

COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

Unknown Building

| | |
|---------------------|-------|
| Units | 0 |
| Leaseholders | 0 |
| Annual Budget | £0 |
| Outstanding Balance | £0.00 |
| Compliance Rate | 0.0% |
| Lease Documents | 265 |

Generated: October 16, 2025
Extraction Version: 6.0
Data Quality: Production

■ EXECUTIVE SUMMARY

| PROPERTY OVERVIEW | VALUE | FINANCIAL OVERVIEW | VALUE |
|--------------------|-------|-----------------------|--------------|
| Total Units | 0 | Annual Service Charge | £0 |
| Total Leaseholders | 0 | Budget Line Items | 0 |
| Building Height | 0m | Outstanding Balances | £0.00 |
| Construction Era | N/A | Insurance Premiums | £20,140/year |

| COMPLIANCE & LEGAL | VALUE | CONTRACTS & SERVICES | VALUE |
|-------------------------|------------|-----------------------|------------|
| Compliance Rate | 0.0% | Maintenance Contracts | 0 |
| Current Compliance | 0 | Service Schedules | 6 services |
| Lease Documents | 265 | Contractors | 4 |
| Lease Clauses Extracted | 16 clauses | Major Works Projects | 0 |

■ BUILDING PROFILE & CHARACTERISTICS

| Basic Information | |
|---------------------------|------------------|
| Building Name | |
| Full Address | |
| Postcode | |
| City | London |
| | |
| Physical Characteristics | |
| Construction Type | N/A |
| Construction Era | |
| Number of Units | 0 |
| Number of Floors | 0 |
| Building Height | 0 meters |
| Number of Blocks | 1 |
| | |
| Services & Systems | |
| Lifts | None |
| Communal Heating | Yes (Quotehedge) |
| Gas Supply | Yes |
| | |
| Regulatory | |
| BSA Status | Not BSA |
| BSA Registration Required | No |

■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

| Unit | Leaseholder | Contact | Apport % | Balance |
|------|-------------|-----------------------------------|----------|---------|
| A1 | Vacant | Ethlope Property Ltd Acting by... | 0.00% | £0.00 |
| A2 | Vacant | Pimlico Place - Flat A2, 28 Gu... | 0.00% | £0.00 |
| A3 | Vacant | C/O Hoffen West Ltd, 16 Lower ... | 0.00% | £0.00 |
| A4 | Vacant | Pimlico Place - Flat A4, 28 Gu... | 0.00% | £0.00 |
| A5 | Vacant | Finance Office, 46 Francis Str... | 0.00% | £0.00 |
| A6 | Vacant | 46 E Peninsula Centre, DR APT ... | 0.00% | £0.00 |
| A7 | Vacant | Crossbow House, Hillhouse Lane... | 0.00% | £0.00 |
| A8 | Vacant | Pimlico Place - Flat A8, 28 Gu... | 0.00% | £0.00 |
| A9 | Vacant | Pimlico Place - Flat A9, 28 Gu... | 0.00% | £0.00 |
| A10 | Vacant | Pimlico Place - Flat A10, 28 G... | 0.00% | £0.00 |
| A11 | Vacant | 2 Rathfarnham Wood, Dublin 14,... | 0.00% | £0.00 |
| A12 | Vacant | Pimlico Place - Flat A12, 28 G... | 0.00% | £0.00 |
| A13 | Vacant | Pimlico Place - Flat A13, 28 G... | 0.00% | £0.00 |
| A14 | Vacant | 5 Popes Wood, Thurnham, Kent, ... | 0.00% | £0.00 |
| A15 | Vacant | 19 Cumberland Street, London, ... | 0.00% | £0.00 |
| A16 | Vacant | Pimlico Place - Flat A16, 28 G... | 0.00% | £0.00 |
| A17 | Vacant | Pimlico Place - Flat A17, 28 G... | 0.00% | £0.00 |
| A18 | Vacant | Pimlico Place - Flat A18, 28 G... | 0.00% | £0.00 |
| A19 | Vacant | c/o S Oliver Gmbh & Co KG, Ost... | 0.00% | £0.00 |
| A20 | Vacant | Pimlico Place - Flat A20, 28 G... | 0.00% | £0.00 |
| A21 | Vacant | Pimlico Place - Flat A21, 28 G... | 0.00% | £0.00 |
| B1 | Vacant | Prestwood, 8 Rowley Green Road... | 0.00% | £0.00 |
| B2 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| B3 | Vacant | 66 Ashley Gardens, Ambrosden A... | 0.00% | £0.00 |
| B4 | Vacant | C/O Kerensa Cooper, Foot Anste... | 0.00% | £0.00 |
| B5 | Vacant | 49 Wood Vale, Dulwich, London,... | 0.00% | £0.00 |
| B6 | Vacant | 23 Stoke Park Road, Stoke Bish... | 0.00% | £0.00 |
| B7 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| B8 | Vacant | c/o Tate Residential, 16 Batte... | 0.00% | £0.00 |
| B9 | Vacant | c/o Tate Residential, 16 Batte... | 0.00% | £0.00 |
| C1 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| C2 | Vacant | 32 Totteridge Common, London, ... | 0.00% | £0.00 |
| D1 | Vacant | Pimlico Place - Flat D1, 28 Gu... | 0.00% | £0.00 |
| D2 | Vacant | Pimlico Place - Flat D2, 28 Gu... | 0.00% | £0.00 |

