

Title Number : NGL808327

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This extract shows information current on 3 MAR 2021 at 15:51:02 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL808327
Address of Property	: 24 Cambridge Circus, 115 to 119 Shaftesbury Avenue, 84 to 94 Charing Cross Road, 11a and 11b The Mall and 7 Caxton Walk, London
Price Stated	: 20,900,000
Registered Owner(s)	: CAMBRIDGE CIRCLE LIMITED (incorporated in the Isle of Man) of PO Box 145, Level 6, 10A Prospect Hill, Douglas, Isle of Man IM99 1FY and care of Veale Wasbrough Vizards, 86 Fetter Lane, London EC4A 1AD.
Lender(s)	: Munchener Hypothekenbank Eg

Title number NGL808327

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A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 24 Cambridge Circus, 115 to 119 Shaftesbury Avenue, 84 to 94 Charing Cross Road, 11a and 11b The Mall and 7 Caxton Walk, London.

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

- 2 The Conveyance dated 30 May 1979 referred to in the Charges Register contains the following provision:-

PROVIDED THAT this Conveyance shall not except as herein specifically provided be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the Vendor adjoining or near to the property hereby conveyed.

- 3 (04.04.2002) By a Transfer of the land in this title dated 25 March 2002 made between (1) Cambridge Circus Limited and (2) Cambridge Circus Nominee 1 Limited and Cambridge Circus Nominee 2 Limited the land was expressed to be transferred together with certain rights. The said Deed also contains exceptions and reservations and this registration takes effect subject thereto.

NOTE: Copy filed.

- 4 (04.04.2002) The Transfer dated 25 March 2002 referred to above contains provisions as to light or air and boundary structures. The Transfer also contains a provision excluding the operation of Rule 251 of the Land Registration Rules 1925 as therein mentioned.

- 5 (07.08.2003) By a Deed of Rectification dated 4 August 2003 made between (1) Cambridge Circus Limited and (2) Cambridge Circus Nominee 1 Limited and Cambridge Circus Nominee 2 Limited the terms and extent of the Transfer dated 25 March 2002 referred to above were rectified. A new title plan based on the rectified extent has been prepared.

NOTE: Copy Deed filed.

- 6 (04.12.2007) By a Deed of Covenant and Variation dated 16 April 2002 made between (1) Cambridge Circus Limited and (2) Cambridge Circus Nominee 1 Limited and Cambridge Circus Nominee 2 Limited the rights in the Transfer dated 25 March 2002 referred to above have been varied

NOTE: Copy filed.

- 7 (22.01.2008) By a Deed dated 11 January 2008 made between (1) Cambridge Circus Nominee 1 Limited and Cambridge Circus Nominee 2 Limited and (2) BNP Paribas Securities Services Custody Bank Limited and BNP Paribas Securities Services Trust Company Limited the rights relating to a fire escape referred to in the Transfer dated 25 March 2002 referred to above have been varied.

NOTE: Copy filed

- 8 (28.02.2008) A Transfer of the land in this title dated 25 January 2008

A: Property Register continued

made between (1) Cambridge Circus Nominee 1 Limited and Cambridge Circus Nominee 2 Limited and (2) Cambridge Circle Limited contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

NOTE: Copy filed.

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 (28.02.2008) PROPRIETOR: CAMBRIDGE CIRCLE LIMITED (incorporated in the Isle of Man) of PO Box 145, Level 6, 10A Prospect Hill, Douglas, Isle of Man IM99 1FY and care of Veale Wasbrough Vizards, 86 Fetter Lane, London EC4A 1AD.
- 2 (22.01.2008) RESTRICTION: No transfer of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed on behalf of the registered proprietor by its secretary or conveyancer that the provisions of paragraph 5 of Schedule 2 of the Deed dated 11 January 2008 referred to in the Property Register have been complied with.
- 3 (28.02.2008) The price stated to have been paid on 25 January 2008 was 20,900,000.
- 4 (28.02.2008) The Transfer dated 25 January 2008 referred to in the Property Register contains purchaser's personal covenants.
- 5 (01.03.2013) The proprietor's address for service has been changed.
- 6 (08.10.2015) 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 29 September 2015 in favour of Munchener Hypothekbank Eg referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the title plan and other land dated 30 May 1979 made between (1) The Greater London Council and (2) Cambridge Circus Investments Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

By a Deed dated 18 April 1994 made between (1) Corston Holdings Limited and (2) The Mayor and Burgesses of the London Borough of Bromley the said covenants were expressed to be varied

NOTE: Copy filed under NGL360957.

- 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 (22.10.2008) The land is subject to the easements granted by a Lease dated 30 September 2008 of the Second Floor Offices, 117 Shaftesbury Avenue for a term commencing on 30 September 2008 expiring on 29 September 2013

NOTE:- Copy filed.

