



HERBERT
SMITH
FREEHILLS

DATED 15th 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

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

Herbert Smith Freehills LLP

THIS DEED made on

15th 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

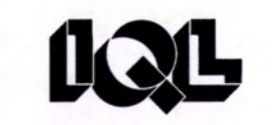
Plan 1:	IQL South Plots Plan
Plan 2:	Adriatic and Existing Residential Manco Land
Plans 3A, 3B, 3C and 3D:	Estate Manco and Commercial Manco Land
Plan 4:	S1/11 Site



- Site Ownership Boundary
- Plot Boundary
- Retaining Wall

THE COMMON SEAL OF THE
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF NEWHAM
Was hereunto affixed in the presence
John Doye
Authorised Signatory

DESCRIPTION	BY	CHK	DATE	REV
IQL				
Key Plan				
Consultant				
MAKOWER				
Drawing Date: 17/01/2010 @ A1				
Drawing Number: IQL-A-MKA-MP-XXX-DR-06-025				



Consultant
MAKOWER
ARCHITECTS



Drawing Date: 17/01/2010 @ A1
Drawing Number: IQL-A-MKA-MP-XXX-DR-06-025

2150/3250

9

UNIVERSITY OF CALIFORNIA

WAS RECEIVED BY THE DIRECTOR
COMMONS BOROUGHS OF MEMPHIS
MAYOR AND BURGESSES OF THE
THE COMMONS OF GREAT BRITAIN

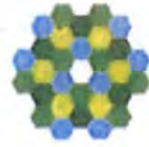


THE UNIVERSITY OF CALIFORNIA
LIBRARY
100 SOUTH BROADWAY
ANN ARBOR, MICHIGAN 48106

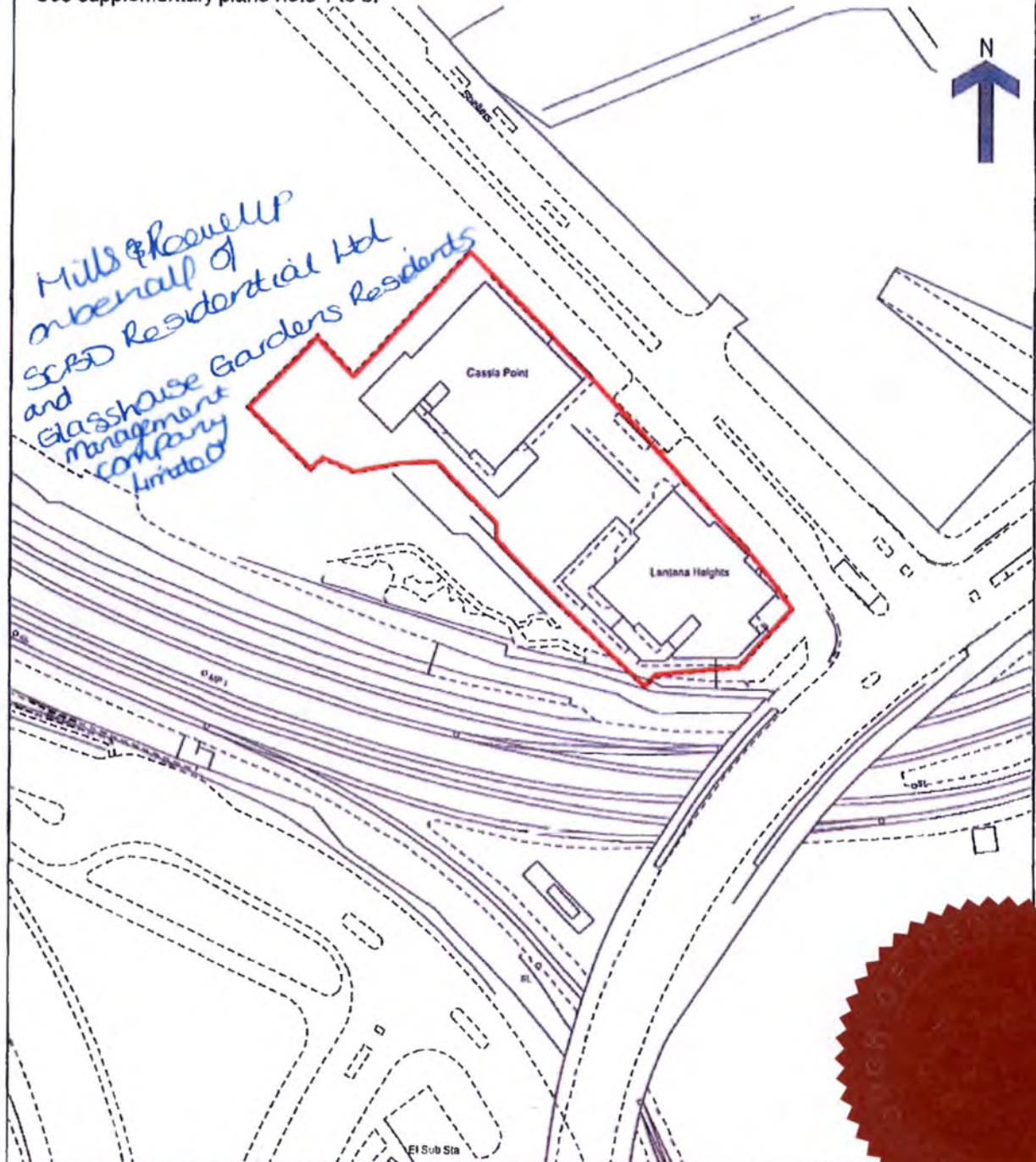
UNIVERSITY OF CALIFORNIA

HM Land Registry
Official copy of
title plan

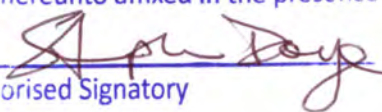
Title number TGL409701
Ordnance Survey map reference TQ3884SW
Scale 1:1250 enlarged from 1:2500
Administrative area Newham



© Crown copyright and database rights 2017 Ordnance Survey 100026316.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
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 17:16:30. 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 taken on the same points on the ground. This title is dealt with by HM Land Registry, Durham Office.

THE COUNCIL OF THE
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF NEWHAM
Was hereunto affixed in the presence

Authorized Signatory



ABN/3256





PLAN 3A

Revision	Date	Description
00	07.03.2018	For Information
01	15.03.2018	Issued for comments to RSH - Final hand to print
02	21.03.2018	Issued for comments to RSH - Building Plan

Legend

