THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 5 MAY 2022 AT 10:27:10. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, WALES OFFICE.

TITLE NUMBER: LN186807

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

HACKNEY

1 (26.08.1959) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 323 Green Lanes, London (N4 2ES).

2 A Conveyance of (inter alia) the land in this title dated 24 June 1959 and made between The Church Commissioners for England (Commissioners) (1) and Tarra Investment Co. Limited (Purchaser) (2) contains the following exceptions and reservations:-

"EXCEPT nevertheless and RESERVING unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property:-

(a) The free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now existing in or under the said property hereby conveyed or substituted therefor by the Purchaser.

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier of occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect and maintain or suffer to be erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon.

(c) All such rights of way and such rights of user of air light and passage thereof as the Commissioners their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property."

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 (24.01.2013) PROPRIETOR: BLUMIN CAPITAL LTD (Co. Regn. No. 08258647) of 323 Green Lanes, Finsbury Park, London N4 2ES.

2 (24.01.2013) The price stated to have been paid on 15 January 2013 was £1,250,000.

B: Proprietorship Register continued

3 (30.10.2018) 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 10 October 2018 in favour of Ore Lending Limited referred to in the Charges Register.

C: Charges Register

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

1 (30.10.2018) REGISTERED CHARGE dated 10 October 2018.

2 (08.03.2021) Proprietor: ORE LENDING LIMITED (Co. Regn. No. 12908588) of 6th Floor, 33 Holborn, London EC1N 2HT.

End of register