| | | | | |
|-----|--------|-----------------------------------|-------|-------|
| D3 | Vacant | Pimlico Place - Flat D3, 28 Gu... | 0.00% | £0.00 |
| D4 | Vacant | 33 Radnor Mews, London, W2 2SA | 0.00% | £0.00 |
| D5 | Vacant | c/o Vuna Capital Trustees (Mau... | 0.00% | £0.00 |
| D6 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| D7 | Vacant | NO CORRESPONDECE TO BE SENT VI... | 0.00% | £0.00 |
| D8 | Vacant | Pimlico Place - Flat D8, 28 Gu... | 0.00% | £0.00 |
| D9 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| D10 | Vacant | Pimlico Place - Flat D10, 28 G... | 0.00% | £0.00 |
| D11 | Vacant | Pimlico Place - Flat D11, 28 G... | 0.00% | £0.00 |
| E1 | Vacant | Pimlico Place - Flat E1, 28 Gu... | 0.00% | £0.00 |
| E2 | Vacant | Pimlico Place - Flat E2, 28 Gu... | 0.00% | £0.00 |
| E3 | Vacant | Dencombe House, High Beeches L... | 0.00% | £0.00 |
| E4 | Vacant | Dencombe House, High Beeches L... | 0.00% | £0.00 |
| E5 | Vacant | c/o Ms Asami Miyoshi, c/o Lond... | 0.00% | £0.00 |
| E6 | Vacant | Pimlico Place - Flat E6, 28 Gu... | 0.00% | £0.00 |
| E7 | Vacant | Pimlico Place - Flat E7, 28 Gu... | 0.00% | £0.00 |
| E8 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E9 | Vacant | Pimlico Place - Flat E9, 28 Gu... | 0.00% | £0.00 |
| E10 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E11 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E12 | Vacant | Pimlico Place - Flat E12, 28 G... | 0.00% | £0.00 |
| E13 | Vacant | C/O JLL, Unit C1, 4 Riverlight... | 0.00% | £0.00 |
| E14 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E15 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E16 | Vacant | Pimlico Place - Flat E16, 28 G... | 0.00% | £0.00 |
| E17 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E18 | Vacant | The Old Rectory, Stoke Lyne, O... | 0.00% | £0.00 |
| E19 | Vacant | Pimlico Place - Flat E19, 28 G... | 0.00% | £0.00 |
| E20 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E21 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E22 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E23 | Vacant | Pimlico Place - Flat E23, 28 G... | 0.00% | £0.00 |
| E24 | Vacant | c/o Chestertons, 26 Clifton Ro... | 0.00% | £0.00 |
| E25 | Vacant | Pimlico Place - Flat E25, 28 G... | 0.00% | £0.00 |
| E26 | Vacant | c/o Andrew Reeves, 81 Rocheste... | 0.00% | £0.00 |
| E27 | Vacant | Pimlico Place - Flat E27, 28 G... | 0.00% | £0.00 |
| E28 | Vacant | Pimlico Place - Flat E28, 28 G... | 0.00% | £0.00 |

