



HERBERT  
SMITH  
FREEHILLS

DATED 15 November 2023

- (1) THE LONDON LEGACY DEVELOPMENT CORPORATION
- (2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM
- (3) STRATFORD CITY BUSINESS DISTRICT LIMITED
- (4) IQL S10 TRUSTEE I LIMITED and IQL S10 TRUSTEE II LIMITED  
each acting as trustees on behalf of the IQL S10 TRUST
- (5) IQL S2 TRUSTEE I LIMITED and IQL S2 TRUSTEE II LIMITED  
each acting as trustees on behalf of the IQL S2 TRUST
- (6) IQL S3 TRUSTEE I LIMITED and IQL S3 TRUSTEE II LIMITED  
each acting as trustees on behalf of the IQL S3 TRUST
- (7) IQL S4 TRUSTEE I LIMITED and IQL S4 TRUSTEE II LIMITED  
each acting as trustees on behalf of the IQL S4 TRUST
- (8) IQL S1S11 (GP) LIMITED  
acting in its capacity as general partner of IQL S1S11 LP
- (9) IQL ESTATE MANAGEMENT COMPANY LIMITED
- (10) IQL COMMERCIAL ESTATE MANAGEMENT COMPANY LIMITED
- (11) GLASSHOUSE GARDENS RESIDENTS' MANAGEMENT COMPANY LIMITED
- (12) ADRIATIC LAND 12 LIMITED
- (13) TRANSPORT FOR LONDON

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**FIFTH MODIFICATION AGREEMENT**

pursuant to sections 106 and 106A(1)(a) of  
the Town and Country Planning Act 1990 and other powers  
relating to the regeneration of  
Stratford City, London  
Zones 2-7: LCR and HS1 Land

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Herbert Smith Freehills LLP

THIS DEED made on

15 November

2023

**BETWEEN:**

- (1) **THE LONDON LEGACY DEVELOPMENT CORPORATION** of Level 9, 5 Endeavour Square, Stratford, London, E20 1JN (the "**LLDC**");
- (2) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM** of Newham Dockside, 1000 Dockside Road, London, E16 2QU (the "**Council**");
- (3) **STRATFORD CITY BUSINESS DISTRICT LIMITED** (incorporated and registered in England and Wales with company registration number 07328908) whose registered office is at 5 Merchant Square, Level 9, London, England, W2 1BQ ("**SCBD**");
- (4) **IQL S10 TRUSTEE I LIMITED** (incorporated and registered in Jersey under company registration number RC130929) and **IQL S10 TRUSTEE II LIMITED** (incorporated and registered in Jersey under company registration number RC130931) the registered offices of which are at 3rd Floor, Gaspe House, 66-72 The Esplanade, St Helier, Jersey, Channel Islands JE1 2LH in their capacity as trustees of the **IQL S10 TRUST** (the "**S10 Tenant**");
- (5) **IQL S2 TRUSTEE I LIMITED** (incorporated and registered in Jersey under company registration number RC130933) and **IQL S2 TRUSTEE II LIMITED** (incorporated and registered in Jersey under company registration number RC130930) the registered offices of which are at 3rd Floor, Gaspe House, 66-72 The Esplanade, St Helier, Jersey, Channel Islands JE1 2LH in their capacity as trustees of the **IQL S2 TRUST** (the "**S2 Tenant**");
- (6) **IQL S3 TRUSTEE I LIMITED** (incorporated and registered in Jersey under company registration number RC130934) and **IQL S3 TRUSTEE II LIMITED** (incorporated and registered in Jersey under company registration number RC130935) the registered offices of which are at 3rd Floor, Gaspe House, 66-72 The Esplanade, St Helier, Jersey, Channel Islands JE1 2LH in their capacity as trustees of the **IQL S3 TRUST** (the "**S3 Tenant**");
- (7) **IQL S4 TRUSTEE I LIMITED** (incorporated and registered in Jersey under company registration number RC130936) and **IQL S4 TRUSTEE II LIMITED** (incorporated and registered in Jersey under company registration number RC130937) the registered offices of which are at 3rd Floor, Gaspe House, 66-72 The Esplanade, St Helier, Jersey, Channel Islands JE1 2LH in their capacity as trustees of the **IQL S4 TRUST** (the "**S4 Tenant**");
- (8) **IQL S1S11 (GP) LIMITED** (incorporated and registered in England and Wales with company registration number 12495837), the registered office of which is at 5 Merchant Square, Level 9, London, England, W2 1BQ, in its capacity as the general partner of **IQL S1S11 LP**, a limited partnership registered in England and Wales with registered number LP020920, the principal place of business of which is at 5 Merchant Square, Level 9, London, England, W2 1BQ (the "**S1/11 Tenant**");
- (9) **IQL ESTATE MANAGEMENT COMPANY LIMITED** (incorporated and registered in England and Wales with company registration number 10935373) whose registered office is at 5 Merchant Square, Level 9, London, England, W2 1BQ (the "**Estate Manco**");
- (10) **IQL COMMERCIAL ESTATE MANAGEMENT COMPANY LIMITED** (incorporated and registered in England and Wales with company registration number 10935360) whose registered office is at 5 Merchant Square, Level 9, London, England, W2 1BQ (the "**Commercial Manco**");

- (11) **GLASSHOUSE GARDENS RESIDENTS' MANAGEMENT COMPANY LIMITED** a private limited company incorporated under the laws of England and Wales (Company Registration No. 08827760) the registered office of which is at 5 Merchant Square, Level 9, London, England, W2 1BQ (the "**Existing Residential Manco**");
- (12) **ADRIATIC LAND 12 LIMITED** (incorporated and registered in Guernsey under company registration number 69382) the registered office of which is at Mont Crevelt House, Bulwer Avenue, St Sampson, Guernsey, GY2 4LH ("**Adriatic**"); and
- (13) **TRANSPORT FOR LONDON** of 5 Endeavour Square, Stratford, London, E20 1JN ("**TfL**").

