

Title Number : NGL486761

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.

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This extract shows information current on 12 OCT 2017 at 17:51:25 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	: NGL486761
Address of Property	: The Grand Plaza Hotel, 42 Princes Square, Bayswater, London (W2 4AD)
Price Stated	: £95,650,000
Registered Owner(s)	: FIC UK PROPERTIES SDN BHD (incorporated in Malaysia) of Wisma Felda, Jalan Perumahan Gurney, 5400 Kuala Lumpur, Malaysia and of Level 8 Symphony House, Pusat Dagangan 1, Jalan PJU 1A/46, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
Lender(s)	: Maybank Islamic Berhad

Title number NGL486761

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 OCT 2017 at 17:51:25. 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.

CITY OF WESTMINSTER

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Grand Plaza Hotel, 42 Princes Square, Bayswater, London (W2 4AD).

2 The land has the benefit of the rights to use the ornamental and pleasure gardens in Kensington Gardens Square and Princes Square subject to the regulations and restrictions affecting the same.

3 A Transfer of the land tinted pink on the filed plan dated 10 August 1959 by Louis Sinclair Gray and others to John Baptist Foley-Brickley and Dorothy Edith Foley-Brickley contains the following provisions:-

"IT IS HEREBY AGREED AND DECLARED as follows and application is hereby made to the registrar to make entries in the Register of the Purchaser's Title accordingly that:

(a) All walls between the land hereby transferred and any other property now or formerly belonging to the Vendors shall be deemed to be party walls and be maintained and repaired at the joint expense of the respective owners for the time being of the properties separated thereby.

(b) The Purchaser shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring property now or formerly belonging to the Vendors for building or any other purpose."

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 (21.10.2013) PROPRIETOR: FIC UK PROPERTIES SDN BHD (incorporated in Malaysia) of Wisma Felda, Jalan Perumahan Gurney, 5400 Kuala Lumpur, Malaysia and of Level 8 Symphony House, Pusat Dagangan 1, Jalan PJU 1A/46, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

2 (21.10.2013) The price stated to have been paid on 4 September 2013 was £95,650,000.

3 (21.10.2013) A Transfer of the land in this title dated 4 September 2013 made between (1) Larmway Properties Limited and (2) FIC UK Properties Sdn Bhd contains purchaser's personal covenants.

NOTE: Copy filed.

4 (11.01.2017) 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 December 2016 in favour of Maybank Islamic Berhad referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan dated 24 October 1893 made between (1) Gerald James Fitzgerald (Vendor) (2) Edward Harbord Lushington and Arthur Cornwallis Ponsonby and (3) Thomas Henry Baylis (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted brown and tinted pink on the filed plan dated 14 February 1894 made between (1) Gerald James Fitzgerald (Vendor) and (2) Edward John Fooks (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted yellow dated 15 March 1894 made between (1) Gerald James Fitzgerald (Vendor) and (2) Alexander Bowie (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land tinted mauve on the filed plan dated 25 March 1907 made between (1) John Pears Walton and Arnold Joseph Wallis and (2) Benjamin Francis Popham contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 The land is subject to rights of drainage.
- 6 (23.10.2001) An Agreement dated 16 October 2001 made between (1) Romahaven Limited and (2) The Lord Mayor and Citizens of the City of Westminster contains covenants under Section 106 of The Town and Country Planning Act 1990 and Section 16 of The Greater London Council (General Powers) Act 1974.

NOTE: Original filed.

- 7 (08.10.2002) The parts of the land affected thereby are subject to the following rights granted by a Lease of the Basement Transformer Chamber numbered 1 in blue on the filed plan dated 19 September 2002 referred to in the Schedule of Leases hereto:

together with

1.1 the right to take in and expel air from and over the land adjoining the ventilators indicated on the plan by the colour blue;

1.2 the right of support and protection enjoyed at the date hereof over and against the Landlord's Building;

1.3 the right for the tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to use install lay inspect maintain relay examine alter test renew repair replace supplement and remove through or under that part of the Landlord's Building delineated on the plan and thereon shown edged green and edged yellow such electric lines ducts and other apparatus as may be in the opinion of the Tenant from time to time be requisite for connecting the transforming and other plant and apparatus with the Tenant's distributing mains in the adjacent public streets or elsewhere causing as little disturbance and inconvenience to the Landlord and other occupiers of the Landlord's Building as reasonably practicable

1.4 the right for the Tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to enter the Landlord's Building from a public highway over the route shown edged brown and edged yellow on the Plan and do thereon for such minimum period of time as is reasonably practicable such acts and things as may be necessary for the purpose of using installing laying inspecting maintaining relaying repairing examining altering testing renewing repairing replacing supplementing or removing any such plant electric lines or other apparatus as aforesaid."

