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MG01

Particulars of a mortgage or charge



A fee is payable with this form.

We will not accept this form unless you send the correct fee

Please see 'How to pay' on the last page



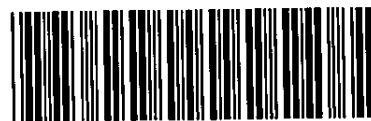
What this form is for

You may use this form to register particulars of a mortgage or charge in England and Wales or Northern Ireland



What this form is NOT

You cannot use this form to register particulars of a charge for a company. To do this, please use form MG01s



PGZV4003

PMO 15/06/2010 301
COMPANIES HOUSE

LD4 *LNFMGKPY* 09/06/2010 138
COMPANIES HOUSE

1

Company details

Company number

1 6 6 9 5 7

Company name in full

Peel Land and Property Investments plc

For official use

710

→ Filing in this form
Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

2

Date of creation of charge

Date of creation

✓ 2 6 10 05 12 10 11 10

3

Description

Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description

✓ A first supplemental trust deed dated 26 May 2010 to a trust deed entered into between Peel Land and Property Investments Plc (the "Company") and The Law Debenture Trust Corporation plc (the "Trustee") constituting and securing £200,000,000 8 3/8 per cent first mortgage debenture stock 2040 (the "Original Stock"), dated 7 April 1986, as amended and restated on 12 May 2010 (the "Trust Deed"). The first supplemental trust deed is itself as amended by a second supplemental trust deed dated 26 May 2010 (such first supplemental trust deed as amended, the "Supplemental Trust Deed")

4

Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured

The principal of and interest on

(1) the Original Stock, and

(2) any stock which may be created and issued by the Company pursuant to the Trust Deed or as the case may be the amount thereof for the time being issued and outstanding (the "Further Stock"),

and all other moneys intended to be secured by the Trust Deed and the Supplemental Trust Deed

Continuation page

Please use a continuation page if you need to enter more details

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Particulars of a mortgage or charge

5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Continuation page

Please use a continuation page if you need to enter more details

Name The Law Debenture Trust Corporation p l c

Address Fifth Floor 100 Wood Street

London

Postcode E C 2 V 7 E X

Name

Address

Postcode

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Continuation page

Please use a continuation page if you need to enter more details

Short particulars

Please see continuation page

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Particulars of a mortgage or charge

7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

N/A

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

9 Signature

Please sign the form here

Signature

Signature

X *I. Skouter* X

This form must be signed by a person with an interest in the registration of the charge

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Particulars of a mortgage or charge

Presenter 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name **Victoria Scopes**

Company name **Slaughter and May**

Address **1 Bunhill Row**

Post town **London**

County/Region **London**

Postcode **E C 1 Y 8 Y Y**

Country **UK**

DX

Telephone **(020) 7090 4742**

Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee

Important information

Please note that all information on this form will appear on the public record.

How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House'.

Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below.

For companies registered in England and Wales.
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland.
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1

Further information

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

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

PLEASE RETURN VIA
CH LONDON COUNTER

MG01 - continuation page

Particulars of a mortgage or charge

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Peel Land and Property Investments Plc (company number 166957)

Continuation Page One of One

In clause 2(A) of the Supplemental Trust Deed the Company as beneficial owner has charged by way of first legal mortgage for payment of principal of and interest on the Original Stock, Further Stock and all other moneys intended to be secured by the Trust Deed and the Supplemental Trust Deed the Mortgaged Property (defined below) together with all buildings and erections and fixtures (including subject to the lessees rights thereover tenants' and trade fixtures) and fittings and fixed plant and machinery for the time being thereon belonging to it and all improvements and additions thereto together with all Related Rights (defined below) subject to and with the benefit of all the existing leases underleases tenancies agreements for lease rights covenants and conditions affecting the same but otherwise free from encumbrances

"**Mortgaged Properties**" being

- 1 Land adjacent to The Peel Centre, Whitebirk Drive, Blackburn [Former United Utilities Site, Whitebirk Drive, Rishton, Hyndburn, Blackburn] (title number LA932339),
- 2 Industrial Premises, Mode Wheel Road, Salford (title number MAN54549),
- 3 Land and buildings on the west side of Barton Road, Urmston, Manchester [Former car showroom, Trafford Park Retail Park, Manchester] (title number LA305284),
- 4 Land and buildings at Trafford Retail Park, Davyhulme, Manchester (title numbers MAN8353 and GM718376),
- 5 The Racquets Centre, Barton Road, Dimplington, Manchester (title number GM804173),
- 6 The Airkix site, Redclyffe Road, Urmston, being part of the property comprised within title number GM803773 more particularly described in a transfer of 26 March 2010 made between Peel Investments (North) Limited and Peel Land and Property Investments Limited (title number is not yet known and is to be confirmed following registration of the transfer at the Land Registry) (these details as amended by the Second Supplemental Trust Deed),
- 7 Land on the north side of Trafford Wharf Road, Trafford Park, Trafford [The former Photonics Building, Trafford Wharf Road, Trafford Park, Manchester] (title number GM757728),
- 8 Land at Bone Mill Lane, Wolverhampton (title numbers WM898921, WM882088 and SF96717),
- 9 Former Elephant and Castle Public House being part of Peel Retail Park, Stafford Street, Wolverhampton (title number WM669072)

"**Related Rights**" means in relation to any freehold or leasehold property (a) the proceeds of sale or other disposal of any part of that property, (b) all rights under any licence, agreement for sale or agreement for lease in respect of that property, and (c) any rents or other monies paid or payable in respect of that property



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

COMPANY NO. 166957
CHARGE NO. 70

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A SUPPLEMENTAL TRUST DEED
DATED 26 MAY 2010 AND CREATED BY PEEL LAND AND
PROPERTY INVESTMENTS PLC FOR SECURING ALL SUMS DUE
OR TO BECOME DUE UNDER THE TERMS OF THE
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1
PART 25 OF THE COMPANIES ACT 2006 ON THE 15 JUNE 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17 JUNE 2010



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES