

Title Number : SGL470623

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 25 JUL 2015 at 21:30:54 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	: SGL470623
Address of Property	: Capital House, 42 Weston Street, London (SE1 3QD)
Price Stated	: £6,000,000
Registered Owner(s)	: BILFORD LIMITED (incorporated in Jersey)(UK Regn. No. Y) care of Nabarro LLP, 125 London Wall, London EC2Y 5AL.
Lender(s)	: Kleinwort Benson (Channel Islands) Limited

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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 25 JUL 2015 at 21:30:54. 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 Capital House, 42 Weston Street, London (SE1 3QD).

## 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 (16.11.2001) PROPRIETOR: BILFORD LIMITED (incorporated in Jersey)(UK Regn. No. Y) care of Nabarro LLP, 125 London Wall, London EC2Y 5AL.
- 2 (16.11.2001) The price stated to have been paid on 24 October 2001 was £6,000,000.
- 3 (25.10.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 11 October 2013 in favour of Kleinwort Benson (Channel Islands) Limited referred to in the Charges Register.
- 4 (20.01.2015) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 (12.07.2006) The parts of the land affected thereby are subject to the rights granted by the Lease of a Transformer Chamber, 40/46 Weston Street dated 21 January 1964 referred to in the schedule of leases hereto.
- 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.
- 3 (25.10.2013) REGISTERED CHARGE dated 11 October 2013.
- 4 (25.10.2013) Proprietor: KLEINWORT BENSON (CHANNEL ISLANDS) LIMITED (incorporated in Guernsey) of Dorey Court, Admiral Park, St Peter Port, Guernsey GY1 3BG.

## Schedule of notices of leases

- |   |            |                            |            |           |
|---|------------|----------------------------|------------|-----------|
| 1 | 12.07.2006 | Transformer Chamber, 40/46 | 21.01.1964 | TGL275682 |
|---|------------|----------------------------|------------|-----------|

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## Schedule of notices of leases continued

Weston Street

60 years from  
25.12.1963

NOTE: See entry in the Charges Register relating to the rights granted  
by this lease

End of register