

STATUTORY DECLARATION

In Support of an Application for a Certificate of Lawfulness for a Proposed Use or Development

Life sciences and innovation uses at 1 Triton Square, Regent's Place, London NW1 3BF

I Timothy Downes, of British Land Company PLC, York House, 45 Seymour Street, London, W1H 7LX, do solemnly and sincerely declare as follows:

1. The facts and matters I refer to in this declaration are within my own knowledge, except where otherwise indicated. Where the facts and matters are not within my own knowledge, I identify the source of my information or belief.
2. This declaration is made in support of an application for a Certificate of Lawfulness for a Proposed Use or Development in relation to the property known as 1 Triton Square, Regent's Place, London NW1 3BF as shown edged red on the drawing "Site Plan Proposed" (drawing ID 1TS-ARP-XX-ZZ-DR-A-000101) which is included at Exhibit TD1 (the "Property").
3. I have been a Development Director at British Land Company PLC since 2013. I have been responsible for the management and development of the Property since March 2017.
4. Planning permission with reference 2016/6069/P was granted on 21 November 2017 by Camden Council in relation to the Property and St Anne's Church at Laxton Place (the "Planning Permission") for:
Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1) with relocated plant above, creation of roof terraces at 6th floor level, reconfiguration of ground floor including infill of Triton Square Mall including flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (Class C3) following demolition of St Anne's Church (Class D1); hard and soft landscaping including garden at junction of Longford Street and Triton Square; reconfigured vehicle and pedestrian accesses; and other ancillary works.
5. I confirm that the works to implement this permission commenced on or around 6 March 2018, as evidenced by the Section 106 Discharge Notice in respect of the obligation at clause 6.1 of the Section 106 Agreement dated 21 November 2017 which is included at Exhibit TD2.
6. I confirm that prior to the redevelopment and refurbishment being undertaken, the Property was in use as offices.
7. A Certificate of Lawfulness for a Proposed Use or Development was granted on 3 November 2015 which certified that infilling part of the Property's internal atrium at second,

third, fourth and fifth floor levels to create additional office floor space would be lawful (ref: 2015/5247/P). The "existing" drawings submitted in support of the application for the Certificate of Lawfulness show the floorplan of the Property as at the date of the application. These drawings show the layout of the office use at the Property and have been included at Exhibit TD3. I confirm the use of the Property identified on those drawings is an accurate representation of its use at that time.

8. The "existing" drawings submitted in support of the application for the Planning Permission also show the floorplan of the Property as at the date of the application. These drawings also show the layout of the office use at the Property and have been included at Exhibit TD4. I confirm the use of the Property identified on those drawings is an accurate representation of its use at that time.
9. I confirm the Property achieved Practical Completion of Section 1 of the works which comprise the addition of three new floors, alterations to the existing basement, ground and atrium authorised by the Planning Permission on 18 May 2021. A copy of the Practical Completion Certificate (Section 1) is included at Exhibit TD5.
10. A slide deck of photographs showing the physical and operational status of the Property (and extent of the fit out including washrooms, lift lobbies, stairs, escalators, bike stores and plant) are included at Exhibit TD6. I confirm these photographs are an accurate representation of the current state of the Property.
11. I confirm that 1,4 & 7 Triton Limited entered into a pre-let agreement with Dentsu Aegis Network Ltd ("Dentsu") on 31 July 2017 (the "**Pre-let Agreement for Lease**"). A copy of the agreement entered into pursuant to section 106 of the Town and Country Planning Act 1990 (and other powers) by the Council, relevant BL entities and Dentsu on 21 November 2017 in connection with the Planning Permission, and which records Dentsu's interest in the Property as the beneficiary in respect of the Pre-let Agreement for Lease, is included at Exhibit TD7.
12. I confirm that following Practical Completion of the Property in May 2021, Dentsu made a request to British Land to terminate the Pre-let Agreement for Lease. The pre-let Agreement for Lease was terminated on 31 August 2021 and simultaneously, pursuant to an arrangement agreed between British Land, Dentsu and Meta, a new agreement for lease was entered into between 1 & 4 & 7 Triton Limited and Facebook UK Ltd.
13. Pursuant to the new agreement for lease referred to in paragraph 12 above, individual leases of the first, second, third, fourth, fifth, sixth, seventh and eighth floors of the Property were granted by 1 & 4 & 7 Triton Limited to Facebook UK Ltd on 27 September 2021, each for a term commencing on that date and expiring on 23 May 2041. The leases were subsequently surrendered by Facebook UK Ltd on 25 September 2023. This was

2023

terminated on 27 September 2021 at which point Meta (then Facebook UK Ltd) took on a ~~new lease of the whole building~~

14. No marketing material was ever produced for the development because British Land dealt directly and off-market with two existing occupiers of Regents Place with whom it already had relationships.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Signature of Declarant: [REDACTED]

Declared at 22 Baker Street this 23 day of April
London

2024

Before me: [REDACTED]

Signature: [REDACTED]

Aimee Darley-Cox

Qualification: Solicitor / Commissioner for Oaths

Name: Aimee Darley-Cox

Occupation: SOLICITOR

Address:

Fordern LLP
22 Baker Street London W1U 3BW

