

FILE COPY

CERTIFICATE OF INCORPORATION OF A PUBLIC LIMITED COMPANY

Company No. 8898882

The Registrar of Companies for England and Wales, hereby certifies that

LUDLOWTHOMPSON LONDON RESIDENTIAL REIT PLC

is this day incorporated under the Companies Act 2006 as a public company, that the company is limited by shares, and the situation of its registered office is in England/Wales

Given at Companies House on 17th February 2014



N088988822





In accordance with Section 9 of the Companies Act 2006

IN01

Application to register a company



A fee is payable with this form

Please see 'How to pay' on the last page

What this form is for You may use this form to register a private or public company What this form is NOT for You cannot use this form to register a limited liability partnership. To do this, please use form LL INO1



D1 17/02/20

17/02/2014 COMPANIES HOUSE

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Part 1	Company details			
A1	To check if a company name is available use our WebCHeck service and select the 'Company Name Availability Search' option www.companieshouse.gov.uk/info Please show the proposed company name below	→ Filling in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by * ① Duplicate names Duplicate names are not permitted A list of registered names can		
Proposed company name in full • For official use	Ludlowthompson London Residential REIT plc	A list of registered names can be found on our website There are various rules that may affect your choice of name More information on this is available in our guidance booklet GP1 at www.companieshouse.gov.uk		
AZ	Please tick the box only if the proposed company name contains sensitive or restricted words or expressions that require you to seek comments of a government department or other specified body I confirm that the proposed company name contains sensitive or restricted words or expressions and that approval, where appropriate, has been sought of a government department or other specified body and I attach a copy of their response	Company name restrictions A list of sensitive or restricted words or expressions that require consent can be found in our guidance booklet GP1 at www.companieshouse.gov.uk		
A3	Please tick the box if you wish to apply for exemption from the requirement to have the name ending with 'Limited', Cyfyngedig' or permitted alternative I confirm that the above proposed company meets the conditions for exemption from the requirement to have a name ending with 'Limited', 'Cyfyngedig' or permitted alternative	Name ending exemption Only private companies that are limited by guarantee and meet othe specific requirements are eligible to apply for this. For more details, please go to our website www.companieshouse.gov.uk		
A4	Please tick the box that describes the proposed company type and members' liability (only one box must be ticked) Public limited by shares Private limited by shares Private limited by guarantee Private unlimited with share capital Private unlimited without share capital	© Company type If you are unsure of your company's type, please go to our website www.companieshouse gov.uk		

A5	Situation of registered office o					
	Please tick the appropriate box below that describes the situation of the proposed registered office (only one box must be ticked) England and Wales Wales Scotland Northern Ireland	Registered office Every company must have a registered office and this is the address to which the Registrar will send correspondence For England and Wales companies, the address must be in England or Wales. For Welsh, Scottish or Northern Ireland companies, the address must be in Wales, Scotland or Northern Ireland respectively				
A6	Registered office address @	·				
	Please give the registered office address of your company	ORegistered office address You must ensure that the address				
Building name/number	Apex House	shown in this section is consistent				
Street	4 Berkeley Way	with the situation indicated in section A5				
	Wainwright Road	You must provide an address in England or Wales for companies to				
Post town	Worcester	be registered in England and Wales				
County/Region		You must provide an address in Wales, Scotland or Northern Ireland				
Postcode	WR49FA	for companies to be registered in Wales, Scotland or Northern Ireland respectively				
Α7	Articles of association					
	Please choose one option only and tick one box only	● For details of which company type				
Option 1	I wish to adopt one of the following model articles in its entirety. Please tick only one box. Private limited by shares	can adopt which model articles, please go to our website www.companieshouse gov.uk				
	Private limited by guarantee Public company					
Option 2	I wish to adopt the following model articles with additional and/or amended provisions. I attach a copy of the additional and/or amended provision(s). Please tick only one box. Private limited by shares. Private limited by guarantee. Public company.					
Option 3	I wish to adopt entirely bespoke articles. I attach a copy of the bespoke articles to this application.					
A8	Restricted company articles o					
	Please tick the box below if the company's articles are restricted	● Restricted company articles Restricted company articles are those containing provision for entrenchment For more details, please go to our website www.companieshouse gov uk				

