

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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This official copy is issued on 16 October 2025 shows the state of this title plan on 16 October 2025 at 13:17:04. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

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Land Registry.

(Land Transfer Acts 1875 & 1897)

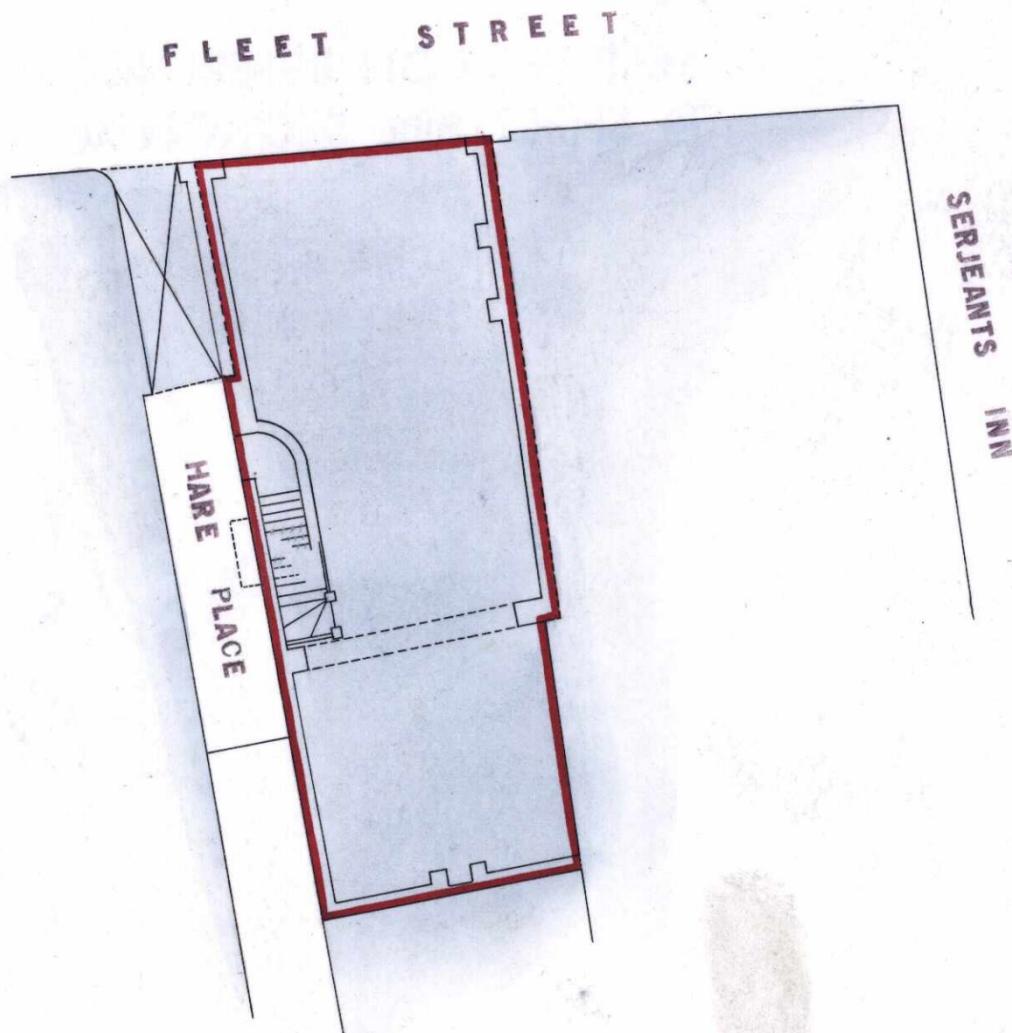
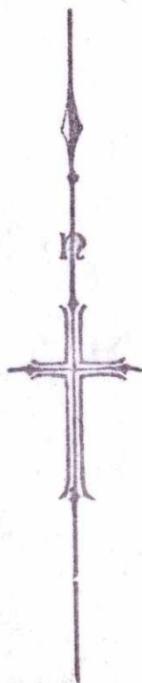
DISTRICT—LONDON

GREATER LONDON

CITY OF LONDON.

Title N^o 180146

Scale 16 Feet to One Inch.



F

This is the filed Plan No. **180146**

E.S. 5.14

W B & L (187s)—35679—250-7-5
44727—1000-3-6

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 180146

Edition date 17.01.2023

- This official copy shows the entries on the register of title on 16 OCT 2025 at 13:17:04.
- 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 16 Oct 2025.
- 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, Wales Office.

A: Property Register

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

CITY OF LONDON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 47 Fleet Street, (EC4Y 1BN).
- 2 (13.11.2008) The parts of the land affected thereby has the benefit of but is subject to the rights contained in the Deed dated 8 April 2008 referred to in the Charges Register.
- 3 (13.11.2008) A Transfer of land lying to the south of 47 Fleet Street dated 8 April 2008 made between (1) The Honourable Sir Michael George Tugendhat And Others (Transferor) and (2) Messrs Hoare Trustees (Transferee) contains a provision as to light or air.

NOTE: Copy filed under EGL537096.

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 (27.07.2001) PROPRIETOR: C HOARE & CO. (Co. Regn. No. 00240822) of 37 Fleet Street, London EC4Y 1BN.
 - 2 (27.07.2001) A Transfer dated 2 July 2001 made between (1) El Vino Company Limited and (2) C Hoare & Co contains purchasers's personal covenants.
- NOTE: Original filed.*
- 3 (13.11.2008) RESTRICTION: No disposition of the registered estate (other than (i) a charge or (ii) a lease otherwise than in consideration of a premium or (iii) a lease to a utility supplier of any area designated for use as a transformer chamber or electricity sub station) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the registered estate or his conveyancer that the provisions of Clause 9 of the Deed of Release and Variation dated 8 April 2008 referred to

Title number 180146

B: Proprietorship Register continued

in the Charges Register have been complied with.

NOTE: Copy Deed filed under LN217171.

C: Charges Register

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

- 1 A Deed dated 26 April 1957 made between (1) The Alliance Assurance Company Limited (2) El Vino Company Limited and (3) The Norwich Union Life Insurance Society relates to the construction or reconstruction of buildings on the land in this title and adjoining and adjacent land, and to the user of Hare Place and other matters and contains a restrictive covenant expressed to be binding on the land in this title.

NOTE: Copy filed.

- 2 (01.08.2001) 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 (13.11.2008) A Deed dated 8 April 2008 made between (1) The Honourable Sir Michael George Tugendhat and others (2) Messrs Hoare Trustees and (3) C Hoare & Co contains restrictive covenants.

NOTE: Copy filed under LN217171.

- 4 (13.11.2008) The Deed dated 8 April 2008 referred to above also contains an agreement relating to rights of light and air.
- 5 (17.01.2023) The parts of the land affected thereby are subject to the rights granted by a lease of the ground floor and basement dated 12 December 2022 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under AGL586206 .

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---------------------------------|---|--|---|
| 1 | 01.08.2001 | Basement and Ground Floor | 02.07.2001 35 years from 2.7.2001 | NGL800721 |
| | | | | <i>NOTE: This lease is affected by the concurrent lease dated 12 December 2022 referred to below.</i> |
| 2 | 17.01.2023 (NSE) | Ground floor and basement, 47 Fleet Street | 12.12.2022 From and including 29 September 2022 to and including 2 July 2036 | AGL586206 |

NOTE 1: The lease comprises also other land.

NOTE 2: This lease takes affect as a concurrent lease in relation to the lease identified above.

NOTE 3: See entry in the Charges Register relating to the rights granted by this lease.

End of register