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Official copy of register of title

Title number EGL537096

Edition date 17.01.2023

- This official copy shows the entries on the register of title on 11 NOV 2025 at 17:32:07.
- 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 11 Nov 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 Land on the south side of 47 Fleet Street, London.
- 2 The land has the benefit of the rights granted by but is subject as mentioned in the Transfer dated 6 February 1962 referred to in the Charges Register.
- 3 (02.02.2000) The land has the benefit of the rights granted by the Deed of Grant and Variation dated 30 November 1999 referred to in the Charges Register.
- 4 (01.05.2008) By the Deed dated 8 April 2008 referred to in the Charges Register rights contained in the Transfer dated 6 February 1962 and the Deed dated 30 November 1999 referred to above were released as therein mentioned. The Deed grants and reserves easements as therein mentioned.
- 5 (01.05.2008) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 8 April 2008 made between (1) The Honourable Sir Michael George Tugendhat and Others (Transferor) and (2) Messrs Hoare Trustees (Transferee).
NOTE: Copy filed.
- 6 (01.05.2008) The Transfer dated 8 April 2008 referred to above contains a provision as to light or air.
- 7 (01.05.2008) The Transfer dated 8 April 2008 referred to above contains a provision relating to the creation of easements as therein mentioned

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 (01.05.2008) PROPRIETOR: C HOARE & CO (Co. Regn. No. 00240822) of 37

B: Proprietorship Register continued

Fleet Street, London EC4Y 1BN.

2 (01.05.2008) 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 in the Charges Register have been complied with.

3 (01.05.2008) RESTRICTION: No disposition of the registered estate (other than (i) a charge or (ii) a lease granted 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 substation) 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 13.3.2 of a Transfer dated 8 April 2008 made between (1) Messrs Hoare Trustees and (2) The Honourable Sir Michael George Tugendhat and others have been complied with.

NOTE: Copy Transfer filed under EGL536764.

4 (01.05.2008) A Transfer of the land in this title dated 8 April 2008 made between (1) Messrs Hoare Trustees (Transferor) and (2) C Hoare & Co (Transferee) contains purchaser's personal covenants.

NOTE: Copy filed.

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 and to other matters and also includes a covenant to grant a lease of part of the building on the land adjoining 47 Fleet Street for a term of 21 years with an option for renewal.

NOTE: Copy filed under 180146.

2 An Agreement dated 5 August 1960 made between (1) The Norwich Union Life Insurance Society and (2) Ruxdra Investments Limited relates to rights of light and air to properties in Fleet Street.

3 A Transfer by way of exchange dated 6 February 1962 made between (1) Messrs. Hoare Trustees and (2) The Norwich Union Life Insurance Society contains restrictive covenants.

NOTE: Original filed under LN217171.

4 (02.02.2000) By a Deed of Grant and Variation dated 30 November 1999 made between (1) Messrs Hoare Trustees and (2) Norwich Union Life & Pensions Limited the terms of the Transfer by way of exchange dated 6 February 1962 referred to above were varied as therein mentioned.

NOTE: Copy filed under LN217171.

5 (01.05.2008) By 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 the covenants contained in the Transfer dated 6 February 1962 referred to above were expressed to be released. The Deed also contains further covenants.

NOTE: Copy filed under LN217171.

6 (01.05.2008) The Deed dated 8 April 2008 referred to above also contains an agreement relating to rights of light and air.

7 (24.05.2017) The land is subject to the lease set out in the schedule

C: Charges Register continued

of leases hereto.

- 8 (17.01.2023) The parts of the land affected thereby are subject to the rights granted by a Lease of a basement storeroom 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	24.05.2017 (NSE)	Basement storeroom	11.05.2017 from and including 11.05.2017 to and including 01.07.2036	AGL413407

NOTE: This lease is affected by the concurrent lease dated 12 December 2022 referred to below.

2	17.01.2023	Basement storeroom	12.12.2022 From and including 29 September 2022 to and including 2 July 2036	AGL586206
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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