**WHEREAS:**

- (A) This Deed is supplemental to an agreement dated 30 March 2012 made pursuant to section 106 of the 1990 Act and other relevant powers between (1) the Olympic Delivery Authority (2) the Council (3) the Secretary of State for Transport (4) London & Continental Railways Limited (5) TfL (6) HS1 Limited and (7) Stratford City Business District Limited (the "**LCR Agreement**") as modified by a modification agreement dated 22 January 2014 made pursuant to section 106A(1)(a) of the 1990 Act between (1) the LLDC (2) the Council and (3) Stratford City Business District Limited (the "**First Modification Agreement**") and as further modified by a modification agreement dated 18 September 2015 made pursuant to section 106A(1)(a) of the 1990 Act between (1) the LLDC (2) the Council (3) TfL (4) Stratford City Business District Limited (5) SCBD Trustee No. 1 Limited and SCBD Trustee No. 2 Limited in their capacity as Trustees of the SCBD S5 Trust (6) SCBD Trustee No. 1 Limited and SCBD Trustee No. 2 Limited in their capacity as Trustees of the SCBD S6 Trust (7) SCBD Residential Limited (8) The Penny Brook Hotel LLP and (9) London & Continental Railways Limited (the "**Second Modification Agreement**") and as further modified by a modification agreement dated 13 October 2020 made pursuant to section 106A(1)(a) of the 1990 Act between (1) the LLDC (2) the Council (3) London & Continental Railways Limited (4) the Secretary of State for Transport (5) TfL and (6) HS1 Limited (the "**Third Modification Agreement**") and as further modified by a modification agreement dated 15 June 2021 made pursuant to section 106A(1)(a) of the 1990 Act between (1) the LLDC (2) the Council (3) SCBD (4) IQL North Limited (5) IQL S10 Trustee I Limited and IQL S10 Trustee II Limited in their capacity as trustees of the IQL S10 Trust (6) the S2 Tenant (7) the S3 Tenant (8) the S4 Tenant (9) the S1/11 Tenant (10) Estate Manco (11) Commercial Manco (12) Existing Residential Manco (13) SCBD Residential Limited and (14) TfL (the "**Fourth Modification Agreement**").
- (B) On 1 October 2012, the LLDC took on the planning functions of the Olympic Delivery Authority as local planning authority. The LLDC was created on 1 April 2012 by virtue of the London Legacy Development Corporation (Establishment) Order 2012. References in the Original Agreement to the Olympic Delivery Authority should therefore be taken to mean the LLDC pursuant to clause 1.2.3 of the Original Agreement.
- (C) This Deed relates to the S1/11 Site.
- (D) This Deed shall be known as the "Fifth Modification Agreement".
- (E) SCBD is the freehold owner of the S10 Site, S2 Site, the S3 Site, the S4 Site, the S1/11 Site and other land comprised in the land and property known as The International Quarter (South), Stratford, London as the registered proprietor of HM Land Registry title number TGL377871.

- (F) The S10 Tenant is the leasehold owner of the S10 Site and is the registered proprietor of HM Land Registry title number TGL565461 in respect of such land.
- (G) The S2 Tenant is the leasehold owner of the S2 Site and is the registered proprietor of HM Land Registry title number TGL545241 in respect of such land.
- (H) The S3 Tenant is the leasehold owner of the S3 Site and is the registered proprietor of HM Land Registry title number TGL545242 in respect of such land.
- (I) The S4 Tenant is the leasehold owner of the S4 Site and is the registered proprietor of HM Land Registry title number TGL545243 in respect of such land.
- (J) The S1/11 Tenant is the leasehold owner of the S1/11 Site and is the registered proprietor of HM Land Registry title number TGL545238 in respect of such land.
- (K) The Estate Manco is the leasehold owner of the estate common areas within Zone 2 comprising on the date of this Deed: (i) the area shown with green shading on Plan 3A attached to this Deed (but excluding the area shown edged red on Plan 3B attached to this Deed); and (ii) the area shown edged red on Plan 3C attached to this Deed, as the registered proprietor of title numbers TGL486454 and TGL537422.
- (L) The Commercial Manco is the leasehold owner of the commercial common areas within Zone 2 comprising on the date of this Deed: (i) the area shown with pink shading on Plan 3A attached to this Deed; and (ii) the area shown edged red and shaded yellow on Plan 3D attached to this Deed, as the registered proprietor of title numbers TGL498678 and TGL534141.
- (M) The Existing Residential Manco is the leasehold owner of the residential common areas within Zone 2 comprising on the date of this Deed the area shown edged red on Plan 2 attached to this Deed, as the registered proprietor of title number TGL513640.
- (N) Adriatic is the leasehold owner of Plots S7 and S8 shown edged red on Plan 2 attached to this Deed as the registered proprietor of title number TGL409701.
- (O) LCR, The Secretary of State for Transport, HS1 Limited, the SCBD S5 Trust, the SCBD S6 Trust, The Penny Brook Hotel LLP and IQL North Limited do not have freehold or leasehold interests in the S1/11 Site (and the modifications to the Original Agreement in this Deed do not affect their respective freehold and leasehold interests in the land bound by the Original Agreement) and accordingly are not parties to this Deed.
- (P) A detailed planning application has been submitted to the LLDC for the development of the S1/11 Site (application reference 21/00416/FUL).
- (Q) A non-material amendment application has been submitted to the LLDC pursuant to section 96A of the 1990 Act to make a non-material change to the SCOPP to insert a new planning condition to the effect that no development authorised by the SCOPP shall take place on the S1/11 Site (application reference 21/00414/NMA).
- (R) The LLDC resolved to grant planning permission for the development of the S1/11 Site referred to in Recital (P) and for the non-material amendment referred to in Recital (Q) at a meeting of the LLDC Planning Decisions Committee held on 24 May 2022 subject to the completion of a modification agreement to release the S1/11 Site from the Original Agreement.

- (S) The Council was a party to the Original Agreement by virtue of it retaining certain functions in respect of the area within which the Stratford City site (of which the Zone 2 land forms part) is situated, including functions in respect of highways, community and leisure facilities, social, economic and environmental well-being, housing and education, and the Council is accordingly the beneficiary to various covenants, undertakings and obligations contained in the Original Agreement.
- (T) The Parties have agreed to modify the Original Agreement in order to release the S1/11 Site from the obligations, undertakings and covenants contained in the Original Agreement with effect from the Consent Date.
- (U) The Parties have accordingly agreed to enter into this Deed to give effect to their agreement to the release and modification referred to in Recital (T) and to comply with the requirements of section 106A(2) of the 1990 Act.