Part 2 **Proposed officers**

For private companies the appointment of a secretary is optional, however, if you do decide to appoint a company secretary you must provide the relevant details. Public companies are required to appoint at least one secretary

Private companies must appoint at least one director who is an individual. Public companies must appoint at least two directors, one of which must be an individual

	director who is an individual, go to Section D1, For a corporate director, g	
Secretary	1	
B1	Secretary appointments •	
	Please use this section to list all the secretary appointments taken on formation For a corporate secretary, complete Sections C1-C5	OCorporate appointments For corporate secretary appointments, please complete
litle*	Mr	section C1-C5 instead of section B
Full forename(s)	Stephen John Haines	Additional appointments
Surname Former name(s) ©	Ludlow	If you wish to appoint more than one secretary, please use the 'Secretary appointments'
romer name(s) •		continuation page
		Please provide any previous names which have been used for business purposes in the last 20 years. Married women do not need to give former names unless previously used for business purposes.
B2	Secretary's service address ®	
Building name/numbe	The Company's registered office	Service address This is the address that will appear
Street		on the public record This does not have to be your usual residential address.
Post town		Please state 'The Company's
County/Region		Registered Office' if your service address will be recorded in the
Postcode		proposed company's register of secretaries as the company's registered office
Country		If you provide your residential address here it will appear on the public record
В3	Signature o	<u></u>
	I consent to act as secretary of the proposed company named in Section A1	Signature The person named above consents
Signature	X Staph M m	to act as secretary of the proposed company

Corporate secretary

C1	Corporate secretary appointments o	. – – – – –
	Please use this section to list all the corporate secretary appointments taken on formation	Additional appointments If you wish to appoint more than one corporate secretary, please use the
Name of corporate body/firm		'Corporate secretary appointments' continuation page Registered or principal address
Building name/number		This is the address that will appear on the public record This address
Street		must be a physical location for the delivery of documents. It cannot be a PO box number (unless contained within a full address), DX number or
Post town		LP (Legal Post in Scotland) number
County/Region		
Postcode		
Country		
C2	Location of the registry of the corporate body or firm	
_	Is the corporate secretary registered within the European Economic Area (EEA)? → Yes Complete Section C3 only → No Complete Section C4 only	
C3	EEA companies ®	
	Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register	A full list of countries of the EEA can be found in our guidance www.companieshouse.gov.uk
Where the company/ firm is registered €		This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)
Registration number		Discuss (od 13 ii 22c)
C4	Non-EEA companies	
	Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register.	Where you have provided details of the register (including state) where the company or firm is registered,
Legal form of the corporate body or firm		you must also provide its number in that register
Governing law		
if applicable, where the company/firm is registered ©		
Registration number		
C5	Signature 9	
	I consent to act as secretary of the proposed company named in Section A1	⊗ Signature
Signature	Signature X	The person named above consents to act as corporate secretary of the proposed company

Director

D1	Director appointments o			
	Please use this section to list all the director appointments taken on formation For a corporate director, complete Sections E1-E5	Appointments Private companies must appoint at least one director who is an		
Title*	Mr	individual Public companies must appoint at least two directors, one		
Full forename(s)	Stephen John Haines	which must be an individual		
Surname	Ludlow	OFormer name(s) Please provide any previous names		
Former name(s) @		which have been used for business purposes in the last 20 years. Married women do not need to give former names unless previously used		
Country/State of residence	United Kingdom	for business purposes. © Country/State of residence		
Nationality	British	This is in respect of your usual residential address as stated in		
Date of birth	d 1 d 8 m 1 m 1 y 1 y 9 y 6 y 6	section D4		
Business occupation (if any) •	Estate Agent	Business occupation If you have a business occupation, please enter here. If you do not, please leave blank		
		Additional appointments If you wish to appoint more than one director, please use the 'Director appointments' continuation page		
D2	Director's service address Please complete the service address below You must also fill in the director's	© Service address		
	usual residential address in Section D4	This is the address that will appear on the public record. This does not		
Building name/number	The Company's registered office	have to be your usual residential address.		
Street		Please state 'The Company's Registered Office' if your service		
Post town		address will be recorded in the proposed company's register of		
County/Region		directors as the company's registered office.		
Postcode		if you provide your residential address here it will appear on the		
Country		public record		
D3	Signature ®			
	I consent to act as director of the proposed company named in Section A1	∂ Signature		
Signature	Signature X	The person named above consents to act as director of the proposed company		

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Director

D1	Director appointments ®				
	Please use this section to list all the director appointments taken on formation For a corporate director, complete Sections E1-E5	Appointments Private companies must appoint at least one director who is an			
Title*	Mr	individual Public companies must			
Full forename(s)	Nicholas Roy	appoint at least two directors, one of which must be an individual			
Surname	Heather	Prormer name(s) Please provide any previous names			
Former name(s) @		which have been used for business purposes in the last 20 years. Marned women do not need to give former names unless previously used			
Country/State of residence ©	United Kingdom	for business purposes. © Country/State of residence			
	British	This is in respect of your usual residential address as stated in			
Date of birth	d 0 d 4 m 0 m 6 y 1 y 9 y 6 y 1	Section D4			
Business occupation (if any) •	Solicitor	Business occupation If you have a business occupation, please enter here. If you do not, please leave blank			
		Additional appointments If you wish to appoint more than one director, please use the 'Director appointments' continuation page			
D2	Director's service address Please complete the service address below You must also fill in the director's usual residential address in Section D4	Service address This is the address that will appear			
Building name/number	The Company's registered office	on the public record. This does not have to be your usual residential.			
Street		address.			
		Please state 'The Company's Registered Office' if your service			
Post town		address will be recorded in the proposed company's register of			
County/Region		directors as the company's registered office			
Postcode		If you provide your residential address here it will appear on the			
Country		public record			
D3	Signature ®	1			
	I consent to act as director of the proposed company named in Section A1	Ø Signature			
Signature	Signature X	The person named above consents to act as director of the proposed company			

Application to register a company Statement of capital Part 3 Does your company have share capital? → Yes Complete the sections below → No Go to Part 4 (Statement of guarantee) Share capital in pound sterling (£) F1 Please complete the table below to show each class of shares held in pound sterling If all your issued capital is in sterling, only complete Section F1 and then go to Section F4 Amount (if any) unpaid Aggregate nominal value 0 Amount paid up on Number of shares @ Class of shares (E.g. Ordinary/Preference etc.) each share 🛭 on each share 0 1 £ 0 00 £100 1 00 Ordinary £ £ £ 1 £ Totals 1 00 F2 Share capital in other currencies Please complete the table below to show any class of shares held in other currencies Please complete a separate table for each currency Currency Aggregate nominal value 🛭 Amount (if any) unpaid on each share Class of shares Amount paid up on Number of shares 2 (E.g. Ordinary/Preference etc.) each share 🍑 Totals 0 0.00 Currency Aggregate nominal value 😉 Class of shares Amount paid up on Amount (if any) unpaid Number of shares 2 each share 0 on each share • (E.g. Ordinary/Preference etc.) Totals 0 0.00 **Totals** F3 Please give the total number of shares and total aggregate nominal value of O Total aggregate nominal value issued share capital Please list total aggregate values in different currencies separately For Total number of shares example £100 + €100 + \$10 etc Total aggregate nominal value 9

Number of shares issued multiplied by

nominal value of each share.

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ncluding both the nominal value and any

Total number of issued shares in this class.

share premium

Please use a Statement of Capital continuation

Continuation Pages

page of necessary

Corporate director

Corporate director appointments •	
Please use this section to list all the corporate directors taken on formation	Additional appointments If you wish to appoint more than one
	corporate director, please use the 'Corporate director appointments' continuation page
	Registered or principal address This is the address that will appear
	on the public record This address must be a physical location for the delivery of documents, it cannot be a PO box number (unless contained
	within a full address), DX number or LP (Legal Post in Scotland) number
	Er (Legal rost III Scotland) Illumber
Location of the registry of the corporate body or firm	
Is the corporate director registered within the European Economic Area (EEA)?	
→ Yes Complete Section E3 only	
EEA companies ®	
Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register	● EEA A full list of countnes of the EEA can be found in our guidance
	www.companieshouse gov.uk
	This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)
	Directive (our 15 in Each
Non-EEA companies	
Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register.	● Non-EEA Where you have provided details of the register (including state) where the company or firm is registered,
	you must also provide its number in that register
Signature [©]	
I consent to act as director of the proposed company named in Section A1	O Signature
Signature	The person named above consents to act as corporate director of the
	Location of the registry of the corporate body or firm Is the corporate director registered within the European Economic Area (EEA)? Yes Complete Section E3 only No Complete Section E4 only EEA companies Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register Non-EEA companies Please give details of the legal form of the corporate body or firm and the law by which it is governed if applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register Signature I consent to act as director of the proposed company named in Section A1

