

4 September 2023

Your ref
RJS/Pemb/WMc

Our ref
WA962157 /OC/105

HM Land Registry
Durham Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33
Tel 0300 006 0010
Fax NA
Email durham.office@landregistry.gov.uk
www.gov.uk/land-registry

Official copy/copies

HM Land Registry payment ref 04/09 Z0WA1QMP
Fee debited £6.00

The official copy/copies of the register and title plan or certificate in form CI you applied for is/are enclosed.

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.

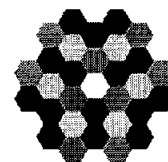
If you require the official copy/copies in connection with a registrable disposition e.g. purchase, lease or charge, I anticipate that you will apply for an official search in form OS1 (for whole) or OS2 (for part) before you complete the disposition. The official search certificate will contain details of any adverse entries made in the register of title since the date of the enclosed official copy/copies. The certificate will also contain notice of any pending application that affects the extent searched. *Practice Guide 12 - Official searches and outline applications* contains additional information. You can view or download copies from our website www.gov.uk/land-registry in English and Welsh, or obtain copies of it free of charge from any HM Land Registry Office.

Please contact the HM Land Registry Office named if you have any questions about the enclosed official copy/copies.

RJS/Pemb/WMc

RWE GENERATION UK PLC
WINDMILL HILL BUSINESS PARK
WHITEHILL WAY
SWINDON
SN5 6PB





Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA962157

Edition date / Dyddiad yr
argraffiad 23.08.2021

- This official copy shows the entries in the register of title on 7 December 2022 at 18:45:58.
- 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 4 September 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 7 Rhagfyr 2022 am 18:45:58.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 4 Medi 2023.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl, gweler www.gov.uk/land-registry.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Durham

A: Property register / Cofrestr eiddo

This register describes the land and estate comprised in the title.
Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

PEMBROKESHIRE/SIR BENFRO

- 1 (13.04.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pembroke Power Station, Pembroke.
- 2 (13.04.2000) The mines and minerals under the land tinted pink on the filed plan are excepted.
- 3 (13.04.2000) The land has the benefit of the following rights granted by a Conveyance dated 30 October 1975 made between (1) the Queen's Most Excellent Majesty (2) The Crown Estate Commissioners (The Commissioners) and (3) The Central Electricity Generating Board:-



A: Property register continued / Parhad o'r gofrestr eiddo

"TOGETHER WITH the right to place and thereafter maintain a cooling water outfall channel (hereinafter called "the said outfall") on or across the foreshore and bed of the sea at West Pennar aforesaid in the position shown by a blue colour on the Plan Number 2 annexed hereto and from time to time to enter upon the said foreshore and bed of the sea and inspect repair renew and cleanse the said outfall....The Purchaser HEREBY COVENANTS with the Queen's Majesty and Her Successors and as a separate covenant with the Commissioners as follows:-

1. At all times hereafter to maintain and keep the said reclamation works and the said outfall in good safe and substantial repair order and condition so that no nuisance or annoyance shall be caused thereby or by the user thereof.

2. Not to make any alteration in or addition to the said outfall without the previous consent in writing of the Commissioners such consent not to be unreasonably withheld.

3. Immediately after any disturbance of the site of the said outfall for repairing or renewing the same or any part or parts thereof to restore and make good the surface the site at its own expense to the reasonable satisfaction of the Commissioners.

NOTE: Copy Plan filed.

- 4 (13.04.2000) The land has the benefit of the rights granted by but is subject to the rights reserved by a Deed dated 31 March 1990 made between (1) Nuclear Power Plc and (2) National Power Plc.

NOTE: Original filed.

- 5 (18.06.2003) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 6 (07.06.2010) The land has the benefit of the rights granted by a Deed of Grant dated 14 May 2010 made between (1) Pembrokeshire County Council and (2) RWE Npower PLC.

NOTE: Copy filed under WA627017.

B: Proprietorship register / Cofrestr perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute / Teitl llwyr

- 1 PROPRIETOR: RWE GENERATION UK PLC (Co. Regn. No. 3892782) of Windmill Hill Business Park, Whitehill Way, Swindon, Wilts SN5 6PB.

NOTE: A Deed dated 16 March 2000 made between (1)Npower and (2) National Power Plc contains a covenant to observe and perform the covenants and other obligations referred to in the Transfer to the proprietors and of indemnity in respect thereof

B: Proprietorship register continued Parhad o'r gofrestr perchnogaeth

- 2 (13.04.2000) A Conveyance of the land edged blue on the filed plan dated 29 April 1964 made between (1) Ronald Samuel Hall and John Howard Hall and (2) Central Electricity Generating Board contains purchasers personal covenants details of which are set out in the schedule of personal covenants hereto.

This Conveyance is included in the Deed dated 16 March 2000 referred to above.

- 3 (13.04.2000) A Conveyance of the land hatched blue on the filed plan and other land dated 4 May 1964 made between (1) Charlotte Gwendoline Mary Harris and (2) Central Electricity Generating Board contains purchasers personal covenants details of which are set out in the schedule of personal covenants hereto.

This Conveyance is included in the Deed dated 16 March 2000 referred to above.

- 4 (16.12.2020) RESTRICTION: No disposition as to that part shown edged red on the plan attached to the RX1 of the registered estate (other than a charge) 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 registered without a certificate signed by Greenlink Interconnector Limited (incorporated in Ireland) of 6th Floor, South Bank House, Barrow Street, Dublin 4 D04 TR29, Ireland or its conveyancer that the provisions of clause 6.4 of an option agreement dated 27 November 2020 made between (1) RWE Generation UK Plc (2) Greenlink Interconnector Limited and (3) Eryl Davies Llewellyn and David Harries Llewellyn have been complied with or that they do not apply to the disposition.