**NOW IT IS HEREBY AGREED and WITNESSED** as follows:

**1. DEFINITIONS**

- 1.1 Where in this Deed the following defined terms and expressions are used they shall have the following respective meanings unless the context otherwise requires:

**"1990 Act"** means the Town and Country Planning Act 1990 (as amended) or any re-enactment or modification thereof for the time being in force;

**"Consent Date"** means the date of grant of consent by the LLDC for the non-material amendment referred to in Recital (Q);

**"Original Agreement"** means the LCR Agreement as modified by the First Modification Agreement, the Second Modification Agreement, the Third Modification Agreement and the Fourth Modification Agreement;

**"Parties"** means the parties to this Deed;

**"S1/11 Site"** means the land within Zone 2 shown edged red on Plan 4 attached to this Deed;

**"S10 Site"** means the land within Zone 2 shown edged blue and labelled "S10" on Plan 1 attached to this Deed (but for the avoidance of doubt excluding the S1/11 Site);

**"S2 Site"** means the land within Zone 2 shown edged blue and labelled "S2" on Plan 1 attached to this Deed;

**"S3 Site"** means the land within Zone 2 shown edged blue and labelled "S3" on Plan 1 attached to this Deed;

**"S4 Site"** means the land within Zone 2 shown edged blue and labelled "S4" on Plan 1 attached to this Deed; and

**"SCOPP"** means the outline planning permission for Stratford City granted on 30 March 2012 under reference 10/90641/EXTODA (as subsequently varied pursuant to section 96A of the 1990 Act).

## **2. LEGAL EFFECT**

- 2.1 This Deed is made pursuant to sections 106, 106A(1)(a) and 106A(2) of the 1990 Act and all other relevant powers with the effect that the planning obligations contained in the Original Agreement as modified by this Deed shall be enforceable by the LLDC as local planning authority.
- 2.2 Save where expressly stated otherwise, words and expressions used in this Deed (including in the Recitals) will have the same meaning as defined in the Original Agreement.
- 2.3 Save as expressly modified by this Deed, the Original Agreement will remain in full force and effect.

## **3. MODIFICATION OF THE ORIGINAL AGREEMENT: RELEASE**

- 3.1 The Parties agree that the Original Agreement shall be modified so that with effect from the Consent Date:

- 3.1.1 the LLDC releases each of SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco and Adriatic (together with their successors in title and assigns and persons deriving title from them) from all of their respective obligations, undertakings and covenants (if any) contained in the Original Agreement in relation to the S1/11 Site only;
- 3.1.2 the Council releases each of SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco and Adriatic (together with their successors in title and assigns and persons deriving title from them) from all of their respective obligations, undertakings and covenants (if any) contained in the Original Agreement in relation to the S1/11 Site only;
- 3.1.3 TfL releases each of SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco and Adriatic (together with their successors in title and assigns and persons deriving title from them) from all of their respective obligations, undertakings and covenants (if any) contained in the Original Agreement in relation to the S1/11 Site only; and
- 3.1.4 all references in the Original Agreement to the Development Site and to the LCR Land shall be deemed to refer to the Development Site and to the LCR Land excluding the S1/11 Site,

with the intent and effect that from the Consent Date the S1/11 Site shall cease to be bound by and shall be released and discharged from all of the obligations, undertakings and covenants contained in the Original Agreement.

- 3.2 To the extent that the LLDC has obligations, undertakings and covenants to any of the Council, SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco, Adriatic and TfL (together with their respective successors in title and assigns and persons deriving title from them) in relation to the S1/11 Site only, with effect from the Consent Date the Council, SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the

S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco, Adriatic and TfL each release the LLDC from such obligations, undertakings and covenants.

3.3 To the extent that the Council has obligations, undertakings and covenants to any of the LLDC, SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco, Adriatic and TfL (together with their respective successors in title and assigns and persons deriving title from them) in relation to the S1/11 Site only, with effect from the Consent Date the LLDC, SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco, Adriatic and TfL each release the Council from such obligations, undertakings and covenants.

3.4 The LLDC, the Council and TfL confirm that there are no antecedent breaches of any of the obligations, undertakings and covenants contained in the Original Agreement in relation to the S1/11 Site only.

3.5 The Council, SCBD, the S10 Tenant, the S2 Tenant, the S3 Tenant, the S4 Tenant, the S1/11 Tenant, the Estate Manco, the Commercial Manco, the Existing Residential Manco, Adriatic and TfL confirm that there are no antecedent breaches of any of the LLDC's obligations, undertakings and covenants contained in the Original Agreement in relation to the S1/11 Site only.

#### **4. MODIFICATION OF THE ORIGINAL AGREEMENT: ARRIVAL PARK**

4.1 The Parties further agree that the Original Agreement shall be modified with effect from the Consent Date as follows:

4.1.1 Paragraph 8.3.2 in Part 8 of Schedule 1 to the Original Agreement shall be deleted.

#### **5. LOCAL LAND CHARGE**

5.1 The Council shall immediately following the date of this Deed register a note of this Deed on the Register of Local Land Charges maintained by the Council.

#### **6. LEGAL COSTS**

6.1 The S1/11 Tenant shall on completion of this Deed pay the LLDC's reasonable legal costs (including VAT on those costs, but only to the extent such VAT is not recoverable, whether by way of set off or otherwise, by the LLDC) properly incurred in the negotiation and completion of this Deed (inclusive of any such reasonable costs properly incurred by external lawyers appointed by the LLDC in relation to the negotiation and completion of this Deed).

6.2 The S1/11 Tenant shall on completion of this Deed pay the Council's reasonable legal costs properly incurred in the negotiation and completion of this Deed.

6.3 The S1/11 Tenant shall on completion of this Deed pay TfL's reasonable legal costs properly incurred in the negotiation and completion of this Deed (inclusive of any such reasonable costs properly incurred by external lawyers appointed by TfL in relation to the negotiation and completion of this Deed).

## 7. THIRD PARTY RIGHTS

- 7.1 Any person who is not a party to this Deed has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

## 8. JURISDICTION

- 8.1 This Deed is governed by and shall be interpreted in accordance with the law of England.

## 9. LIABILITY OF TRUSTEES

- 9.1 IQL S10 Trustee I Limited and IQL S10 Trustee II Limited (the "**S10 Trustees**") are each entering into this Deed as joint managing trustees of the IQL S10 Trust (the "**S10 Unit Trust**") and, as such, any liability on either S10 Trustee's part pursuant to this Deed or arising as a result of any part of this Deed shall be, to the fullest extent permitted by law, limited to the net assets held on trust from time to time for the S10 Unit Trust which are in each S10 Trustee's possession or under its control as joint managing trustee of the S10 Unit Trust.

