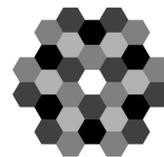


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number LN244264

Edition date 26.09.2023

- This official copy shows the entries on the register of title on 06 MAR 2024 at 11:03:21.
- 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 06 Mar 2024.
- 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, Croydon 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.

CITY OF WESTMINSTER

- 1 (20.05.1964) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being a strip of land nine inches in width and fifty nine feet seven inches in length forming the Eastern half of the old party wall between what was formerly The Army and Navy Club House and 40 Pall Mall.
- 2 (20.05.1964) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 14 February 1851
Term	: 500 years (less 3 days) from 1 October 1725
Rent	: a peppercorn (if demanded)
Parties	: (1) Sir James Watson, Thomas John Forbes and Thomas Porter
	(2) Thomas Trevor Tatham
- 3 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (11.10.2013) PROPRIETOR: PALL INVESTMENTS LIMITED (Co. Regn. No. 08585858) of 9 Mansfield Street, London W1G 9NY.
- 2 (11.10.2013) The price stated to have been paid on 12 September 2013 for the land in this title and in LN241416 was £11,500,000.
- 3 (11.10.2013) The Transfer to the proprietor contains a covenant of

B: Proprietorship Register continued

indemnity in respect of the covenants shown in schedule 1 and 2 of the transfer as therein mentioned.

NOTE: Copy filed under LN241416.

- 4 (26.02.2018) 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 8 February 2018 in favour of Deutsche Bank (Suisse) S.a. referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 Such parts of the land in this title as are affected thereby are subject to the provisions of a Deed dated 14 February 1851 and made between (1) Thomas Trevor Tatham and (2) Sir James Watson, Thomas John Forbes and Thomas Porter and relating to two cornices and an enclosed verandah or balcony projecting from the adjoining property to the north east.

NOTE: Neither the original nor an examined abstract or certified copy thereof was produced on first registration but the Lease dated 14 February 1851 referred to in the Property Register (Copy filed) contains a recital.

- 2 A Party Structures Award dated 21 February 1978 and an Addendum thereto dated 13 June 1979 relate to the party wall between 40 Pall Mall and The Army and Navy Club and the Execution of certain works affecting the same.

NOTE: Copies filed under title LN241416.

- 3 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.

- 4 (26.02.2018) REGISTERED CHARGE contained in a Debenture dated 8 February 2018 affecting also title LN241416.

- 5 (26.02.2018) Proprietor: DEUTSCHE BANK (SUISSE) S.A. (incorporated in Switzerland) of Place Des Bergues 3, 1201 Geneva, Switzerland.

- 6 (26.02.2018) The proprietor of the Charge dated 8 February 2018 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

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	17.03.2022	Ease Suite, First floor premises, 40-41 Pall Mall	09.03.2022 From and including 4 March 2022 and expiring on and including 3 March 2026	

NOTE 1: The lease comprises also other land.

NOTE 2: Copy filed under LN241416

End of register