

Title Number : BGL55933

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 10 AUG 2021 at 14:12:00 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	: BGL55933
Address of Property	: 23 Upper Phillimore Gardens, London (W8 7HF)
Price Stated	: £25,000,000
Registered Owner(s)	: PENNTISIA LIMITED (incorporated in Liberia) and PENNTISIMA LIMITED (incorporated in Liberia) of 23 Upper Phillimore Gardens, London W8 7HF.
Lender(s)	: None

## Title number BGL55933

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 AUG 2021 at 14:12:00. 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 (19.10.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Upper Phillimore Gardens, London (W8 7HF).
- 2 (01.12.2005) The Transfer dated 28 October 2005 referred to in the Charges Register contains a provision as to boundary structures.
- 3 (11.01.2008) The land in this title and other land has the benefit of the rights granted by a Deed dated 21 December 2007 made between (1) Ann Margaret Bradley and Elizabeth Ann Rackow and (2) Portobello Enterprises Ltd affecting the land tinted brown on the title plan for a term of 43 years, 9 months and 4 days from 21 December 2007.

*NOTE:-Copy filed.*

- 4 (08.06.2015) By a Deed dated 1 June 2015 made between (1) Ann Margaret Bradley and Elizabeth Ann Rackow and (2) Portobello Enterprises Limited the terms of the lease dated 21 December 2007 referred to above were varied.

*NOTE:- Copy filed under BGL82911.*

### 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 (07.06.2021) PROPRIETOR: PENNTISIA LIMITED (incorporated in Liberia) and PENNTISIMA LIMITED (incorporated in Liberia) of 23 Upper Phillimore Gardens, London W8 7HF.
- 2 (07.06.2021) The price stated to have been paid on 27 May 2021 for the land in this title and in title BGL20507 was £25,000,000.
- 3 (07.06.2021) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (07.06.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

### C: Charges Register

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

- 1 The land is subject to rights of drainage.

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## C: Charges Register continued

2 (01.12.2005) The land is subject to the rights reserved by a Transfer of the land in this title dated 28 October 2005 made between (1) Francis Anthony Armstrong Carnwath and others and (2) 23 Upper Phillimore Gardens Limited.

*NOTE: Copy filed.*

End of register