

Title Number : NGL916814

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 5 OCT 2012 at 16:50:56 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 | : NGL916814 |
| Address of Property | : Apartment A.08.1 One Hyde Park, 100 Knightsbridge, London and parking spaces, storage space and wine storage space 16 (SW1X 7LJ) |
| Price Stated | : £86,200,000 |
| Registered Owner(s) | : WATER PROPERTY HOLDINGS LIMITED (incorporated in British Virgin Islands) of Apartment A.08.1 One Hyde Park, The Residences at Mandarin Oriental, 100 Knightsbridge, London SW1X 7LJ and of Stuart McLuckie, Barclays Bank (Suisse) SA, 18-20 Chemin de Grange-Canal, P.O. Box 3941, 1211 Geneva 3, Switzerland and of nmuktan@voropaevltd.com.ua. |
| 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 5 OCT 2012 at 16:50:56. 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CITY OF WESTMINSTER

1 (10.03.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment A.08.1 One Hyde Park, 100 Knightsbridge, London and parking spaces, storage space and wine storage space 16 (SW1X 7LJ).

NOTE 1: As to the part tinted blue and yellow on the title plan only the apartment on levels 8 and 9 is included in the title.

NOTE 2: As to the parts tinted pink on the title plan only the apartment on levels 8 and 9, the parking spaces, storage space and wine storage space 16 on basement level 3 are included in the title.

NOTE 3: As to the part tinted mauve on the title plan only the parking space on basement level 3 is included in the title.

2 (10.03.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 4 February 2011

Term : 999 years less three days from and including 30 November

2006

Parties : (1) Project Grande (Guernsey) Nominee 1 Limited and Project

Grande (Guernsey) Nominee 2 Limited

(2) Water Property Holdings Limited

3 (10.03.2011) The Lease prohibits or restricts alienation.

4 (10.03.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

5 (10.03.2011) The landlord's title is registered.

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 (10.03.2011) PROPRIETOR: WATER PROPERTY HOLDINGS LIMITED (incorporated in British Virgin Islands) of Apartment A.08.1 One

B: Proprietorship Register continued

Hyde Park, The Residences at Mandarin Oriental, 100 Knightsbridge, London SW1X 7LJ and of Stuart McLuckie, Barclays Bank (Suisse) SA, 18-20 Chemin de Grange-Canal, P.O. Box 3941, 1211 Geneva 3, Switzerland and of nmuktan@voropaevltd.com.ua.

2 (10.03.2011) The price, other than rents, stated to have been paid on the grant of the lease was £86,200,000.

3 (10.03.2011) RESTRICTION: No Transfer or lease (for a term of more than three years from the date of the lease) 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 completed by registration unless a certificate is given by the Solicitor or Secretary of the proprietor for the time being of the registered estate comprising the reversion immediately expectant on the determination of the registered lease that:

(a) the applicant has delivered a deed of covenant pursuant to Schedule 5 of the registered lease; and

(b) the proprietor of the registered estate has resigned from any company appointment in One Hyde Park Limited and has transferred the proprietor of the registered estate's share or shares to the applicant.

C: Charges Register

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

1 (10.03.2011) A Deed dated 27 September 1956 affecting the land tinted pink, blue and mauve on the title plan and other land made between (1) The Hyde Park Hotel Limited (2) National Safe Deposit & Trustee Company Limited (3) The Land Securities Investment Trust Limited and (4) Western Heritable Investment Company Limited and Calendar Holdings Limited contains a restrictive covenant.

NOTE: Copy filed under LN3167.

End of register