

COMPANIES FORM No. 395**Particulars of a mortgage or charge****395**

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

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

114

424483

Name of company

* Neath Properties Limited

Date of creation of the charge

21th August 2009

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Mortgage dated 21st August 2009 and made between (1) Neath Properties Limited ("the Mortgagor") and (2) The Welsh Ministers ("the Mortgagee")

Amount secured by the mortgage or charge

Legal Charge (the Charge) as from time to time varied or supplemented whether by Deed or otherwise and which shall remain in force for a period of five years from the date of the final payment of grant in order to secure all monies and liabilities from time to time owed by the Mortgagor to the Mortgagee under or pursuant to a Property Development Grant Agreement dated 21st August 2009 whereby the Mortgagee agreed to provide to the Mortgagor a grant subject to the terms and conditions set out therein (the Agreement)

Names and addresses of the mortgagees or persons entitled to the charge

The Welsh Ministers, Crown Building, Cathays Park, Cardiff, CF10 3NQ

Postcode

Presenter's name address and reference (if any):

Geraint John
Commercial Legal Services
Welsh Assembly Government
Trafalgar House, 5 Fitzalan
Place, Cardiff, CF24 0ED
DX: 149420 Cardiff 33

Time critical reference

For official Use (06/2005)
Mortgage Section

Post room

FRIDAY



PC5 28/08/2009 655
COMPANIES HOUSE

CHFP025

Please do not
write in
this margin

Please complete
legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

Short particulars of all the property mortgaged or charged

By way of Legal Mortgage the land described in the schedule below (the Property) and including all additions thereto and all fixtures and fittings in the nature of fixtures now or hereafter in or about the property and shall include any part or parts thereof was charged to the Mortgagee and the Mortgagor agrees that during the subsistence of the security constituted by the charge it will not without the prior written consent of the Mortgagee:-

- (a) sell or dispose of the property
- (b) grant or accept the surrender of any Lease or Licence nor vary the terms thereof or otherwise part with possession of the property or
- (c) mortgage charge or otherwise encumber the property.

Schedule (the Property)

All that Leasehold piece or parcel of land (together with the building or buildings erected thereon or on any part thereof) known as 2-12 (even) and Hind House The Parade Neath which is registered with absolute title at the Land Registry under title number CYM362581.

lease do not
write in
this margin

*Please complete
legibly, preferably
in black type, or
bold block
lettering*

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Date

27th August 2009

On behalf of [company] [mortgagee/chargee] A

*A fee is payable
to Companies
House in
respect of each
register entry
for a mortgage
or charge.
(See Note 5)*

Notes

*Delete as
appropriate*

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to Companies House.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

**COMPANY NO. 424483
CHARGE NO. 4**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 21
AUGUST 2009 AND CREATED BY NEATH PROPERTIES LIMITED
FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM
THE COMPANY TO THE WELSH MINISTERS UNDER THE
TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING
OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT
TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE
28 AUGUST 2009**

**GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 SEPTEMBER
2009**



Companies House
— for the record —



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**