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Official copy of register of title

Title number TGL519512

Edition date 30.12.2019

- This official copy shows the entries on the register of title on 02 JUL 2021 at 15:00:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Jul 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

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.

WANDSWORTH

- 1 (18.02.2019) 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 Thornes House, 4 Charles Clowes Walk, London (SW11 7AG).

NOTE: The whole site of the main building known as The Residence is edged red on the title plan. The registration includes only those parts of the ground, mezzanine, first to fifth, sixth to eighth, ninth and tenth floors tinted pink on the supplementary plans to the title plan as more particularly described in the lease.
- 2 (18.02.2019) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 16 January 2019
Term : 250 years from 29 January 2016
Parties : (1) Bellway Homes Limited
(2) TRD Investments Limited
(3) The Residence (Nine Elms) Management Company Limited
- 3 (18.02.2019) The Lease prohibits or restricts alienation.
- 4 (18.02.2019) The title includes any legal easements 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.
- 5 (18.02.2019) The landlord's title is registered.

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

B: Proprietorship Register continued

- 1 (18.02.2019) PROPRIETOR: TRD INVESTMENTS LIMITED (incorporated in Guernsey) of 1st and 2nd Floors, Elizabeth House, Les Ruettes, Brayes, St Peter Port, GY1 1EW, Guernsey.
- 2 (18.02.2019) The price, other than rents, stated to have been paid on the grant of the lease was £39,000,000 exclusive of VAT.
- 3 (18.02.2019) 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 certificate signed by the proprietor for the time being of the estate registered under title number SGL303852 or their conveyancer that the provisions of clause 3.11 of the registered lease have been complied with or that they do not apply to the disposition.
- 4 (30.12.2019) 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 19 December 2019 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (18.02.2019) The parts of the land affected thereby are subject to the rights granted by a Lease of an electricity substation dated 17 May 2017 made between (1) Bellway Homes Limited and (2) The Electricity Network Company Limited.
NOTE: Copy lease filed under TGL474256.
- 2 (18.02.2019) By a Deed dated 20 April 2018 made between (1) Bellway Homes Limited and (2) The Electricity Network Company Limited the terms of the lease dated 17 May 2017 of The Electricity Substation Site at Ponton Road referred to above were varied.
NOTE: Copy Deed filed under SGL303852.
- 3 (30.12.2019) REGISTERED CHARGE contained in a Debenture dated 19 December 2019 affecting also other titles.
NOTE: Charge reference TGL519512.
- 4 (30.12.2019) Proprietor: HSBC UK Bank PLC (Co. Regn. No. 09928412) of 1 Centenary Square, Birmingham B1 1HQ.
- 5 (30.12.2019) The proprietor of the Charge dated 19 December 2019 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.

End of register