

Title Number : TGL442460

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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This extract shows information current on 2 DEC 2016 at 11:30:38 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	: TGL442460
Address of Property	: Land on the east side of Walworth Road, London
Price Stated	: £6,800,000
Registered Owner(s)	: LEND LEASE RESIDENTIAL (CG) PLC (Co. Regn. No. 2009006) of 20 Triton Street, London NW1 3BF.
Lender(s)	: None

Title number TGL442460

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 DEC 2016 at 11:30:38. 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 (01.03.2016) 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 Land on the east side of Walworth Road, London.
- 2 (01.03.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 11 February 2016
Term : 253 years from and including 11 February 2016 to and including 10 February 2269
Parties : (1) Lend Lease (Elephant & Castle) Limited
(2) Lend Lease Residential (CG) PLC
- 3 (01.03.2016) The Lease prohibits or restricts alienation.
- 4 (01.03.2016) The title includes any easements capable of subsisting at law 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 easements granted in the lease are included in the title only so far as they are legal easements and the landlord had the power to grant the same.
- 5 (01.03.2016) The landlord's title is registered.
- 6 (01.03.2016) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.

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 (01.03.2016) PROPRIETOR: LEND LEASE RESIDENTIAL (CG) PLC (Co. Regn. No. 2009006) of 20 Triton Street, London NW1 3BF.
- 2 (01.03.2016) The price stated to have been paid on 11 February 2016 was £6,800,000.

C: Charges Register

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

- 1 (01.03.2016) A Conveyance of the freehold estate in the land edged and numbered 1 in blue on the title plan and other land dated 6 October 1953 made between (1) The Church Commissioners for England (Commissioners) and (2) Vincent Alford and others (Purchasers) contains the following covenants:-

"The Purchasers to the intent that the covenant hereinafter contained shall bind the said property into whosoever hands the same may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby for themselves and their successors in title covenant with the Commissioners that they will perform and observe the stipulations and restrictions set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to.

1. THAT the Purchasers shall not be entitled to the benefit of any covenant or reservation in any Conveyances or Leases made or granted by the Commissioners of lands and premises adjoining opposite or near to the said property enabling the Commissioners to deal as they think fit with adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenant or occupier of the land comprised in the said Conveyances or Leases nor the benefit of any restrictive covenant stipulation or condition or any other covenant reservation right condition or obligation contained in any Conveyances or Leases made or granted by the Commissioners of the said lands and premises adjoining opposite or near to the said property or elsewhere in the said Parish of St. Mary Newington or adjoining or adjacent Parishes."

- 2 (01.03.2016) The land edged and numbered 1 in blue on the title plan is subject to the following rights reserved by the Conveyance dated 6 October 1953 referred to above:-

"EXCEPT AND RESERVED unto the Commissioners (a) 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 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.

(b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefor by the Purchasers and all such rights of way and such right of user of air and 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."

- 3 (01.03.2016) The land edged and numbered 2 in blue on the title plan is subject to the rights reserved by a Conveyance of the freehold estate thereof dated 29 February 1954 made between (1) The Church Commissioners for England and (2) Ralph Ernest Attenborough and others. The rights reserved are identical rights to those reserved by the Conveyance dated 6 October 1953 referred to above.
- 4 (01.03.2016) The parts of the land affected thereby are subject to the rights granted by a Lease of a sub-station site lying to the North of the land in this title dated 4 December 2015 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL437031 .

- 5 (01.03.2016) The parts of the land affected thereby are subject to the rights granted by a lease of a sub-station site lying to the east of

C: Charges Register continued

the land in this title dated 4 December 2015 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL437027 .

