

MR01

Particulars of a charge



191522/13

A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR0

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If the form is delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



A24

A3FBRRR7

29/08/2014

#305

COMPANIES HOUSE

☒ You **must** enclose a certified copy of the instrument with this form
scanned and placed on the public record. **Do not send the original**

1 Company details

Company number 01167127

Company name in full Universities Superannuation Scheme Limited

For official use

→ Filling in this form

Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 20080104

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name Mapeley Steps Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

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4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

Brief description

44 York Place, Edinburgh
For more detailed description please refer to the standard security

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

8

Trustee statement ①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X  X
for Pimex Motors LLP

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

MR01

Particulars of a 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. The contact information you give will be visible to searchers of the public record.

Contact name **Margaret McNeil**

Company name **Pinsent Masons LLP**

Address **141 Bothwell Street**

Post town **Glasgow**

County/Region

Postcode **G 2 7 E Q**

Country

DX **DX GW 135 GLASGOW**

Telephone **+44 (0) 141 567 8400**



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 a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



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 filed on paper.

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1167127

Charge code: 0116 7127 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th August 2014 and created by UNIVERSITIES SUPERANNUATION SCHEME LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th August 2014.

A handwritten signature in black ink, appearing to be 'Dp'.

Given at Companies House, Cardiff on 3rd September 2014

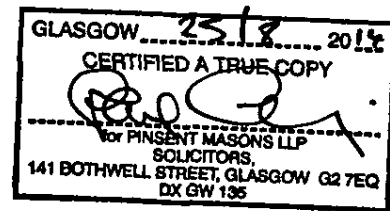


Companies House



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

DATED.....



STANDARD SECURITY

By

UNIVERSITIES SUPERANNUATION SCHEME LIMITED

in favour of

MAPELEY STEPS LIMITED

Re. Room Top Up Payment

Subjects: 44 York Place Edinburgh


Pinsept Masons

Pinsept Masons LLP
141 Bothwell Street
Glasgow
G2 7EQ
Tel +44 (0)141 567 8400
Fax +44 (0)141 567 8401
Web Site <http://www.pinsentmasons.com>
48020410_1 DOC

WE, UNIVERSITIES SUPERANNUATION SCHEME LIMITED LIMITED, incorporated under the Companies Acts in England and Wales with number 01167127 and having its registered office at Royal Liver Building, Liverpool L3 1PY (the "Owner") confirm and declare that.

(1) in this Standard Security the following words and expressions shall have the respective meaning given to them, namely

"Counterparty" means MAPELEY STEPS LIMITED, incorporated in Bermuda with Company Number EC29679 and having its Registered Office at Thistle House, 44 Burnaby Street, Hamilton HM11, Bermuda,

"Overage Agreement" means the Overage Agreement entered into between the Owner and the Counterparty dated on or around the date hereof;

"Prescribed Rate" means the rate of 4% per annum above the base rate for the time being of The Royal Bank of Scotland plc,

"Room Top Up Overage" means the sums due to the Counterparty in terms of Clause 2 of the Overage Agreement,

"Security Subjects" means ALL and WHOLE that area of ground lying to the north (previously erroneously referred to as lying to the south) of York Place in the City of Edinburgh being the subjects more particularly described in and disposed by Disposition by the Liverpool Victoria Friendly Society Limited in favour of the Secretary of State for the Environment dated Thirty first day of March and recorded in the Division of the General Register of Sasines for the County of Midlothian on Twelfth day of April both days in the year Nineteen hundred and ninety four, which area of ground comprises the various subjects described in (FIRST) Disposition by Robert Croall in favour of the Trustees of David Croall dated Sixteenth and recorded in the Particular Register of Sasines for Edinburgh on Eighteenth both days of May, Eighteen hundred and ninety two, (SECOND) Disposition by the Vestrymen of St Paul's and St George's Church in favour of Scottish Motor Traction Company Limited dated Third, Fifth and Sixth and recorded in the division of the General Register of Sasines for the County of Edinburgh on Tenth all days of November, Nineteen hundred and thirty seven, (THIRD) Disposition by the Trustees of David Croall and the Trustees of Robert Croall in favour of Archibald Baird dated Twelfth, Thirteenth and Fifteenth and recorded in the said division of the General Register of Sasines on Sixteenth all days of May, Eighteen hundred and ninety nine being (i) subjects described in Instrument of Sasine by James Wnght Brodie in favour of John Croall dated Thirtieth May and recoded in the said division of the General Register of Sasines Sixteenth June, both days in the year Eighteen Forty Nine and (ii) subjects described in Instrument of Sasine by James Gray in favour of John Croall dated Thirtieth May and recorded in the said division of the General Register of Sasines Sixteenth June both days in the year Eighteen Forty Nine, and (FOURTH) Disposition by Archibald Campbell Baird and Rodger Gilroy Baird in favour of PDM Fittings Company Limited dated Thirteenth November and Fifth December and recorded in the Division of the General Register of Sasines for the County of Midlothian on Sixth December all in the year Nineteen hundred and fifty seven, all as shown edged in red on the plan