F4	Statement of capital (Prescribed particulars of rights attached to shares)					
	Please give the prescribed particulars of rights attached to shares for each class of share shown in the statement of capital share tables in Sections F1 and F2	OPrescribed particulars of rights attached to shares				
Class of share	Ordinary	The particulars are a particulars of any voting rights,				
Prescribed particulars •	Each Ordinary Share is entitled to one vote	including rights that arise only in certain circumstances, b. particulars of any rights, as				
	Each Ordinary Share has equal rights to dividends	respects dividends, to participate in a distribution, c. particulars of any rights, as				
	Each Ordinary Share is entitled and has equal rights to participate in a distribution arising from a winding up of the Company	respects capital, to participate in a distribution (including on winding				
	The Ordinary Shares are not redeemable	up), and d whether the shares are to be redeemed or are liable to be redeemed at the option of the company or the shareholder and any terms or conditions relating to redemption of these shares				
		A separate table must be used for each class of share.				
		Continuation pages Please use the next page or a 'Statement of Capital (Prescribed particulars of rights attached to shares)' continuation page if necessary				
		:				

Class of chara	 	
Class of share Prescribed particulars		Prescribed particulars of rights attached to shares The particulars are a particulars of any voting rights, including rights that arise only in certain circumstances, b. particulars of any rights, as respects dividends, to participate in a distribution, c. particulars of any rights, as respects capital, to participate in a distribution (including on winding up), and d whether the shares are to be redeemed or are liable to be redeemed at the option of the company or the shareholder and any terms or conditions relating to redement of these shares.
		to redemption of these shares A separate table must be used for each class of share
		Continuation pages Please use a 'Statement of capital' (Prescribed particulars of rights attached to shares)' continuation page if necessary

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Application to register a company

F5

Initial shareholdings

This section should only be completed by companies incorporating with share capital Please complete the details below for each subscriber

The addresses will appear on the public record. These do not need to be the subscribers' usual residential address.

Initial shareholdings Please list the company's subscribers in alphabetical order

Please use an 'Initial shareholdings' continuation page if necessary

	usuai residentiai addre			I	continuation pag	,
Subscriber's details	Class of share	Number of shares	Currency	Nominal value of each share	Amount (if any) unpaid	Amount paid
^{Name} Stephen Ludlow	Ordinary	1	GBP	1	1	0
Address			! 	├──-		
Apex House 4 Berkeley Way Wainwright Road Worcester WR4 9FA						
Worcester WR4 9FA						
Name						
Address						
	1				<u> </u>	
Name						
Address						
Name				<u> </u>	<u> </u>	<u> </u>
Padi le						
Address						
Name				1		
Address						
L			<u>l</u>	<u> </u>	<u> </u>	L

Part 4	Statement of guarantee	
	Is your company limited by guarantee?	-
	→ Yes Complete the sections below	
	→ No Go to Part 5 (Statement of compliance)	
G1	Subscribers	·
_	Please complete this section if you are a subscriber of a company limited by guarantee. The following statement is being made by each and every person named below. I confirm that if the company is wound up while I am a member, or within	Name Please use capital letters. Address The addresses in this section will appear on the public record. They do
	one year after I cease to be a member, I will contribute to the assets of the	not have to be the subscribers' usual residential address.
	company by such amount as may be required for payment of debts and liabilities of the company contracted before	Amount guaranteed
	cease to be a member,	Any valid currency is permitted
	 payment of costs, charges and expenses of winding up, and, adjustment of the rights of the contributors among ourselves, not exceeding the specified amount below 	Continuation pages Please use a 'Subscribers' continuation page if necessary
	<u> </u>	_
	Subscriber's details	_
Forename(s) •		-
Surname •		_
Address 2		-
Postcode		_
Amount guaranteed €		_
	Subscriber's details	
Forename(s) •		-
Surname •		-
Address 2		- -
Postcode		_
Amount guaranteed		
	Subscriber's details	
Forename(s) •		-
Surname •		-
Address 2		-
		-
Postcode		
Amount guaranteed		-

