

Title Number : NGL763060

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 OCT 2017 at 15:32:27 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	: NGL763060
Address of Property	: 41 Upper Grosvenor Street and 41 Reeves Mews
Price Stated	: £25,850,000
Registered Owner(s)	: MERIX INTERNATIONAL VENTURES LIMITED (incorporated in British Virgin Islands) care of VMA Solicitors, Rex House, 4-12 Regent Street, London SW1Y 4PE.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 OCT 2017 at 15:32:27. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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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 (03.07.1998) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 41 Upper Grosvenor Street and 41 Reeves Mews.

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

- 2 (03.07.1998) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 1 August 1996
Term : 125 years from 24 June 1996
Rent : £8,250 (subject to review) and Insurance Rent
Parties : (1) Grosvenor (Mayfair) Estate
(2) European Prime Properties SA

- 3 (03.07.1998) 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 (03.03.1999) By a Deed dated 28 January 1999 made between (1) Grosvenor (Mayfair) Estate and (2) European Prime Properties SA the terms of the registered lease were expressed to be varied.

NOTE: Copy Deed filed.

- 5 The landlord's title is registered.

- 6 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.

- 7 (25.08.2006) By a Deed dated 17 August 2006 made between (1) Grosvenor West End Properties (Lessor) and (2) 41 UGS,inc (Lessee) the terms of the registered lease were varied.

NOTE: Copy Deed filed under NGL772867.

The proprietor of the registered charge dated 7 October 2005 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

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Title absolute

- 1 (30.04.2007) PROPRIETOR: MERIX INTERNATIONAL VENTURES LIMITED
(incorporated in British Virgin Islands) care of VMA Solicitors, Rex
House, 4-12 Regent Street, London SW1Y 4PE.
- 2 (30.04.2007) The price stated to have been paid on 30 March 2007 was
£25,850,000.
- 3 (30.04.2007) The covenant implied under section 4(1)(b) of the Law of
Property (Miscellaneous Provisions) Act 1994 in the disposition to the
proprietor is modified.
- 4 (27.02.2015) The proprietor's address for service has been changed.
- 5 (20.05.2016) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (03.07.1998) Agreement dated 28 July 1978 made between (1) Grosvenor
(Mayfair) Estates and Covent Garden Properties Limited, (2) The Lord
Mayor and Citizens of The City of Westminster and (3) Alliance
Assurance Company Limited relates to the development and user of 38 and
41 Upper Grosvenor Street and 41 Reeves Mews.

NOTE: Copy Filed under LN237070.

End of register