- 9.2 Notwithstanding any other provision of this Deed, the S10 Trustees shall have no obligation to meet any claim or liability under this Deed except to the extent that it can properly meet the claim or liability out of the net assets from time to time of the S10 Unit Trust.

- 9.3 The parties hereto acknowledge that the effect of this clause 9 is that they shall have no recourse to any assets of the S10 Trustees other than those assets from time to time comprising the net trust fund of the S10 Unit Trust.

- 9.4 Any limitations referred to above shall not apply in the case of fraud on the part of the S10 Trustees.

- 9.5 The parties acknowledge that reference to the S10 Trustees in this Deed is reference to IQL S10 Trustee I Limited and IQL S10 Trustee II Limited in their capacity as joint managing trustees of the S10 Unit Trust and reference to actions of the S10 Trustees is reference to actions of the S10 Trustees in their capacity as joint managing trustees of the S10 Unit Trust only and not to any corporate or other capacity.

- 9.6 Clauses 9.1 to 9.5 apply to IQL S2 Trustee I Limited and IQL S2 Trustee II Limited (the "**S2 Trustees**") as joint managing trustees of the IQL S2 Trust (the "**S2 Unit Trust**") as if references therein to the "S10 Trustees" or an "S10 Trustee" are references to the S2 Trustees or an S2 Trustee (as the case may be) and references therein to the "S10 Unit Trust" are references to the S2 Unit Trust.

- 9.7 Clauses 9.1 to 9.5 apply to IQL S3 Trustee I Limited and IQL S3 Trustee II Limited (the "**S3 Trustees**") as joint managing trustees of the IQL S3 Trust (the "**S3 Unit Trust**") as if references therein to the "S10 Trustees" or an "S10 Trustee" are references to the S3 Trustees or an S3 Trustee (as the case may be) and references therein to the "S10 Unit Trust" are references to the S3 Unit Trust.

- 9.8 Clauses 9.1 to 9.5 apply to IQL S4 Trustee I Limited and IQL S4 Trustee II Limited (the "**S4 Trustees**") as joint managing trustees of the IQL S4 Trust (the "**S4 Unit Trust**") as if references therein to the "S10 Trustees" or an "S10 Trustee" are references to the S4 Trustees or an S4 Trustee (as the case may be) and references therein to the "S10 Unit Trust" are references to the S4 Unit Trust.



**IN WITNESS** whereof this Deed has been executed and delivered by the parties to this Deed on the date which appears at the head of this document.

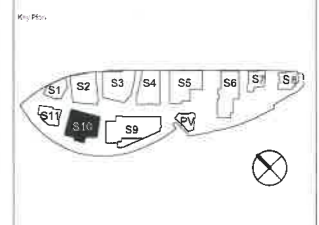
## LIST OF PLANS

<b>Plan 1:</b>	IQL South Plots Plan
<b>Plan 2:</b>	Adriatic and Existing Residential Manco Land
<b>Plans 3A, 3B, 3C and 3D:</b>	Estate Manco and Commercial Manco Land
<b>Plan 4:</b>	S1/11 Site



- Site Ownership Boundary
- Plot Boundary
- Retaining Wall
- Land transferred to Network Rail

DESCRIPTION	BY	CHK	DATE	REV



Created by  
**MAKOWER ARCHITECTS**  

 Makower Architects  
 24 Old Street, Finsbury Square  
 London, EC2A 3DF  
 +44 (0)20 7625 1235  
 www.makower.com

Client  
**SCBD Ltd**

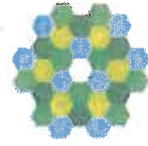
Drawing Title  
**IQL SOUTH SITE OWNERSHIP AND PLOT BOUNDARY PLAN**

Publication  
**FOR INFORMATION**

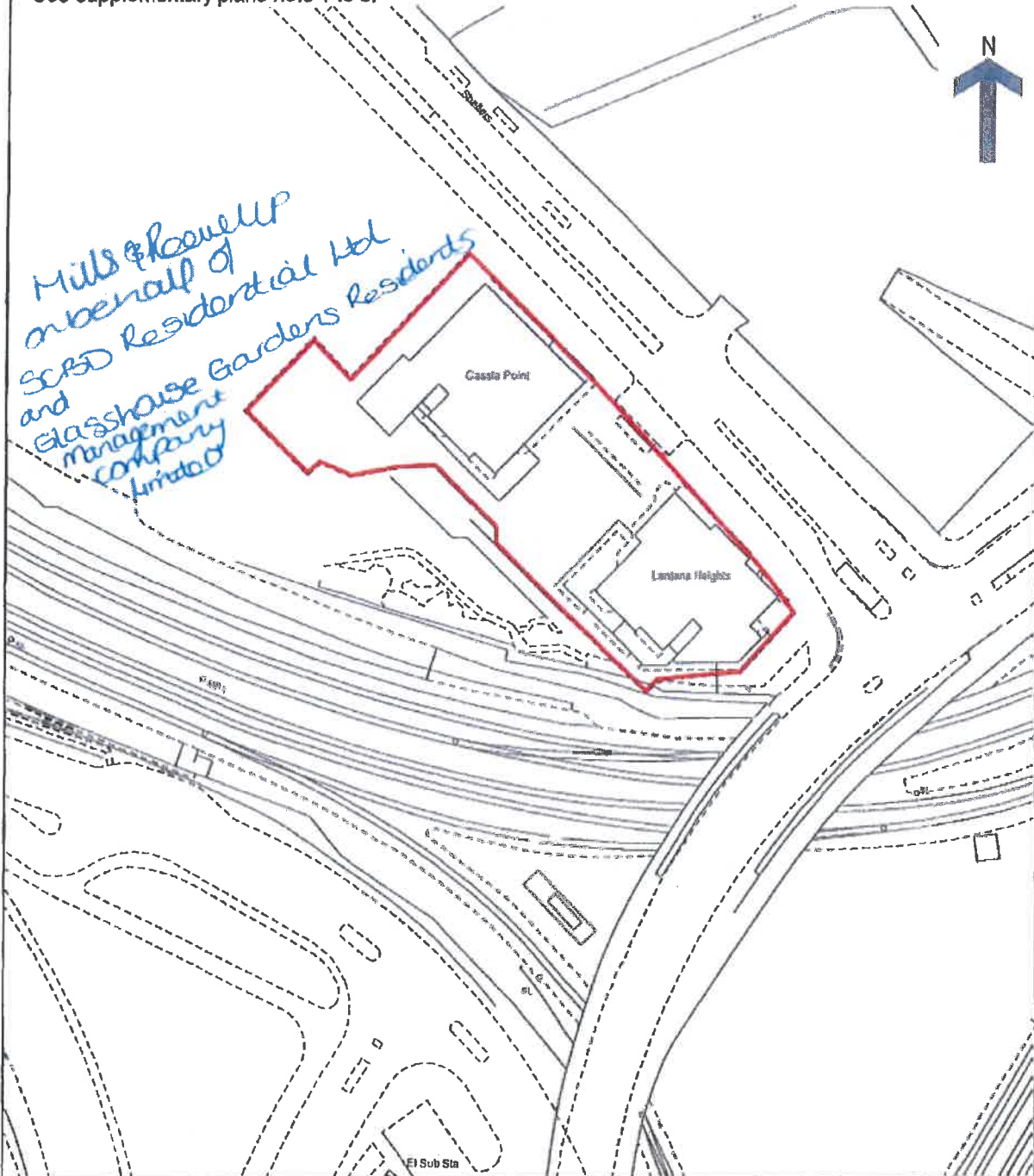
Drawing Date: 17/06/20  
 Scale: 1 : 1250 @ A1  
 Drawing Number: IQL-A-MKA-MP-XXX-DR-06-025

