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# Official copy of register of title

Title number NGL815787

Edition date 22.09.2022

- This official copy shows the entries on the register of title on 07 SEP 2023 at 10:26:34.
- 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 07 Sep 2023.
- 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 (22.11.2002) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 and 11 Grosvenor Gardens and 9 and 11 Grosvenor Gardens Mews East, London.

NOTE 1: As to the part tinted blue on the filed plan only the basement vaults are included in the title.

NOTE 2: The airspace above the buildings is excluded from the title.

- 2 (22.11.2002) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 2 September 2002  
 Term : 125 years from 25 December 2001  
 Rent : £58,750 (subject to review) and additional rent  
 Parties : (1) Grosvenor Estate Belgravia  
           (2) Prizeother Limited
- 3 (22.11.2002) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (22.11.2002) The landlord's title is registered.
- 5 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 (22.02.2017) PROPRIETOR: KILAM S.A. (incorporated in Luxembourg) care of Wallace LLP, 1 Portland Place, London W1B 1PN and of 92 Rue de Bonnevoie, L-1260, Luxembourg.
- 2 (22.02.2017) The price stated to have been paid on 25 January 2017 was £13,175,000.
- 3 (22.02.2017) A Transfer of the land in this title dated 25 January 2017 made between (1) Omaha Nominees One (A) Limited and Omaha Nominees One (B) Limited and (2) Kilam S.A. contains purchaser's personal covenants.  
*NOTE: Copy filed.*
- 4 (09.06.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 May 2022 in favour of Union Bancaire Privee (Europe) S.A referred to in the Charges Register.
- 5 (09.06.2022) The proprietor's address for service has been changed.
- 6 (22.09.2022) RESTRICTION: After 31 January 2023 no disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.

## C: Charges Register

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

- 1 (05.02.2010) 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 (06.10.2010) The parts of the land affected thereby are subject to the easements granted by the leases set out in the schedule of leases of easements hereto  
  
Note: The heading to the schedule should be read as if it said 'Schedule of Notices of leasehold easements'
- 3 (06.07.2015) The land is subject to the easements granted by a lease dated 30 January 2015 of premises on the Mezzanine Floor of 9/11 Grosvenor Gardens, London for a term of 5 years from 30 January 2015 and expiring on 29 January 2020.  
  
*NOTE: Copy filed*
- 4 (06.07.2015) The land is subject to the easements granted by a lease dated 30 January 2015 of premises on the First Floor of 9/11 Grosvenor Gardens, London for a term of 5 years from 30 January 2015 and expiring on 29 January 2020.  
  
*NOTE: Copy filed*
- 5 (30.12.2015) UNILATERAL NOTICE affecting part of the third floor 9-11 Grosvenor Gardens in respect of a Lease dated 19 May 2015 for a term commencing on 19 May 2015 and expiring on 18 May 2020.
- 6 (30.12.2015) BENEFICIARY: Landbay Partners Limited (Co. Regn. No. 08668507) of 25 Moorgate, London EC2R 6AY.
- 7 (23.04.2020) UNILATERAL NOTICE in respect of a lease dated 15 October 2015 made between (1) Omaha Nominees One (A) Limited and Omaha Nominees One (B) Limited and (2) Hobs Reprographics Plc for a term of 10 years from 29 September 2015.
- 8 (23.04.2020) BENEFICIARY: Hobs Reprographics Plc (Co. Regn. No. 00511368) of 14 Castle Street, Liverpool L2 ONE.
- 9 (09.06.2022) REGISTERED CHARGE dated 31 May 2022.
- 10 (09.06.2022) Proprietor: Union Bancaire Privee (Europe) S.A (incorporated in Luxembourg) of Route d'Arlon 287-289, CP, L-1150,

## C: Charges Register continued

Luxembourg.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	09.01.2015	Part Second Floor 9/11 Grosvenor Gardens	23.12.2014 from 27/01/2015 and expiring on 22/07/2020	
	<i>NOTE: Copy filed.</i>			
2	08.06.2016	Part of fifth floor north, 9/11 Grosvenor Gardens	02.06.2016 From and including 2 June 2016 to 23 June 2020	
3	06.01.2017	Part of fifth floor south, 9/11 Grosvenor Gardens	23.12.2016 commencing on and including 16.12.2016 and expiring 23.07.2020	

End of register