- ESTATE COMMON PARTS
- COMMERCIAL COMMON PARTS
- SURRENDER OF STATE COMMON PARTS
- ESTATE BOUNDARY
- RESIDENTIAL COMMON AREAS

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

Drawing Purpose
 For Information

Drawn by: JC
 Checked by: SS
 Authorised by: SS

Do not scale from drawing. The author of this drawing takes no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions. If the dimension is given, it is the responsibility of the recipient to ascertain the dimension specifically from the author or the approved measurement.

The adding of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon any information shown on this drawing.



Project
 IQL - Building S5
 J10420

Contact
 Rogers Stirk Harbour + Partners
 The Leadenhall Building
 122 Leadenhall Street
 London
 EC3V 4AB

W: 020 7395 1239
 Tel: 020 7395 9439
 email: info@rshpa.com
 www.rshpa.com

Drawing Title
 Commercial ManCo Lease
 Plan 1

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

THE COMMON SEAL OF THE
 MAYOR AND BURGESSES OF THE
 LONDON BOROUGH OF NEWHAM
 Was hereunto affixed in the presence

[Signature]
 Authorised Signatory



LBN/3256

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

S7

S2

S4

S5

CARPENTERS SQUARE

ENDEAVOUR SQUARE

(RMA Reference 16/00523/REM)

Pavilion

IQL PLOT S9
RMA 16/00671/REM

S10

S9

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM
Was hereunto affixed in the presence

[Signature]
Authorised Signatory

REV	DATE	ISSUE DESCRIPTION	KY	MB

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 ACM. 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.

This drawing may contain data under lease from Ordnance Survey. Unauthorised reproduction infringes crown copyright.



client Brought to you by

lendlease LCR

consultant	
prop	
rev	
div	
sc	
status	
date	
drawn by	KY
drawing no	183-ACM-SKE141
rev no	



← To be delivered as part of PDZI

F10 FOOTBRIDGE

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

FUTURE CULTURE AND EDUCATION DISTRICT



AQUATIC CENTRE



LBN/3286

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

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5712 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