Schedule of personal covenants / Atodlen cyfamodau personol

- 1 The following are details of the personal covenants contained in the Conveyance dated 29 April 1964 referred to in the Proprietorship Register:

"The Purchaser HEREBY COVENANTS with the Vendors forthwith to erect a fence with concrete posts and chain link fencing along the boundaries of the property hereby conveyed and the adjoining property of the Vendors marked "T" within the boundaries on the plan annexed hereto"

- 2 The following are details of the personal covenants contained in the Conveyance dated 4 May 1964 referred to in the Proprietorship Register:-

" The Purchaser hereby covenants with the Vendor to erect and forever after maintain good and substantial concrete posts and wire fences on the boundaries of the property marked with a "T" within the boundaries."

NOTE: The "T" marks referred to have been reproduced on the filed plan.



C: Charges register / Cofrestr arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (13.04.2000) The land is subject to the rights granted by a Deed dated 15 August 1975 made between (1) Central Electricity Generating Board and (2) Shell Mex and BP Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

- 2 (13.04.2000) The land is subject to the rights granted by a Deed dated 9 June 1980 made between (1) Central Electricity Generating Board and (2) Pembroke Cracking Company.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

- 3 (29.05.2002) The land is subject to the rights granted by a Deed dated 21 May 2002 made between (1) Innogy PLC and (2) Western Power Distribution (South Wales) PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE 1: Copy filed.

NOTE 2: See entry below relating to a Deed of Variation dated 19 September 2019.

- 4 (18.06.2003) The land is subject to the following rights granted by a Transfer of the land edged and numbered CYM130333 in green on the filed plan dated 6 June 2003 made between (1) Innogy PLC (the Transferor) and (2) David George Kenniford and Elizabeth Mary Kenniford (the Transferees):-

"Rights granted for the benefit of the Property

The Transferor hereby grants to the Transferees and their successors in title the owners and occupiers for the time being of the Property and persons authorised by them in common with the Transferor and the Transferors successors in title to the remainder of the Transferor's freehold land registered under Title Number WA962157 ("the Retained Land") from time to time and at all times and for the purposes connected with the agricultural use of the Property to pass and repass over and along the road or way shown coloured brown on the Plan with or without vehicles of any description machinery equipment and animals PROVIDED however that the Transferor or the Transferor's successors in title to the Retained Land from time to time may withdraw such right on three months written notice or suspend it as appropriate if the activities taking place on the Retained Land render it necessary to do so".

NOTE: The land coloured brown referred to above is shown tinted blue on the filed plan so far as it affects the land in this title.

- 5 (28.02.2008) The land is subject to the rights granted by a Deed of Grant dated 25 February 2008 made between (1) RWE Npower Plc and (2) National Grid Electricity Transmission Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: -Copy filed.

C: Charges register continued / Parhad o'r gofrestr arwystlon

6 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.

7 (06.03.2012) The parts of the land affected thereby are subject to the rights granted by a Lease dated 29 November 2011 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under CYM549099 .

8 (08.10.2019) By a Deed of Variation dated 12 September 2019 made between (1) RWE Generation UK Plc and (2) Western Power Distribution (South Wales)Plc the rights referred to in the Deed of Grant dated 21 May 2002 referred to above have been varied.

NOTE: Copy filed.

9 (11.08.2020) By the Lease dated 29 June 2020 referred to in the schedule of leases the terms of the lease dated 31 March 1990 of Pembroke Power Station referred to in the schedule of leases hereto were varied.

NOTE: Copy Lease filed under CYM805381.

10 (16.12.2020) UNILATERAL NOTICE in respect of an option to take a grant of an easement contained in an option agreement dated 27 November 2020 made between (1) RWE Generation UK Plc (2) Greenlink Interconnector Limited and (3) Eryl Davies Llewellyn and David Harries Llewellyn.

NOTE: Copy plan filed.

11 (16.12.2020) BENEFICIARY: Greenlink Interconnector Limited (incorporated in Ireland) of 6th Floor, South Bank House, Barrow Street, Dublin 4 D04 TR29, Ireland.

Schedule of notices of leases / Atodlen prydlesi a nodwyd

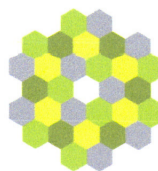
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	Dyddiad cofrestru a chyf. cynllun	Disgrifiad eiddo	Dyddiad a hyd y brydles	Teitl y Prydlesai
1	13.04.2000 Edged and numbered 1 in yellow	Land and Buildings at Pembroke Power Station	31.03.1990 999 years from 31.3.1990	WA797489
	NOTE: See entry in the Chages Register relating to a Deed of variation			
2	24.01.2012 Edged and numbered 2 in yellow (NSE)	AGI Site At Pembroke Power Station	29.11.2011 40 years from 29 November 2011	CYM549099
3	15.05.2013 edged and numbered 3 in yellow	Greenhill Coppice	18.04.2013 from and including 18/4/2013 to and including 30/9/2042	CYM588176
	NOTE: The Lease comprises also other land			



Schedule of notices of leases continued
Parhad o'r atodlen prydlesi a nodwyd

	Registration date and plan ref. Dyddiad cofrestru a chyf. cynllun	Property description Disgrifiad eiddo	Date of lease and term Dyddiad a hyd y brydles	Lessee's title Teitl y Prydlesai
4	21.10.2014 Edged and numbered 4 in yellow	Land at Pembroke Power Station	07.10.2014 10 years from 1/1/2014	CYM631103
5	11.08.2020 edged and numbered 5 in yellow	land at Pembroke Power Station	29.06.2020 From 29 June 2020 to and including 20 March 2989	CYM805381

End of register / Diwedd y gofrestr



Point Q (Discharge)

Point A (Abstraction)