- 4 (12.08.2009) UNILATERAL NOTICE affecting part of First Floor, 117

C: Charges Register continued

Shaftesbury Avenue in respect of a lease dated 20 April 2009 made between (1) Cambridge Circle Limited and (2) The BWH Agency Limited.

NOTE: Copy filed.

5 (12.08.2009) BENEFICIARY: The BWH Agency Limited of First Floor, 117 Shaftesbury Avenue, London WC2.

6 (02.06.2014) By a Deed dated 2 May 2014 made between (1) Cambridge Circle Limited and (2) AKA Promotions Limited the terms of the Lease dated 31 January 2012 of First Floor Offices, 115 Shaftesbury Avenue referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed under NGL926872.

7 (02.06.2014) By a Deed dated 2 May 2014 made between (1) Cambridge Circle Limited and (2) AKA Promotions Limited the terms of the Lease dated 13 January 2012 of Third Floor Offices, 115 Shaftesbury Avenue referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed under NGL926871.

8 (08.10.2015) REGISTERED CHARGE contained in a Debenture dated 29 September 2015.

9 (08.10.2015) Proprietor: MUNCHENER HYPOTHEKENBANK EG (incorporated in Germany) of Karl-Schamagl-Ring 10, 80539 Munich, Germany.

10 (08.10.2015) The proprietor of the Charge dated 29 September 2015 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 restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 30 May 1979 referred to in the Charges Register:-

THE Purchaser HEREBY COVENANTS with the Vendor and so that the provisions of Section 16 of the Greater London Council (General Powers) Act 1972 shall apply to such covenants as follows:-

(a) To observe perform and be bound by the provisions of an Agreement (hereinafter called "the Section 52 Agreement") dated the Third day of May One thousand nine hundred and seventy eight and made between The Mayor Aldermen and Burgesses of The London Borough of Camden (hereinafter called "Camden") of the first part Monk Bretton Holdings Limited of the second part and the Purchaser (under its then name of Phoenix Theatre (London) Limited of the third part pursuant to the provisions of Section 52 of the Town and Country Planning Act 1971 Section 16 of the Greater London Council (General Powers) Act 1974 and Section 126 of the Housing Act 1974 in relation to the said development as therein defined

(b) Within thirty six months from the date hereof to demolish the existing buildings on that part of the property hereby conveyed marked 'B' on the plan annexed hereto being Numbers 96 to 102 (even) and 96A Charing Cross Road

(c) Not for a period of twenty years from the Third day of May One thousand nine hundred and seventy eight to demolish the facades of the existing buildings on that part of the property hereby conveyed marked 'A' upon the said plan annexed hereto being Numbers 84 to 94 (even) and 84A Charing Cross Road 115, 117 and 119 Shaftesbury Avenue and Numbers 3, 4 and 5 New Compton Street

(d) (i) To redevelop that part of the property hereby conveyed marked 'B' upon the plan annexed hereto being Numbers 96 to 102 (even) and 96A Charing Cross Road in such manner as to allow for a four metre clear pedestrian arcade along the Charing Cross Road Frontage thereof

(ii) If that part of the property hereby conveyed marked 'A' on the said plan is redeveloped or major structural alterations to load

Schedule of restrictive covenants continued

bearing elements of the Charing Cross Road and Cambridge Circus facades are carried out to allow for a four metre clear pedestrian arcade along those facades

(iii) If that part of New Compton Street which is included in the side (as defined in the Section 52 Agreement) shall be redeveloped in such a manner that buildings to be erected thereon abut Charing Cross Road to carry out such redevelopment so as to allow for a four metre clear pedestrian arcade along the Charing Cross Road frontage

(iv) The arcading referred to in paragraphs (i) (ii) and (iii) of this sub-clause shall (if the works referred to therein are carried out) be made available for public use if required by the Highway Authority for the time being at no expense to the Public (and the same shall be dedicated to the use of the public and at no expense to the public) upon the said Highway Authority giving not less than five years notice of such requirement to expire not earlier than the Thirty first day of December One thousand nine hundred and ninety nine

(e) (i) With three months of the date on which the said Development as defined in the Section 52 Agreement is begun to serve upon the present tenants of Numbers 117 and 119 Shaftesbury Avenue notice under Section 25 of the Landlord and Tenant Act 1954 terminating the tenancy of such premises upon a date convenient to the Purchaser but indicating willingness upon the part of the Purchaser to grant a new tenancy thereof to the said tenants

(ii) Subject to suitable alternative accommodation within the properties Numbers 84 to 94 (even) and 84A Charing Cross Road 115 Shaftesbury Avenue and 3, 4 and 5 New Compton Street (but not within Trentishoe Mansions) being available at the relevant time to offer on full commercial terms suitable alternative accommodation within such properties for the present tenants of the shop known as Numbers 96 to 98 Charing Cross Road upon the termination by the Purchaser of the current tenancies thereof