annexed and executed as relative hereto, which plan shall be demonstrative only and not taxative, Together with (One) the whole buildings and other erections (if any) on them, (Two) the parts, privileges and pertinents of them, (Three) the whole rights common, mutual or sole efferring to them, (Four) the fittings and fixtures in and on them and (Five) the Owner's whole right, title and interest, present and future in and to them, and

(2) unless the context otherwise requires or unless otherwise defined, words and expressions defined in the Overage Agreement shall have the same meanings when used in this Standard Security,

and whereas we the Owner have entered into the Overage Agreement with the Counterparty in respect of the Security Subjects and in terms of the Overage Agreement we have undertaken *inter alia* and do hereby undertake to pay the Room Top Up Overage to the Counterparty on the terms set out in the Overage Agreement, we DO HEREBY in security of (i) the payment of the Room Top Up Overage and (ii) the obligations contained in the Overage Agreement to take successors in title to the Security Subjects bound to (a) undertake to pay the Room Top Up Overage and (b) to take their successors bound as provided for in the Overage Agreement to make payment of any Room Top Up Overage and to grant a Standard Security over the Security Subjects, do hereby GRANT a standard security to the Counterparty over the Security Subjects, The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation of them operative for the time being (the "Standard Conditions"), varied as mentioned below apply, And we agree that the Standard Conditions are varied as follows (i) Standard Conditions 1 (a) shall be varied so as to require the Security Subjects to be maintained in no worse a condition than that as at the date of creation of this Standard Security, (ii) Standard Conditions 2, 4, and 6 shall not apply and (iii) The insurance to be effected in terms of Standard Condition 5 (a) shall be against loss or damage by fire, acts of terrorism, aircraft (other than hostile aircraft) and other aerial devices and articles dropped therefrom, storm, tempest, flood, lightning, explosion, impact, riot, civil commotion, malicious damage, bursting or overflowing of water tanks, apparatus or pipes and such other risks and contingencies as are insured in accordance with sound commercial practice and shall provide cover to the extent of the full reinstatement value of the Security Subjects with adequate provision being made for incidental expenses, the cost in professional fees of all architects, engineers, surveyors and other professional advisers, the cost of temporary hoarding and other temporary works, removal of debris, dismantling or demolishing and shoring up or propping and all Value Added Tax on such costs and others, The creditor's right to insure the subjects in terms of Standard Condition 5 shall apply only if insurance is not effected by the debtor or any prior

security holder; And the Owner grants warrandice and consents to the registration of this security for preservation and execution IN WITNESS WHEREOF these presents consisting of this and the 2 preceding pages and the annexation hereto are signed as follows -

SUBSCRIBED for and on behalf of the said UNIVERSITIES SUPERANNUATION SCHEME LIMITED

J. Greve
signature of
~~director/secretary/authorised signatory/witness~~

SAW Greve
full name of above (print)

Mrs A.H. Melville - Herwood

address of witness

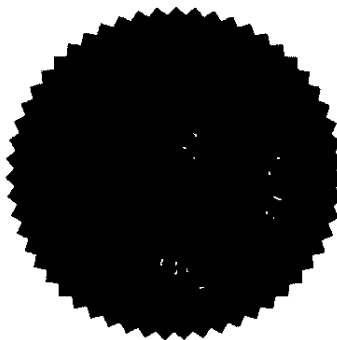
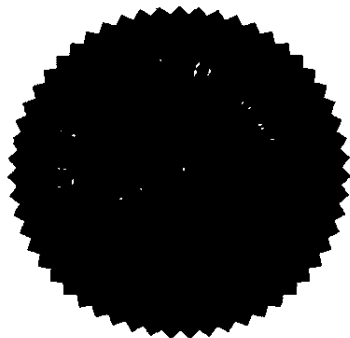
Cp USS, 3rd Floor
Royal Liver Building
LIVERPOOL L3 1PY

