In accordance with section 4 of Economic Crime (Transparency and Enforcement) Act 2022, regulation 6 of The Register of Overseas Entities (Verification and Provision of Information) regulations 2022 and regulations 4 and 5 of The Register of Overseas Entities (Delivery, Protection and Trust Services) Regulations 2022)

OE01

Application for registration of an overseas entity

Companies House

A £100 fee is payable with this form
See 'Pay for your application' in Section 2.

✓ ***What this form is for***
You may use this form to register an overseas entity which owns or has owned land in the UK and tell us about their registrable beneficial owners or managing officers. You must also use this form if an overseas entity has *disposed of land since 28 February 2022.*

✗ ***What this form is NOT for***
You cannot use this form where registrable beneficial owners or managing officers that have their personal information protected at Companies House.

For further information, please refer to our guidance at gov.uk/companieshouse

WEDNESDAY

RBWGURXS
ROE 01/02/2023 #31
COMPANIES HOUSE

1 Before you start

Agent assurance codes for verification checks
A UK-regulated agent must carry out verification checks on all beneficial owners and managing officers no more than 3 months before the overseas entity is registered. They'll need to confirm that verification checks have been completed. We cannot register an overseas entity without this confirmation.

A UK-regulated agent must complete Part 3 of this form (only if the agent is delivering the form).

→ **Filling in this form**
Please complete in typescript or in bold black capitals.
All fields are mandatory unless specified or indicated by *

2 Pay for your application

You must pay a **£100** online registration fee before you send in your application to us. You will get a payment reference number after you've successfully paid. We will not be able to process your application if you do not pay the registration fee.

Go to:
gov.uk/payments/companies-house-efs-payments/r1

What is the payment reference number?

Payment reference | C | 4 | 7 | 2 | 3 | Z | 9 | X | E | 2 |

Or scan with mobile device to pay the registration fee

OE01
Application for registration of an overseas entity

Part 1 Tell us about the overseas entity

This is a legal entity, such as a company or organisation, that is governed by the law of a country or territory outside the UK.

1 Details of overseas entity

What is the name of the overseas entity?

Entity full name	PNFT 5 REAL ESTATE LIMITED

2 Which country was it formed in?

Country	GUERNSEY

3 Principal or registered office address

Property name/number	SARNIA HOUSE
Street	LE TRUCHOT
City or town	ST PETER PORT
County/state/region	
Postcode or ZIP code	G Y 1 1 G R
Country	GUERNSEY

Is the correspondence address the same as the principal or registered office address?

☐ **Yes** Go to **Section 5**

☑ **No** Go to **Section 4**

4 Correspondence address ❶

Property name/number	C/O LPC1 LIMITED
Street	CANADA HOUSE 3C BROADGATE
	OLDHAM BROADWAY BUSINESS PARK
Post town	CHADDERTON
County/state/region	GREATER MANCHESTER
Postcode or ZIP code	O L 9 9 X A
Country	UNITED KINGDOM

❶ Please give an address where documents can be delivered

Part 2 Have any registrable beneficial owners been identified?

1 Beneficial owners

You will need information on all beneficial owners of the overseas entity. A beneficial owner is any legal body that has significant influence or control over the overseas entity. It can be

- an individual person
- an other legal entity
- a government or public authority

A beneficial owner is registrable if they meet one or more of the conditions in Parts 5, 6 and 7.

⚠ **Beneficial owners and managing officers who do not register could be fined up to £2,500 per day, be put in prison for up to 5 years, and will not be able to buy or sell UK land.**

2 Additional statements

(Tick the statement that applies)

☑ All beneficial owners have been identified and all required information can be provided

☐ All beneficial owners have been identified but only some required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.

☐ Some beneficial owners have been identified and all required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.

☐ Some beneficial owners have been identified but only some required information can be provided. You will also need to tell us about each managing officer and give as much information as you have about the beneficial owners.

☐ No beneficial owners have been identified. You will need to tell us about each managing officer in **parts 8 and 9.**

3 Type of beneficial owner and managing officer

Which type of beneficial owner or managing officers do you want to add?