(f) Within thirty six months after the date hereof to refurbish the exterior of the buildings on that part of the property hereby conveyed edged in red and marked 'A' on the said plan annexed hereto (other than Trentishoe Mansions)

(g) Not for a period of five years from the date hereof to redevelop the site bounded by Phoenix Street Stacey Street Shaftesbury Avenue and Charing Cross Road (other than the part thereof edged in red and marked 'A' on the plan annexed hereto) otherwise than pursuant to the Planning Permission (hereinafter called "the 1978 Permission") granted by The London Borough of Camden on 3 May 1978 under Reference Number P13/36X/A/26208

(h) That if the Purchaser shall not in fact redevelop the site described in the preceding sub-clause in accordance with the 1978 Permission and shall within a period of twenty-one years from the date hereof obtain a new Planning Permission allowing it to vary the user content contained in the 1978 Permission then the Purchaser shall forthwith on the development permitted by such new Permission being commenced pay to the Vendor by way of additional purchase money such sum as shall represent the increased value (if any) of the property hereby conveyed arising from such variation in user content such increase in value to be calculated or determined having regard to values as at the date on which such development as aforesaid is commenced. In the event of dispute as to the sum payable under this sub-clause the matter shall be determined by an independent surveyor appointed for that purpose by the Vendor and the Purchaser jointly in writing or upon their failure to agree upon such appointment within three months of the date on which such development as aforesaid is commenced then by an independent surveyor appointed for that purpose on the application of either the Vendor or the Purchaser along by the Present for the time being of the Royal Institution of Chartered Surveyors and in either case in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force.

NOTE 1: The land marked A on the plan referred to is tinted pink on the

Schedule of restrictive covenants continued

title plan

NOTE 2: The land marked B on the plan referred to do not affect the land in this title.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	02.11.1979	Trentishoe Mansions, 90 Charing Cross Road	04.07.1979 99 years from 24.6.1979	NGL769768
		NOTE: The lease was deemed to have been surrendered and re-granted following the grant of a lease or leases under section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 with the effect provided for by paragraph 10 of Schedule 11 to that Act.		
2	05.08.2005	92/94 Charing Cross Road, (Basement and Ground Floors)	14.07.2000 20 years from 14.7.2000	
3	05.08.2005	117 Shaftesbury Avenue (First and Second Floors)	26.11.2003 From 26.11.2003 to 24.12.2008	
4	17.11.2009	3-5 Caxton Walk (Ground Floor and Basement)	21.10.2009 20 years from 21.10.2009	NGL907387
5	21.01.2011	88 Charing Cross Road (Ground Floor Premises)	01.12.2010 15 years from 1/12/2010	NGL915711
6	13.03.2012	117 Shaftesbury Avenue (First, Second, Third and Fourth Floors and Entrance Hall on Ground Floor)	13.01.2012 From 13.1.2012 expiring 24.3.2026	NGL924674
7	14.06.2012	First Floor Premises, 115 Shaftesbury Avenue	13.01.2012 From and including 28/05/2003 to and including 24/03/2026	NGL926872
		NOTE: See entry in the Charges Register relating to a Deed of Variation dated 2 May 2014.		
8	14.06.2012	Third Floor Premises, 115 Shaftesbury Avenue	13.01.2012 from and including 27/07/2004 to and including 24/03/2026	NGL926871
		NOTE: See entry in the Charges Register relating to a Deed of Variation dated 2 May 2014.		
9	18.10.2013	Ground Floor and Basement, 117 Shaftesbury Avenue	26.09.2013 25 years from and including 24.09.2013	NGL937965
10	02.06.2014	Second Floor 115 Shaftesbury Avenue	02.05.2014 from 2/5/2014 and expiring on 24/3/2026	NGL942879
11	03.10.2014	Basement and Ground Floor Premises 24 Cambridge Circus and 84-86 Charing Cross Road	25.09.2014 25 years from and including 25 September	NGL945882

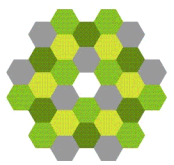
Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			2014	
12	04.03.2015	Fourth floor, 115 Shaftesbury Avenue	23.02.2015 10 years from 23.02.2015 to 22.02.2025	NGL949544
13	11.02.2016	18 Trentishoe Mansions, 90 Charing Cross Road (Fifth Floor Flat)	08.01.2016 from 8.1.2016 to 18.6.2168	NGL957633
		NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993		
14	02.03.2018	Flat 15, Trentishoe Mansions (Fourth floor)	23.02.2018 From and including 23 February 2018 until and including 18 June 2168	NGL977529
		NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993		
15	26.03.2018	20 Trentishoe Mansions (Fifth Floor Flat):	23.02.2018 from and including 23 February 2018 until and including 18 June 2168	NGL978118
		NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993		
16	01.04.2019	Flat 10 Trentishoe Mansions	19.03.2019 From and including 19 March 2019 until and including 18 June 2168	NGL986627
		NOTE: This lease was made under the provisions of Section 56 or 93 (4) of the Leasehold Reform, Housing and Urban Development Act 1993		
17	17.02.2020	Flat 7 Trentishoe Mansions (Second Floor Flat)	03.02.2020 From and including 3 February 2020 until and including 18 June 2168	BB4514
		NOTE: This lease was made under the provisions of Section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.		

