

Title Number : AGL370828

This title is dealt with by HM Land Registry, Wales 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 12 OCT 2017 at 20:25:29 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	: AGL370828
Address of Property	: Felde House, 575 North End Road, Wembley (HA9 0UU)
Price Stated	: Not Available
Registered Owner(s)	: FIC Management Houses PTE Limited (Co. Regn. No. 09597704) care of Anthony Louca Solicitors, 24 Lisson Grove, London NW1 6TT.
Lender(s)	: Bangkok Bank Public Company Limited

Title number AGL370828

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 20:25:29. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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.

BRENT

- 1 (16.03.2016) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Felda House, 575 North End Road, Wembley (HA9 0UU).
- 2 (16.03.2016) The mines and minerals under the land tinted blue on the title plan are excepted.
- 3 (16.03.2016) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 4 (16.03.2016) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 21 November 1956 made between (1) The Wembley Trust Limited and (2) Olympic Way Estate-Limited.

NOTE: Copy filed under MX333047.

- 5 (16.03.2016) The Transfer dated 21 November 1956 referred to above contains a provision as to light or air.
- 6 (16.03.2016) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title dated 11 August 1987 made between (1) Allnatt London Properties PLC (2) Slough Trading Estate Limited and (3) Joseph Le Shark Limited.

NOTE 1: The right of way over the roadway coloured brown on the Transfer plan is included in this registration only in so far as it is exercisable over the land tinted brown on the title plan.

NOTE 2: Copy filed under NGL602136.

- 7 (16.03.2016) By a Notice of termination of right of way dated 12 January 2011 from London Prestige Developments LLP to Le Shark Limited the right of way contained in clause 2 of the first schedule of the Transfer dated 11 August 1987 referred to above was expressed to be determined.

NOTE: Copy filed under NGL620953.

- 8 (16.03.2016) A Deed dated 11 April 2014 made between (1) London Apex House LLP and (2) Town Estates Limited relates to the release of rights of light and air as therein mentioned.

NOTE: Copy filed under NGL382548.

- 9 (16.03.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 12 February 2016

A: Property Register continued

Term : Beginning on and including 3 September 2015 ending on
and including 2 March 2038
Parties : (1) FIC Global Limited
(2) FIC Management Houses PTE Limited

- 10 (16.03.2016) The Lease prohibits or restricts alienation.
- 11 (16.03.2016) By a Deed dated 26 February 2016 made between (1) London Apex House LLP and (2) FIC Global Limited the terms of the Deed dated 11 April 2014 were rectified as therein mentioned.
- NOTE: Copy filed under NGL676298.*
- 12 (16.03.2016) The landlord's title is registered.

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 (16.03.2016) PROPRIETOR: FIC Management Houses PTE Limited (Co. Regn. No. 09597704) care of Anthony Louca Solicitors, 24 Lisson Grove, London NW1 6TT.
- 2 (16.03.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 15 February 2016 in favour of Bangkok Bank Public Company Limited 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 (16.03.2016) A Transfer of the freehold estate in the land tinted yellow on the title plan and other land dated 12 January 1922 made between (1) The Wembley Park Estate Company Limited (Vendors) and (2) The B.E.E. Assets Company Limited (Purchasers) contains restrictive covenants details of which are set out in the schedule of restrictive covenants hereto.
- By a Deed of Release dated 30 September 1926 made between (1) The Wembley Park Estate Company Limited (2) The B.E.E. Assets Company Limited and (3) Edward Joseph DezFosse the said covenants were expressed to be released subject nevertheless to certain amended restrictions as to user contained in the Wembley Town Planning Scheme which were thereby declared to be in substitution for the restrictions expressed to be released as aforesaid.
- 2 (16.03.2016) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 26 January 1923 made between (1) The Metropolitan Railway Company and (2) B.E.E. Assets Company Limited contains restrictive covenants details of which are set out in the schedule of restrictive covenants hereto.
- By a Deed dated 23 July 1926 the said covenants were expressed to be released. Details of the terms of release are set out in the schedule of restrictive covenants hereto
- 3 (16.03.2016) A Transfer of the freehold estate in the land tinted yellow on the title plan and other land dated 29 April 1929 made between (1) The Beecham Trust Limited and (2) British Incorporated

C: Charges Register continued

Pictures Limited contains restrictive covenants.

