



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

BYRNE WALLACE SHIELDS LLP
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DUBLIN

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Folio Number: DN170790F
Application Number: P2026LR109629W
Your Reference: JAK.30000.1176

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.

An officer duly authorised by Tailte Éireann



Schedule

D2025LR033157H
D2025LR100584A
D2025LR163843C
D2025LR048542V
D2025LR031103E
D2025LR116045J
D2025LR115912B
D2025LR162558V
D2025LR213211W
D2025LR061314K
D2025LR261826Y
D2025LR187100V
D2026LR119615A
D2025LR184286M
D2025LR031125N
D2025LR204830W
D2025LR199158J
S2012LR001866D
D2025LR089856U
D2025LR161003C
D2025LR039112W

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D2025LR261809X

Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

Land Registry

County Dublin

Folio 170790F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured Red as plan(s) BC86R, BC86T on the Registry Map, situate in the Parish of DONNYBROOK, in the Electoral Division of PEMBROKE EAST D; and shown coloured Red as plan(s) D827K on the Registry Map, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals NOTE: Boundary of Plan BC86R amended. Instrument D2007DN062312V. Plans DCC08, DCC1E, DCC1K transferred to Property No. 10 under Q2016LR009058B. Plan D827K added under D2022LR181410V.	Instrument D2006DN011517M
2	The property identified on the Registry Map as Plan DA6K4, Basement Level, RB1/RB2 Basement, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H.	From Folio DN170790F
3	The property identified on the Registry Map as Plan DA6N6 and Plan DA6N7, Mezzanine Level, RB1/RB2 Basement, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H.	From Folio DN170790F
4	The property identified on the Registry Map as Plan DA6TD and Plan DA6TV, Ground Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals	From Folio DN170790F

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No.	Description	Official Notes
5	Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H. The property identified on the Registry Map as Plan DA60J and Plan DA60K, First Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals	From Folio DN170790F
6	Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H. The property identified on the Registry Map as Plan DA646, Second Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals	From Folio DN170790F
7	Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H. The property identified on the Registry Map as Plan DA652, Third Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals	From Folio DN170790F
8	Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H. The property identified on the Registry Map as Plan DA69C, Fourth Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals	From Folio DN170790F
9	Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H. The property identified on the Registry Map as Plan DA7D6, Plan DA7EQ and Plan DA7ER, Eight Floor, R/Block 2, The Bay, Elm Park, Merrion Road, Ballsbridge, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals Property created from Property No. 1 to facilitate multi-storey registration. See Inst. D2013LR033715H.	From Folio DN170790F

Land Registry

County Dublin**Folio 170790F**

No.	Description	Official Notes
10	The property shown coloured Red as plan(s) DCC08, DCC1E, DCC1K on the Registry Map, situate in the Parish of Donnybrook, in the Electoral Division of PEMBROKE EAST D. The Registration does not extend to the mines and minerals Property No. 10 created under Q2016LR009058B.	From Folio DN170790F

Land Registry

County Dublin

Folio 170790F

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
1	1	D2013LR033715H	29-APR-2013		DA6K4	DN170790F
2	1	D2013LR033715H	29-APR-2013		DA6N6 DA6N7	DN170790F
3	1	D2013LR033715H	29-APR-2013		DA6K8 DA6MD DA6MC DA6K6 DA6K9	DN209160F
4	1	D2013LR033715H	29-APR-2013		DA6KP DA6ME DA6MG DA6MM DA6MJ	DN209160F
5	1	D2013LR033715H	29-APR-2013		DA6MN DA6MP DA6KR DA6KT	DN209160F
6	1	D2013LR033715H	29-APR-2013		DA6NH DA6K0 DA6K2 DA6K3	DN209160F
7	1	D2013LR033715H	29-APR-2013		DA6M1 DA6M2 DA6M4 DA6NM	DN209160F
8	1	D2013LR033715H	29-APR-2013		Apartment 202 DA6P3	DN209160F
9	1	D2013LR033715H	29-APR-2013		DA6PN Apartment 205	DN209160F
10	1	D2013LR033715H	29-APR-2013		Apartment 208 DA6P7	DN209160F
11	1	D2013LR033715H	29-APR-2013		Apartment 211 DA6QA	DN209160F
12	1	D2013LR033715H	29-APR-2013		Apartment 215 DA6RU	DN209160F

Land Registry

County Dublin

Folio 170790F

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
13	1	D2013LR033715H	29-APR-2013		Apartment 218 DA6RY	DN209160F
14	1	D2013LR033715H	29-APR-2013		DA6QX Apartment 221	DN209160F
15	1	D2013LR033715H	29-APR-2013		Apartment 224 DA6R7	DN209160F
16	1	D2013LR033715H	29-APR-2013		DA6TK Apartment 224	DN209160F
17	1	D2013LR033715H	29-APR-2013		DA6TV DA6TD	DN170790F
18	1	D2013LR033715H	29-APR-2013		DA6T6 DA6TW DA6T5 DA6T4	DN209160F
19	1	D2013LR033715H	29-APR-2013		DA6UT DA6T2 DA6T3 DA6T7	DN209160F
20	1	D2013LR033715H	29-APR-2013		DA60K DA60J	DN170790F
21	1	D2013LR033715H	29-APR-2013		DA60D DA60C DA60U DA60Q DA60T	DN209160F
22	1	D2013LR033715H	29-APR-2013		DA60Y DA600 DA60V DA60X DA60W	DN209160F
23	1	D2013LR033715H	29-APR-2013		Apartment 54pt Apartment 53pt Apartment 46pt Apartment 11	DN209160F
24	1	D2013LR033715H	29-APR-2013		DA646	DN170790F

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No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
25	1	D2013LR033715H	29-APR-2013		DA65E DA648 DA647	DN209160F
26	1	D2013LR033715H	29-APR-2013		DA65G DA64K DA64M	DN209160F
27	1	D2013LR033715H	29-APR-2013		Apartment 56pt Apartment 55pt Apartment 14 Apartment 48pt	DN209160F
28	1	D2013LR033715H	29-APR-2013		Apartment 67 Apartment 87 Apartment 66 Apartment 86	DN209160F
29	1	D2013LR033715H	29-APR-2013		DA652	DN170790F
30	1	D2013LR033715H	29-APR-2013		DA654 DA653 DA655	DN209160F
31	1	D2013LR033715H	29-APR-2013		DA657 DA658 DA656	DN209160F
32	1	D2013LR033715H	29-APR-2013		Apartment 17 Apartment 59pt Apartment 51pt Apartment 58pt	DN209160F
33	1	D2013LR033715H	29-APR-2013		Apartment 69 Apartment 70pt Apartment 68	DN209160F
34	1	D2013LR033715H	29-APR-2013		Apartment 91 Apartment 88 Apartment 89 Apartment 90	DN209160F
35	1	D2013LR033715H	29-APR-2013		DA69C	DN170790F
36	1	D2013LR033715H	29-APR-2013		DA69E DA694	DN209160F

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No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
37	1	D2013LR033715H	29-APR-2013		Apartment 3 Apartment 2 Apartment 1 Apartment 19	DN209160F
38	1	D2013LR033715H	29-APR-2013		Apartment 61pt Apartment 72 Apartment 73pt Apartment 71	DN209160F
39	1	D2013LR033715H	29-APR-2013		Apartment 93 Apartment 92 Apartment 94 Apartment 95	DN209160F
40	1	D2013LR033715H	29-APR-2013		DA7BH DA7BJ	DN209160F
41	1	D2013LR033715H	29-APR-2013		Apartment 5 Apartment 21 Apartment 4	DN209160F
42	1	D2013LR033715H	29-APR-2013		Apartment 62pt Apartment 74 Apartment 75 Apartment 76pt	DN209160F
43	1	D2013LR033715H	29-APR-2013		Apartment 96 Apartment 97 Apartment 98 Apartment 99	DN209160F
44	1	D2013LR033715H	29-APR-2013		DA7CE DA7CG	DN209160F
45	1	D2013LR033715H	29-APR-2013		Apartment 8 Apartment 24 Apartment 7 Apartment 6	DN209160F
46	1	D2013LR033715H	29-APR-2013		Apartment 63pt Apartment 79pt Apartment 78 Apartment 77	DN209160F
47	1	D2013LR033715H	29-APR-2013		Apartment 102 Apartment 101 Apartment 103 Apartment 100	DN209160F

