

Title Number : TGL29424

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 8 FEB 2017 at 09:31:15 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	: TGL29424
Address of Property	: 330 to 344 (even) Walworth Road, Southwark (SE17 2NA)
Price Stated	: £7,800,000
Registered Owner(s)	: TADUM PROPERTIES LIMITED (incorporated in Jersey) of 44 Esplanade, St Helier, Jersey, JE4 9WG.
Lender(s)	: Ahli United Bank (UK) PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 FEB 2017 at 09:31:15. 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 330 to 344 (even) Walworth Road, Southwark (SE17 2NA).
- 2 (04.03.1994) The title plan has been amended to show by blue tinting the basement beneath Macleod Street which is included in the title.
- 3 The land tinted pink on the title plan has the benefit of and is subject to the provisions of a Deed of Covenant dated 1 July 1927 made between (1) J and A Carpenter Limited and (2) J Lyons and Company.
- 4 By a Deed dated 4 August 1959 made between (1) J Lyons and Company Limited and (2) Royal Arsenal Co-operative Society Limited the said provisions were expressed to be modified.

NOTE: Copy Deeds filed under 281405.

- 5 (30.04.2001) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 (30.04.2001) By a Deed dated 20 February 2001 made between (1) Sun Life Pensions Management Limited and (2) Starlight Investments Limited certain of the provisions contained in the Deed dated 1 July 1927 referred to above were expressed to be modified.

NOTE: Copy filed under 281405.

- 7 (30.04.2001) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered TGL188007 in green on the filed plan and other land dated 29 March 2001 made between (1) Starlight Developments Limited (Transferor) and (2) Almondsbury Developments Limited (Transferee).

"Rights granted for the benefit of the property

- (1) The right of support and protection from the Retained Land to the property transferred.

Rights reserved for the benefit of other land

Except and reserving to the transferor and its successors in title the owner or owners of the Land and Buildings and every part thereof forming the Retained Land and for the benefit of such land:

- (1) Full right to build on or in the same development or alter any land or buildings thereon notwithstanding that there may be interference with the excess of light or air to the property transferred or any buildings thereon or any other interference with the use or enjoyment of the same.

- (2) The continued right to use any pipes wires conduits sewers drains or other services benefitting the Retained Land and rights to replace renew or repair to the same and connect up to the same with power to enter to carry out such operations.

A: Property Register continued

(3) The right in the case of emergency to use the access way in the approximate position shown coloured brown on the plan both for the owner or owners of the Retained Land and also for any other persons from time to time thereon and for escape to any part of the property transferred not from time to time built on provided that the owners of the property transferred may at their cost divert it to another position on the property transferred provided that a sufficient alternative means of escape is provided at all times for the benefit of the Retained Land."

NOTE 1: No copy of the Plan to the Transfer referred to above is held by Land Registry

NOTE 2: The Retained Land referred to is the land in this title.

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 (01.08.2016) PROPRIETOR: TADUM PROPERTIES LIMITED (incorporated in Jersey) of 44 Esplanade, St Helier, Jersey, JE4 9WG.
- 2 (04.02.2015) A Transfer to a former proprietor of the land in this title dated 30 January 2015 made between (1) Omaha Nominees (A) Limited and Omaha Nominees (B) Limited and (2) Gatsby Grocery Limited contains transferee's personal covenants.

NOTE: Copy filed.

- 3 (01.08.2016) The price stated to have been paid on 27 July 2016 was £7,800,000.
- 4 (01.08.2016) 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 27 July 2016 in favour of Ahli United Bank (UK) PLC referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its secretary or other authorised signatory or conveyancer.

C: Charges Register

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

- 1 By a Deed dated 4 April 1961 made between (1) The Royal Arsenal Co-operative Society Limited and (2) The Mayor Aldermen and Councillors of the Metropolitan Borough of Southwark the strip of land hatched blue on the filed plan was dedicated to the use of the public as part of the public highway.

NOTE: Copy filed under 341061.

- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
The Leases referred to in the schedule of leases are referenced on supplementary plans 1 and 2 unless otherwise stated.
- 3 (01.08.2016) REGISTERED CHARGE contained in a Debenture dated 27 July 2016.
- 4 (01.08.2016) Proprietor: AHLI UNITED BANK (UK) PLC (Co. Regn. No. 877859) of 35 Portman Square, London W1H 6LR.