- 6 (01.03.2016) UNILATERAL NOTICE in respect of a Regeneration Agreement dated 23 July 2010 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
- 7 (01.03.2016) BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 7196467) of 142 Northolt Road, Harrow, Middlesex HA2 0EE.
- 8 (01.03.2016) UNILATERAL NOTICE in respect of an Agreement dated 27 March 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark (2) Lend Lease (Elephant & Castle) Limited (3) Transport for London and (4) Lend Lease Europe Holdings Limited pursuant to section 106 of the Town and Country Planning Act 1990 containing provisions relating to the development of the Property.
- 9 (01.03.2016) BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
- 10 (01.03.2016) UNILATERAL NOTICE in respect of a Deed of Variation dated 20 May 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited supplemental to a Regeneration Agreement dated 23 July 2010 referred to above.
- 11 (01.03.2016) BENEFICIARY: Lend Lease (Elephant & Castle) Limited (Co. Regn. No. 07196467) of 20 Triton Street, Regent's Place, London, NW1 3BF.
- 12 (01.03.2016) UNILATERAL NOTICE in respect of a Deed of Variation dated 1 December 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Lend Lease (Elephant & Castle) Limited.
- 13 (01.03.2016) BENEFICIARY: Lend Lease (Elephant & Castle) Limited of 20 Triton Street, Regent's Place, London NW1 3BF.
- 14 (01.03.2016) UNILATERAL NOTICE affecting part of Elephant Road Playground in respect of a lease dated 11 June 2014 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Artworks Elephant LLP for a term from 19 May 2014 to 28 February 2019.
- 15 (01.03.2016) BENEFICIARY: Artworks Elephant LLP (Co. Regn. No. EC385757) of Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ.
- 16 (16.05.2016) UNILATERAL NOTICE affecting Apartment H2.D.07.04 in respect of Agreement for Lease dated 5 May 2016 made between (1) Lend Lease Residential (CG) PLC and (2) Junlin Xie and Ziyue Wang.

NOTE: Copy filed under TGL418288.

- 17 (16.05.2016) BENEFICIARY: Junlin Xie and Ziyue Wang care of Christopher Mathew Solicitors, 1 Olympic Way, Wembley, Middlesex HA9 0NP.
- 18 (16.05.2016) UNILATERAL NOTICE affecting Apartment H2.C.01.06 in respect of Agreement for Lease dated 5 May 2016 made between (1) Lend Lease Residential (CG) PLC and (2) Junlin Xie and Ziyue Wang.

NOTE: Copy filed under TGL418288.

- 19 (16.05.2016) BENEFICIARY: Junlin Xie and Ziyue Wang care of Christopher Mathew Solicitors, 1 Olympic Way, Wembley, Middlesex HA9 0NP.
- 20 (16.05.2016) UNILATERAL NOTICE affecting Apartment H2.A.06.05 in respect of Agreement for Lease dated 5 May 2016 made between (1) Lend Lease Residential (CG) PLC and (2) Junlin Xie and Ziyue Wang.

NOTE: Copy filed under TGL418288.

- 21 (16.05.2016) BENEFICIARY: Junlin Xie and Ziyue Wang care of Christopher Mathew Solicitors, 1 Olympic Way, Wembley, Middlesex HA9 0NP.
- 22 (16.05.2016) UNILATERAL NOTICE affecting Apartment H2.C.01.01 in

C: Charges Register continued

respect of Agreement for Lease dated 5 May 2016 made between (1) Lend Lease Residential (CG) PLC and (2) Junmei Xie.

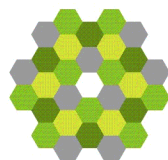
NOTE: Copy filed under TGL418288.

- 23 (16.05.2016) BENEFICIARY: Junmei Xie care of Christopher Mathew Solicitors, 1 Olympic Way, Wembley, Middlesex HA9 0NP.
- 24 (23.09.2016) UNILATERAL NOTICE affecting Apartment H2.C.16.07 in respect of Agreement for Lease dated 8 April 2015 made between (1) Lend Lease Residential (CG) PLC and (2) Nitroweld Limited.

