We, AURUM LUXURY RESIDENCIES LTD, a Company incorporated under the Companies Acts (Company Number 13680653) and having their Registered Office at Suite A4, Skylon Court, Coldnose Road, Rotherwas, Hereford HR2 6JS, heritable proprietor of the subjects hereinafter disponed IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND POUNDS (£37000) STERLING paid to us by RC Administration Limited (RCA), incorporated under the Companies Acts (Registered Number 12409200) and having their Registered Office at RCA registered office is at 1a Park Lane, Poynton, Stockport, SK12 1RD and Nicola Steele, residing at 7 Hallcraigs Cresent, Houston PA6 7FA as Trustees of the Nicola Steele Pension Scheme, constituted by Trust Deed dated Ninth June Two Thousand and Twenty, of which sum we hereby acknowledge receipt and discharge her HAVE SOLD and DO HEREBY DISPONE to and in favour of the said JMAX Ltd Pension Scheme and to its disponees and assignees whomsoever heritably and irredeemably ALL and WHOLE that plot of land to be known as Plot 3a, Easter Kincaple Farm Cottage, by St. Andrews KY 16 9SG tinted blue on the plan annexed and signed as relative hereto, Together with a right in common with the proprietor of the subjects tinted pink on the said plan in and to the subjects tinted green on the said plan; Which subjects form part and portion of the subjects undergoing registration in the Land Register of Scotland under Title Number FFE 135074; The subjects hereby disponed are so disponed ALSO WITH AND UNDER the real burdens and conditions set out in the Schedule annexed and signed as relative hereto; WITH ENTRY as at the Twenty Second day of September Two thousand and Twenty three; And we grant warrandice: IN WITNESS WHEREOF these presents, together with the plan annexed and signed as relative hereto are executed for and on behalf of the said Aurum Luxury Residencies Ltd by Elaine McLaren, Director, on the date and at the place as aftermentioned in the presence of the witness hereto subscribing.

Witness Signature..

Full name — Graeme William McGowan Address — 51 Moss Street, Paisley

Nicola Steele, Director Place of Signing - Paisley

Date of Signing — November 2023

THIS IS THE SCHEDULE REFERED TO IN THE FORGONG DISPOSITION BY AURUM LUXURY RESIDENCIES LTD IN FAVOUR OF THE NICOLA STEELE PENSION SCHEME IN RESPECT OF PLOT 3B, EASTER KINCAPLE FARM COTTAGE, BY ST. ANDREWS KY 16 9SG

SCHEDULE OF REAL BURDENS

Part 1: Definitions In this schedule:-

“the Burdened Property” shall be ALL and WHOLE that plot of land to be known as Plot 3B, Easter Kincaple Farm Cottage, by St. Andrews KY 16 9SG tinted blue on the plan, which subjects form part and portion of the subjects undergoing registration in the Land Register of Scotland under Title Number FFE 135074;

“the Benefited Property” shall mean ALL and WHOLE those subjects undergoing registration in the Land Register of Scotland under Title Number FFE 135074 under exception of the Burdened Property;

Part 2: Real Burdens upon the Burdened Property

The following Real Burdens are imposed on the Burdened Property in favour of the Benefited Property:-

1. The Burdened Property will be liable for a one half share of the maintenance, repair and renewal of the area shown tinted green on the plan annexed and signed as relative hereto.
2. The Benefited Property shall be liable for a one half share of the maintenance, repair and renewal of the area shown tinted green on the plan annexed and executed as relative hereto.

Part 3: Servitudes upon the Burdened Property in favour of the Benefited Property

The following servitudes are imposed on the Burdened Property in favour of the Benefited Property:-

1. A heritable and irredeemable right of vehicular and pedestrian access to the Benefited Property over the area shown tinted green on the plan annexed and signed as relative hereto.
2. A heritable and irredeemable right of access over and through the Burdened Property for the purposes of connections, maintenance, repair and renewal of all services to the Benefited property including, but not solely, gas, electricity, water and sewerage, subject always to an obligation to make good any physical damage caused to the Burdened Property during the exercise of said right.
3. A heritable and irredeemable right of access over the Burdened Property for the purposes of maintaining and repairing the Benefited Property and all other erections thereon, subject always to an obligation to make good any physical damage caused to the Burdened Property during the exercise of said right.

Part 4: Real Burdens upon the Benefited Property

The following Real Burdens are imposed on the Benefited Property in favour of the Burdened Property:-

* 1. The Benefited Property shall be liable for a one half share of the maintenance, repair and renewal of the area shown tinted green on the plan annexed and executed as relative hereto.

Pai4 5: Servitudes upon the Benefited Property for the benefit of the Burdened Property

1. A heritable and irredeemable right of access over and through the Benefited Property for the purposes of connections, maintenance, repair and renewal of all services to the Burdened Property including, but not solely, gas, electricity, water and sewerage, subject always to an obligation to make good any physical damage caused to the Benefited Property during the exercise of said right.
2. A heritable and irredeemable right of access over the Benefited Property for the purposes of maintaining and repairing the Burdened Property and all other erections thereon, subject always to an obligation to make good any physical damage caused to the Benefited Property during the exercise of said right.

2. A heritable and irredeemable right to use the septic tank situated within the Burdened Property.