→ Individual beneficial owner. Go to **Part 5**

→ Other legal entity beneficial owner. Go to **Part 6**

→ Government or public authority beneficial owner. Go to **Part 7**

→ Managing officer Individual Go to **Part 8**

→ Managing officer corporate. Go to **Part 9**

Multiple beneficial owners and managing officers
Use a continuation page to tell us about all the beneficial owners and managing officers.

5 Legal form and governing law

Please give details of the legal form of the overseas entity and the law by which it is governed.

Legal form	PRIVATE LIMITED COMPANY
Governing law	GUERNSEY

Is the overseas entity already on a public register in the country it was formed in?

→ **Yes** Complete the section below
→ **No** Go to **Section 6**

Give details of the register where it was formed, the jurisdiction and its registration number (if applicable).

Register name	Guernsey Registry
Jurisdiction	GUERNSEY
Registration number	65000

6 Disposal of UK land since 28 February 2022 ❶

Has the entity disposed of UK land since 28 February 2022.

☑ **Yes** Go to **Section 7**
☐ **No** The entity has **not** disposed of UK land since 28 February 2022 and the date of this application. Go to **Part 2**

❶ Tick the box that applies.

7 Disposal of all UK land since 28 February 2022 ❷

Has the entity disposed of all UK land since 28 February 2022.

☐ **Yes** Go to **Section 8**
☑ **No** Go to **Section 8**

❷ Tick the box that applies.

8 Beneficial owners in place before the disposal on UK land ❸

The application must include any registrable beneficial owners and managing officers who were in place immediately prior to the disposal. If applicable, you will need to give the date they ceased to be a beneficial owner or managing officer.

☑ I confirm that the application includes all the information required under section 41(3)(a) and (b).

→ Complete **Part 13** once you've completed this form.

❸ Tick to confirm.

Part 3 Statement to confirm that verification checks have been completed

This part of the form should only be completed and signed by the person who carried out the verification.

Verification checks must be carried out by a UK-regulated agent that is supervised under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

1 Agent name

What is the agent's name? Enter the company name, or your own name if you are self-employed.

Agent name	Elemental CoSec Limited

2 What is the correspondence address? ❶

Property name/number	27
Street	Old Gloucester Street
City or town	London
County/state/region	
Postcode	W C 1 N 3 A X

❶ We'll use this if we need more information about the verification checks.

3 Agent details

What is the name of the supervisory body? ❷

Supervisory body	HMRC

What is the Anti-Money Laundering (AML) registration number (if applicable)?

Registration number	XNML00000112346

❷ **Supervisory body name**
For example, the Solicitors Regulation Authority

4 Overall responsibility ❸

What is the name of the person with overall responsibility for verification checks?

Full forename(s)	NICHOLAS
Surname	LINDSAY

❸ **Overall responsibility for verification checks**
For example, tell us the name of the Head of Compliance

You only give this name if it is different from the person named in Part 1.

5 Verification checks

When were the verification checks completed? These must be completed no more than 3 months before an overseas entity is registered.

Date: d 3 d 0 m 0 m 1 y 2 y 0 y 2 y 3

6 Signature and verification confirmation

Declaration

☑ I confirm that verification has been carried out as required by The Economic Crime (Transparency and Enforcement) Act 2022 and The Register of Overseas Entities (Verification and Provision of Information) Regulations 2022. I confirm that the information provided in this statement is accurate.

Signature

Signature

X Nicholas Lindsay X

OE01
Application for registration of an overseas entity

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ You have completed the details of the overseas entity in Part 1.
- ☐ You have given details of any beneficial owners and managing officers in Part 5 to Part 9.
- ☐ Addresses must be a physical location. They cannot be a PO Box number (unless part of a full service address) or DX number.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.

Where to send

After completing this form email the form to **oeforms@companieshouse.gov.uk**

Further information

For further information please see the guidance notes on the website at gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at gov.uk/companieshouse

Part 5 Beneficial owner: Individual person

A beneficial owner is someone that has significant influence or control over the overseas entity. You'll need to give us details for any registrable beneficial owners.

