so much as may be necessary of the Property for purpose of carrying out any maintenance repairing renewal cleansing decorating or other maintenance to the Adjoining Land which could not conveniently be carried out without entering the Transferee's neighbouring property the Transferor causing as little damage or inconvenience as possible and making good to the reasonable satisfaction of the Transferee all damage to the property"

- 5 (05.08.1996) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered 1 and tinted green on the filed plan dated 14 June 1996 made between (1) Tegel I Real Estate B.V. and (2) South Bank University.

NOTE: Copy filed under TGL122607.

- 6 (29.01.2002) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 20 December 2001 made between (1) Tegel 1 Real Estate BV and (2) LR Skipton House Limited.

NOTE: Original filed.

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 (29.01.2002) PROPRIETOR: LR SKIPTON HOUSE LIMITED (Co. Regn. No. 04272447) of Quadrant House Floor 6, 17 Thomas More Street, Thomas More Square, London E1W 1YW.
- 2 (29.01.2002) The price stated to have been paid on 20 December 2001 was £54,500,000.
- 3 (12.05.2009) The proprietor's address for service has been changed.
- 4 (19.01.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 13 January 2015 in favour of CBRE Loan Servicing Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 A Conveyance of the land tinted yellow on the filed plan and other land dated 3 January 1919 made between (1) The Honourable Frederick Fitz Gerald and the Right Honourable Arthur Fitz Gerald Baron Kinnaird (2) The Honourable Dame Eleanor Georgina Shelley-Rolls (Vendor) (3) Charles Plumptre Johnson and Major General William Frederick Cleeve and (4) Barclay Perkins and Company Limited (Purchasers) contains the following covenants:-

"And the Purchasers hereby covenant with the Vendor and her successors in title and her and their assigns owners and occupiers of the part of the said Settled Estates adjoining or neighbouring to the hereditaments hereby conveyed that the Purchasers shall not be entitled to any right of light or air in respect of the premises hereby conveyed which would restrict or interfere with the free use of such part of the said Settled Estates for building or other purposes and that this Conveyance expressly excludes the grant of any such right and that the access or use of light and air to and for the said hereditaments hereby conveyed

C: Charges Register continued

and any erection or building for the time being erected thereon from and over such part of the said Settled Estates shall be deemed to be enjoyed under the express consent of the Vendor and that she and such other owner and occupiers as aforesaid may from time to time or at any time interfere with or destroy the said access of light and air to the hereditaments hereby conveyed by erecting new buildings or altering or enlarging existing buildings without any formal revocation of such consent and also that no windows lights or aperture for light or air shall be opened in any building erected on the said hereditaments hereby conveyed which would interfere with the use of the said part of the said Settled Estate for building purposes."

- 2 The land tinted yellow on the filed plan is subject to the following rights reserved by the Conveyance dated 3 January 1919 referred to above:-

"Except and reserving unto the Vendor and her successors in title and her and their lessees and tenants and all other persons entitled thereto the right of the enjoyment of light air drainage eaves dropping and other rights as now existing or enjoyed over or in respect of the hereditaments hereinafter described as may be necessary for the proper enjoyment of any of her and their adjoining property."

- 3 An Agreement affecting the land tinted pink on the filed plan dated 21 July 1989 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Tegal I Real Estate BV and Allhus Limited relates to the development of the land tinted pink on the filed plan under Section 52 of the Town and Country Planning Act 1971.

- 4 An Agreement dated 4 January 1990 supplemental to the Agreement dated 21 July 1989 referred to above made between (1) The Mayor and Burgess of the London Borough of Southwark and (2) Tegal I Real Estate BV Allhus Limited relates to the development of the land tinted pink on the filed plan under Section 52 of the Town and Country Planning Act 1971.

- 5 The land is subject to the rights granted by a Deed of Grant dated 24 January 1991 made between (1) Tegal I Real Estate BV and (2) London Underground Limited.

NOTE: Copy filed under TGL43154.

- 6 The land is subject to the following rights granted by a Transfer of the land hatched green on the filed plan dated 2 October 1991 made between (1) Tegal 1 Real Estate BV (Transferor) and (2) The Mayor and Burgesses of the London Borough of Southwark (Transferee):-

"TOGETHER WITH the rights set out in the Third Schedule hereto

THIRD SCHEDULE

(Rights in respect of the Property)

1. The right for the Transferee and its successors in title and those authorised by them at all reasonable times upon giving prior written notice to the Vendor its successors in title and the lessees and occupiers of the Adjoining Land (except in case of emergency) to enter upon the Adjoining Land or the Vendor's neighbouring property in order to carry out any repair renewal cleansing decoration or maintenance to the Property which should not conveniently be carried out without entering the Vendor's neighbouring property the Purchaser causing as little damage or inconvenience as possible and making good to the reasonable satisfaction of the Transferor all damage to the Adjoining Land caused thereby

2. The right of support and protection from the Adjoining Land and all buildings on the Adjoining Land

3. The right of uninterrupted and unimpeded access of light and air to the Property over the Adjoining Land."

- 7 The land edged and numbered 2 in blue on the filed plan is subject to the exclusive rights of user granted by a lease of adjoining land for a term of 999 years from 19 March 1992.

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C: Charges Register continued

NOTE: Lessee's title registered under TGL72223.

8 (07.03.2000) A right of pre-emption in favour of the lessee contained in a Lease dated 18 February 2000 to The Secretary of State for the Environment, Transport and the Regions for 8 years from 7 May 2000.

NOTE: Copy Lease filed under TGL43154.

9 (19.01.2015) REGISTERED CHARGE dated 13 January 2015 affecting also other titles.

NOTE: Charge reference NGL802624.

10 (19.01.2015) Proprietor: CBRE Loan Servicing Limited (Co. Regn. No. 05469838) of St Martins Court, 10 Paternoster Row, London EC4M 7HP.

End of register