

Title Number : TGL336515

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 5 MAR 2017 at 10:49:24 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	: TGL336515
Address of Property	: The Print Works, Amelia Street, London
Price Stated	: £708,800
Registered Owner(s)	: AVIVA INVESTORS GROUND RENT GP LIMITED (Co. Regn. No. 7584928) of 1 Poultry, London EC2R 8EJ AVIVA INVESTORS GROUND RENT HOLDCO LIMITED (Co. Regn. No. 7604385) of 1 Poultry, London EC2R 8EJ the trustees of Aviva Investors REaLM Ground Rent Limited Partnership.
Lender(s)	: None

Title number TGL336515

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 MAR 2017 at 10:49:24. 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.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

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 (15.09.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being The Print Works, Amelia Street, London.
- 2 (15.09.2010) An Agreement dated 26 March 1979 made between (1) Labour Party Properties Limited and (2) British Railways Board contains provisions as to light or air.

NOTE: Copy filed under SGL420836.

- 3 (15.09.2010) There are excluded from this registration the mines and minerals and right of support therefrom excepted by the Transfer dated 20 December 1984 referred to in the Charges Register.
- 4 (15.09.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 December 1984 referred to above.
- 5 (15.09.2010) The land has the benefit of the following rights reserved by a Transfer of land adjoining the northern boundary of the land in this title dated 2 October 2003 made between (1) Access Properties S.A.R.L. (Transferor) and (2) Oakmayne Properties (E & C) Limited (Transferee):-

"There are excepted and reserved for the benefit of each and every part of the Transferor's Retained Land the full right to freely develop the Transferor's Retained Land notwithstanding any effect of such development on the access of light or air to the Property or any buildings from time to time on it."

NOTE: The Retained Land referred to is the land in this title.

- 6 (15.09.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 August 2010
Term : 250 years from and including 20 August 2010
Parties : (1) Homes And Communities Agency
(2) First Base (Amelia Street) Land Limited
- 7 (15.09.2010) The Lease prohibits or restricts alienation.
- 8 (15.09.2010) 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.

Title number TGL336515

Title absolute

- 1 (03.08.2011) PROPRIETOR: AVIVA INVESTORS GROUND RENT GP LIMITED (Co. Regn. No. 7584928) of 1 Poultry, London EC2R 8EJ and AVIVA INVESTORS GROUND RENT HOLDCO LIMITED (Co. Regn. No. 7604385) of 1 Poultry, London EC2R 8EJ the trustees of Aviva Investors REaLM Ground Rent Limited Partnership.
- 2 (03.08.2011) The price stated to have been paid on 18 July 2011 was £708,800.
- 3 (03.08.2011) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (03.08.2011) A Transfer dated 18 July 2011 made between (1) First Base (Amelia Street) Land Limited and (2) Aviva Investors Ground Rent Gp Limited and Aviva Investors Ground Rent Holdco Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 (15.09.2010) A Transfer of the land in this title and other land dated 20 December 1984 made between (1) British Railways Board and (2) The Secretary of State for the Environment contains restrictive covenants.
NOTE: Copy filed under SGL420836.
- 2 (15.09.2010) An Agreement dated 21 December 2007 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) The Urban Regeneration Agency pursuant to section 106 of the Town and Country Planning Act 1990.
NOTE:-Copy filed under TGL231116.
- 3 (15.09.2010) The parts of the land thereby affected are subject to the rights granted by a Lease of the transformer chamber dated 6 March 2009 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.
NOTE: Copy lease filed under TGL319456.
- 4 (15.09.2010) The land is subject to the lease set out in the schedule of leases hereto.
- 5 (21.06.2011) By a Deed dated 8 June 2011 made between (1) First Base (Amelia Street) Land Limited (2) First Base (Amelia Street Residential) Land Limited and (3) Homes and Communities Agency the terms of the lease dated 27 August 2010 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under TGL336517.

Schedule of notices of leases

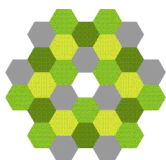
- | | | | | |
|---|------------|-----------------|----------------|-----------|
| 1 | 15.09.2010 | The Print Works | 27.08.2010 | TGL336517 |
| | | | 250 years less | |
| | | | five days from | |
| | | | and including | |
| | | | 20.8.2010 | |

NOTE 1: The lease contains a right of pre-emption.