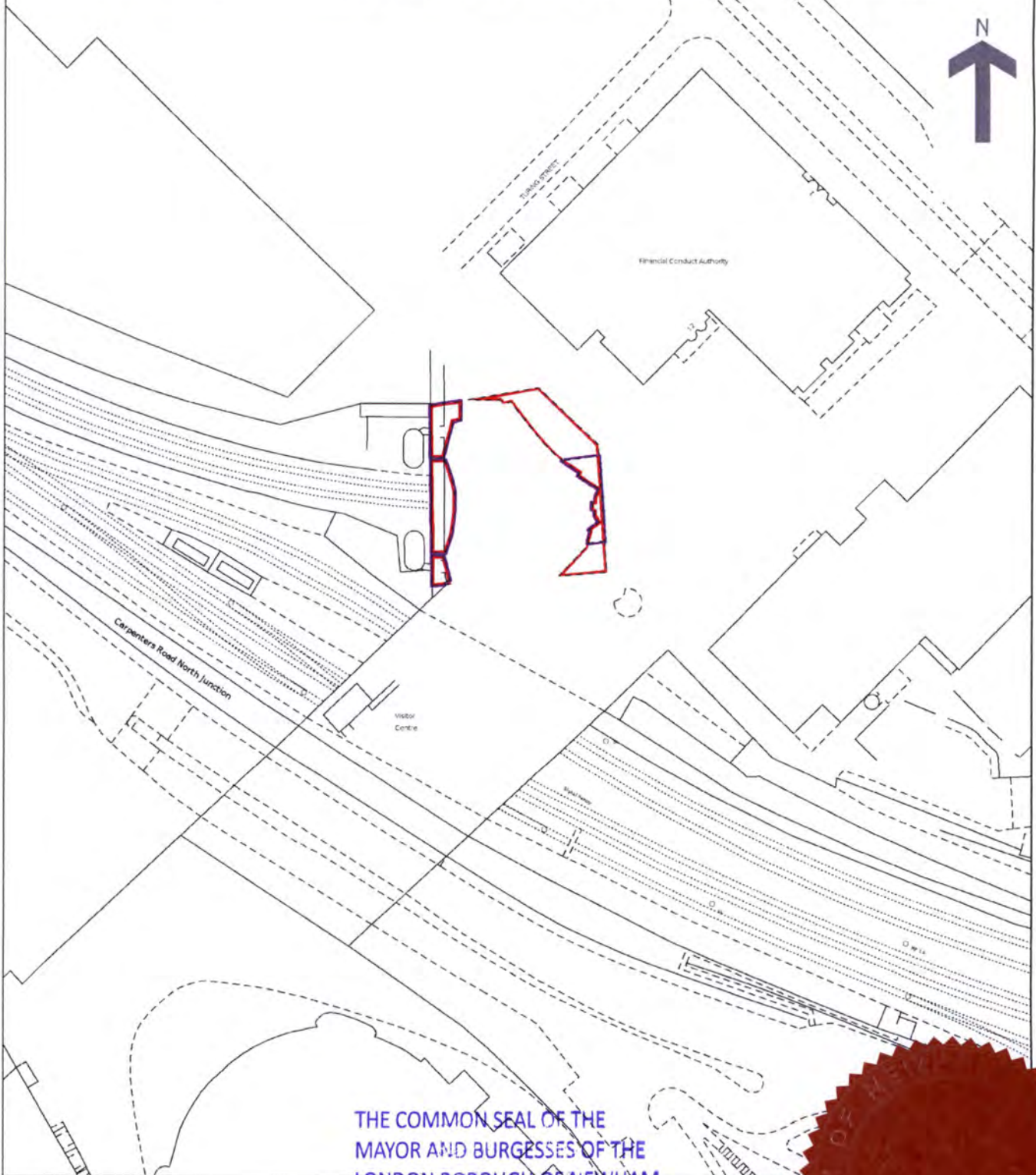
PHYSICAL CHEMISTRY
FACULTY

HM Land Registry
Official copy of
title plan

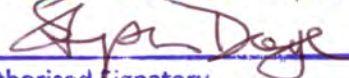
Title number **TGL537422**
Ordnance Survey map reference **TQ3884SW**
Scale **1:1250**
Administrative area **Newham**



© Crown copyright and database rights 2020 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



