

Title Number : LN78344

This title is dealt with by HM Land Registry, Birkenhead 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 23:35:44 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	: LN78344
Address of Property	: 18 Lexham Gardens, London (W8 5JE)
Price Stated	: £45,900,000
Registered Owner(s)	: FIC LONDON HOTEL (PRIVATE) LIMITED (incorporated in British Virgin Islands) care of Anthony Louca Solicitors, 24 Lisson Grove, Marylebone, London NW1 6TT.
Lender(s)	: Bangkok Bank Public Company Limited

## Title number LN78344

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 23:35:44. 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.

KENSINGTON AND CHELSEA

- 1 (26.08.1903) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 Lexham Gardens, London (W8 5JE).

### 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 (05.11.2014) PROPRIETOR: FIC LONDON HOTEL (PRIVATE) LIMITED (incorporated in British Virgin Islands) care of Anthony Louca Solicitors, 24 Lisson Grove, Marylebone, London NW1 6TT.
- 2 (05.11.2014) The price stated to have been paid on 13 October 2014 for the land in this title and in LN68424, LN80430, LN191456, LN204984 and LN206711 was £45,900,000.
- 3 (11.08.2016) 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 28 July 2016 in favour of Bangkok Bank Public Company Limited referred to in the Charges Register.

### C: Charges Register

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

- 1 (11.08.2016) REGISTERED CHARGE contained in a Debenture dated 28 July 2016 affecting also other titles.

NOTE: Charge reference LN68424.

- 2 (11.08.2016) Proprietor: BANGKOK BANK PUBLIC COMPANY LIMITED (incorporated in Thailand) of Exchequer Court, 33 St Mary Axe, London EC3A 8BY.
- 3 (11.08.2016) The proprietor of the Charge dated 28 July 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.
- 4 (16.08.2016) The land is subject to the lease set out in the schedule of leases hereto.

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Schedule of notices of leases

1	16.08.2016	18-30 Lexham Gardens	28.07.2016 25 years from and including 01.05.2015	BGL126092
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NOTE: The lease comprises also other land

End of register