C: Charges Register continued

5 (01.08.2016) The proprietor of the Charge dated 27 July 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

1	19.07.2004 1 and 2	Unit 1, 330-334 Walworth Road (Ground Floor and basement)	02.04.2004 15 years from 02.04.2004	TGL240573
2	26.03.2013 7 and 8 (part of)	First floor, 332-334 Walworth Road (Ground and first floors)	01.03.2013 25 years from 1.3.2013	TGL376670
3	15.12.2015 3 and 4	Unit 2, 332-334 Walworth Road (Ground floor and basement)	22.09.2015 15 years from 24.06.2015	TGL437109
4	17.05.2016 5 and 6	Unit 3, 332 to 344 Walworth Road (ground and basement floors)	21.04.2016 10 years from 21/4/2016	TGL448142

End of register

H.M. LAND REGISTRY

TITLE NUMBER

TGL 29424

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY
GREATER LONDON

SHEET

NATIONAL GRID
TQ 3277

SECTION

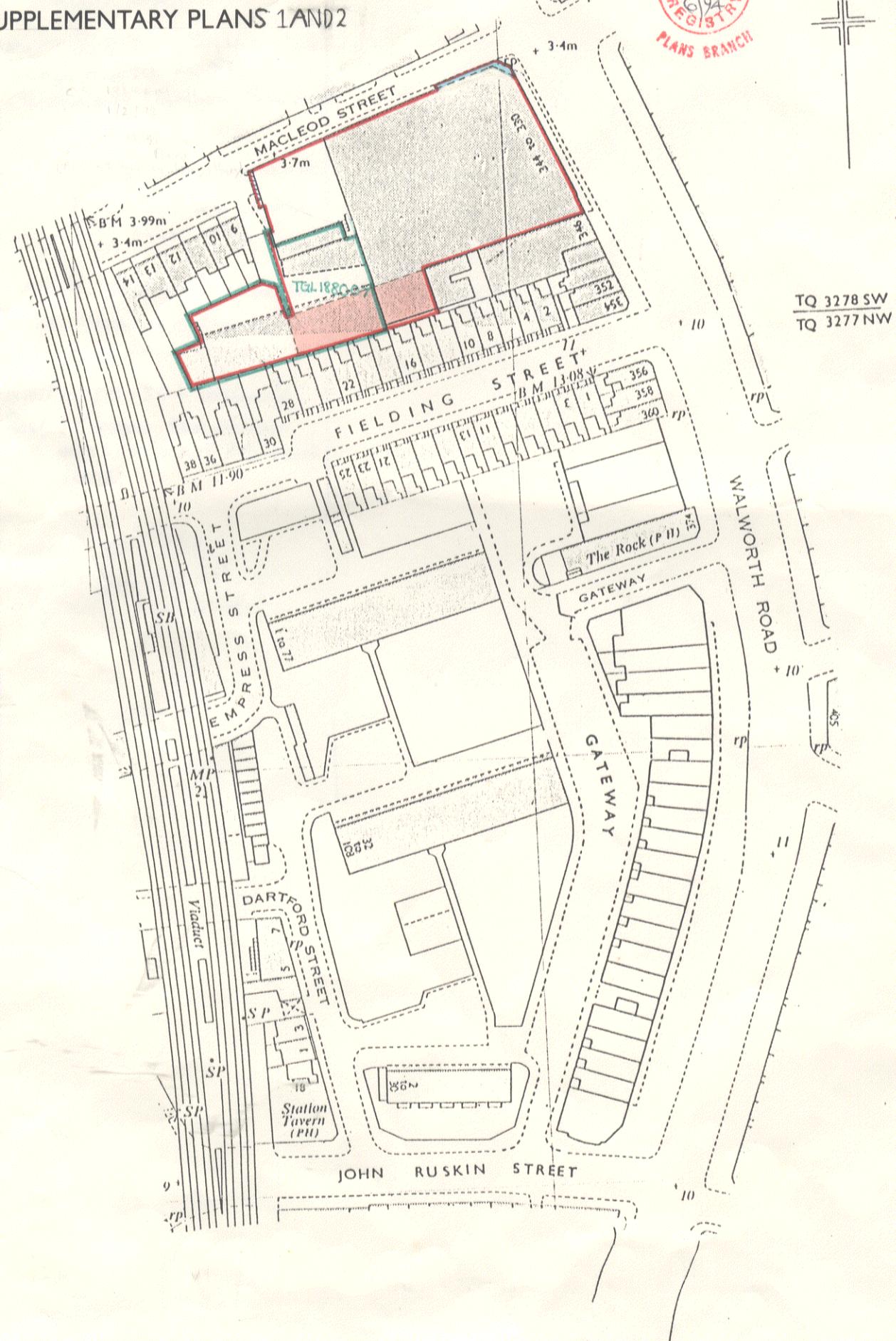
Scale: 1/1250

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BOROUGH OF SOUTHWARK

Old Reference LN XI 15 H

SEE SUPPLEMENTARY PLANS 1 AND 2



This is a copy of the title plan on 8 FEB 2017 at 09:31:15. 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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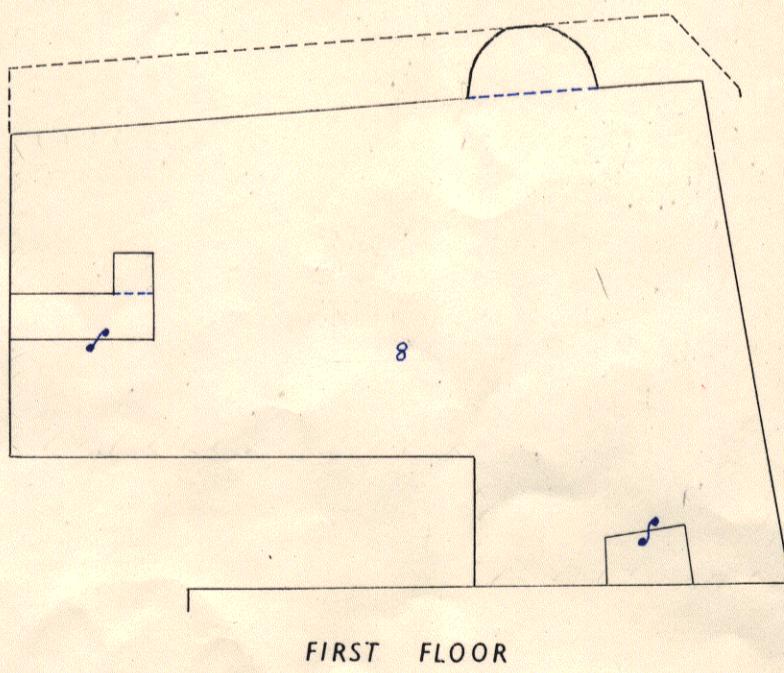
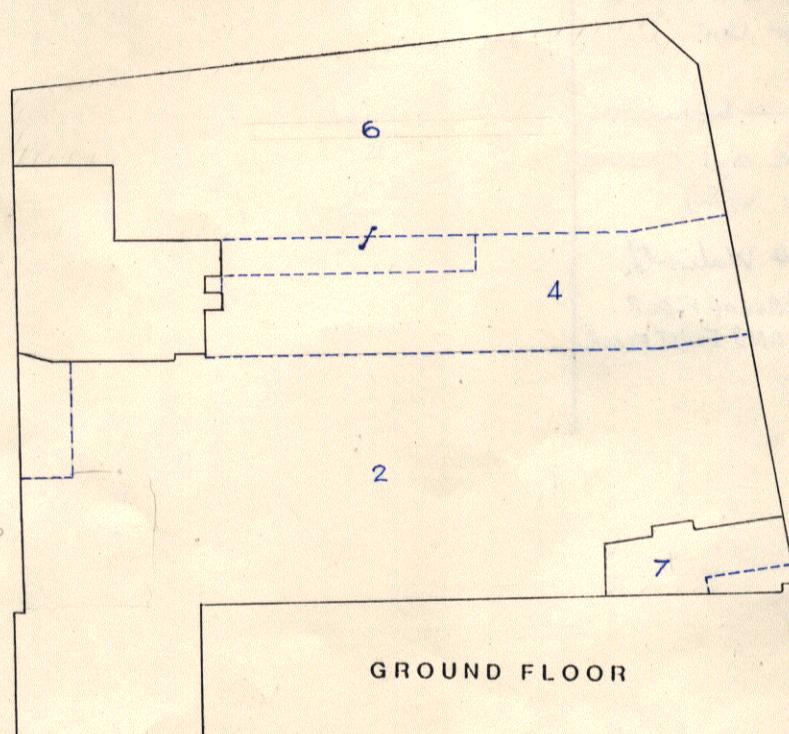
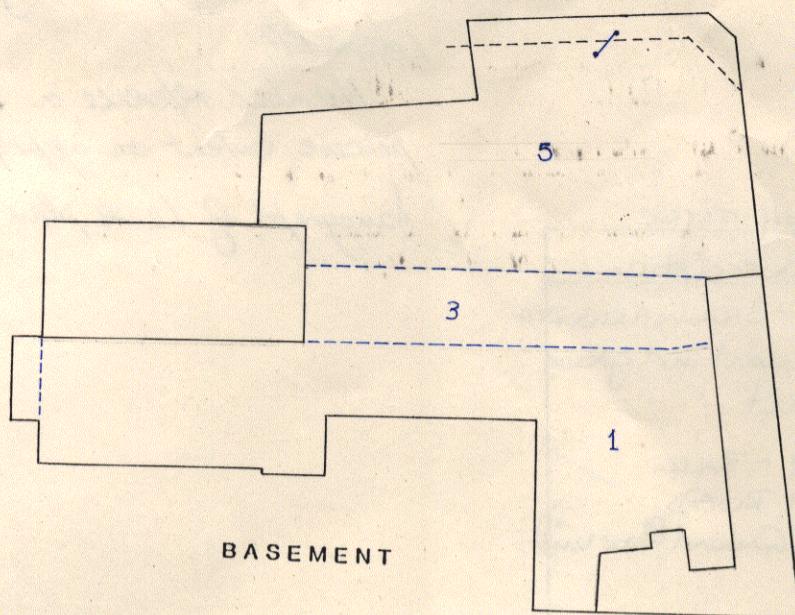
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SUPPLEMENTARY PLAN 1
SHOWING LEASE REFERENCE NUMBERS