NOTE: Original lease plan filed.

- 8 (20.02.2003) An Agreement dated 17 February 2003 made between (1)

C: Charges Register continued

Romahaven Limited and (2) The Lord Mayor and Citizens of the City of Westminster pursuant to section 106 of the Town and Country Planning Act 1990 and Section 16 of The Greater London Council (General Powers) Act 1974 is supplemental to the Agreement dated 16 October 2001 referred to above and contains further provisions relating to the development of the land in this title.

NOTE: Copy filed.

- 9 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.
- 10 (11.01.2017) REGISTERED CHARGE contained in a Debenture dated 29 December 2016.
- 11 (11.01.2017) Proprietor: MAYBANK ISLAMIC BERHAD (incorporated in Malaysia) of 14th Floor, Menara Maybank, 100 Jalan Tun Perak, 50050 Kuala Lumpur, Malaysia.
- 12 (11.01.2017) The proprietor of the Charge dated 29 December 2016 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 24 October 1893 referred to in the Charges Register:-

"The Purchaser his heirs or assigns will not at any time make or build any additional erection on any part of the said premises hereby assured which may lessen the free circulation of air obstruct the light or in any way interrupt the views from the adjoining buildings or destroy the uniformity of the said premises nor make any alteration in the elevation of the said premises or in the architectural decorations thereof as the same are now built without the written consent of the Vendor his heirs or assigns And also will not at any time do or cause or knowingly suffer to be done any act or thing which may be or grow to the annoyance damage or disturbance of the Vendor his heirs or assigns or any of his or their tenants or lessees or the executors administrators tenants or assigns of such lessees or other occupiers of the houses adjoining or near to the premises hereby assured And shall and will keep and use the same as and for a private dwellinghouse only."
- 2 The following are details of the covenants contained in the Conveyance dated 14 February 1894 referred to in the Charges Register:-

"COVENANT by Purchaser that Purchaser would not build any addition on premises which might lessen free circulation of air obstruct light or interrupt views from adjoining buildings or destroy uniformity of said premises nor alter elevation or cause annoyance damage of disturbance and would keep and use same as and for private dwellinghouses only."
- 3 The following are details of the covenants contained in the Conveyance dated 15 March 1894 referred to in the Charges Register:-

"That he will not at any time make or build any additional erection on any part of the premises hereby conveyed which may lessen the free circulation of air obstruct the light or in any way interrupt the views from the adjoining buildings or destroy the uniformity of the said premises nor make any alteration in the elevation of the said premises or in the architectural decorations thereof as the same are now built without the written consent of the said Gerald James Fitzgerald his heirs or assigns AND ALSO will not at any time do or cause or knowingly suffer to be done any act or thing which may be or grow to the annoyance damage or disturbance of the said Gerald James FitzGerald his heirs or assigns or any of his or their tenants or lessees or the executors administrators tenants or assignees of such lessees or other occupiers of the houses adjoining or near to the premises hereby conveyed And shall and will keep and use the same as and for a private

Schedule of restrictive covenants continued

dwellinghouse only."

- 4 The following are details of the covenants contained in the Conveyance dated 25 March 1907 referred to in the Charges Register:-

"Not at any time to make or build any additional erection on any part of the premises hereby conveyed which may lessen the free circulation of air obstruct the light or in any way interrupt the views from the adjoining buildings or destroy the uniformity of the said premises nor make any alteration in the elevation of the said premises or in the architectural decorations thereof as the same are now built without the written consent of the said Gerald James Fitzgerald his heirs or assigns and also will not at any time do or cause or knowingly suffer to be done any act or thing which may be or grow to the annoyance damage or disturbance of the said Gerald James Fitzgerald his heirs or assigns or any of his or their tenants or lessees or the executors administrators tenants or assigns of such lessees or other occupiers of the houses adjoining or near to the premises hereby agreed to be sold and shall and will keep and use the same as and for a private dwellinghouse only."

Schedule of notices of leases

- | | | | | |
|---|----------------|----------------------|---------------|-----------|
| 1 | 08.10.2002 | Basement Transformer | 19.09.2002 | NGL814123 |
| | Edged and | Chamber | 99 years from | |
| | numbered 1 in | | 19.9.2002 | |
| | blue (part of) | | | |
- NOTE: See entry in the Charges Register relating to the rights granted by this lease

End of register