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No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
48	1	D2013LR033715H	29-APR-2013		DA7B6 DA7C7	DN209160F
49	1	D2013LR033715H	29-APR-2013		Apartment 9 Apartment 26 Apartment 10	DN209160F
50	1	D2013LR033715H	29-APR-2013		Apartment 80 Apartment 64pt Apartment 81 Apartment 82pt	DN209160F
51	1	D2013LR033715H	29-APR-2013		Apartment 105 Apartment 107 Apartment 104 Apartment 106	DN209160F
52	1	D2013LR033715H	29-APR-2013		DA7D6 DA7ER DA7EQ	DN170790F
53	1	D2013LR033715H	29-APR-2013		DA7EU DA7ET	DN209160F
54	1	D2013LR033715H	29-APR-2013		Apartment 9 Apartment 10 Apartment 26	DN209160F
55	1	D2013LR033715H	29-APR-2013		Apartment 83 Apartment 65pt Apartment 84 Apartment 85pt	DN209160F
56	1	D2013LR033715H	29-APR-2013		Apartment 108 Apartment 109 Apartment 111 Apartment 110	DN209160F
57	1	Q2016LR009058B	24-MAY-2016		DCC1E	DN170790F
58	1	Q2016LR009058B	24-MAY-2016		DCC08	DN170790F
59	1	Q2016LR009058B	24-MAY-2016		DCC1K	DN170790F
60	1	D2016LR129182P	22-SEP-2016		DHCR6	DN219891F
61	1	D2018LR092364T	29-JUN-2018		DK5TQ	DN226152F
62	1	D2022LR181410V	24-NOV-2022		D8274	DN259516F
63	1	D2022LR181410V	24-NOV-2022		D8275	DN259516F

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No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.
64	1	D2022LR181410V	24-NOV-2022		Unit RB3 1	DN259516F
65	1	D2022LR181410V	24-NOV-2022		Unit RB3 2	DN259516F

Land Registry

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Folio 170790F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	28-SEP-2006 D2006DN011517M	RADORA DEVELOPMENTS LIMITED of Grattan Bridge House, 3 Upper Ormond Quay, Dublin 7 is full owner. Cancelled D2016LR036015E 11-MAR-2016
2	11-MAR-2016 D2016LR036015E	THE DAVY PLATFORM ICAV (Central Bank Ref. No C144386) of Davy House, 49 Dawson Street, Dublin 2 is full owner. Cancelled D2024LR101119T 21-JUN-2024
3	11-MAR-2016 D2018LR007388W	THE DAVY PLATFORM ICAV of Davy House, 49 Dawson Street, Dublin 2 is full owner. Engrossed in error 30th November 2016 D2016LR163133X Cancelled D2016LR163133X 30-NOV-2016
4	21-JUN-2024 D2024LR101119T	HEALTH SERVICE EXECUTIVE of Oak House, Limetree Avenue, Millennium Park, Naas is full owner.

- 1 16-FEB-2016
D2016LR024084E The property is subject to the priority to be conferred by section 108 of the Registration of Title Act 1964 as substituted by section 66 of the Registration of Deeds and Title Act 2006.

Cancelled D2016LR070293A 09-JUN-2016
- 2 30-NOV-2016
D2016LR163133X No registration under a disposition or transmission by the registered owner is to be made without the prior consent of Northern Trust Fiduciary Services (Ireland) Limited of George's Court, 54-62 Townsend Street, Dublin 2

Cancelled D2021LR022940V 18-FEB-2021

Land Registry

County Dublin

Folio 170790F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	28-SEP-2006 D2006DN011517M The covenants and conditions relating to the use and enjoyment of the property created by Deed of Conveyance dated 7th June 2001 filed on Instrument No. D2006DN011517M and made between Una O'Neill, Josephine McDonald and Catherine O'Brien of the one part and Radora Developments Limited of the other part. Note: Altered 19th May 2017, Instrument No D2017LR069408R
2	28-SEP-2006 D2006DN011517M Charge for present and future advances repayable with interest: ~~**(Maximum Duty €630 paid)**~~ ANGLO-IRISH BANK CORPORATION PLC is owner of this charge: This charge does not affect the part of the property formerly described as No. 205 Merrion Road NOTE: This charge does not affect the parts of the property referred to in Deeds of Lease registered at Entry nos. 6, 7, 8, 9, 10, 12, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24 Note: The ownership of this charge has been transferred and is now registered on folio DN101S entry no. 2. Note: This charge is also registered as a burden on Folio DN209160F Cancelled D2016LR036015E 11-MAR-2016
3	28-SEP-2006 D2006DN011517M Charge for present and future advances repayable with interest: ~~**(Maximum Duty €630 paid)**~~ ANGLO-IRISH BANK CORPORATION plc is owner of this charge: This charge affects only the part of the property formerly described as No. 205 Merrion Road NOTE: This charge does not affect the parts of the property referred to in Deeds of Lease registered at entry nos. 7, 8, 9, 10, 12, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24 Note: The ownership of this charge has been transferred and is now registered on folio DN101S entry no. 3. Note: This charge is also registered as a burden on Folio DN209160F Cancelled D2016LR036015E 11-MAR-2016

Land Registry

County Dublin

Folio 170790F

No.	Particulars																																																										
4	26-SEP-2006 D2006DN011517M Lease dated the 17th day of October 2003 from Radora Developments Limited to Friends First Life Assurance Company Limited of that part of the property more particularly described in Part 1 of the First Schedule of the said Lease. Term: 999 years from 1st day of October 2003. Rent: as specified in the Lease. Note: The title to this Lease is registered on folio DN193479L.																																																										
5	22-MAY-2008 D2008DN026764G The property is subject to the easements, rights and privileges relating to the use and enjoyment thereof made between RADORA DEVELOPMENTS LIMITED of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such easements, rights and privileges being specified in the Instruments specified in the second column hereunder. <table> <thead> <tr> <th>Folio Number</th><th>Instrument Number</th></tr> </thead> <tbody> <tr><td>DN141467L</td><td>D2008DN026764G</td></tr> <tr><td>DN129491L</td><td>D2008DN025226A</td></tr> <tr><td>DN139055L</td><td>D2008DN029104J</td></tr> <tr><td>DN138950L</td><td>D2008DN030270M</td></tr> <tr><td>DN141526L</td><td>D2008DN044831B</td></tr> <tr><td>DN138926L</td><td>D2008DN059801A</td></tr> <tr><td>DN138921L</td><td>D2008DN056135W</td></tr> <tr><td>DN141528L</td><td>D2008DN051911R</td></tr> <tr><td>DN141770L</td><td>D2008DN046901H</td></tr> <tr><td>DN141479L</td><td>D2008DN032853T</td></tr> <tr><td>DN141474L</td><td>D2008DN032086Y</td></tr> <tr><td>DN139041L</td><td>D2008DN032108K</td></tr> <tr><td>DN141556L</td><td>D2008DN041698C</td></tr> <tr><td>DN139065L</td><td>D2008DN032115J</td></tr> <tr><td>DN138946L</td><td>D2008DN037131J</td></tr> <tr><td>DN141554L</td><td>D2008DN037216P</td></tr> <tr><td>DN141468L</td><td>D2008DN037132K</td></tr> <tr><td>DN141553L</td><td>D2008DN037133M</td></tr> <tr><td>DN141532L</td><td>D2008DN061962M</td></tr> <tr><td>DN141537L</td><td>D2008DN063920J</td></tr> <tr><td>DN138948L</td><td>D2008DN037708H</td></tr> <tr><td>DN139048L</td><td>D2008DN042858E</td></tr> <tr><td>DN141551L</td><td>D2008DN033998T</td></tr> <tr><td>DN141476L</td><td>D2008DN043560R</td></tr> <tr><td>DN141552L</td><td>D2008DN036190T</td></tr> <tr><td>DN139015L</td><td>D2008DN044621R</td></tr> <tr><td>DN139010L</td><td>D2008DN047837Y</td></tr> <tr><td>DN141535L</td><td>D2008DN062984Y</td></tr> </tbody> </table> Note: See Entry No.11	Folio Number	Instrument Number	DN141467L	D2008DN026764G	DN129491L	D2008DN025226A	DN139055L	D2008DN029104J	DN138950L	D2008DN030270M	DN141526L	D2008DN044831B	DN138926L	D2008DN059801A	DN138921L	D2008DN056135W	DN141528L	D2008DN051911R	DN141770L	D2008DN046901H	DN141479L	D2008DN032853T	DN141474L	D2008DN032086Y	DN139041L	D2008DN032108K	DN141556L	D2008DN041698C	DN139065L	D2008DN032115J	DN138946L	D2008DN037131J	DN141554L	D2008DN037216P	DN141468L	D2008DN037132K	DN141553L	D2008DN037133M	DN141532L	D2008DN061962M	DN141537L	D2008DN063920J	DN138948L	D2008DN037708H	DN139048L	D2008DN042858E	DN141551L	D2008DN033998T	DN141476L	D2008DN043560R	DN141552L	D2008DN036190T	DN139015L	D2008DN044621R	DN139010L	D2008DN047837Y	DN141535L	D2008DN062984Y
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DN141535L	D2008DN062984Y																																																										

