



CHFP025

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

\*insert full name  
of Company

**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

116

02058427

Name of company

\* WATERFORD WEDGWOOD UK PLC ("the Tenant")

Date of creation of the charge

15 AUGUST 2008

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

Rent Deposit Deed ("the Deed") dated 15 August 2008 and made between Daejan Investments Limited ("the  
Landlord" which expression includes its successors in title) and the Tenant

Amount secured by the mortgage or charge

See Appendix One

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

The Landlord (as set out above) whose present registered office is at Freshwater House, 158-162 Shaftesbury  
Avenue, London

Postcode WC2H 8HR

Presentor's name address and  
reference (if any)

Wragge & Co LLP  
3 Waterhouse Square  
142 Holborn  
London  
EC1N 2SW

For official Use (06/2005)  
Mortgage Section



\*PG7GX00P\*

PMO 23/08/08 308  
COMPANIES HOUSE

A26 02/09/2008 8  
COMPANIES HOUSE

Time critical reference

12030531

Short particulars of all the property mortgaged or charged

See Appendix Two

Please write this  
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in black type, or  
bold block  
lettering

Particulars as to commission allowance or discount (note 3)

Signed

Wragge & Co LLP

Date 01 September 2008

On behalf of ~~[company]~~ [mortgagee/chargee] †

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

† delete as  
appropriate

Notes

- 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

## **Appendix One – Amount Secured by the Mortgage or Charge**

- 1      £157,017 90 (One hundred and fifty seven thousand and seventeen pounds and ninety pence) PLUS VAT ("**the Initial Deposit**") together with
  - (i)      any interest accrued on the Account (after deduction of tax),
  - (ii)      any moneys falling due under the Deed in respect of the Tenant's covenant with the Landlord to pay an additional sum equal to seventy five per cent (75%) of the annual increase of the yearly rent reserved by the Lease (plus an amount equivalent to VAT on such sum at the rate prevailing from time to time) in the event that the level of yearly rent reserved by the Lease is increased at any time during the term of the Lease, AND
  - (iii)      any sums payable pursuant to the Tenant's covenant with the Landlord under the Deed to immediately pay to the credit of the Account the amount withdrawn, if the Lease is still subsisting at the time of any withdrawal, along with any further amounts required from time to time to ensure the total standing to the credit of the Account is at all times no less than the Deposit
- 2      The sum referred to at 1 (ii) above shall constitute an addition to the capital value of the Deposit
- 3      The Initial Deposit together with the sums referred to in 1(i) and (ii) and (iii) above shall together mean "**the Deposit**"

### **Additional definitions used in this section**

- "Account"      means the interest bearing deposit account opened at the London clearing bank where the account is from time to time held in the Landlord's name or in the name of its nominee (or any replacement substitute account)
- "Lease"      means the lease dated 15 August 2008 entered into between the Landlord and the Tenant
- "VAT"      means value added tax

## **Appendix Two - Short Particulars of all the Property Mortgaged or Charged**

The Tenant charges with full title guarantee all its interest in the Deposit by way of first fixed charge to the Landlord as continuing security for:

- (a) the due performance and observance of its obligations under the Lease and the Deed, and
- (b) all losses which the Landlord may incur by reason of any breach of those obligations or if the Lease is forfeited or disclaimed or terminated otherwise than by agreement before the end of the Term.

### **Additional definitions used in this section**

**"Term"** means 10 years from 11 August 2008



## **CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE**

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

COMPANY NO. 2058427  
CHARGE NO. 16

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 15  
AUGUST 2008 AND CREATED BY WATERFORD WEDGWOOD  
U.K. PLC FOR SECURING £157,017.90 AND ALL OTHER MONIES  
DUE OR TO BECOME DUE FROM THE COMPANY TO DAEJAN  
INVESTMENTS LIMITED 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 23 AUGUST  
2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 SEPTEMBER  
2008



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES