

Title Number : NGL886677

This title is dealt with by Land Registry, Croydon 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 NOV 2010 at 08:51:04 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL886677
Address of Property	: Millbank Tower, 21 to 24 (inclusive) Millbank, and 25 and 30 Millbank, London
Price Stated	: £37,000,000
Registered Owner(s)	: BASIO HOLDINGS LIMITED (incorporated in British Virgin Islands) of 1 Palm Chambers No.3, P O Box 3152, Road Town, Tortola, British Virgin Islands and care of Meridien House, 42-43 Upper Berkeley Street, London W1H 5QJ.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 NOV 2010 at 08:51:04. This copy does not take account of any application made after that time even if still pending in the 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.

CITY OF WESTMINSTER

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Millbank Tower, 21 to 24 (inclusive) Millbank, and 25 and 30 Millbank, London.

NOTE: The airspace above the property at 133.71 metres Newlyn Datum Level is excluded from the title.

- 2 (04.10.2005) An Agreement dated 16 February 1931 made between (1) The King's Most Excellent Majesty (2) The Commissioners of Crown Lands (3) Anglo Properties Limited and (4) The Prudential Assurance Company Limited contains provisions as to light or air and height of buildings.

NOTE: Copy filed under NGL853762.

- 3 A Deed dated 11 October 1962 made between (1) Westminster Medical School (2) The Queen's Most Excellent Majesty (3) The Crown Estate Commissioners and (4) The Legal and General Assurance Society Limited relates to rights of light and air.

NOTE: Duplicate filed under LN97110.

- 4 (10.09.2007) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 12 July 2007 made between (1) The Crown Estate Commissioners on behalf of Her Majesty and (2) Basio Holdings Limited.

NOTE: Copy filed.

- 5 (10.09.2007) The Transfer dated 12 July 2007 referred to above contains a provision as to light or air and other matters.

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 (10.09.2007) PROPRIETOR: BASIO HOLDINGS LIMITED (incorporated in British Virgin Islands) of 1 Palm Chambers No.3, P O Box 3152, Road Town, Tortola, British Virgin Islands and care of Meridien House, 42-43 Upper Berkeley Street, London W1H 5QJ.
- 2 (10.09.2007) The price stated to have been paid on 12 July 2007 was £37,000,000.
- 3 (10.09.2007) RESTRICTION: No disposition of the registered estate (other than a mortgage to a Bank or Building Society regulated by the Financial Services Authority) by the proprietor of the registered estate or by the proprietor of any registered charges is to be registered without a written certificate from the Crown

B: Proprietorship Register continued

Estate Commissioners confirming that the obligation contained in Clause 5.1 of the Standard Development Clawback Deed dated 12 July 2007 and made between (1) The Crown Estate Commissioners on behalf of Her Majesty the Queen and (2) Basio Holdings Limited have been complied with.

- 4 (10.09.2007) 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.
- 5 (16.07.2009) 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 24 June 2009 in favour of Bank Of Scotland Plc referred to in the Charges Register.

C: Charges Register

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

- 1 The land tinted pink on the title plan is subject to the provisions contained in an Agreement relating to light and air dated 9 October 1931 and made between (1) The Commissioners of His Majesty's Works and Public Buildings (2) Thames House Estate Limited and (2) The Prudential Assurance Company Limited.

NOTE: Copy filed under LN212498.

- 2 The land is subject so far as affected thereby to the provisions of the Westminster City (Millbank) Improvement Act 1929 and to the exceptions reservations agreements covenants and matters contained or referred to in a Conveyance on sale dated 22 June 1935 and made between (1) The Most Noble Hugh Richard Arthur Duke of Westminster (2) Sir Vincent Wilberforce Baddeley and William Henry Smith (3) Sir Samuel Instone and (4) Associated London Properties Limited (thereinafter called the purchaser) and the said Conveyance contains covenants by the purchaser to observe and perform the duties and obligations and the stipulations and covenants therein referred to.

NOTE: Copy Conveyance filed under 461929.

- 3 (04.10.2005) The parts of the land affected thereby are subject to the provisions contained in an Agreement dated 17 December 1965 made between (1) The Mayor Aldermen and Citizens of the City of Westminster (2) The Crown Estate Commissioners (3) Legal and General Assurance Society Limited and (4) Vickers Limited relating to the construction and use of a stopping bay, the provision of land for use by the public, and the construction and use of an access cover.

NOTE: Copy filed under NGL853762.

- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 5 (16.07.2009) REGISTERED CHARGE dated 24 June 2009.
- 6 (16.07.2009) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) for the attention of Gavin Reid of Second Floor New Uberior House, 11 Earl Grey Street, Edinburgh EH3 9BN.

Schedule of notices of leases

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|---|-------------------------|--|---|
| 1 | 11.05.1977
NGL304244 | Millbank Court, Second to
eleventh floors and
entrance halls and
staircases | 22.04.1977

99 years (less
22 days) from
5.1.1959 |
|---|-------------------------|--|---|

Schedule of notices of leases continued

NOTE: This Lease comprises also other land.

2	21.05.2001 NGL798563	Parts of Millbank Court and Millbank Tower	10.04.2001 125 years from 6.4.2000
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End of register