HM Land Registry  
Official copy of  
title plan

Title number TGL409701  
Ordnance Survey map reference TQ3884SW  
Scale 1:1250 enlarged from 1:2500  
Administrative area Newham



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See supplementary plans no.s 1 to 3.



This official copy issued on 27 June 2017 shows the state of this title plan on 22 December 2016 at 17:16:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by HM Land Registry, Durham Office.





Revision	Date	Description
00	27.03.2018	For Information
01	15.03.2018	Updated for comments by CDM - the hatch to green
02	21.03.2018	Updated for comments by CDM - European Park

# PLAN 3A

**Legend**

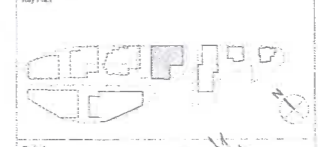
[Green Hatch]	ESTATE COMMON PARTS
[Pink Hatch]	COMMERCIAL COMMON PARTS
[Blue Hatch]	SURRENDER OF STATE COMMON PARTS
[Red Dashed Line]	ESTATE BOUNDARY
[Blue Dashed Line]	RESIDENTIAL COMMON AREAS

**NOTE:**  
- The public realm is indicative and subject to design development

**For Information**

Drawn by: JC  
 Checked by: SS  
 Authored by: SS

Do not scale from drawings. The author of this drawing takes no responsibility for any inaccuracies caused by misreading or copying from this drawing and no reliance may be placed on such drawings, if no dimension is given, it is the responsibility of the applicant to measure the dimension specified from the author or by site measurement. The status of all structural and services elements must always be checked against the relevant approved drawings. No reliance should be placed upon this information without on the drawing.



**Project**  
IQL - Building S5  
J10420

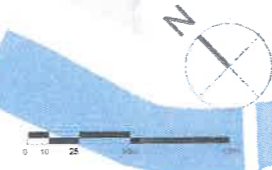
**Client**  
Rogers Stirk Harbour + Partners

**The Lead Architect**  
22 Ludlow Hill Street  
London  
EC3N 4AB

**Architect**  
Tel: 020 7362 1234  
Fax: 020 7362 8025  
Email: info@rshp.com  
www.rshp.com

**Drawing Title**  
Commercial ManCo Lease  
Plan 1

Scale: @ A1 1:1250	Drawing Number RSHP-A-J10380-SK-0302
Drawing Date 07.03.2018	Revision Date 15.03.2018
	Revision 02



Land to be surrendered by Estate Manco as needs to be demised in pavilion headlease

# PLAN 3B

STRATFORD CITY OUTLINE PLANNING PERMISSION (1/90641/EXT0DA) & ZONAL MASTERPLAN FOR ZONE 2 (11/90463/AOD0DA)

JOHN LEWIS

WESTFIELD AVENUE

IQL PLOT S4  
RMA 16/00342/REM

IQL PLOT S5  
RMA 15/00002/REM

IQL PLOT S6  
RMA 15/00003/REM

S2

S4

S5

S7

CARPENTERS SQUARE

ENDEAVOUR SQUARE  
(RMA Reference 16/00523/REM)

IQL PLOT S9  
RMA 16/00671/REM

Pavilion

S10

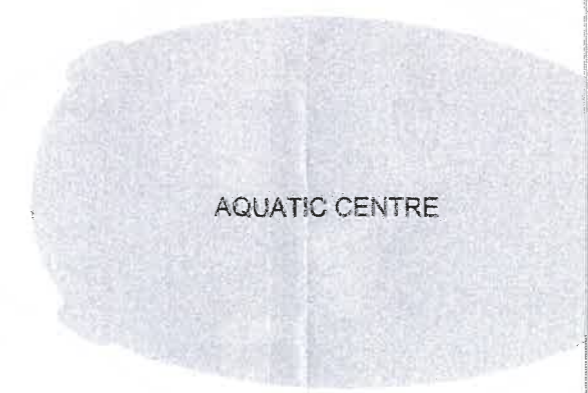
S9

← To be delivered as part of PDZ1.

F10 FOOTBRIDGE

PLANNING DELIVERY ZONE 1 (PDZ1)  
OF THE LEGACY COMMUNITIES SCHEME

FUTURE CULTURE AND EDUCATION DISTRICT



T99	30.09.2019	FOR INFORMATION	KY	MB
rev	date	issue description	dw	ch

revisions:

notes: Dimensions govern. Do not scale drawings. All dimensions are in millimeters unless noted otherwise. All dimensions shall be verified on site before proceeding. All discrepancies to be notified in writing to ACME. This drawing is to be read in conjunction with all relevant architectural and engineers information. All rights reserved. © ACME Ltd. Area measurements must not be taken to represent contractual documentation.