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Application to register a company

	Subscriber's details	O Name
Forename(s) •		Please use capital letters.
Surname •		② Address The addresses in this section will
Address 2		appear on the public record They do not have to be the subscribers' usual residential address.
Postcode		Amount guaranteed Any valid currency is permitted
Amount guaranteed 9		Continuation pages Please use a 'Subscribers'
	Subscriber's details	continuation page if necessary
Forename(s) •		
Surname •		
Address @		
Postcode		
Amount guaranteed		
	Subscriber's details	
Forename(s) •		
Surname •		
Address @		
Postcode		
Amount guaranteed		
-	Subscriber's details	
Forename(s) •		
Surname •		
Address 2		
Postcode		
Amount guaranteed		
	Subscriber's details	
Forename(s) •		:
Surname 4		
Address 2		
Postcode		
Amount guaranteed 6		
		<u> </u>

Part 5 Statement of compliance This section must be completed by all companies. Is the application by an agent on behalf of all the subscribers? → No Go to Section H1 (Statement of compliance delivered by the subscribers) → Yes Go to Section H2 (Statement of compliance delivered by an agent) H1 Statement of compliance delivered by the subscribers 9 Please complete this section if the application is not delivered by an agent Statement of compliance delivered by the subscribers for the subscribers of the memorandum of association Every subscriber to the memorandum of association must sign the statement of compliance I confirm that the requirements of the Companies Act 2006 as to registration have been complied with Subscriber's signature X Subscriber's signature X X Subscriber's signature Subscriber's signature X Subscriber's signature X X Subscriber's signature X Subscriber's signature X Subscriber's signature X