A. Smith
signature of
~~director/secretary/authorised signatory~~

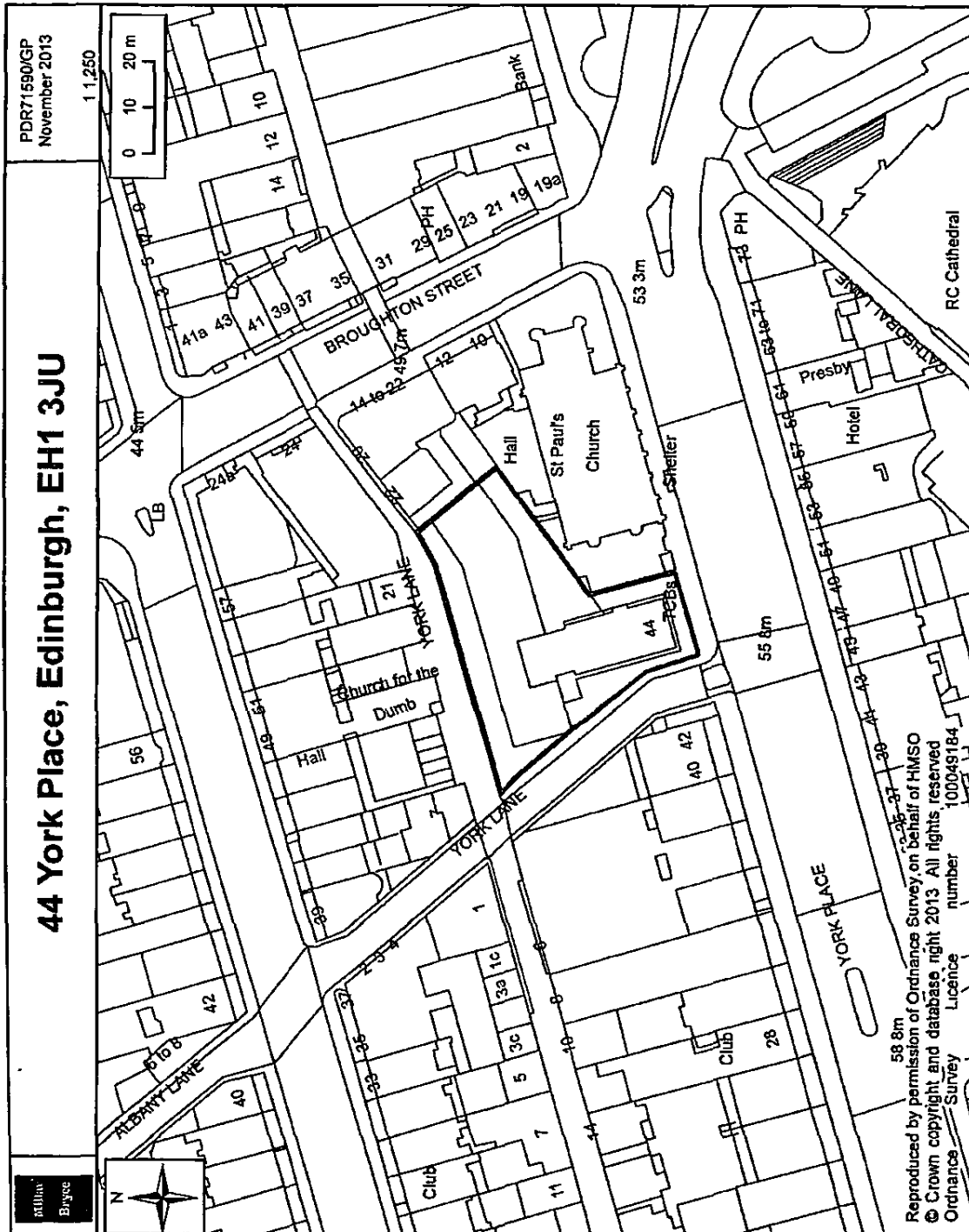
Ian SHORLOCK
full name of above (print)

13/5/2014
date of signing

USS, 3rd Floor R, L/B
place of signing



THIS IS THE PLAN REFERRED TO IN THE RECEIVING
STANDARD SECURITY BY UNIVERSITIES SUPERANNUATION
SCHEME LIMITED IN FAVOUR OF MAPLESTREET LIMITED



Millar & Bryce Limited, Bonnington Bond, 2 Anderson Place, Leith, Edinburgh, EH6 5NP

S. Green
A. Bell