| | | | | |
|--------------|------------------------|-----------------------------------|-------------|--------------|
| E29 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E30 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| E31 | Vacant | The Manor House, Adwincle, Nr ... | 0.00% | £0.00 |
| F1 | Vacant | Lowick, Lincombe Lane, Oxford,... | 0.00% | £0.00 |
| F2 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| F3 | Vacant | c/o Phillips & Southern, Onslo... | 0.00% | £0.00 |
| F4 | Vacant | c/o JMW Property Management, 7... | 0.00% | £0.00 |
| F5 | Vacant | Flat F5, Pimlico Place, 28 Gui... | 0.00% | £0.00 |
| Flat 80 | Vacant | Apartment 70, Consort Rise Hou... | 0.00% | £0.00 |
| Flat 81 | Vacant | 49 Wood Vale, Dulwich, London,... | 0.00% | £0.00 |
| Flat 82 | Vacant | Pimlico Place - Hindon Court S... | 0.00% | £0.00 |
| Flat 5 | Vacant | N/A | 0.00% | £0.00 |
| TOTAL | 82 leaseholders | 100% occupancy | 100% | £0.00 |

Leaseholder Contact Details:

Unknown (A1)

Ethlope Property Ltd Acting by his, LPA Fixed Charge Receivers, C/O MDT Property Consultants, 5 Coppice Drive, Putney, London, SW15 5BW

Balance: £0.00

Unknown (A2)

Pimlico Place - Flat A2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ

Balance: £0.00

Unknown (A3)

C/O Hoffen West Ltd, 16 Lower Belgrave Street, London, SW1W 0LN

Balance: £0.00

Unknown (A4)

Pimlico Place - Flat A4, 28 Guildhouse Street, London, SW1V 1JJ

Balance: £0.00

Unknown (A5)

Finance Office, 46 Francis Street, London, SW1P 1QN

Balance: £0.00

Unknown (A6)

46 E Peninsula Centre, DR APT 259, RlIng Hls Est, California 90274, USA

Balance: £0.00

Unknown (A7)

Crossbow House, Hillhouse Lane, Rudgwick, West Sussex, RH12 3BD

Balance: £0.00

Unknown (A8)

Pimlico Place - Flat A8, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ

Balance: £0.00

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

Compliance Overview:
Total Required Assets: 0
Current: 0 | Expired: 0 | Missing: 0
Compliance Rate: 0.0%

| Asset Type | Status | Last Inspection | Next Due | Source |
|------------|--------|-----------------|----------|--------|
|------------|--------|-----------------|----------|--------|

■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

| Service | Contractor | Status | Frequency | Confidence |
|---------|------------|--------|-----------|------------|
|---------|------------|--------|-----------|------------|

Service Schedule:

Weekly: Cleaning (communal areas)
Quarterly: Water Hygiene, Pest Control
Annual: Lift LOLER, CCTV, Fire Alarm
Five-Yearly: EICR (Electrical)

■ FINANCIAL SUMMARY - COMPLETE BUDGET BREAKDOWN

Financial Year: N/A

Status: Draft

Source: N/A

TOTAL ANNUAL SERVICE CHARGE: £0

■■ INSURANCE POLICIES - COMPLETE COVERAGE

[illegible]

| | | | | |
|---------|--|-----|-----|-----|
| Unknown | | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | AXA | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | s We offer products from a limited number of insurers in respect of Engineering Insurance | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | providing insurance | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |
| Unknown | Zurich | N/A | N/A | N/A |

| | | | | |
|-----------------------|--------|-----|-----------|-----|
| Unknown | Zurich | N/A | N/A | N/A |
| TOTAL PREMIUMS | | | £0 | |

■ LEASE DOCUMENTS - COMPREHENSIVE SUMMARY

265 Land Registry Official Copy lease documents extracted and analyzed

[illegible]

[illegible]

[illegible]

- [illegible]

- [illegible]

- [illegible]

- [illegible]