NOTE 1: A copy of the Agreement dated 18 May 1926 mentioned in the transfer is filed under 12326(NGL).

NOTE 2: Copy filed under P45496.

- 4 (16.03.2016) The land tinted pink on the title plan is subject to the rights excepted and reserved by the Transfer dated 29 April 1929 referred to above.

NOTE: Copy filed under P45496.

- 5 (16.03.2016) Deed of Permit and Covenant dated 4 December 1929 made between (1) The Urban District Council of Wembley and (2) British Incorporated Pictures Limited in variation of the Agreement dated 18 May 1926 referred to above.

NOTE: Copy filed under P45496.

- 6 (16.03.2016) The parts of the land affected thereby are subject to the rights granted by a Lease dated 20 May 2015 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under AGL343807 .

- 7 (16.03.2016) The land is subject to the lease set out in the schedule of leases hereto.

- 8 (16.03.2016) REGISTERED CHARGE contained in a Debenture dated 15 February 2016.

- 9 (16.03.2016) Proprietor: BANGKOK BANK PUBLIC COMPANY LIMITED (incorporated in Thailand) of 333 Silom Road, Bangkok 10500, Thailand and of Exchequer Court, 33 St. Mary Axe, London EC3A 8AA.

- 10 (16.03.2016) The proprietor of the Charge dated 15 February 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 (16.03.2016) The following are details of the covenants contained in the Transfer dated 12 January 1922 referred to in the Charges Register:-

"THE Purchasers hereby covenant for themselves and their assigns with the Vendors their successors and assigns the owners for the time being of the Wembley Park Estate that in the event of the land hereby transferred being used for building purposes not more than four dwelling houses with suitable outbuildings shall be built on each acre of the said land and that each house shall be of the prime cost of at least one thousand pounds and constructed in accordance with plans to be approved by the Vendors or their successors the owners for the time being of the Wembley Park Estate and that no house shall be used otherwise than as a private dwelling house without the consent in writing of the Vendors or their successors the owners of the said Wembley Park Estate provided nevertheless and it is agreed that nothing herein contained shall prohibit the use of the said land or any part thereof for the purpose of an exhibition or other sports and athletic purpose or the erection thereon of any buildings or structures whether of a permanent or temporary description required or considered necessary or desirable in connection with such user."

- 2 (16.03.2016) The following are details of the covenants contained in the Conveyance dated 26 January 1923 referred to in the Charges Register:-

Covenant by Purchasers with intent to bind not only themselves but all future owners and tenants of the land and premises thereby assured or any part thereof and to bind such lands and premises into whosoever hands the same might come (except as thereafter expressly authorised)

Schedule of restrictive covenants continued

in event of the land being used for building purposes not more than three dwellinghouses with suitable outbuildings should be built on said land and that each house should be of prime cost of at least £1000 and constructed in accordance with plans approved by the Railway Company and no house should be used otherwise than a private dwellinghouse without consent in writing of the Railway Company Provided that nothing therein contained should prohibit the use of the said land for purpose of an exhibition or sports amusements and athletic purposes or the erection of any buildings or structures whether of a permanent or temporary description required in connection with such user.

- 3 (16.03.2016) The following are details of the terms of the Release contained in the Deed dated 23 July 1926 referred to in the Charges Register:-

The said piece of land has been thrown into and formed part of adjoining property of the Assets Company recently the site of the British Empire Exhibition and the Railway Company no longer required said land to be subject to the restrictions imposed by said covenant and had agreed to release the same accordingly.

Schedule of notices of leases

1	22.05.2015 Edged Blue	Electricity substation	20.05.2015 99 years from and including 20.5.2015	AGL343807
---	--------------------------	------------------------	---	-----------

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

End of register