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**lendlease LCR**

consultant: **acme**  
76 Tabernacle Street, London EC2A 4EA, UK  
Tel +44 (0)20 7251 5122  
M: ma@acme.ac W: www.acme.ac

project	IQL PAVILION		
number	183		
drawing	SURRENDER OF PART OF ESTATE MANCO LEASE		
scale	1 : 750 @ A1		
status	INFORMATION		
date	30/09/19		
drawn by	KY	checked by	MB
drawing no	183-ACM-SKE141	rev no	T00



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 02 August 2023 shows the state of this title plan on 23 February 2023 at 11:36:02. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Telford Office .

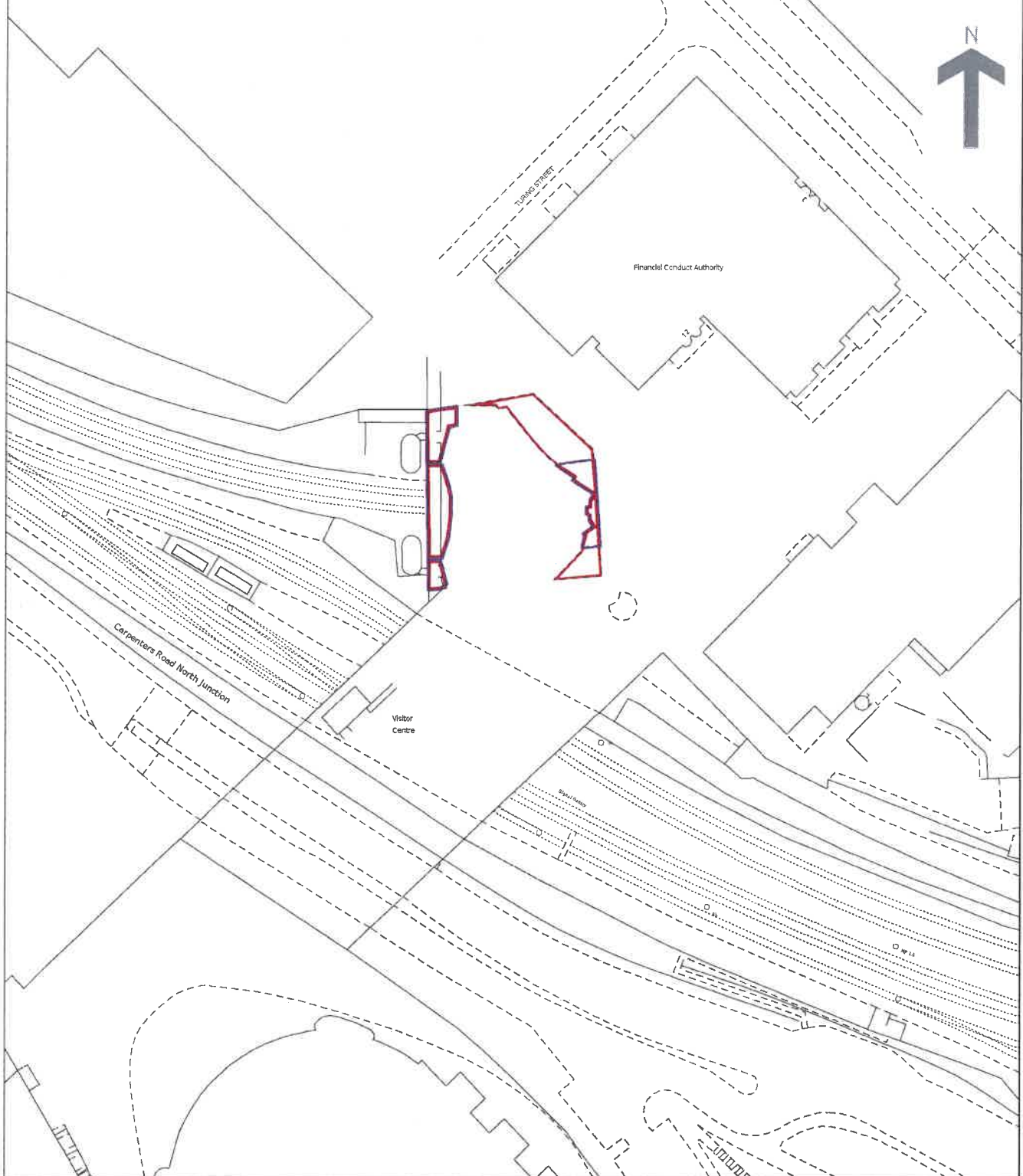
**PLAN 3C**

HM Land Registry  
Official copy of  
title plan

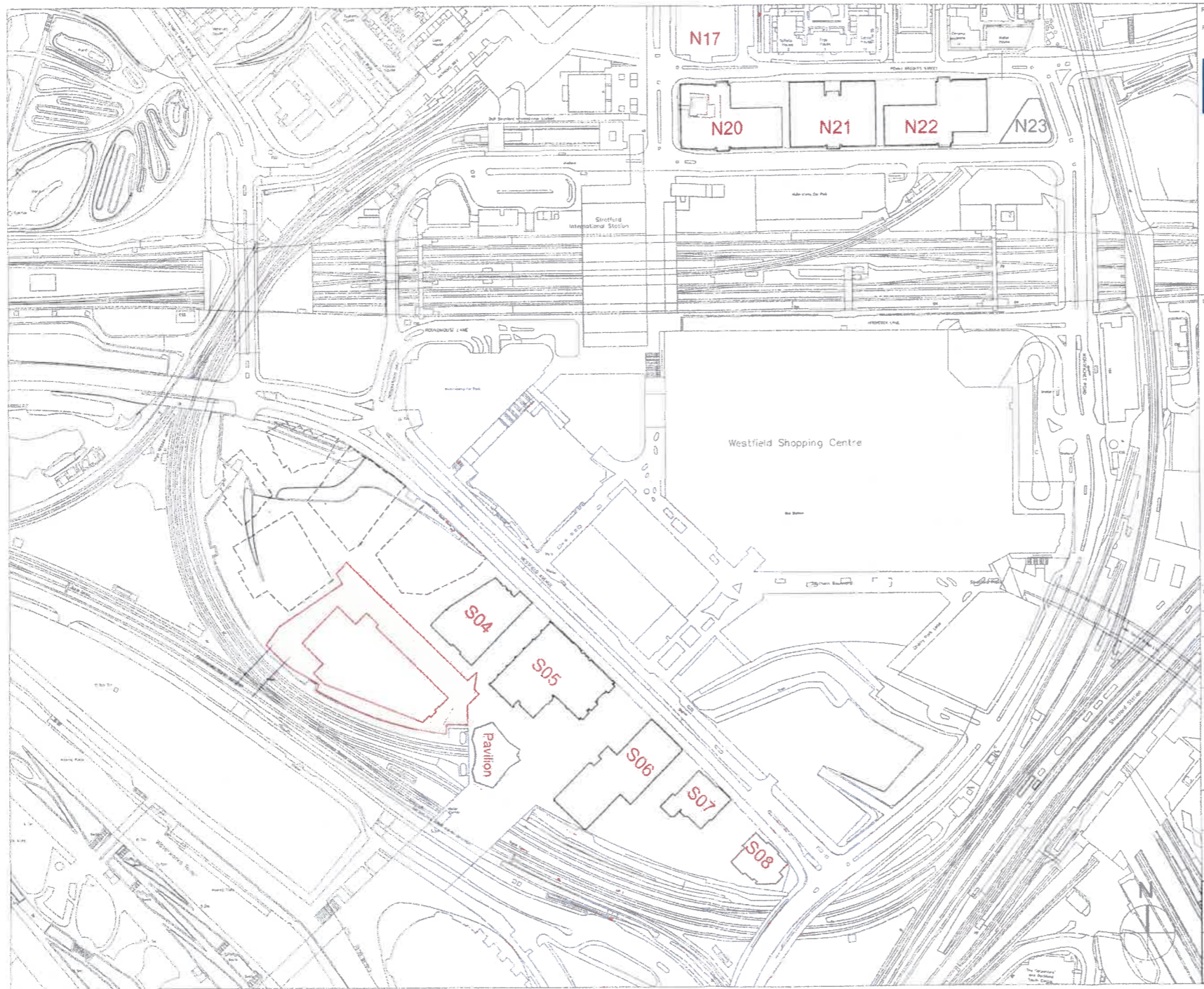
Title number **TGL537422**  
Ordnance Survey map reference **TQ3884SW**  
Scale **1:1250**  
Administrative area **Newham**