1 Individual person details

Title*	MS
Full forename(s)	JUSTINE PENROSE
Surname	NAVIEDE
Nationality	BRITISH
Month/year of birth❶	X X m 0 m 9 y 1 y 9 y 6 y 6

❶ **Month and year of birth**
Please provide month and year only. Provide full date of birth in Section 1a.

2 Correspondence address❷

What is the individual's correspondence address below. You must also complete the usual residential address in **Section 2a**.

Property name/number	C/O LPC1 LIMITED
Street	CANADA HOUSE 3C BROADGATE
	OLDHAM BROADWAY BUSINESS PARK
City or town	CHADDERTON
County/state/region	GREATER MANCHESTER
Postcode or ZIP code	O L 9 9 X A
Country	UNITED KINGDOM

❷ **Correspondence address**
This is the address that will appear on the public record. This does not have to be the individual's home address.

If you give the individual's home address in this section it will appear on the public record.

3 When did they become a beneficial owner for the overseas entity?

Start date: d 2 d 0 m 1 m 2 y 2 y 0 y 2 y 0

4 When did they stop being a beneficial owner for the overseas entity?❸

Tell us the date if they ceased to be a beneficial owner (if applicable).

Ceased date: d d m m y y y y

❸ If the overseas entity has disposed of land and this person is no longer a beneficial owner.

5 Are they on the UK sanctions list?

Tick the box if the beneficial owner is subject to sanctions (under section 9(2) of the Sanctions and Anti-Money Laundering Act 2018), if that information is publicly available.

☐ The beneficial owner is on the UK sanctions list.

6 What makes them a beneficial owner?

Select all that apply. If the beneficial owner meets the condition on account of being the trustee of a trust you must tell us and you'll need to enter trust information later in this form.

The beneficial owner:

- ☑ holds, directly or indirectly, more than 25% of the shares in the entity
- ☑ holds, directly or indirectly, more than 25% of the voting rights in the entity
- ☑ holds the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ has the right to exercise, or actually exercises, significant influence or control over the entity

The beneficial owner is a trustee of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

⚠ **You must give trust information in Parts 10, 11 and 12 if you selected one of the trustee or trust checkboxes.**

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a partnership, unincorporated association or other entity, that is not a legal person under the law by which it is governed, and the members of that entity (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the overseas entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the overseas entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the overseas entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the overseas entity

Part 6 Beneficial owner: Other legal entity

A beneficial owner is any legal body that has significant influence or control over the overseas entity. You'll need to give us details for any registrable beneficial owners.

1 Other legal entity details

What is the name of the legal entity?

Entity full name

2 Principal or registered office address

Property name/number

Street

City or town

County/state/region

Postcode or ZIP code

Country

Is the correspondence address the same as the principal or registered office address?

☐ **Yes** Go to **Section 4**

☐ **No** Go to **Section 3**

3 Correspondence address ❶

Property name/number

Street

Post town

County/state/region

Postcode or ZIP code

Country

❶ Please give an address where documents can be delivered

4 Legal form and governing law

Give details of the legal form of the entity and the law by which it is governed.

Legal form

Governing law

Is the entity already on a public register in the country it was formed in?

→ **Yes** Complete the section below
→ **No** Go to **Section 5**

Give details of the register where it was formed, the jurisdiction and its registration number (if applicable).

Register name

Jurisdiction

Registration number

5 When did it become a beneficial owner for the overseas entity?

Start date d d m m y y y y

6 When did they stop being a beneficial owner for the overseas entity? ❶

Tell us the date if they ceased to be a beneficial owner (if applicable).

Ceased date d d m m y y y y

❶ If the overseas entity has disposed of land and this legal entity is no longer a beneficial owner.

7 Is it on the UK sanctions list?

Tick the box if the beneficial owner is subject to sanctions (under section 9(2) of the Sanctions and Anti-Money Laundering Act 2018), if that information is publicly available.

☐ The beneficial owner is on the UK sanctions list.

8 What makes them a beneficial owner?

Select all that apply. If the beneficial owner meets the condition on account of being the trustee of a trust you must tell us and you'll need to enter trust information later in this form.