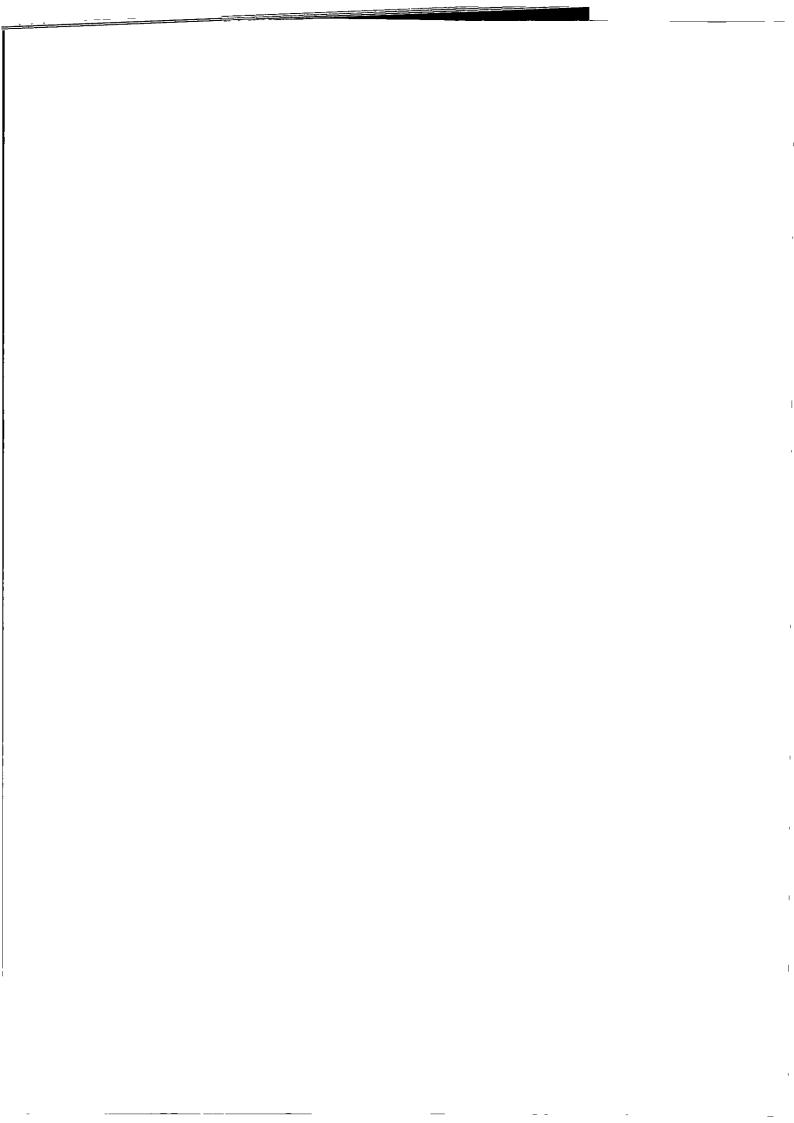


Subscriber's signature	_Signature X	×	Continuation pages Please use a 'Statement of compliance delivered by the subscribers' continuation page if more subscribers need to sign
Subscriber's signature	Signature X	X	inoc saccinecis nece to agn
Subscriber's signature	Signature X	×	
Subscriber's signature	Signature	×	
H2	Statement of compliance delivered by an agent		
ļ	Please complete this section if this application is delivered by an agent for the subscribers to the memorandum of association		
Agent's name			
uilding name/number			
itreet			
Post town			
County/Region			
ostcode			
Country			
	I confirm that the requirements of the Companies Act 2006 as to registration have been complied with	on	
Agent's signature	Signature X	X	



☐ You have enclosed the correct fee

Presenter information	Important information		
You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form The contact information you give will be visible to searchers of the public record	Please note that all information on this form will appear on the public record, apart from information relating to usual residential addresses		
Contact name KRISTIAN ROGERS	£ How to pay		
Company name LAWRENCE GRAHAM LLP			
Address 4 MORE LONDON RIVERSIDE	A fee is payable on this form Make cheques or postal orders payable to 'Companies House' For information on fees, go to www.companieshouse.gov.uk		
	™ Where to send		
Post town LONDON	You may return this form to any Companies Hous address, however for expediency we advise you t return it to the appropriate address below		
County/Region			
Postcode S E 1 2 A U	., .		
Country UNITED KINGDOM	For companies registered in England and Wales The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff		
DX 132076 LONDON BRIDGE 4			
Telephone +44 (0)20 7379 0000			
✓ Certificate	For companies registered in Scotland The Registrar of Companies, Companies House,		
We will send your certificate to the presenters address (shown above) or if indicated to another address shown below At the registered office address (Given in Section A6)	Fourth floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF DX ED235 Edinburgh 1 or LP - 4 Edinburgh 2 (Legal Post)		
At the agents address (Given in Section H2)	For companies registered in Northern Ireland		
✓ Checklist	The Registrar of Companies, Companies House, Second Floor, The Linenhall, 32-38 Linenhall Street,		
We may return forms completed incorrectly or with information missing	Belfast, Northern Ireland, BT2 8BG DX 481 N R Belfast 1		
Please make sure you have remembered the following You have checked that the proposed company name is available as well as the various rules that may affect your choice of name. More information can be found in guidance on our website.	Section 243 exemption If you are applying for, or have been granted a section 243 exemption, please post this whole form to the different postal address below The Registrar of Companies, PO Box 4082, Cardiff, CF14 3WE		
If the name of the company is the same as one already on the register as permitted by The Company	<i>i</i> Further information		
and Business Names (Miscellaneous Provisions) Regulations 2008, please attach consent Vou have used the correct appointment sections. Any addresses given must be a physical location	For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk		
They cannot be a PO Box number (unless part of a full service address), DX or LP (Legal Post in Scotland)	This form is available in an		
number	alternative format. Please visit the		
☐ The document has been signed, where indicated ☐ All relevant attachments have been included	forms page on the website at		
☐ You have enclosed the Memorandum of Association☐ You have enclosed the correct fee	www.companieshouse.gov.uk		



COMPANY HAVING A SHARE CAPITAL

Memorandum of association of: Ludlowthompson London Residential REIT plc

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share

Name of each subscriber

Authentication by each subscriber

S FEPHEN LUDLOW

Dated 17 February 2014