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Revision Date Description  
 P00 07.02.19 For Information

# PLAN 3D

## Drawing Purpose For Information

Drawn by	Checked by	Authorised by
...	...	...

Do not use this form of output. The author of this drawing takes no responsibility for the dimensional accuracy of any drawing produced from this drawing and is not responsible for the accuracy of the information given in the drawing or for the interpretation of the drawing. The user of this drawing should always be checked against the relevant engineering practices. No reliance should be placed upon information taken from this drawing.

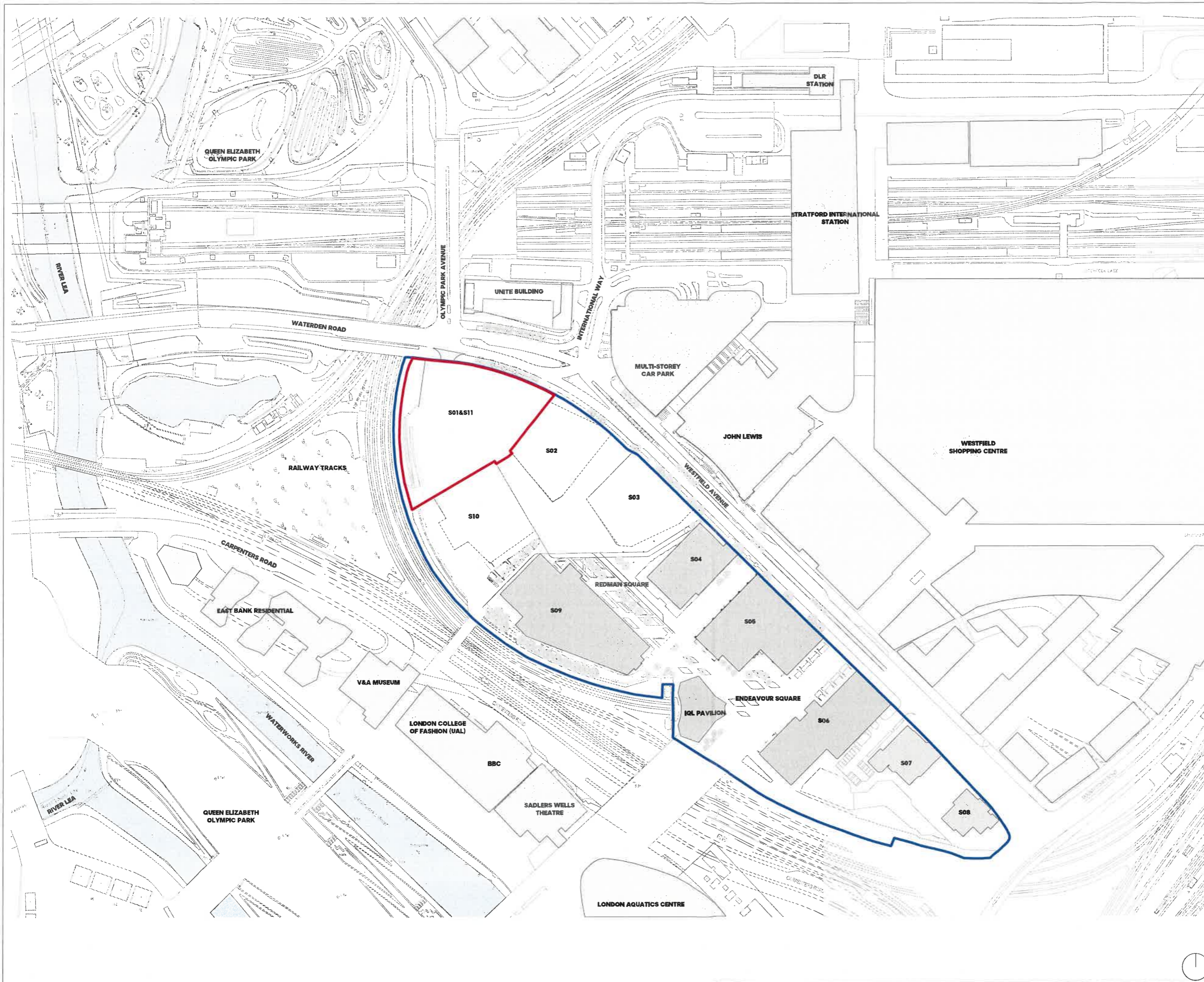


Project  
 IQL - Building S9  
 J10450

Contact  
 Rogers Risk Harbour + Partners  
 The Leakeford Building  
 110 Commercial Street  
 London  
 EC2A 4AB  
 Tel: 020 7865 1200  
 Mobile: 07800 36000  
 Email: j10450@rhp.com  
 www.rhp.com