Land Registry

County Dublin

Folio 170790F

No.	Particulars
6	27-JUN-2008 D2008DN031224J Lease dated the 07-MAY-2008 from RADORA DEVELOPMENTS LIMITED to ROSEMARY BURKE, RAYMOND LEONARD of the part of the property herein identified on the Registry Map as Apartment 11, First Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141475L. Note: This burden is discharged from the charge registered at entry no. 2 (See D2008DN061519T) Transferred to DN209160F D2013LR033715H 29-APR-2013
7	30-SEP-2008 D2008DN050968H Lease dated the 10-JUL-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry map as Apartment 47, The Bay Elm Park Merrion Road on the plan thereof on the Registry Map together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141690L. NOTE: This burden is discharged from the charges registered at entry nos. 2 and 3. (D2009LR054519C). Cancelled D2013LR033715H 29-APR-2013
8	13-NOV-2008 D2008DN058316K Lease dated the 29-MAY-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry map as Apartment 49, Second Floor, Block 2 The Bay Elm Park Merrion Road together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141703L. NOTE: This burden is discharged from the charges registered at entry nos. 2 and 3 (D2008DN060696H). Cancelled D2013LR033715H 29-APR-2013
9	24-NOV-2008 D2008DN059818M Lease dated the 29-MAY-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry map as Apartment 4, Fifth Floor Block 2 The Bay Elm Park Merrion Road together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141710L. NOTE: This burden is discharged from the charges registered at entry nos. 2 and 3. (D2008DN060696H). Transferred to DN209160F D2013LR033715H 29-APR-2013

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No.	Particulars																																																								
10	06-JUN-2008 D2008DN029211M Lease dated the 16-MAY-2008 from RADORA DEVELOPMENTS LIMITED to MARTIN MURRAY of the part of the property herein identified on the Registry Map as Apartment 211, Third Floor, Block 1, The Links, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141482L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN050945Y)																																																								
11	18-SEP-2008 D2008DN048231Y The property is subject to the easements, rights and privileges relating to the use and enjoyment thereof made between RADORA DEVELOPMENTS LIMITED of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such easements, rights and privileges being specified in the Instruments specified in the second column hereunder. <table> <thead> <tr> <th data-bbox="549 1003 703 1028">Folio Number</th><th data-bbox="911 1003 1134 1028">Instrument Number</th></tr> </thead> <tbody> <tr><td>DN138997L</td><td>D2008DN048231Y</td></tr> <tr><td>DN139027L</td><td>D2008DN049514P</td></tr> <tr><td>DN139023L</td><td>D2008DN055731J</td></tr> <tr><td>DN138965L</td><td>D2008DN058317M</td></tr> <tr><td>DN138905L</td><td>D2008DN058561Y</td></tr> <tr><td>DN139012L</td><td>D2008DN059540X</td></tr> <tr><td>DN141744L</td><td>D2009LR054247W</td></tr> <tr><td>DN141760L</td><td>D2009LR054252T</td></tr> <tr><td>DN141763L</td><td>D2009LR054254V</td></tr> <tr><td>DN141761L</td><td>D2009LR054253U</td></tr> <tr><td>DN141745L</td><td>D2009LR054249Y</td></tr> <tr><td>DN141765L</td><td>D2009LR054257Y</td></tr> <tr><td>DN141746L</td><td>D2009LR054250Q</td></tr> <tr><td>DN141772L</td><td>D2009LR054152P</td></tr> <tr><td>DN141742L</td><td>D2009LR054248X</td></tr> <tr><td>DN141764L</td><td>D2009LR054256X</td></tr> <tr><td>DN141492L</td><td>D2009LR081069A</td></tr> <tr><td>DN141490L</td><td>D2009LR081068Y</td></tr> <tr><td>DN141466L</td><td>D2009LR081063T</td></tr> <tr><td>DN138953L</td><td>D2009LR081061Q</td></tr> <tr><td>DN141493L</td><td>D2009LR081070R</td></tr> <tr><td>DN141502L</td><td>D2009LR081077A</td></tr> <tr><td>DN141494L</td><td>D2009LR081071T</td></tr> <tr><td>DN141496L</td><td>D2009LR081073V</td></tr> <tr><td>DN141488L</td><td>D2009LR081066W</td></tr> <tr><td>DN141489L</td><td>D2009LR081067X</td></tr> <tr><td>DN141498L</td><td>D2009LR081075X</td></tr> </tbody> </table>	Folio Number	Instrument Number	DN138997L	D2008DN048231Y	DN139027L	D2008DN049514P	DN139023L	D2008DN055731J	DN138965L	D2008DN058317M	DN138905L	D2008DN058561Y	DN139012L	D2008DN059540X	DN141744L	D2009LR054247W	DN141760L	D2009LR054252T	DN141763L	D2009LR054254V	DN141761L	D2009LR054253U	DN141745L	D2009LR054249Y	DN141765L	D2009LR054257Y	DN141746L	D2009LR054250Q	DN141772L	D2009LR054152P	DN141742L	D2009LR054248X	DN141764L	D2009LR054256X	DN141492L	D2009LR081069A	DN141490L	D2009LR081068Y	DN141466L	D2009LR081063T	DN138953L	D2009LR081061Q	DN141493L	D2009LR081070R	DN141502L	D2009LR081077A	DN141494L	D2009LR081071T	DN141496L	D2009LR081073V	DN141488L	D2009LR081066W	DN141489L	D2009LR081067X	DN141498L	D2009LR081075X
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	DN141481L D2009LR081065V DN141503L D2009LR081078B DN141478L D2009LR081064U DN141497L D2009LR081074W DN141500L D2009LR081076Y NOTE: See Entry No. 15
12	13-MAR-2009 Lease dated the 17-APR-2008 from RADORA DEVELOPMENTS LIMITED to- D2009LR054255W INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 33, Third Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN138909L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
13	06-MAY-2009 Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to- D2009LR087850W INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry map as Apartment 1, Fourth Floor Block 2 The Bay Elm Park Merrion Road together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141767L. NOTE; This burden is discharged from the charges registered at entry Nos. 2 and 3 (D2008DN060696H). Transferred to DN209160F D2013LR033715H 29-APR-2013
14	13-MAR-2009 Lease dated the 17-APR-2008 from RADORA DEVELOPMENTS LIMITED to- D2009LR052928J INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry map as Apartment 3, Fourth Floor Block 2 The Bay Elm Park Merrion Road together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141484L. NOTE; This burden is discharged from the charges registered at entry nos. 2 and 3 (D2008DN060696H). Transferred to DN209160F D2013LR033715H 29-APR-2013

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15	05-MAY-2009 D2009LR081062R The property is subject to the easements, rights and privileges relating to the use and enjoyment thereof made between RADORA DEVELOPMENTS LIMITED of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such easements, rights and privileges being specified in the Instruments specified in the second column hereunder. <table> <thead> <tr> <th>Folio Number</th><th>Instrument Number</th></tr> </thead> <tbody> <tr><td>DN138999L</td><td>D2009LR081062R</td></tr> <tr><td>DN141495L</td><td>D2009LR081072U</td></tr> <tr><td>DN141504L</td><td>D2009LR084769R</td></tr> <tr><td>DN141505L</td><td>D2009LR081079C</td></tr> <tr><td>DN141506L</td><td>D2009LR081080U</td></tr> <tr><td>DN141524L</td><td>D2009LR175887D</td></tr> <tr><td>DN141508L</td><td>D2009LR175879D</td></tr> <tr><td>DN141514L</td><td>D2009LR175884A</td></tr> <tr><td>DN141510L</td><td>D2009LR175882X</td></tr> <tr><td>DN141513L</td><td>D2009LR175883Y</td></tr> <tr><td>DN141512L</td><td>D2009LR175881W</td></tr> <tr><td>DN141523L</td><td>D2009LR175886C</td></tr> <tr><td>DN141509L</td><td>D2009LR175880V</td></tr> <tr><td>DN141522L</td><td>D2009LR175885B</td></tr> <tr><td>DN141525L</td><td>D2009LR175888E</td></tr> <tr><td>DN141747L</td><td>D2009LR054251R</td></tr> <tr><td>DN141651L</td><td>D2009LR084771J</td></tr> <tr><td>DN141630L</td><td>D2009LR081082W</td></tr> <tr><td>DN141545L</td><td>D2009LR025459V</td></tr> <tr><td>DN141652L</td><td>D2009LR084772K</td></tr> <tr><td>DN141657L</td><td>D2009LR084777R</td></tr> <tr><td>DN141658L</td><td>D2009LR084822B</td></tr> <tr><td>DN141656L</td><td>D2009LR084776Q</td></tr> <tr><td>DN141654L</td><td>D2009LR084775P</td></tr> <tr><td>DN141619L</td><td>D2009LR084770H</td></tr> <tr><td>DN141653L</td><td>D2009LR084773M</td></tr> <tr><td>DN141650L</td><td>D2009LR081083X</td></tr> <tr><td>DN141595L</td><td>D2009LR081081V</td></tr> <tr><td>DN141486L</td><td>D2009LR175889G</td></tr> <tr><td>DN141616L</td><td>D2008DN036464B</td></tr> <tr><td>DN141623L</td><td>D2009LR062665K</td></tr> <tr><td>DN141548L</td><td>D2009LR036745K</td></tr> </tbody> </table> NOTE: See Entry No. 17	Folio Number	Instrument Number	DN138999L	D2009LR081062R	DN141495L	D2009LR081072U	DN141504L	D2009LR084769R	DN141505L	D2009LR081079C	DN141506L	D2009LR081080U	DN141524L	D2009LR175887D	DN141508L	D2009LR175879D	DN141514L	D2009LR175884A	DN141510L	D2009LR175882X	DN141513L	D2009LR175883Y	DN141512L	D2009LR175881W	DN141523L	D2009LR175886C	DN141509L	D2009LR175880V	DN141522L	D2009LR175885B	DN141525L	D2009LR175888E	DN141747L	D2009LR054251R	DN141651L	D2009LR084771J	DN141630L	D2009LR081082W	DN141545L	D2009LR025459V	DN141652L	D2009LR084772K	DN141657L	D2009LR084777R	DN141658L	D2009LR084822B	DN141656L	D2009LR084776Q	DN141654L	D2009LR084775P	DN141619L	D2009LR084770H	DN141653L	D2009LR084773M	DN141650L	D2009LR081083X	DN141595L	D2009LR081081V	DN141486L	D2009LR175889G	DN141616L	D2008DN036464B	DN141623L	D2009LR062665K	DN141548L	D2009LR036745K
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16	15-JUL-2009 D2009LR129494B ~~Lease dated the 03-JUN-2008 from RADORA DEVELOPMENTS LIMITED to MARK-MURRAY of the part of the property herein identified on the Registry Map as Apartment 208, Second Floor, Block 1, The Links, Elm Park, Merrion Road, together with the rights specified therein.~~ ~~Term: 990 years from 01-OCT-2003 at the rent as specified in the lease.~~ ~~Note: The title to this Lease is registered on Folio DN138901L.~~ ~~NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN050944X)~~ Transferred to DN209160F D2013LR033715H 29-APR-2013																																																								
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No.	Particulars
18	13-MAR-2009 D2009LR052929K Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 5, Fifth Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141709L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
19	12-MAR-2009 D2009LR052930B Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 6, Sixth Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141713L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
20	13-MAR-2009 D2009LR054237U Lease dated the 17-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 7, Sixth Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN137191L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
21	12-MAR-2009 D2009LR054238V Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 8, Sixth Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141721L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013

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No.	Particulars
22	12-MAR-2009 D2009LR054240N Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 14, Second Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141734L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
23	12-MAR-2009 D2009LR054243R Lease dated the 17-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 17, Third Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141739L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Transferred to DN209160F D2013LR033715H 29-APR-2013
24	12-MAR-2009 D2009LR054246V Lease dated the 16-APR-2008 from RADORA DEVELOPMENTS LIMITED to INDEPENDENT TRUSTEE COMPANY LIMITED of the part of the property herein identified on the Registry Map as Apartment 20, Fourth Floor, Block 2, The Bay, Elm Park, Merrion Road, together with the rights specified therein. Term: 990 years from 01-OCT-2003 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN141740L. NOTE: This burden is discharged from the charges registered at entries no. 2 and 3 (See D2008DN060696H) Cancelled D2013LR033715H 29-APR-2013
25	08-JUL-2014 D2014LR067503V A judgment mortgage in respect of a judgment obtained by FRIENDS FIRST LIFE ASSURANCE COMPANY LIMITED against RADORA DEVELOPMENTS LIMITED on the 14th day of August 2013 in the High Court Record Number 2011 No 38065 in a cause/matter/action of FRIENDS FIRST LIFE ASSURANCE COMPANY LIMITED v RADORA DEVELOPMENTS LIMITED (In Receivership) against the interest of RADORA DEVELOPMENTS LIMITED in the property. Cancelled D2016LR036015E 11-MAR-2016

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Folio 170790F

No.	Particulars																																		
26	13-OCT-2008 D2008DN050945Y The property described in the Folios hereunder is discharged from the charges registered at Entry Nos. 2 and 3 (Anglo Irish Bank Corporation plc), such discharge being filed on Instrument No. D2008DN050945Y. 141656L, 141504L, 141619L, 141537L, 141657L, 141654L, 141500L, 145301L, 141623L, 141466L, 141505L, 141652L, 141651L, 141506L, 1415602L, 141653L, 139027L, 141532L, 138921L, 141621L, 141536L, 141476L, 139055L, 138997L, 143405L, 142117L, 139015L, 141526L, 141770L, 141483L, 141556L, 141569L, 145463L, 138948L, 141616L, 139012L, 138945L, 141666L, 138926L, 141530L, 141480L, 141529L, 141557L, 138950L, 141551L, 139048L, 141467L, 129042L, 141479L, 138788L, 141535L, 129491L, 139010L, 141554L, 141553L, 138946L, 141468L, 141552L, 138901L, 141482L, 141528L, 135272L, 141548L. Cancelled D2021LR007818G 20-JAN-2021																																		
27	08-DEC-2008 D2008DN060696H The property described in the Folios hereunder is discharged from the charges and Entry Nos. 2 and 3 (Anglo Irish Bank Corporation plc) such discharges being filed on Instrument No. D2008DN060696H. 141767L, 142114L, 141484L, 1417210L, 141709L, 141713L, 137191L, 141721L, 141741L, 141734L, 141735L, 131738L, 141739L, 141736L, 141534L, 141740L, 141744L, 141742L, 141745L, 141746L, 141761L, 141747L, 141760L, 141763L, 138909L, 141764L, 141765L, 141772L, 138905L, 141712L, 141474L, 139065L, 139041L, 141703L, 138965L, 141714L. Cancelled D2021LR007818G 20-JAN-2021																																		
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30	11-MAR-2016 Charge for present and future advances repayable with interest. D2016LR036015E CBRE LOAN SERVICES LIMITED is owner of this charge. Note: This charge is also registered as a burden on folio DN164090F Note: See entry No 45 Cancelled D2021LR031227Y 04-MAR-2021	

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DN196497L	D2024LR091236W																																																
32	11-MAR-2016 D2016LR036029N Lease dated the 30-NOV-2007 from Radora Developments Limited to Bernard McNamara, Jerry O'Reilly, David Courtney of the part of the property herein identified as Pillars 1-32, Ground Floor, Basement Floor Plan, Basement Floor, Ground Floor Plan, Ground Floor, First Floor Plan, First Floor, Second Floor Plan, Second Floor, Third Floor Plan, Third Floor, Fourth Floor Plan, Fourth Floor, Fifth Floor Plan, Fifth Floor, Sixth Floor Plan, Sixth Floor, Seventh Floor Plan, Seventh Floor, Block B, Elm Park, Merrion Road thereof on the Registry Map together with the rights specified therein. Term: 999 years from 30-NOV-2007 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN163737L. Cancelled D2018LR007388W 11-MAR-2016																																																

Land Registry

County Dublin

Folio 170790F

No.	Particulars													
33	16-AUG-2018 D2018LR117351U	The covenants and conditions relating to the use and enjoyment thereof created by Deeds of Transfer made between The Davy Platform ICAV of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such covenants and conditions being specified in the Instruments specified in the second column hereunder. <table><tr><td>Folio Number</td><td>Instrument Number</td></tr><tr><td>DN228301F</td><td>D2018LR117351U</td></tr><tr><td>DN101788F</td><td>D2018LR155887T</td></tr><tr><td>DN232356F</td><td>D2019LR061422W</td></tr><tr><td>DN244854F</td><td>D2021LR007818G</td></tr><tr><td>DN259516F</td><td>D2022LR181410V</td></tr></table>	Folio Number	Instrument Number	DN228301F	D2018LR117351U	DN101788F	D2018LR155887T	DN232356F	D2019LR061422W	DN244854F	D2021LR007818G	DN259516F	D2022LR181410V
Folio Number	Instrument Number													
DN228301F	D2018LR117351U													
DN101788F	D2018LR155887T													
DN232356F	D2019LR061422W													
DN244854F	D2021LR007818G													
DN259516F	D2022LR181410V													
34	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Core 1, Basement Level, Block HH, Seamark Building, Elm Park, Block HH and Core 2, Basement Level, Block HH, Seamark Building, Elm Park, Block HH and Core 3, Basement Level, Block HH, Seamark Building, Elm Park, Block HH and Core 4, Basement Level, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.												
35	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Plant 1, Basement Level, Block HH, Seamark Building, Elm Park, Block HH and Plant 3, Basement Level, Block HH, Seamark Building, Elm Park, Block HH and Plant 4, Basement Level, Block HH, Seamark Building, Elm Park, Block HH thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.												
36	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Building 1, Ground Floor, Block HH, Seamark Building, Elm Park, Block HH and Building 2, Ground Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.												

Land Registry

County Dublin

Folio 170790F

No.	Particulars	
37	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as as Building 1, First Floor, Block HH, Seamark Building, Elm Park, Block HH and Building 2, First Floor, Block HH, Seamark Building, Elm Park, Block HH thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.
38	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Second Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.
39	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Third Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.
40	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Fourth Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.
41	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Fifth Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.
42	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Sixth Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.