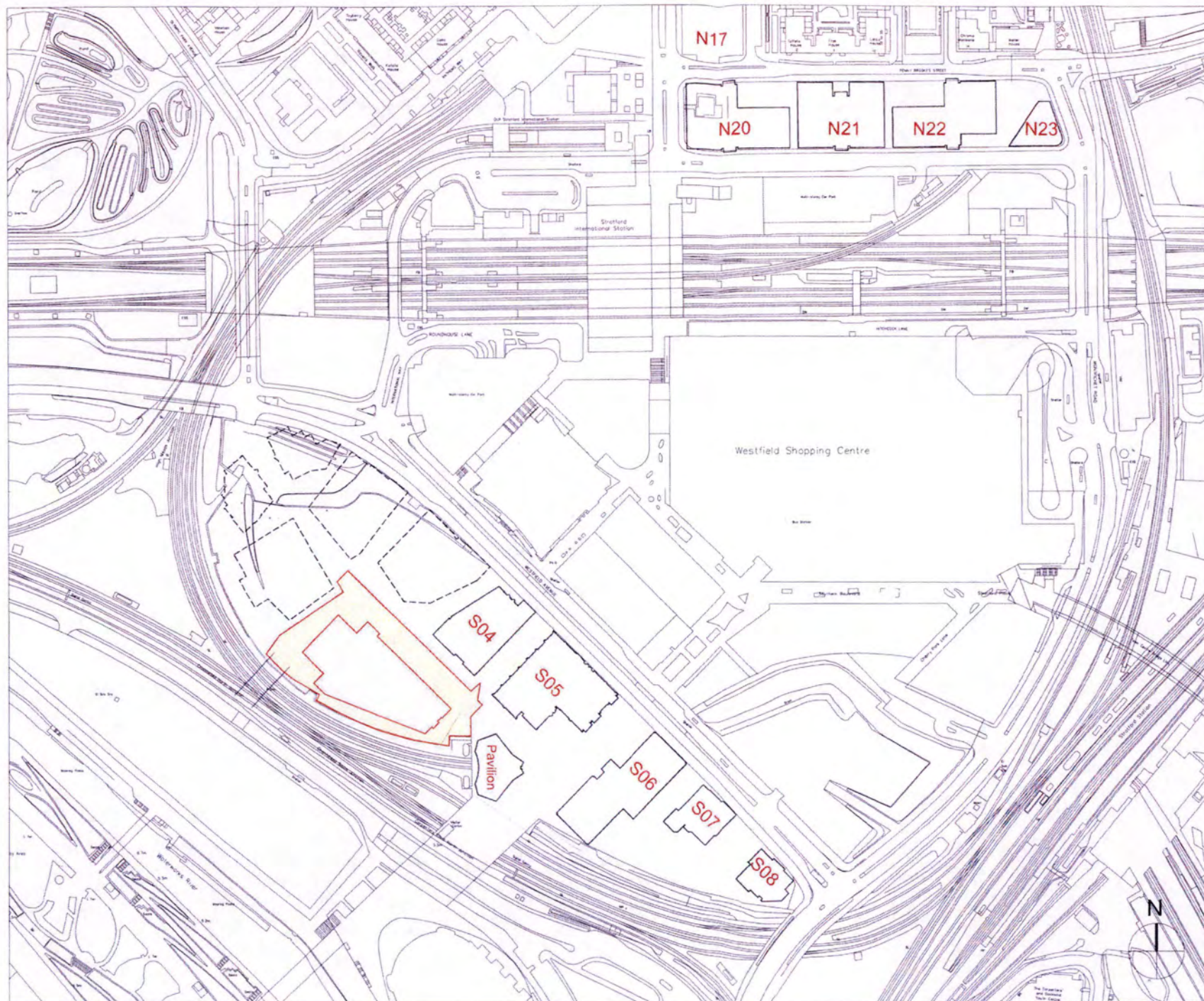
THE COMMON SEAL OF THE
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF NEWHAM
Was hereunto affixed in the presence


Authorized Signatory



This official copy is incomplete without the preceding notes page.