Drawing Title  
 IQL Building S9  
 S9 Commercial Estate Management  
 Drawdown

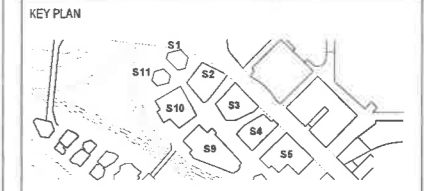
Scale @ A3	Drawing Number
1:1250@A3	IQL-A-RSH-S9-L00-SK-08-118
Drawing Date	Revision Date
07.02.2019	07.02.2019
Revision	C00



**NOTES**  
Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineer' information. Architect to be immediately notified of discrepancies.

- Key:**
- S1/S11 Site boundary
  - Property Boundary
  - Existing IQL Buildings or Buildings with Reserved Matters Approval
  - IQL South - Future building footprints (indicative)
  - Surrounding context buildings

PL2	Site Boundary Update	13/07/23	ABA
PL1	Planning Set	02/07/21	ABA
REV	DESCRIPTION	DATE	BY



**LEAD DESIGNER**  
**ALISON BROOKS ARCHITECTS**  
Unit 610 Highgate Studios  
53-79 Highgate Road  
London NW51TL, UK  
T +44 (0)20 7267 9777  
info@alisonbrooksarchitects.com

**PROJECT**  
International Quarter London  
Plots S1/S11

**DRAWING TITLE**  
Location Plan



SCALE AT A1	DATE:	JOB NUMBER:	
1 : 1250	02/07/21	IQLSZZ	
SCALE AT A3	DRAWN BY:	CHECKED BY:	APPROVED BY:
1 : 2500	CM	RR	NC

<b>DRAWING NUMBER</b>	<b>REV</b>
IQLSZZ-ABA-ZZ-ZZ-DR-AR-011001	PL2

<b>STATUS CODE:</b>	<b>STATUS DESCRIPTION:</b>
	Planning



THE COMMON SEAL of THE LONDON )  
LEGACY DEVELOPMENT )  
CORPORATION was hereunto affixed )  
in the presence of: )

*A Horowitz*  
Authorized signatory



#5334

**THE COMMON SEAL of THE MAYOR** )  
**AND BURGESSES OF THE LONDON** )  
**BOROUGH OF NEWHAM** was hereunto )  
affixed in the presence of: )

Authorised signatory

**EXECUTED as a DEED by STRATFORD  
CITY BUSINESS DISTRICT LIMITED**  
acting by two of its directors /  
a director and its secretary:

)  
)  
)  
)  
)  
)

.....  
Director  
.....  
Director/Secretary

**EXECUTED** as a **DEED** by **IQL S10 TRUSTEE I LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S10 TRUST**

Signature in name of company

**IQL S10 TRUSTEE I LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED** as a **DEED** by **IQL S10 TRUSTEE II LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S10 TRUST**

Signature in name of company

**IQL S10 TRUSTEE II LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED as a DEED by IQL S2 TRUSTEE I LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S2 TRUST**

Signature in name of company

**IQL S2 TRUSTEE I LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED as a DEED by IQL S2 TRUSTEE II LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S2 TRUST**

Signature in name of company

**IQL S2 TRUSTEE II LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED** as a **DEED** by **IQL S3 TRUSTEE I LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S3 TRUST**

Signature in name of company

**IQL S3 TRUSTEE I LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED** as a **DEED** by **IQL S3 TRUSTEE II LIMITED**, a company incorporated in Jersey acting by and \_\_\_\_\_ who, in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S3 TRUST**

Signature in name of company

**IQL S3 TRUSTEE II LIMITED**

Signature(s):

.....

.....

Authorised Signatories



**EXECUTED** as a **DEED** by **IQL S4 TRUSTEE I LIMITED**, a company incorporated in Jersey acting by  
and \_\_\_\_\_ who,  
in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S4 TRUST**

Signature in name of company

**IQL S4 TRUSTEE I LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED** as a **DEED** by **IQL S4 TRUSTEE II LIMITED**, a company incorporated in Jersey acting by  
and \_\_\_\_\_ who,  
in accordance with the laws of that territory, are acting under the authority of the company and acting in its capacity as a trustee of the **IQL S4 TRUST**

Signature in name of company

**IQL S4 TRUSTEE II LIMITED**

Signature(s):

.....

.....

Authorised Signatories

**EXECUTED as a DEED by** )  
**IQL S1S11 (GP) LIMITED** (as general partner )  
**of IQL S1S11 LP) acting by two directors:** )  
)  
)  
)

.....  
Director

.....  
Director

**EXECUTED as a DEED by IQL  
ESTATE MANAGEMENT COMPANY  
LIMITED acting by two of its directors:**

)  
)  
) .....  
) Director  
)  
) .....  
) Director

**EXECUTED as a DEED by IQL  
COMMERCIAL ESTATE MANAGEMENT  
COMPANY LIMITED** acting by two of its  
directors:

)  
)  
)  
)  
)  
)

.....

Director

.....

Director

**EXECUTED as a DEED by GLASSHOUSE  
GARDENS RESIDENTS' MANAGEMENT  
COMPANY LIMITED** acting by two of its  
directors:

)  
)  
) .....  
)

Director

)  
)  
) .....  
)

Director

**EXECUTED** as a **DEED** by **ADRIATIC LAND 12 LIMITED**, a company incorporated in Guernsey acting by and

who, in accordance with the laws of that territory, are acting under the authority of the Company

Signature in name of company

**ADRIATIC LAND 12 LIMITED**

Signature(s):

.....

Name printed

.....

Name printed

Authorised Signatories

**EXECUTED AS A DEED** by **TRANSPORT** )  
**FOR LONDON** acting by its attorney: )

Name: \_\_\_\_\_

Signature of Attorney .....

in the presence of:

Signature of witness: .....

Witness name (IN BLOCK CAPITALS): .....

Witness address: .....

.....