Land Registry

County Dublin

Folio 170790F

No.	Particulars									
43	31-MAY-2017 D2017LR075271D	Lease dated the 17-MAY-2017 from The DAVY PLATFORM ICAV to ELM PARK DEVELOPMENT MANAGEMENT LIMITED of the part of the property herein identified as Area, Seventh Floor, Block HH, Seamark Building, Elm Park, Block HH, thereof on the Registry Map together with the rights specified therein. Term: 999 years from 17-MAY-2017 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN169903L.								
44	29-JUN-2018 D2018LR092364T	The covenants and conditions relating to the use and enjoyment of the property and other rights referred to in Instrument No.D2018LR092364T.								
45	15-NOV-2018 D2018LR166288H	Lease dated the 22-JUL-2016 from THE DAVY PLATFORM ICAV to EPGF Elm Park S.A.R.L. of the part of the property herein identified as Ground Floor Plan, Ground Floor, Pillars 1-32, Ground Floor, Basement Floor Plan, Basement Floor, First Floor Plan, First Floor, Second Floor Plan, Second Floor, Third Floor Plan, Third Floor, Fourth Floor Plan, Fourth Floor, Fifth Floor Plan, Fifth Floor, Sixth Floor Plan, Sixth Floor, Seventh Floor Plan, Seventh Floor, Block B, Block B, Elm Park, Merrion Road, on the plan thereof on the Registry Map together with the rights specified therein. Term: 999 years from 18-FEB-2016 at the rent as specified in the lease. Note: The title to this Lease is registered on Folio DN171200L. ~~Note: This burden is discharge from the charge at entry No 30~~								
46		The easements rights and privileges relating to the use and enjoyment thereof created by Deeds of Transfer made between the transferor of the one part and the registered owners of the property comprised in the folios specified in the first column hereunder of the other part, such easements rightrs and privileges being specified in the Instruments specified in the second column hereunder. <table><tr><td>Folio Number</td><td>Instrument Number</td></tr><tr><td>DN229901F</td><td>D2018LR153114K</td></tr><tr><td>DN229785F</td><td>D2018LR174119J</td></tr><tr><td>DN239743F</td><td>D2019LR051527A</td></tr></table>	Folio Number	Instrument Number	DN229901F	D2018LR153114K	DN229785F	D2018LR174119J	DN239743F	D2019LR051527A
Folio Number	Instrument Number									
DN229901F	D2018LR153114K									
DN229785F	D2018LR174119J									
DN239743F	D2019LR051527A									
47	18-FEB-2021 D2021LR022940V	~~Charge for present and future advances repayable with interest.~~ ~~CBRE LOAN SERVICES LIMITED is owner of this charge.~~ ~~This charge is also registered as a burden on Folios DN164090F, DN158355L, DN158356L, DN158358L, DN158359L, DN158361L, DN158388L, DN158389L, DN158390L, DN158394L, DN158395L, DN158396L, DN158401L, DN158402L, DN158403L, DN158406L & DN259516F.~~ Cancelled D2024LR101119T 21-JUN-2024								

Land Registry

County Dublin**Folio 170790F**

No.	Particulars	
48	13-DEC-2019 D2019LR178864X Lease dated the 17-OCT-2003 from RADORA DEVELOPMENTS LIMITED to FRIENDS FIRST LIFE ASSURANCE COMPANY LIMITED of the part of the property herein edged green and numbered EKD8N on the plan thereof on the Registry Map, together with the rights specified therein. Term: 999 years from 01-OCT-2003 at the rent as specified in the lease Note: The title to this Lease is registered on Folio DN193479L.	
49	13-DEC-2019 D2019LR178864X Lease dated the 17-OCT-2003 from RADORA DEVELOPMENTS LIMITED to FRIENDS FIRST LIFE ASSURANCE COMPANY LIMITED of the part of the property herein edged green and numbered EKD9V on the plan thereof on the Registry Map, together with the rights specified therein. Term: 999 years from 01-OCT-2003 at the rent as specified in the lease Note: The title to this Lease is registered on Folio DN193479L.	

720000 mE, 731060 mN



Taithe Éireann

Clárachán, Lucháil,
Suirbhreacht
Registration, Valuation,
Surveying

Folio: DN170790F

This map should be read in conjunction with the folio.

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For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.taithe.ie.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

Subleasehold



Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

Taithe Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale



719630 mE, 730870 mN



Folio: DN170790F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

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- Freehold
- Leasehold
- Subleasehold

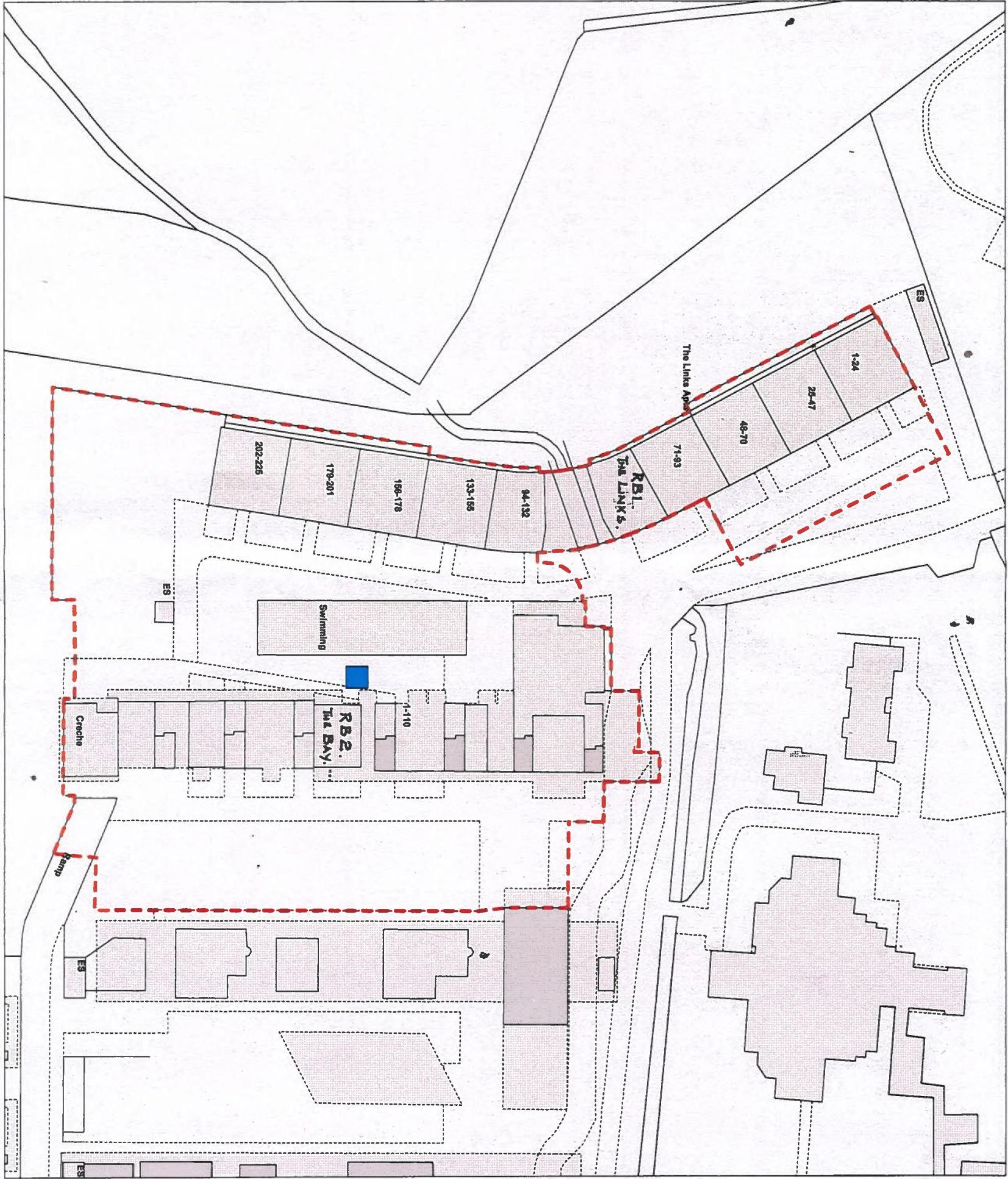


- Burdens (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

Elm Park

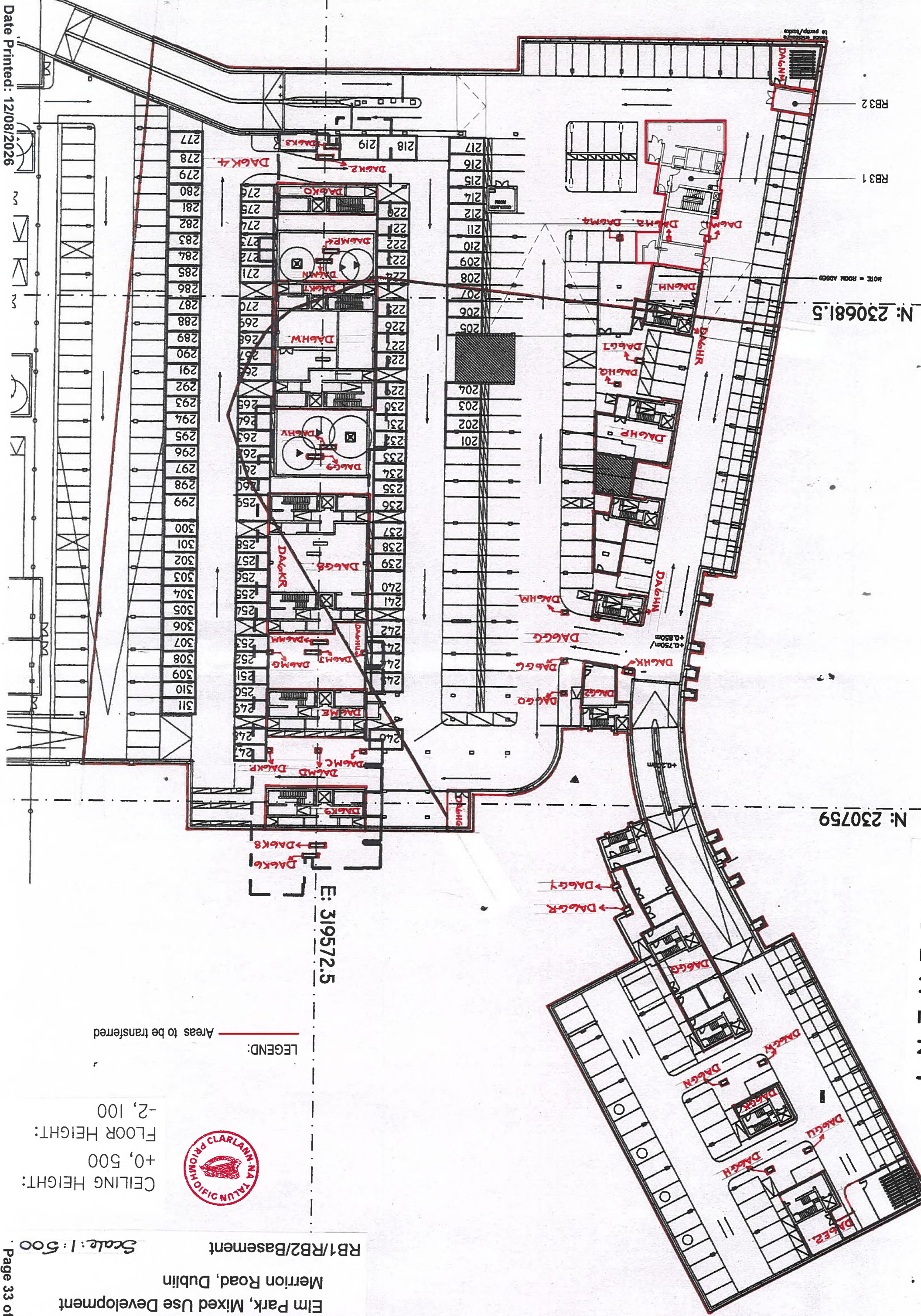


SCALE 1 : 1,000



N: 230681.5

N: 230759



LEGEND: Areas to be transferred



CEILING HEIGHT: +0, 500
FLOOR HEIGHT: -2, 100

Elm Park, Mixed Use Development
Merrion Road, Dublin
RB1/RB2/Basement
Scale: 1:500

Folio: 17079 OF
Folio: 16409 OF

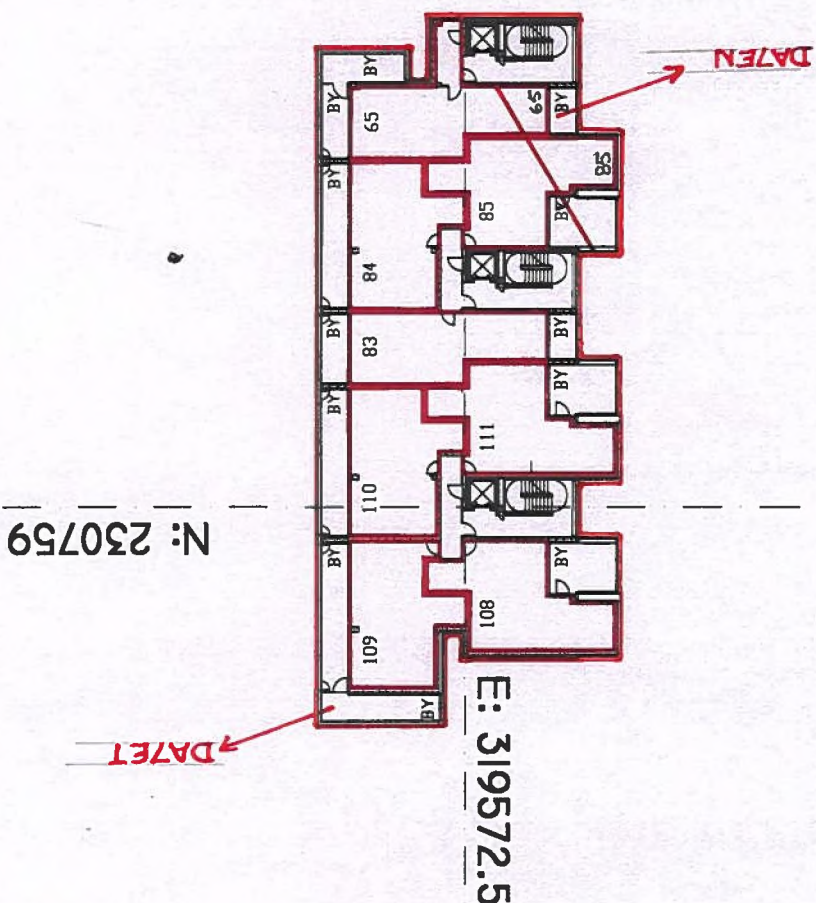
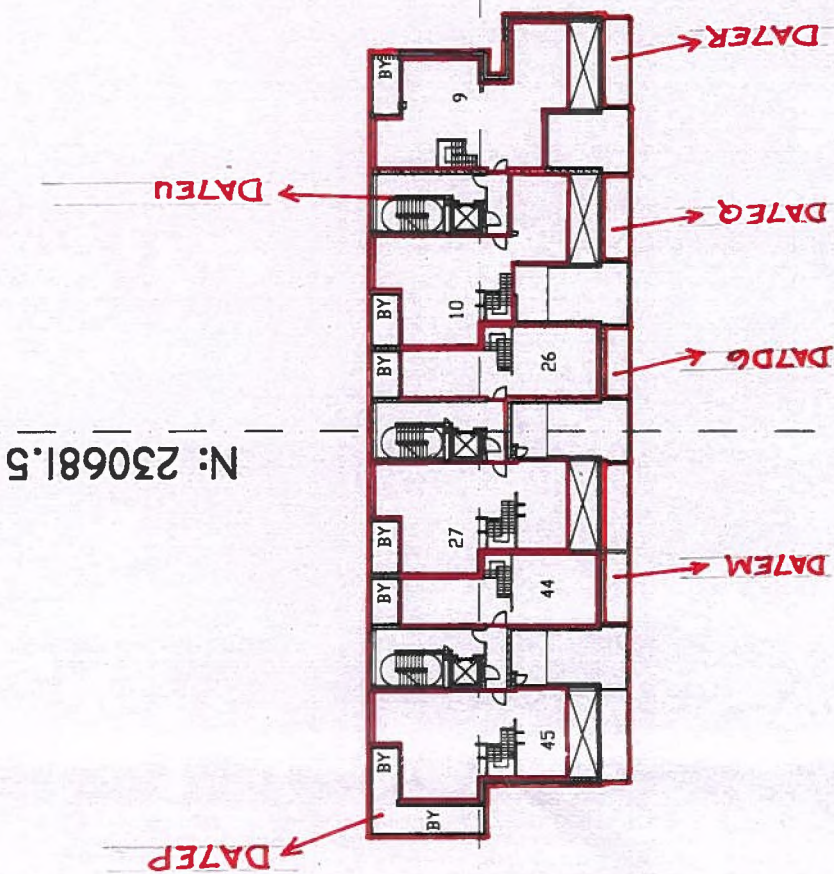
Elm Park, Mixed Use Development
Merrion Road, Dublin
RB2/Eight Floor Plan

Dwg No. 03-105-0049
Scale: 1 : 500 on DIN A3
Date: 12 November 2007
Drawn By: san
Rev. A

G:\PR Group\GroupForward\Ormond Architects\002.Projects\001.Projects.YEAR 2003\ELM PARK\11.(03-105) ELM PARK, RB1&RB11\02.BASE DRAWINGS\0030.LANDREGISTER\03-105-0049.REVA.DWG

CEILING HEIGHT: +36, 500
FLOOR HEIGHT: +33, 750

EIGHT FLOOR PLAN

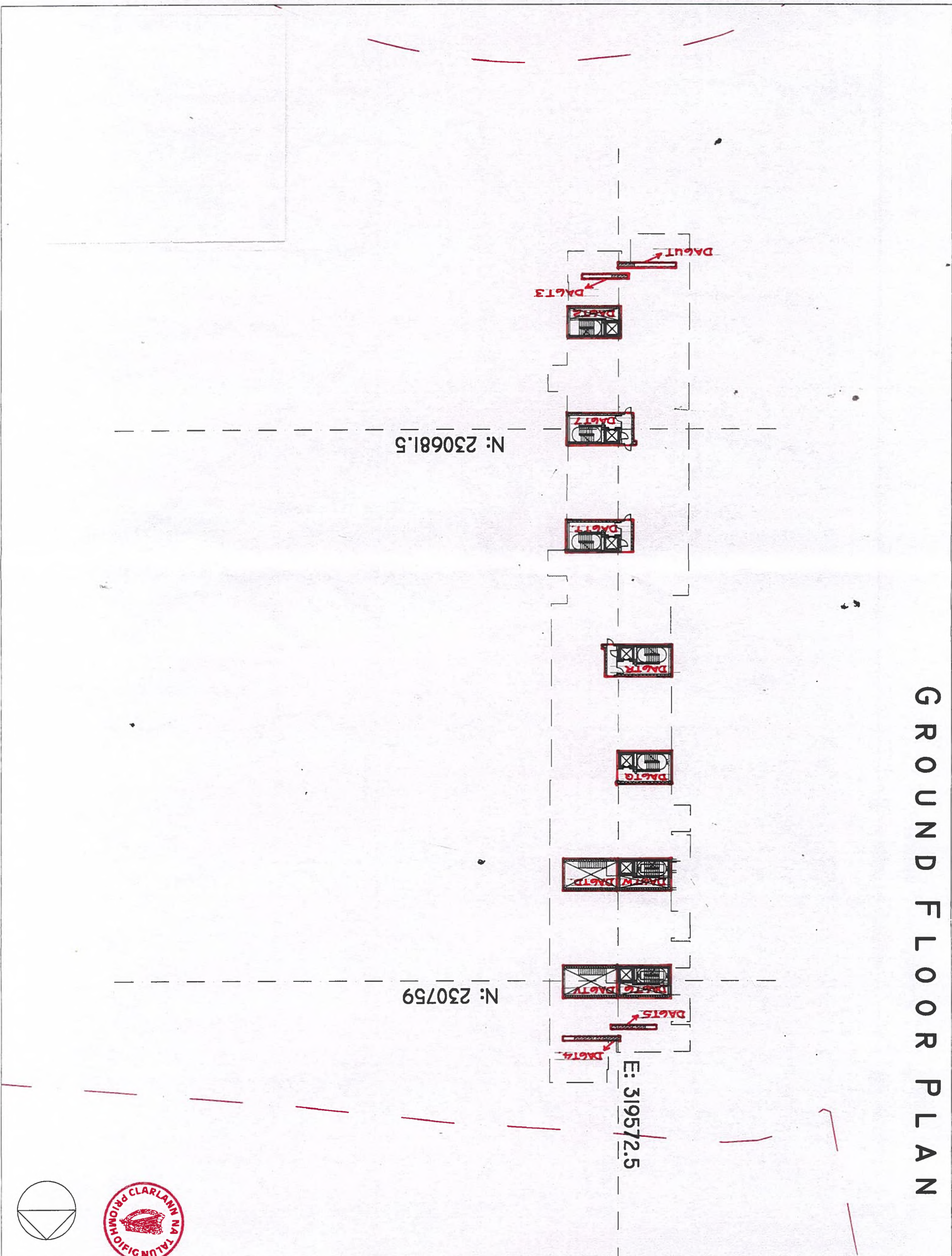


Folio: 17079 OF
Folio: 16409 OF

Elm Park, Mixed Use Development
Merrion Road, Dublin
RB2/Ground Floor Plan

Dwg No. 03-105-0041
Scale: 1 : 500 on DIN A3
Date: 12 November 2007
Drawn By: san
Rev. A

GROUND FLOOR PLAN



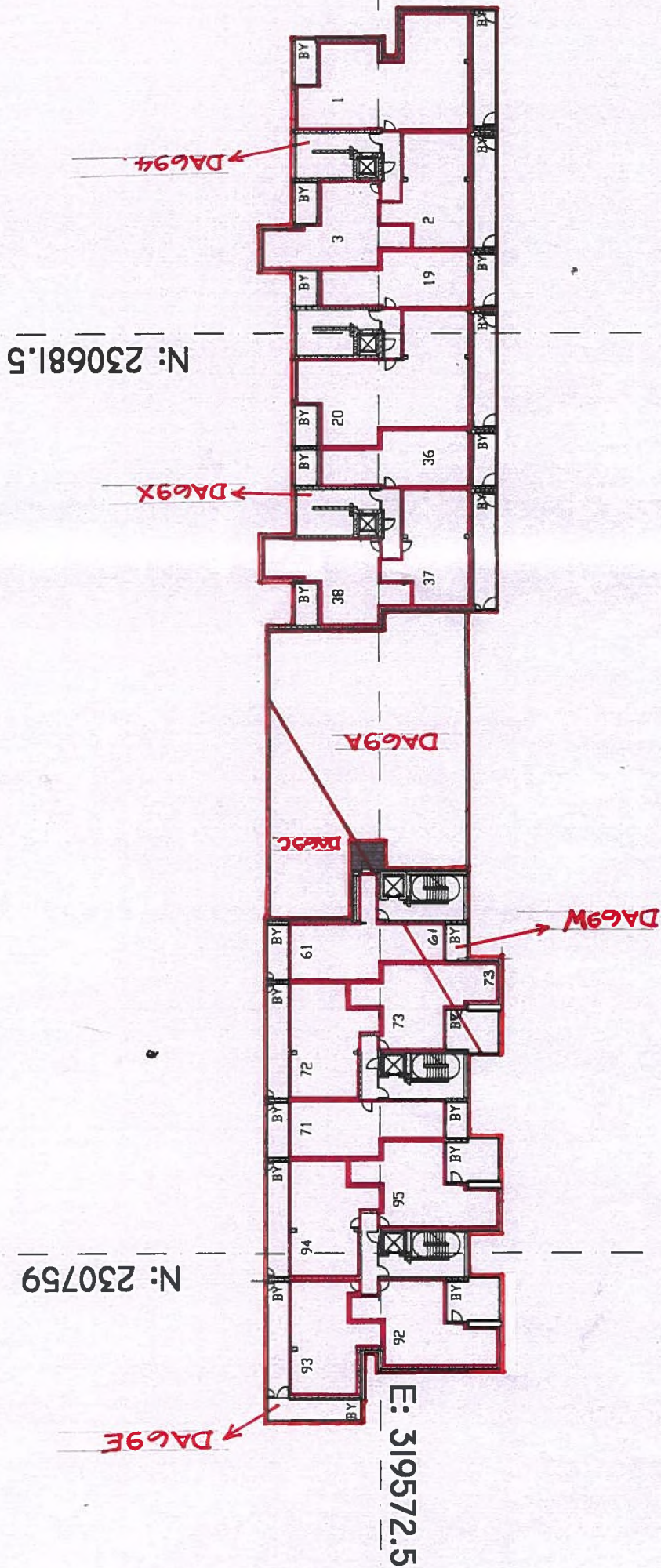
Folio: 17079 0F
Folio: 16409 0F

Elm Park, Mixed Use Development
Merrion Road, Dublin
RB2/Fourth Floor Plan

Dwg No. 03-105-0045
Scale: 1 : 500 on DIN A3
Date: 12 November 2007
Drawn By: san
Rev. A

CEILING HEIGHT: +24, 500
FLOOR HEIGHT: +21, 750

FOURTH FLOOR PLAN



Folio: 17079 0F
Folio: 16409 0F

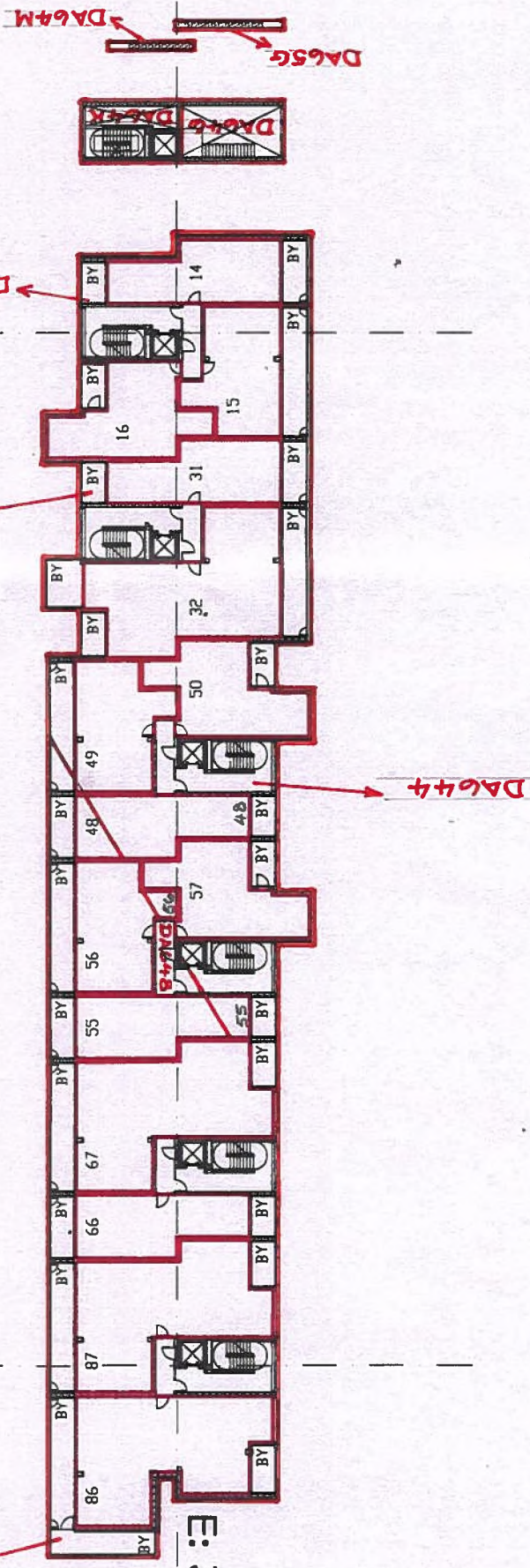
Elm Park, Mixed Use Development
Merrion Road, Dublin
RB2/Second Floor Plan

Dwg No. 03-105-0043
Scale: 1:500 on DIN A3
Date: 12 November 2007
Drawn By: san
Rev. A

G:\PR GROUP\GROUP\ORD\ORD\ORD\ARCHITECTS\002.PROJECTS\1001.PROJECTS, YEAR 2003\ELM PARK\11.03-105) ELM PARK, RB1&RB11\02.BASE DRAWINGS\0030.LANDREGISTER\03-105-0043.REVA.DWG

CEILING HEIGHT: +18, 500
FLOOR HEIGHT: +15, 750

SECOND FLOOR PLAN



N: 230681.5

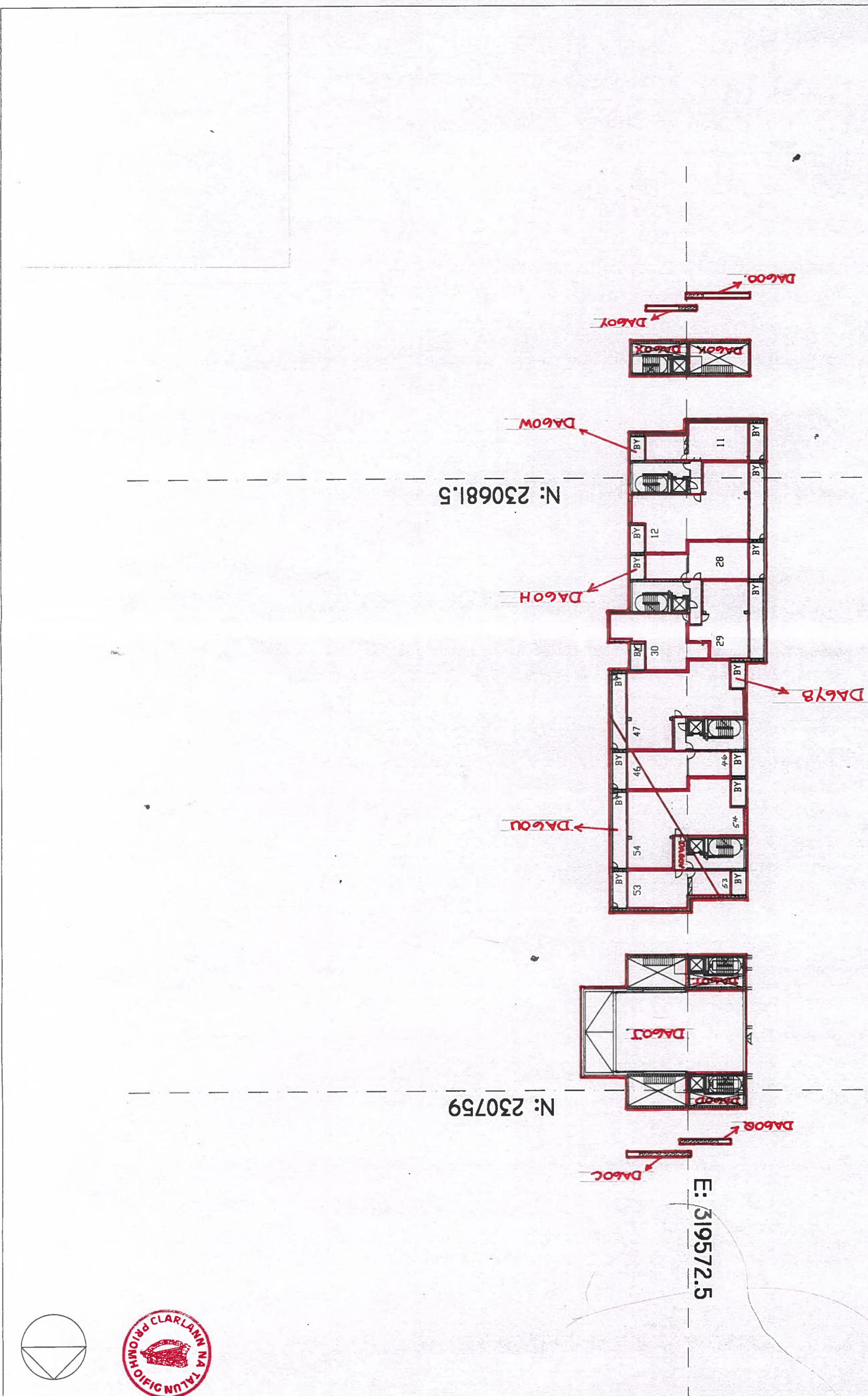
N: 230759

E: 319572.5



CEILING HEIGHT: +15, 500
FLOOR HEIGHT: +12, 750

E: 319572.5



RB2/First Floor Plan

Dwg No.	03-105-0042
Scale: 1 : 500 on DIN A3	
Date: 12 November 2007	
Drawn By: san	
Rev. A	



Folio: 17079 OF
Folio: 16409 OF

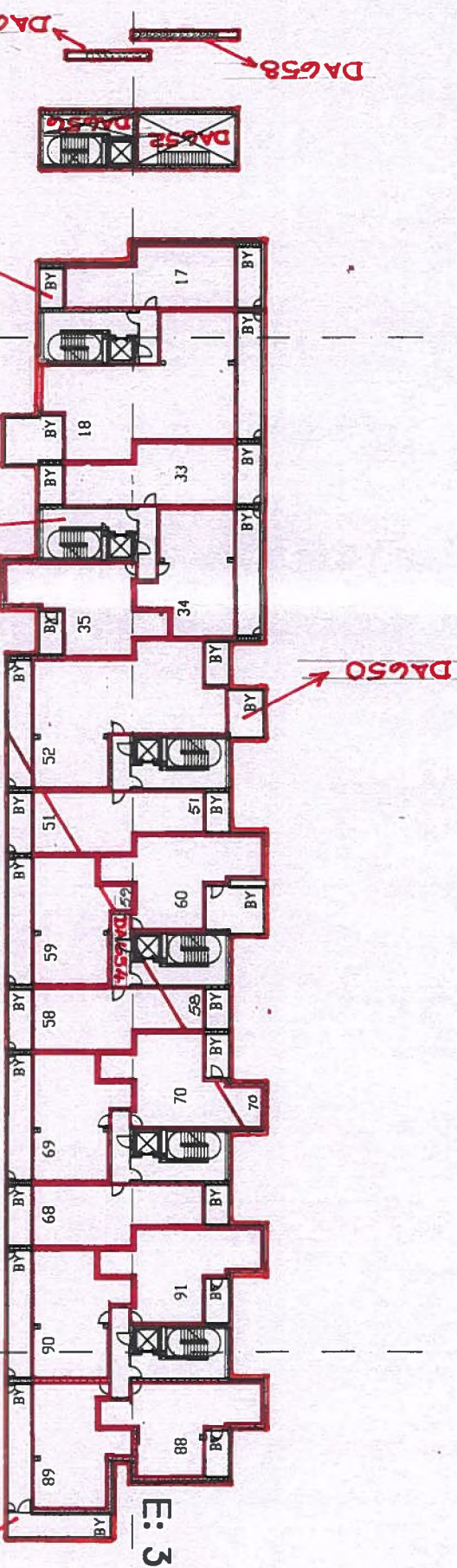
Elm Park, Mixed Use Development
Merion Road, Dublin
RB2/Third Floor Plan

Dwg No. 03-105-0044
Scale: 1 : 500 on DIN A3
Date: 12 November 2007
Drawn By: san
Rev. A

G:\PR Group\Group\Ormond\Ormond Architects\002.Projects\001.Projects, Year 2003\Elm Park\11.(03-105) Elm Park, RB1&RB11\02.Base Drawings\0030.LandRegistry\03-105-0044.REVA.DWG

CEILING HEIGHT:
+21, 500
FLOOR HEIGHT:
+18, 750

THIRD FLOOR PLAN



N: 230681.5

N: 230759

E: 319572.5





Elm Park, Mixed Use Development
Merrion Road, Dublin
Basement, Mezzanine Scale: 1:500.

CEILING HEIGHT: +3, 000
FLOOR HEIGHT: +0, 900

FURTHER RB1 & RB2 TENANT-
PARKING WITHIN MEZZANINE-LEVEL