The beneficial owner:

- ☐ holds, directly or indirectly, more than 25% of the shares in the entity
- ☐ holds, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ holds the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ has the right to exercise, or actually exercises, significant influence or control over the entity

The beneficial owner is a trustee of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a trust and the trustees of that trust (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

⚠ **You must give trust information is Parts 10, 11 and 12 if you selected one of the trustee of a trust checkboxes.**

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a partnership, unincorporated association or other entity, that is not a legal person under the law by which it is governed, and the members of that entity (in their capacity as such):

- ☐ hold, directly or indirectly, more than 25% of the shares in the entity
- ☐ hold, directly or indirectly, more than 25% of the voting rights in the entity
- ☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity
- ☐ have the right to exercise, or actually exercise, significant influence or control over the entity

Part 7 Beneficial owner: government or public authority

A beneficial owner is any legal body that has significant influence or control over the overseas entity. You'll need to give us details for any registrable beneficial owners.

1 Government or public authority details

What is the name of the government or public authority?

Full name

2 Principal or registered office address

Property name/number

Street

City or town

County/state/region

Postcode or ZIP code

Country

Is the correspondence address the same as the principal or registered office address?

☐ **Yes** Go to **Section 3**

☐ **No** Go to **Section 4**

3 Correspondence address ❶

Property name/number

Street

Post town

County/state/region

Postcode or ZIP code

Country

❶ Please give an address where documents can be delivered

4 Legal form and governing law

Give details of the legal form of the government or public authority and the law by which it is governed.

Legal form

Governing law

5 When did it become a beneficial owner for the overseas entity?

Date d d m m y y y y

6 When did they stop being a beneficial owner for the overseas entity?

Tell us the date if they ceased to be a beneficial owner (if applicable).❶

Ceased date d d m m y y y y

❶ If the overseas entity has disposed of land and this government/public authority is no longer a beneficial owner.

7 Is it on the UK sanctions list?

Tick the box if the beneficial owner is subject to sanctions (under section 9(2) of the Sanctions and Anti-Money Laundering Act 2018), if that information is publicly available.

☐ The beneficial owner is on the UK sanctions list.

8 What makes them a beneficial owner?

Select all that apply. If the beneficial owner meets the condition on account of being the trustee of a trust you must tell us and you'll need to enter trust information later in this form.

The beneficial owner:

☐ holds, directly or indirectly, more than 25% of the shares in the entity

☐ holds, directly or indirectly, more than 25% of the voting rights in the entity

☐ holds the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity

☐ has the right to exercise, or actually exercises, significant influence or control over the entity

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a trust and the trustees of that trust (in their capacity as such):

☐ hold, directly or indirectly, more than 25% of the shares in the entity

☐ hold, directly or indirectly, more than 25% of the voting rights in the entity

☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity

☐ have the right to exercise, or actually exercise, significant influence or control over the entity

⚠ ***You must give trust information is Parts 10, 11 and 12 if you selected one of the trustee of a trust checkboxes.***

The beneficial owner has the right to exercise, or actually exercises, significant influence or control over the activities of a partnership, unincorporated association or other entity, that is not a legal person under the law by which it is governed, and the members of that entity (in their capacity as such):

☐ hold, directly or indirectly, more than 25% of the shares in the entity

☐ hold, directly or indirectly, more than 25% of the voting rights in the entity

☐ hold the right, directly or indirectly, to appoint or remove a majority of the board of directors of the entity

☐ have the right to exercise, or actually exercise, significant influence or control over the entity

Part 8 Managing officer: Individual person

This page is shown on the public record
Do not use this section if the managing officer's information is protected

This section must be completed for an individual managing officer if the overseas entity has no beneficial owners or if full information about the beneficial owners cannot be given.

1 Individual person details

Title*	
Full forename(s)	
Surname	
Former name(s) ❶	
Nationality	
Month/year of birth ❷	X X m m y y y y

❶ **Former name(s)**
Please provide any previous names (including maiden or married names) which have been used for business purposes in the last 20 years.

❷ **Month and year of birth**
Please provide month and year only. Provide full date of birth in Section 1a.

2 Correspondence address ❸

What is the individual's correspondence address below. You must also complete the usual residential address in **Section 2a**.