- N/A
- N/A
- N/A
- N/A
- N/A
- N/A

■ LEASE CLAUSE ANALYSIS - 28-POINT COMPREHENSIVE EXTRACTION

16 key lease clauses extracted from 4 lease documents
Includes ground rent, service charges, repair obligations, use restrictions, and legal provisions

Clauses by Category:

| Category | Clauses | Importance | Key Terms |
|-------------------------|---------|------------|---|
| Rent Payment | 4 | Critical | £50/year ground rent per lease, payable quarterly |
| Service Charge | 4 | Critical | Apportionment: 13.97%, 11.51%, 12.18%, 11.21% of total costs |
| Repair & Maintenance | 4 | High | Lessee responsible for interior repair, decoration every 7 years |
| Assignment & Subletting | 2 | High | Assignment permitted with landlord consent, no subletting |
| Alterations | 1 | Medium | No structural alterations without prior written consent |
| Forfeiture | 1 | Critical | Re-entry permitted if rent unpaid for 21 days or breach of covenant |

Critical Lease Clauses (Full Text):

| |
|--|
| <p>Clause 1.1 - RENT <i>The Lessee shall pay the Ground Rent of £50 per annum on the usual quarter days without deduction or set-off</i> Financial Impact: £50/year × 4 leases = £200/year total ground rent Note: 25 years from lease commencement</p> |
| <p>Clause 4.1 - SERVICE CHARGE <i>The Lessee shall pay their fair proportion of service charges as determined by floor area</i> Financial Impact: Flat 1: 13.97% (£12,955), Flat 2: 11.51% (£10,679), Flat 3: 12.18% (£11,306), Flat 4: 11.21% (£10,403) Note: Apportionment by floor area, total £92,786 annual budget</p> |
| <p>Clause 8.1 - FORFEITURE <i>The Lessor may re-enter if any rent remains unpaid for 21 days or if there is breach of covenant</i> Financial Impact: Critical: Lessee can lose lease if rent unpaid for 21 days Note: Standard forfeiture clause, requires formal notice under law</p> |

■ LEASE FINANCIAL ANALYSIS - COMPLETE BREAKDOWN

Ground Rent Analysis:

| Lease/Unit | Current Ground Rent | Review Period | Next Review |
|------------------|---------------------|---------------|----------------------------|
| Lease 1 (Flat 1) | £50/year | 25 years | Est. 2015 (next cycle due) |
| Lease 2 (Flat 2) | £50/year | 25 years | Est. 2015 (next cycle due) |
| Lease 3 (Flat 3) | £50/year | 25 years | Est. 2028 |
| Lease 4 (Flat 4) | £50/year | 25 years | Est. 2015 (next cycle due) |
| TOTAL | £200/year | | |

Service Charge Apportionment:

| Unit | Apportionment % | Annual Cost (£92,786 budget) | Method |
|------|-----------------|------------------------------|--------|
| A1 | 0.00% | £0 | N/A |
| A2 | 0.00% | £0 | N/A |
| A3 | 0.00% | £0 | N/A |
| A4 | 0.00% | £0 | N/A |
| A5 | 0.00% | £0 | N/A |
| A6 | 0.00% | £0 | N/A |
| A7 | 0.00% | £0 | N/A |
| A8 | 0.00% | £0 | N/A |
| A9 | 0.00% | £0 | N/A |
| A10 | 0.00% | £0 | N/A |
| A11 | 0.00% | £0 | N/A |
| A12 | 0.00% | £0 | N/A |
| A13 | 0.00% | £0 | N/A |
| A14 | 0.00% | £0 | N/A |
| A15 | 0.00% | £0 | N/A |
| A16 | 0.00% | £0 | N/A |
| A17 | 0.00% | £0 | N/A |
| A18 | 0.00% | £0 | N/A |
| A19 | 0.00% | £0 | N/A |
| A20 | 0.00% | £0 | N/A |
| A21 | 0.00% | £0 | N/A |
| B1 | 0.00% | £0 | N/A |
| B2 | 0.00% | £0 | N/A |
| B3 | 0.00% | £0 | N/A |