Scale: 1/500



TITLE No. TGL29424

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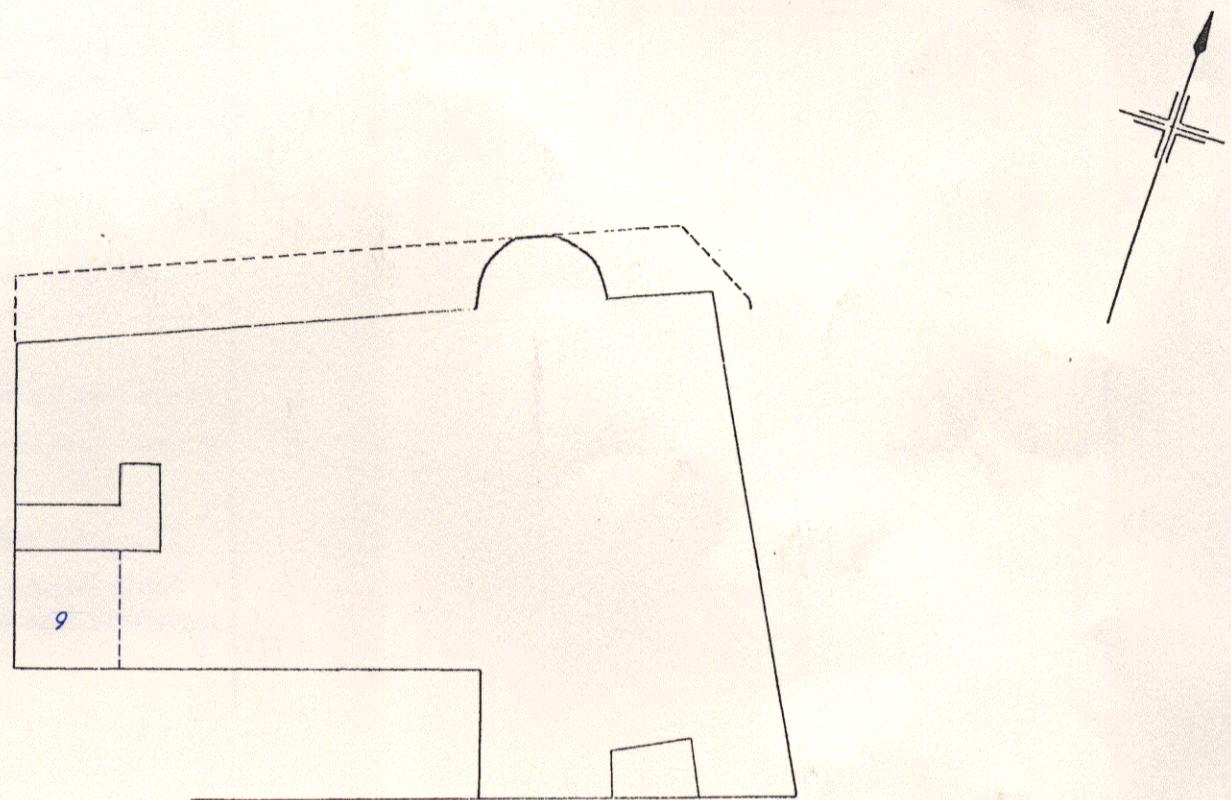
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SUPPLEMENTARY PLAN 2

SHOWING LEASE REFERENCE NUMBERS

SCALE: 1:500



GROUND FLOOR MEZZANINE

SUPPLEMENTARY PLAN
TO THE FILED PLAN



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