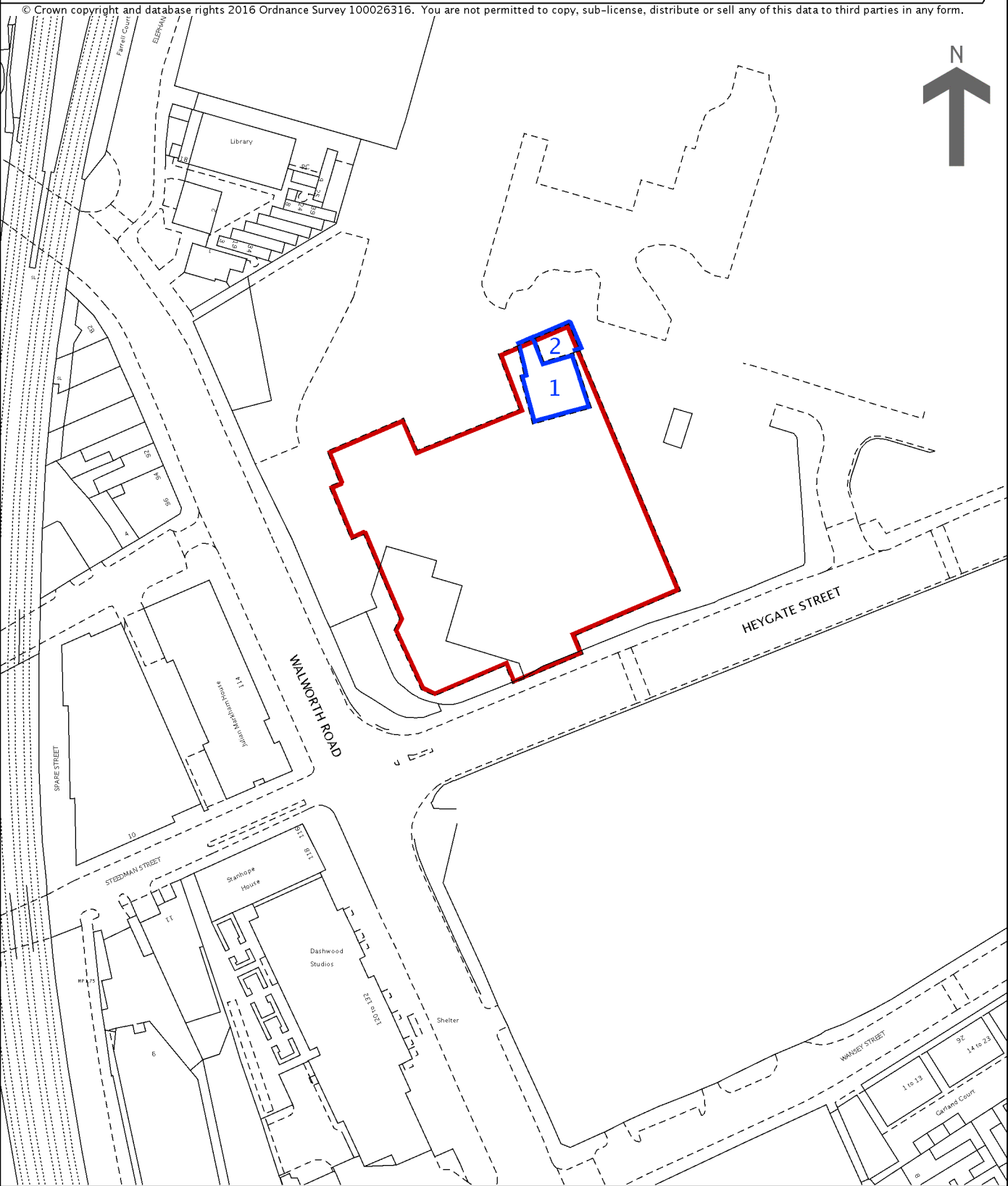
NOTE: Copy filed under TGL418288.

- 25 (23.09.2016) BENEFICIARY: Nitroweld Limited (Co. Regn. No. 01918038) of 183-189 The Vale, London W3 7RW and 95 Pepys Road, New Cross, London SE14 5SE.

End of register



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