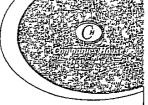
006085

Imaccordance with Section 860 of the Companies Act 2006

MG01

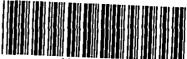
Particulars of a mortgage or charge



A fee is payable with this form We will not accept this form unless you send the correct i 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

X What this for You cannot us particulars of company To d form MG01s



24/08/2012

νuk

COMPANIES HOUSE *A1Fi40EA*

17/08/2012 COMPANIES HOUSE

A35

Company details Company number 1005239 INTERNATION & LIST Company name in full LIMITED PUBLICATIONS

Filling in this form Please complete in typescript or in bold black capitals

All fields are mandatory unless specified or indicated by *

Date of creation of charge

0 9 "O 8 Date of creation

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 DEBENTURE

Amount secured Please give us details of the amount secured by the mortgage or charge Amount secured All monies and liabilities present and future

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

MG01

Particulars of a mortgage or charge

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	
The Co-operative Bank p i c	you need to enter more details	
Balloon Street		
Manchester		
M 6 0 4 E P		
	[
Short particulars of all the property mortgaged or charged	·	
Please give the short particulars of the property mortgaged or charged 54 x 55 Rectory Road, Oxford OX4 IBW	Continuation page Please use a continuation page if you need to enter more details	
comprised in title number(s) [ON 19058] known as [54 x 55 Redgy this Debenture and the proceeds of sale thereof together with all building from time to time thereon 2) A Fixed Charge over,- (a) All freehold, leasehold and other immovable property (including heri Scotland) at any time belonging to or charged to the company and the progether with all buildings, structures and fixtures from time to time there (b) All rights present and future under covenants of title given in relation above ("the Property") and the benefit of all its rights against any lesses other occupier (and their guarantors and sureties) of the Property (c) All rights present and future under any contract for sale letting or other and any option to renew any Lease or purchase any reversion (whether to the Property and all rights present and future against persons in connecarried out and/or services and/or goods supplied in the design, construit replacement of the Property	date of industry of the property situate in proceeds or sale thereof eon to the property referred to sub-lessee, licensee or er disposal of the Property freehold or not) in relation ection with any works ching, fitting out, repair or essent and future	
	Please give the name and address of the mortgagee(s) or person(s) entitled to the charge The Co-operative Bank p I c Balloon Street Manchester M 6 0 4 E P Short particulars of all the property mortgaged or charged Please give the short particulars of the property mortgaged or charged 54 2 5 Rectory Road, 0x6nd 0x4 I BW 1) Legal Mortgage over the freehold and leasehold property of the component of this Debenture and the proceeds of sale thereof together with all building from time to time thereon 2) A Fixed Charge over,— (a) All freehold, leasehold and other immovable property (including here Scotland) at any time belonging to or charged to the company and the progether with all buildings, structures and fixtures from time to time thereon (b) All rights present and future under covenants of title given in relation above ("the Property") and the benefit of all its rights against any lessed other occupier (and their guarantors and sureties) of the Property (c) All rights present and future under any contract for sale letting or oth and any option to renew any Lease or purchase any reversion (whether to the Property and all rights present and future against persons in connicarned out and/or services and/or goods supplied in the design, construit replacement of the Property (d) All licences, consents and authorisations (both public and private) presents.	

MG01 Particulars of a mortgage or charge

	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		
	,	
	Delivery of instrument	1
	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)	-
S	gnature	
	lease sign the form here	
nature S	DO\$TUSE	

MG01

Particulars of a mortgage or charge

Presenter information	Important 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	Please note that all information on this form w. appear on the public record
original documents The contact information you give will be visible to searchers of the public record	How to pay
Contact name	A fee of £13 is payable to Companies House in respect of each mortgage or charge
Company name	Make cheques or postal orders payable to 'Companies House'
Address	
	Where to send
Post town County/Region	You may return this form to any Companies Hou address, however for expediency we advise you return it to the appropriate address below
Postcode	For companies registered in England and Wales The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ
DX	DX 33050 Cardiff
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	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)
Checklist	For companies registered in Northern Ireland The Registrar of Companies, Companies House,
We may return forms completed incorrectly or with information missing	First Floor, Waterfront Plaza, 8 Laganbank Road, Belfast, Northern Ireland, BT1 3BS DX 481 N R Belfast 1
Please make sure you have remembered the	Further information
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	For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk
You have supplied the description of the instrument	This form is available in an
You have given details of the amount secured by the mortgagee or chargee	alternative format. Please visit the
You have given details of the mortgagee(s) or person(s) entitled to the charge	forms page on the website at
You have entered the short particulars of all the property mortgaged or charged You have signed the form	www.companieshouse.gov.uk
You have enclosed the correct fee	

In accordance with Section 860 of the Companies Act 2006

MG01 - continuation page Particulars of a mortgage or charge



Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- (g) All stocks, shares and other securities (including debt securities) and interest in any unincorporated business or entity at any time owned by the Company together with all rights and benefits and property in relation thereto
- (h) All interests in and rights under policies of insurance and assurance belonging to the Company and all its rights to other compensation monies payable in respect of assets charged by the Debenture
- (i) All patents, trade and service marks, brand and trade names, copyrights, de-sign rights, registered designs, trade secrets, know how, inventions, confidential information and other intellectual property rights including the benefit of any pending applications for any of them belonging to the Company including all the Company's rights under any agreements both present and future relating to the use or exploitation of such rights
- (j) All book and other debts at any time owing to the Company and all monetary claims and other amounts recoverable or receivable (whether ascertained or not) by the Company or due or owing to the Company and all other rights and claims against third parties (including deposits and credit balances held by the Bank and third parties) capable of being satisfied by the payment of money at any time belonging to the Company including payments of or entitlement to claim payment of any taxes, insurance premiums or other over-payments by the Company together with the benefit of all related rights and remedies (including equitable rights and rights under guarantees, indemnities, liens and other encumbrances)
- 3 A Floating Charge over all the Company's undertaking Property and assets whatever and wherever both present and future (including heritable and other property and assets in Scotland)

Pursuant to the Debenture the Company has agreed that it will not, without the prior written consent of the Bank, create or allow to subsist any mortgage, charge, assignment by way of security pledge, lien (save where arising by operation of law in the usual course of business) hypothecation, preferential rights, arising under the general law for the protection of certain classes of creditors (or trust or other arrangement made for the purpose of or having an economic or financial effect similar to that of security or other security of any kind over any of the assets charged by the Debenture) nor attempt or agree to do so and the Company will not sell, transfer, assign, factor, discount or otherwise dispose of any of the assets charged by the Debenture without the prior written consent of the Bank (except of a disposal at market value in the usual course of trading of assets charged by way of Floating Charge only) or attempt to agree to do so



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 1005239 CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED 9 AUGUST 2012 AND CREATED BY NEW INTERNATIONALIST PUBLICATIONS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CO-OPERATIVE BANK PLC WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 24 AUGUST 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 30 AUGUST 2012