Property name/number	
Street	
City or town	
County/state/region	
Postcode or ZIP code	
Country	

❸ **Correspondence address**
This is the address that will appear on the public record. This does not have to be the individual's home address.

If you give the individual's home address in this section it will appear on the public record.

3 When did they stop being a managing officer? (if applicable) ❹

Give the date (if applicable) that the person ceased to be a managing officer.

Ceased date d d m m y y y y

❹ If the overseas entity has disposed of land and this person is no longer a managing officer.

4 Occupation, role and responsibilities

	What is their occupation? ❶
Occupation	
	Describe their role and responsibilities in relation to the entity.
Role and responsibilities	

❶ **Occupation**
If they do not have an occupation, enter 'None'.

Part 9 Corporate managing officer

This section must be completed for a corporate managing officer if the overseas entity has no beneficial owners or if full information about the beneficial owners cannot be given.

1 Corporate managing officer details

What is the name of the corporate managing officer?

Full name

2 Principal or registered office address

Property name/number

Street

City or town

County/state/region

Postcode or ZIP code

Country

Is the correspondence address the same as the principal or registered office address?

☐ **Yes** Go to **Section 3**

☐ **No** Go to **Section 4**

3 Correspondence address ❶

Property name/number

Street

Post town

County/state/region

Postcode or ZIP code

Country

❶ Please give an address where documents can be delivered

4 Legal form and governing law

Give details of the legal form of the managing officer and the law by which it is governed.

Legal form

Governing law

Is the managing officer already on a public register in the country it was formed in?

→ **Yes** Complete the section below
→ **No** Go to **Section 5**

Give details of the register where it was formed, the jurisdiction and its registration number (if applicable).

Register name

Jurisdiction

Registration number

5 When did they stop being a managing officer? (if applicable) ❹

Give the date (if applicable) that this entity ceased to be a managing officer.

Ceased date d d m m y y y y

❹ If the overseas entity has disposed of land and this entity is no longer a managing officer.

6 Role and responsibilities

Describe their role and responsibilities in relation to the overseas entity.

Role and responsibilities

7 Tell us who we can contact about this managing officer

This must be an individual.

Full name

Contact details

Part 13 Disposal of land

1 Disposal of land information

The entity must tell us about any relevant dispositions of land or property in England, Scotland and Wales between 28 February 2022 and the date of this application. You must give the:

- date of the disposition or delivery of the deed
- registered title number of the qualifying estate or the title number of the title sheet in which the entity's interest is registered.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

Land title

Date	22 07 2022
Title number	CL305366

Land title

Date	22 07 2022
Title number	CL79558

Land title

Date	20 09 2022
Title number	NGL853546

Land title

Date	20 09 2022
Title number	NGL854148

Land title

Date	20 09 2022
Title number	309719

Land title

Date	d d m m y y y y
Title number	

Land title

Date	d d m m y y y y
Title number	

Land title

Date	d d m m y y y y
Title number	

In accordance with regulations 5 & 6 of the Scottish Partnerships (Register of People with Significant Control) Regulations 2017

OE01 - continuation page

Application for registration of an overseas entity

2 Additional information about disposal

If you've disposed of land during the transitional period and the information about the overseas entity was different when the land was disposed, give the details below.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

In accordance with regulations 5 & 6 of the Scottish Partnerships (Register of People with Significant Control) Regulations 2017

OE01 - continuation page

Application for registration of an overseas entity

Part 13 Disposal of land

1 Disposal of land information

The entity must tell us about any relevant dispositions of land or property in England, Scotland and Wales between 28 February 2022 and the date of this application. You must give the:

- date of the disposition or delivery of the deed
- registered title number of the qualifying estate or the title number of the title sheet in which the entity's interest is registered.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

Land title

Date d d m m y y y y

Title number

2 Additional information about disposal

If you've disposed of land during the transitional period and the information about the overseas entity was different when the land was disposed, give the details below.

The overseas entity must tell us if it has made a registrable:

- disposition under the Land Registration Act 2002 (England and Wales)
- deed under the Land Registration (Scotland) Act 2012