

DATED 25th JULY. 2024

STATUTORY DECLARATION CONFIRMING USE

OF

ROBERT [REDACTED] ROTHERY

RELATING TO

**ROTHERY HOUSE, WATERBERRY DRIVE,
WATERLOOVILLE, PO7 7XX**

I Robert [REDACTED] Rothery of Holly House, Uplands Road, Denmead, Hampshire, PO7 6HE do solemnly and sincerely declare that:

1. I, in partnership with A [REDACTED] R [REDACTED], J [REDACTED] R [REDACTED] and S [REDACTED] R [REDACTED] operating as the Rothery Property Partnership - with myself as the senior and controlling partner - have a leasehold interest in the above property ("the Property".)
2. We purchased the lease of the Property 19 December 2011 which is a lease for 125 years from 20 July 1988 under a peppercorn rent (if demanded) with the Council of the Borough of Havant. See register and plan for title [REDACTED] at Exhibit RR1. The register is in the process of being updated to reflect the name of S [REDACTED] R [REDACTED] whose previous name was C [REDACTED] R [REDACTED]
3. I am chairman and controlling shareholder of John Rothery (Wholesale) Co Ltd (Co.no: 01029327) which owns Bisley Ltd (Co.no: 01091639), Parker-Hale Ltd (Co.no: 04262023) and John Rothery & Co Ltd (Co.no: 01030441), all of whom now operate from the Property. I coordinated this move February 2012 from our Petersfield HQ to accommodate the growing needs of the group.
4. I was Managing Director of John Rothery (Wholesale) Co Ltd and Senior Partner of the Rothery Property Partnership from when we purchased the lease of the Property in 2011. I worked at the building 5 days a week from then until I retired from being Managing Director in 2021. I am now Chairman of John Rothery (Wholesale) Co Ltd and go into to the building once every two weeks for meeting etc.

5. As is illustrated at Exhibit RR2, the Property comprises 2 floors. The ground floor is a large warehouse with 2 areas at the front for goods in and out and 2 offices, a reception and bathrooms at the back. The first floor is also largely geared towards storage but with partitioned areas at the front for assembly and manufacturing and its associated storage, and a separate area at the back (which the inset illustrates in more detail) encompassing the main block of offices, a boardroom, show rooms, a kitchen, and bathrooms.
6. The total floor space of the Property is 32,000 sq. ft.
7. Before moving in, we installed category 5 cabling throughout, front of building fences and gates, category 4 & 5 alarm systems, a floor to ceiling steel cage for an armoury, (costing ~£100,000). At the same time, we partitioned off 3 rooms across the first floor to accommodate manufacturing and assembly areas. We also had phase 3 electrics installed for the machinery (costing ~£30,000.)
8. In 2013 we closed our Birmingham manufacturing operations and moved our rifle rod production to the Property. We had spare space in the bulk storage area at first but that was soon consumed in the first 5 years. In 2014 we started assembling divers' bottles which necessitated the "ready use" storage area for manufacturing and assembly. This has not got a demarcation barrier as size fluctuates with deliveries.
9. The Property is and has been continuously used since at least February 2012 primarily for storage and distribution activities with ancillary manufacturing, office, and showroom use, which ancillary use adds up to I estimate no more than ~10% of the 32,000 sq. ft. of physical space. An illustration of the overall nature of the business can be found on our John Rothery Wholesale website's "About Us" page a screen shot of the page is attached at Exhibit RR3 – there is also a link to a video on this page: <https://www.bisley-uk.com/aboutus>.

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

Signature of declarant. [REDACTED]

Declared at Churchers, Wellesley House, Waterlooville [ADDRESS]

on 25th JULY 2024 [DATE]

before me JESSICA MEASHAM [NAME] / Commissioner for Oaths/Solicitor

Signed [REDACTED]

Jessica Measham TEP CTA
Solicitor
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