2BN/3256



Revision Date Description
 008 07.02.19 For Information

PLAN 3D

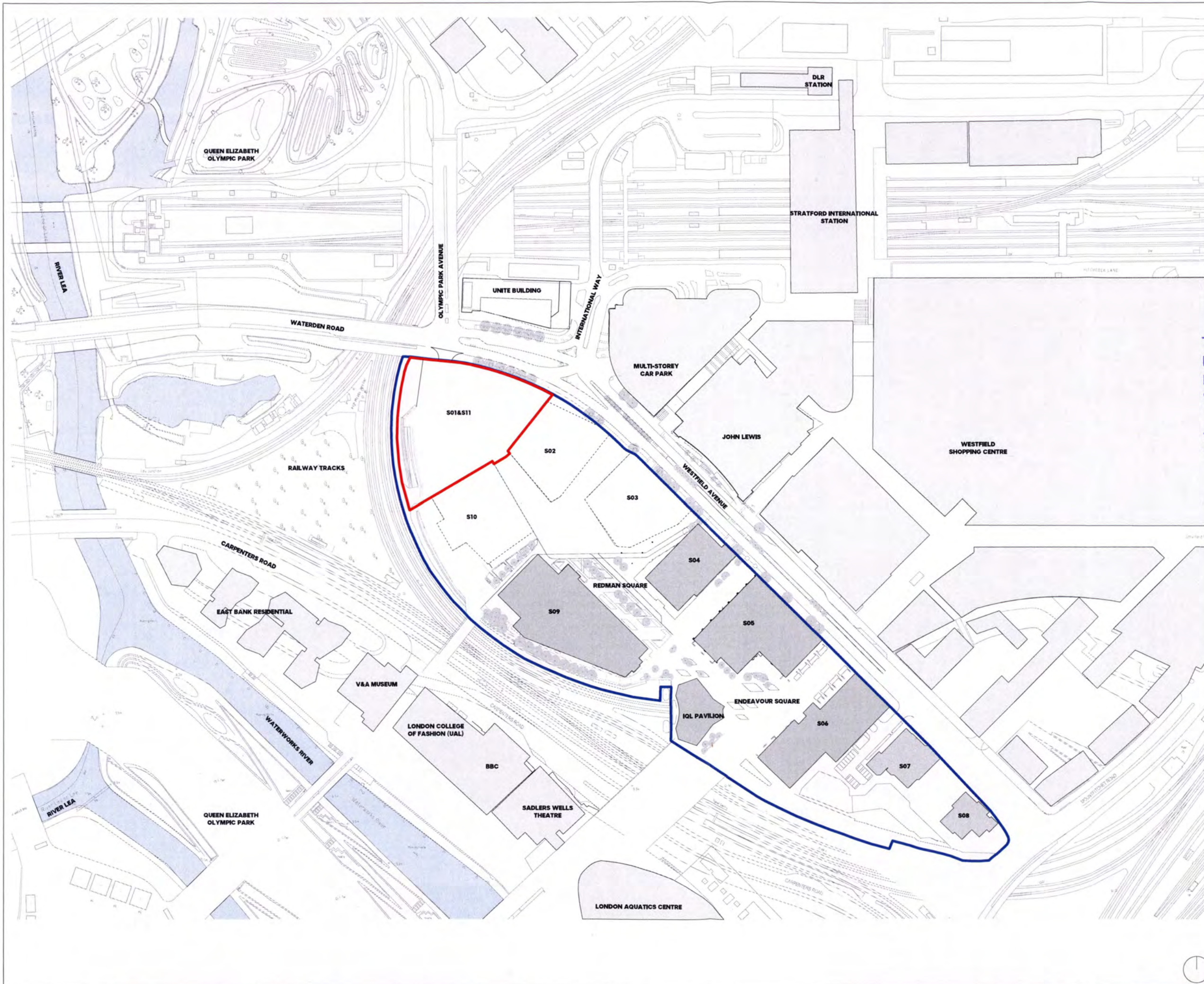
Drawing Purpose For Information		
Drawn by **	Checked by **	Authorised by **
<p>Do not scale from this drawing. The author of this drawing takes no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance may be placed on such dimensions. If no dimensions given, it is the responsibility of the recipient to ascertain the dimension requirements from the author or by site measurement.</p> <p>The utility of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon any information shown on this drawing.</p>		
Key Plan		
Project IQL - Building S9 J10450		
Contact Rogers Sisk Harbour + Partners The Leadenhall Building 122 Leadenhall Street London EC3A 3LN www.rshgroup.com info@rsh.com		
Drawing Title IQL Building S9 S9 Commercial Estate Management Drawdown		
Scale @ A3 1:1250@A3	Drawing Number IQL-A-RSH-S9-L00-SK-08-118	
Drawing Date 07.02.2019	Revised Date 07.02.2019	Revision C00

THE COMMON SEAL OF THE
 MAYOR AND BURGESSES OF THE
 LONDON BOROUGH OF NEWHAM
 Was hereunto affixed in the presence

[Signature]
 Authorised Signatory



LBN/3256



NOTES
Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineers' 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

THE COMMON SEAL OF THE
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF NEWHAM
Was hereunto affixed in the presence
Spencer
Authorised Signatory

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 1: 1000
SCALE AT A2
1 : 1250
SCALE AT A3
1 : 2500

DRAWING NUMBER
IQLSZZ-ABA-ZZ-2-12

STATUS CODE: STATUS DESCRIPTION
Planning



LBN/3256

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

Authorised signatory

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



[Handwritten signature]
Authorised signatory

ALBN/3256

**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:

.....