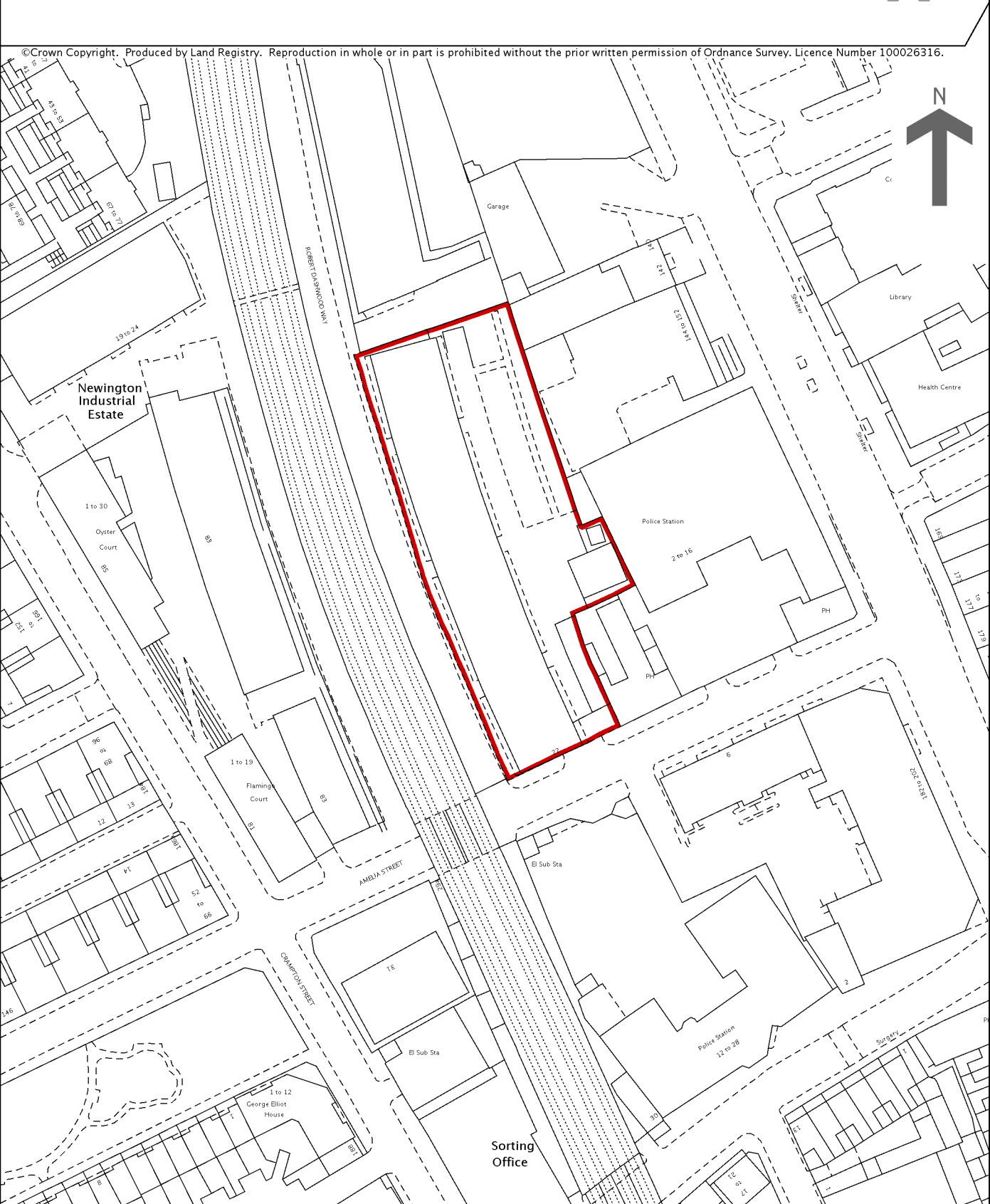
NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 8 June 2011.

Title number TGL336515

End of register



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 5 MAR 2017 at 10:49:25. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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