

Title Number : TGL112684

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 20 OCT 2014 at 18:51:39 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	: TGL112684
Address of Property	: Eileen House, 80 to 94 Newington Causeway, London (SE1 6EF)
Price Stated	: £38,000,000
Registered Owner(s)	: ECA Development Limited (incorporated in Isle of Man)(UK Regn. No. 010978V) of 18 Athol Street, Douglas, Isle of Man, IM1 1JA.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 OCT 2014 at 18:51:39. 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 (12.09.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Eileen House, 80 to 94 Newington Causeway, London (SE1 6EF).
- 2 (18.07.2006) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (23.06.2014) PROPRIETOR: ECA Development Limited (incorporated in Isle of Man)(UK Regn. No. 010978V) of 18 Athol Street, Douglas, Isle of Man, IM1 1JA.
- 2 (24.12.2013) RESTRICTION: No disposition of the registered estate (other than charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number TGL356009 or their conveyancer that the provisions of clause 7.2 of the Deed dated 20 December 2013 referred to in the Charges Register have been complied with.
- 3 (23.06.2014) The price stated to have been paid on 23 May 2014 was £38,000,000.
- 4 (23.06.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 (10.04.2002) 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.
- 2 (24.12.2013) A Deed dated 20 December 2013 made between (1) Merryvale No. 6 International Limited (2) Englewood Limited and (3) Ministry Of Sound Limited relates to Club Noise.

NOTE:-Copy filed.

- 3 (24.04.2014) An Agreement dated 6 January 2014 made between (1) The Mayor and Burgesses of The London Borough of Southwark (2) Merryvale No. 6 International Limited (3) Englewood Limited (4) The Greater

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C: Charges Register continued

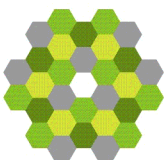
London Authority and (5) Transport For London pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title.

NOTE: Copy filed.

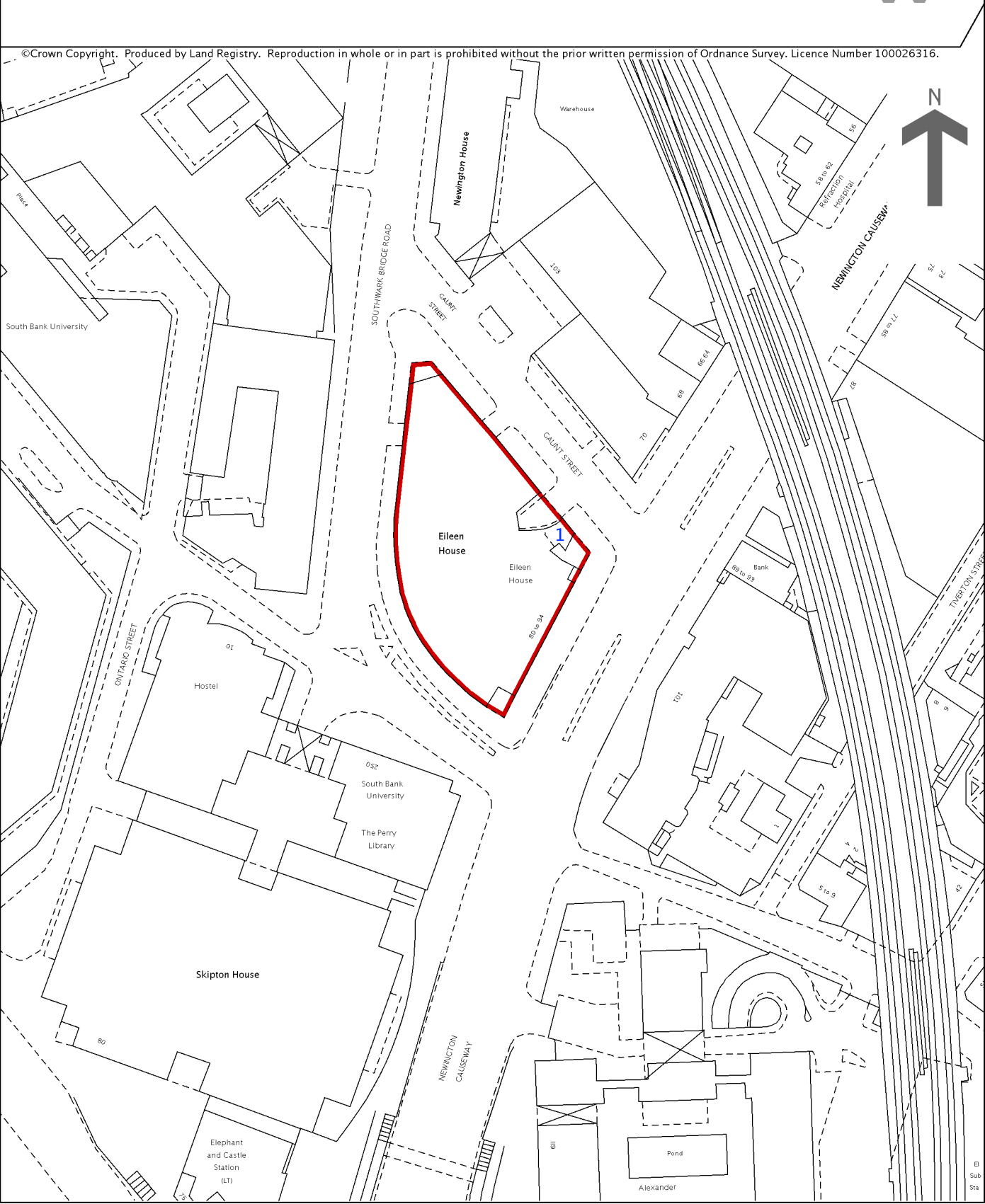
Schedule of notices of leases

1	17.01.1972	Transformer Chamber, 86	25.03.1967	TGL276112
	1 in blue	Newington Causeway.	60 years from	
			25.3.1966	

End of register



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