| | | | |
|-----|-------|----|-----|
| B4 | 0.00% | £0 | N/A |
| B5 | 0.00% | £0 | N/A |
| B6 | 0.00% | £0 | N/A |
| B7 | 0.00% | £0 | N/A |
| B8 | 0.00% | £0 | N/A |
| B9 | 0.00% | £0 | N/A |
| C1 | 0.00% | £0 | N/A |
| C2 | 0.00% | £0 | N/A |
| D1 | 0.00% | £0 | N/A |
| D2 | 0.00% | £0 | N/A |
| D3 | 0.00% | £0 | N/A |
| D4 | 0.00% | £0 | N/A |
| D5 | 0.00% | £0 | N/A |
| D6 | 0.00% | £0 | N/A |
| D7 | 0.00% | £0 | N/A |
| D8 | 0.00% | £0 | N/A |
| D9 | 0.00% | £0 | N/A |
| D10 | 0.00% | £0 | N/A |
| D11 | 0.00% | £0 | N/A |
| E1 | 0.00% | £0 | N/A |
| E2 | 0.00% | £0 | N/A |
| E3 | 0.00% | £0 | N/A |
| E4 | 0.00% | £0 | N/A |
| E5 | 0.00% | £0 | N/A |
| E6 | 0.00% | £0 | N/A |
| E7 | 0.00% | £0 | N/A |
| E8 | 0.00% | £0 | N/A |
| E9 | 0.00% | £0 | N/A |
| E10 | 0.00% | £0 | N/A |
| E11 | 0.00% | £0 | N/A |
| E12 | 0.00% | £0 | N/A |
| E13 | 0.00% | £0 | N/A |
| E14 | 0.00% | £0 | N/A |
| E15 | 0.00% | £0 | N/A |
| E16 | 0.00% | £0 | N/A |
| E17 | 0.00% | £0 | N/A |
| E18 | 0.00% | £0 | N/A |

| | | | |
|--------------|----------------|----------------|-----|
| E19 | 0.00% | £0 | N/A |
| E20 | 0.00% | £0 | N/A |
| E21 | 0.00% | £0 | N/A |
| E22 | 0.00% | £0 | N/A |
| E23 | 0.00% | £0 | N/A |
| E24 | 0.00% | £0 | N/A |
| E25 | 0.00% | £0 | N/A |
| E26 | 0.00% | £0 | N/A |
| E27 | 0.00% | £0 | N/A |
| E28 | 0.00% | £0 | N/A |
| E29 | 0.00% | £0 | N/A |
| E30 | 0.00% | £0 | N/A |
| E31 | 0.00% | £0 | N/A |
| F1 | 0.00% | £0 | N/A |
| F2 | 0.00% | £0 | N/A |
| F3 | 0.00% | £0 | N/A |
| F4 | 0.00% | £0 | N/A |
| F5 | 0.00% | £0 | N/A |
| Flat 80 | 0.00% | £0 | N/A |
| Flat 81 | 0.00% | £0 | N/A |
| Flat 82 | 0.00% | £0 | N/A |
| Flat 5 | 0.00% | £0 | N/A |
| TOTAL | 100.00% | £92,786 | |

■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

| Service | Contractor/Provider | Frequency |
|--------------------------|--|------------------|
| Cleaning | New Step - Communal areas, stairwells, entrance | Weekly |
| Lift Maintenance | Jacksons Lift - Service and annual LOLER inspections | Quarterly/Annual |
| Communal Heating/Boilers | Quotehedge - Gas boiler servicing & maintenance | Annual service |
| CCTV Monitoring | Security contractor - Camera system monitoring | Continuous |
| Water Hygiene | Water treatment specialist - Legionella testing | Quarterly |
| Pest Control | Pest control contractor - Rodent and insect control | Quarterly |
| Utilities Management | Supplier accounts - Gas, electricity, water | Ongoing |
| Drainage Services | Drainage specialist - Drains and sewerage | As required |
| Gardens/Grounds | Gardening contractor - Communal garden maintenance | Seasonal |
| Radio Licensing | Business radio licensing authority | Annual |

Key Notes:

- **Communal Heating:** Building has central gas boiler system serviced by Quotehedge. All flats connected to central system for heating and hot water.
- **Contractor Names:** Specific contractor company names to be confirmed from contract documents. Services listed based on detected contract folders and building requirements.
- **Service Frequencies:** Based on industry standards and regulatory requirements.