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Official copy of register of title

Title number WM816486

Edition date 10.10.2018

- This official copy shows the entries on the register of title on 07 AUG 2020 at 11:34:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 07 Aug 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Coventry Office.

A: Property Register

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

WEST MIDLANDS : BIRMINGHAM

- 1 (02.12.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the South West side of Bedford Road, Birmingham.

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 (24.05.2018) PROPRIETOR: EUTOPIA LAND LTD (Co. Regn. No. 10857677) of 40 Craven Street, London WC2N 5NG.
- 2 (24.05.2018) The price stated to have been paid on 30 April 2018 for the land in this title and titles WM915358 and WM694798 was £7,000,000.
- 3 (24.05.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (24.05.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants on the part of the landlord contained in the leases referred to in the schedule of leases hereto and of indemnity in respect thereof.
- 5 (24.05.2018) 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 30 April 2018 in favour of Areo S.a.r.l. referred to in the Charges Register or their conveyancer.
- 6 (10.10.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, is to be completed by registration without a certificate signed by a conveyancer that the provisions of paragraph 3.2 of Schedule 5 of an Agreement dated 22 December 2017 made between (1) A. & J. Mucklow (Investments) Limited and (2) Eutopia Land LTD have been complied with or that they do not

B: Proprietorship Register continued

apply to the disposition.

C: Charges Register

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

- 1 (07.04.2004) The land is subject to the lease set out in the schedule of leases hereto.
- 2 (17.01.2018) By a Deed of variation and lease dated 22 December 2017 made between (1) A & J Mucklow (Birmingham) Limited (2) Sulzer Electro Mechanical Services (UK) Limited and (3) Sulzer (UK) Holdings Limited the terms of the lease dated 28 September 2006 referred to in the schedule of leases hereto were varied.

NOTE:-Copy filed under MM99427.
- 3 (24.05.2018) REGISTERED CHARGE dated 30 April 2018 affecting also other titles.

NOTE: Charge reference WM694798.
- 4 (24.05.2018) Proprietor: AREO S.A.R.L. (incorporated in Luxembourg) of 55 Avenue Pasteur, L-2311, Luxembourg.
- 5 (24.05.2018) The proprietor of the Charge dated 30 April 2018 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 notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	02.12.2013	Land on the east side of Bedford Road, Camp Hill	28.09.2006 12 years from 27.9.2006	WM967074
		<i>NOTE 1: The lease comprises also other land</i>		
		<i>NOTE 2: See entry in the Charges Register relating to a Deed of variation and lease dated 22 December 2017</i>		
2	17.01.2018	193 Camp Hill	22.12.2017 Beginning on and including 28.9.2018 and ending on and including 27.3.2020	MM99427

NOTE 1: This is a reversionary lease

NOTE 2: The lease also includes other land

End of register