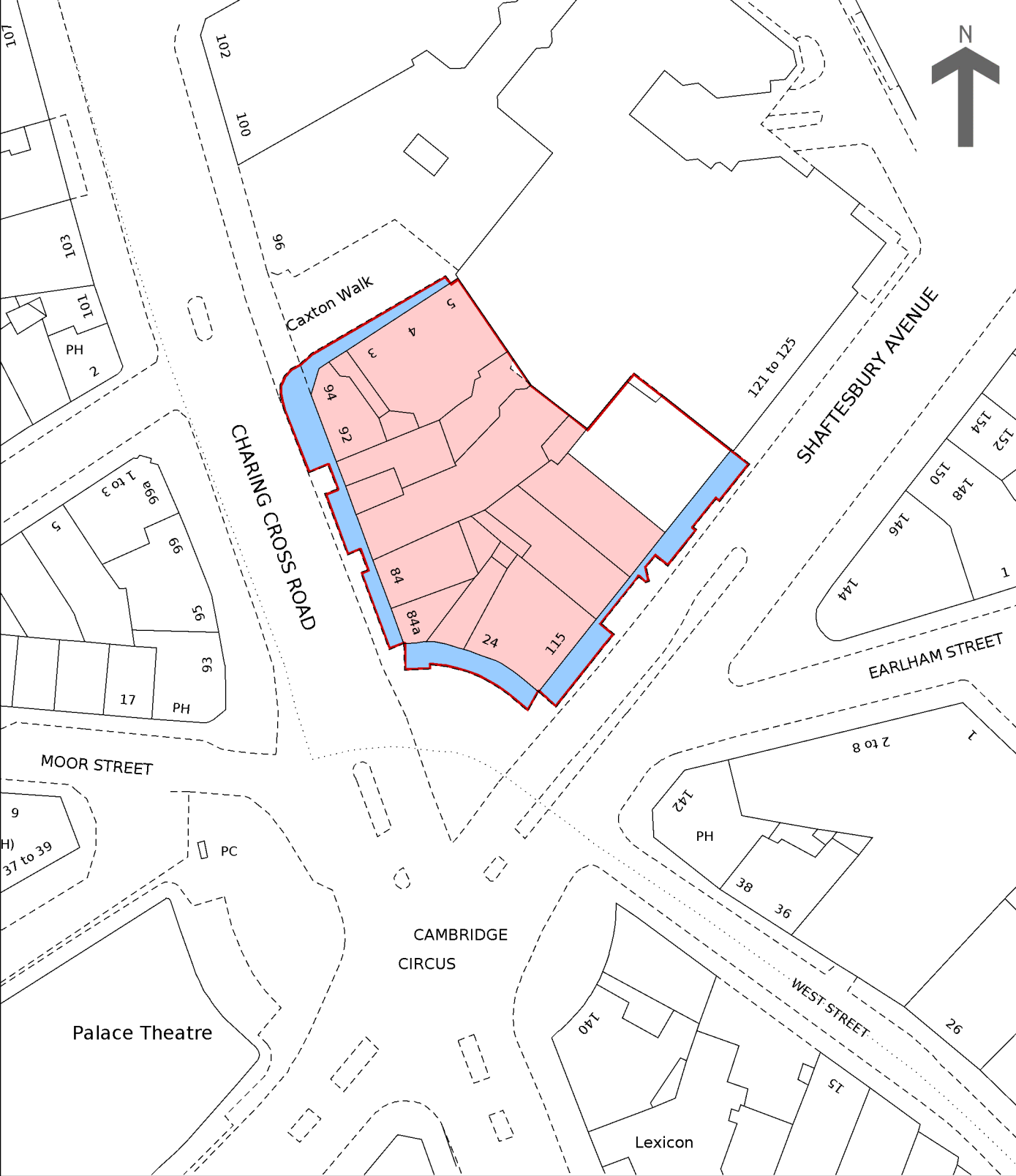
End of register

HM Land Registry Current title plan

Title number **NGL808327**
Ordnance Survey map reference **TQ2981SE**
Scale **1:625 enlarged from 1:1250**
Administrative area **Camden**



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