

# M

CHWP001

Please do not  
write in  
this marginPlease 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 £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge

010448/13

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number

8

02514463

Name of company

\* IVG ASTICUS (GMS) LIMITED

Date of creation of the charge

10 MARCH 2008

(28/02/08)

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

Standard Security

(10/03/08)

Amount secured by the mortgage or charge

See Paper Part 1

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

HSBC Bank plc, 8 Canada Square, London for itself and as Security Trustee for each of the Secured

Parties

Postcode E14 5HQ

Presentor's name address and  
reference (if any)BRODIES LLP SOLICITORS  
2 BLYTHWOOD SQUARE  
GLASGOW  
G2 4AD

Time critical reference

For official Use (02/00)  
Mortgage Section

THURSDAY



\*AC5WMYDK\*

A17

27/03/2008

112

COMPANIES HOUSE

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

See Paper Apart 2

Please 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)

N/A

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

Signed



Date

17/03/08

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

**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 £10 (£13 for forms delivered on or after 1 February 2005) is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is Companies House, Crown Way, Cardiff CF14 3UZ.

**PAPERS APART RELATIVE TO COMPANIES HOUSE FORM NO. 395 IN RESPECT OF  
1VG ASTICUS (GMS) LIMITED**

**Registered No: 02514463**

In these Papers Apart -

"The Charge" means the Standard Security by the Chargor in favour of the Lender dated 28 February 2008 and registered in the Land Register of Scotland on 10<sup>th</sup> March 2008,

"Chargor" means IVG Asticus (GMS) Limited, a company incorporated under the Companies Acts with registered number 02514463 and having its registered office at Farringdon Place, 20 Farringdon Road, London, EC1M 3AP,

"Facility Agreement" means the Facility Agreement between the Chargor, the Lender, the agent and the Security Trustee dated on or about the date of signing of the Charge,

"Finance Documents" has the same meaning as in the Facility Agreement,

"Lender" has the same meaning as in the Facility Agreement,

"Secured Assets" means the subjects comprising ALL and WHOLE the subjects known as "Broadway", Cowcaddens, Glasgow lying on the south of Cowcaddens Road, Glasgow and the north of Renfrew Street, Glasgow being the subjects registered in the Land Register of Scotland under Title Number GLA 144479 under exception of the subjects registered in the Land Register of Scotland under Title Number GLA 198125 and being the subjects shown delineated blue, green and yellow on the plan annexed and signed as relative to the Charge, together with (One) all buildings and others erected or to be erected therein and thereon, (Two) the fittings and fixtures therein and thereon, (Three) the parts, pertinents and privileges, (Four) the whole rights and others efferring thereto including without prejudice to the foregoing generality all necessary rights of access and egress thereto and therefrom and (five) the Chargor's whole right title and interest present and future therein and thereto,

"Secured Liabilities" means all sums of principal, interest and charges now due and that may become due to the Secured Parties by the Chargor under the Finance Documents whether solely or jointly with any other person or persons, corporation, firm or other body and whether as principal or surety

+ 10

"Secured Parties" has the same meaning as in the Facility Agreement,

"Security Trustee" means HSBC Bank plc (Registered in England No 14259) and having its Registered Office at 8 Canada Square, London E14 5HQ for itself and as Secured Trustee for each of the Secured Parties and its successors in such capacity,

**Paper Apart 1**

The amount secured by the Charge is the Secured Liabilities

**Paper Apart 2**

The property charged by the Charge is the Secured Assets

# M

COMPANIES FORM No. 398

## Certificate of registration in Scotland or Northern Ireland of a charge comprising property situate there

# 398

CHWP000

Pursuant to section 398(4) of the Companies Act 1985

Please do not  
write in  
this marginPlease complete  
legibly, preferably  
in black type, or  
bold block letteringTo the Registrar of Companies  
(Address overleaf)

For official use

Company number

02514463

Name of company

\* insert full name  
of company

\* IVG Asticus (GSM) Limited

David Creighton Macartney

of Brodies LLP, 2 Blythswood Square, Glasgow G2 4AD

\* give date and  
parties to chargecertify that the charge \* Standard Security by a Company in favour of HSBC Bank plc for itself and as  
Security Trustee dated 28 February 2008 regarding the subjects known as "Broadway", Cowcaddens,  
Glasgow† delete as  
appropriateof which a true copy is annexed to this form was presented for registration on 10 March 2008  
in [Scotland] ~~[Northern Ireland]~~†

Signed



Date 26 March 2008

Presenter's name address and  
reference (if any)SXH HSB3 26  
Brodies LLP  
DX GW11,  
GLASGOWFor official Use (02/06)  
Mortgage Section

Post room



**FILE COPY**

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

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

**COMPANY NO. 2514463**

**CHARGE NO. 8**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A STANDARD SECURITY WHICH  
WAS PRESENTED FOR REGISTRATION IN SCOTLAND ON 10  
MARCH 2008 AND CREATED BY IVG DEVELOPMENTS  
(BROADWAY) LIMITED FOR SECURING ALL MONIES DUE OR  
TO BECOME DUE FROM THE COMPANY FORMERLY KNOWN  
AS IVG ASTICUS (GMS) LIMITED TO THE SECURED PARTIES  
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 27 MARCH 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 APRIL 2008



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES