

# M

## COMPANIES FORM No. 400

### Particulars of a mortgage or charge subject to which property has been acquired

# 400

CHFP025

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

171681/208

Pursuant to section 400 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 4)

For official use

Company number

[115]

05396394

Name of company

\* Speed 9983 Limited

Date and description of the instrument (if any) creating or evidencing the mortgage or charge (note 1)

see Addendum 1

Amount secured by the mortgage or charge Monies due under the charging instrument.

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

Royal Exchange Trust Company Limited at 7th Floor, Phoenix House, 18 King William Street, London EC4N 7HE.

Short particulars of the property mortgaged or charged

St James Retail Park, Southern Relief Road, Northampton with title number NN104790.

Continue overleaf as necessary

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

Simmons & Simmons  
CityPoint  
One Ropemaker Street  
London  
EC2Y 9SS

Time critical reference

For official Use (06/2005)  
Mortgage Section

Post room

WEDNESDAY



A13

\*A10IEMHY\*

24/01/2007

COMPANIES HOUSE

450

Please do not  
write in  
this margin

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

Date of the acquisition of the property 1 January 2007

Signed Simon + Simon Designation† Partner Date 23/01/07

A fee is payable to  
Companies House  
in respect of each  
register entry for a  
mortgage or  
charge.  
(See Note 3)

† Insert  
Director,  
Secretary,  
Administrator,  
or  
Administrative  
Receiver as  
appropriate

## Notes

- 1 A description of the instrument, eg, "Trust Deed", "Debenture", etc, as the case may be, should be given.
- 2 A verified copy of the instrument must be delivered with these particulars correctly completed to the Registrar of Companies within 21 days after the date of the completion of the acquisition of the property which is subject to the charge. 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. If the property is situated and the charge was created outside Great Britain, they must be delivered within 21 days after the date on which the copy of the instrument could in due course of post, and if despatched with due diligence have been received in the United Kingdom.
- 3 A fee of £13 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**.
- 4 The address of the Registrar of Companies is:-  
  
Companies House  
Crown Way  
Cardiff  
CF14 3UZ

#### Addendum 1

A composite supplemental trust deed made between, inter alios, The British Land Company PLC as issuer ("BL") and Royal Exchange Trust Company Limited as Trustee dated 29 August 2006 (the "Composite Supplemental Trust Deed") supplemental to:

(A) in the case of the £100,000,000 6  $\frac{3}{4}$ % First Mortgage Debenture Bonds due 2011, of which £98,414,000 remained outstanding as at 29 August 2006 (the "2011 Debentures") and the £200,000,000 6  $\frac{3}{4}$ % First Mortgage Debenture Bonds due 2020, of which £199,750,000 remained outstanding as at 29 August 2006 (the "2020 Debentures" and, together with the 2011 Debentures, the "Existing BLU Debentures") each formerly of BL Universal PLC ("BLU") and now, pursuant to the Composite Supplemental Trust Deed, of BL;

- (i) the Trust Deed dated 31 March 1998 made between BLU, the Original Charging Companies (as defined therein) and the Trustee and constituting and securing the Existing BLU Debentures;
- (ii) the Mortgage Deed dated 31 March 1998 made between the Companies (as defined therein) and the Trustee (registered in the Registry of Deeds, Belfast on 24 April 1998. Serial no. 242.169);
- (iii) the First Supplemental Trust Deed dated 13 April 1999 made between BLU, BLU Property Management Limited and the Trustee;
- (iv) the Second Supplemental Trust Deed dated 31 March 2000 made between BLU, BLU Property Management Limited, Morrisons Holdings Limited, BLU (M) Limited, ND Properties, Inc. and the Trustee;
- (v) the Third Supplemental Trust Deed dated 30 March 2001 made between BLU, Zartin Limited, the Trustee and others;
- (vi) the Fourth Supplemental Trust Deed dated 19 October 2001 made between BLU, the Trustee and others;
- (vii) the Fifth Supplemental Trust Deed dated 3 April 2002 made between BLU, the Trustee and others;
- (viii) the Sixth Supplemental Trust Deed dated 5 April 2002 made between BLU, the Trustee and others;
- (ix) the Seventh Supplemental Trust Deed dated 11 December 2002 made between BLU, Chatsworth Investments 1988 Limited and the Trustee;
- (x) the Eighth Supplemental Trust Deed dated 27 June 2003 made between BLU, the Trustee and others;
- (xi) the Ninth Supplemental Trust Deed dated 10 July 2003 made between BLU, BLU Estates Limited, BLU Investments Limited, the Transferee Charging Companies (as defined therein) and the Trustee;
- (xii) the Tenth Supplemental Trust Deed dated 28 November 2003 made between BLU, BLU Estates Limited, BLU Investments Limited, the Transferee Charging Companies (as defined therein) and the Trustee;
- (xiii) the Eleventh Supplemental Trust Deed dated 22 December 2003 made between BLU, the Trustee and others;
- (xiv) the Twelfth Supplemental Trust Deed dated 8 July 2005 made between BLU, BLU Securities Limited, Whelan Limited, Mentin Limited and the Trustee;
- (xv) the Thirteenth Supplemental Trust Deed dated 22 July 2005 made between BLU, the Trustee and others;
- (xvi) the Fourteenth Supplemental Trust Deed dated 28 November 2005 made between BLU, the Trustee and others;
- (xvii) the Fifteenth Supplemental Trust Deed dated 6 February 2006 made between BLU, the Trustee and others;
- (xviii) the Sixteenth Supplemental Trust Deed dated 21 March 2006 made between BLU, the Trustee and others;
- (xix) the Seventeenth Supplemental Trust Deed dated 18 July 2006 made between BLU, the Trustee and others;
- (xx) the Eighteenth Supplemental Trust Deed dated 25 July 2006 made between BLU, the Trustee and BLU (12183) Limited; and
- (xxi) the Nineteenth Supplemental Trust Deed dated 22 August 2006 made between BLU and the Trustee,

(together, the "BLU Trust Deed");

(B) in the case of the £200,000,000 9 % First Mortgage Debenture Stock due 2028, of which £25,387,615 remained outstanding as at 29 August 2006 of BL (the "Existing 2028 Debentures"):

- (i) the Trust Deed dated 29 April 1993 made between BL, the Original Charging Companies (as therein defined) and the Trustee and constituting and securing the Existing 2028 Debentures;
- (ii) the First Supplemental Trust Deed dated 30 November 1994 made between BL, Finsbury Avenue (Phase 2) PLC and the Trustee;
- (iii) the Second Supplemental Trust Deed dated 5 June 1996 made between BL, the Original Charging Companies (as therein defined) (other than Finsbury Avenue (Phase 2) PLC) and the Trustee;
- (iv) the Third Supplemental Trust Deed dated 27 September 1996 made between BL, Agentpride Limited, City Wall (Holdings) Limited and the Trustee;
- (v) the Fourth Supplemental Trust Deed dated 25 November 1996 made between BL, the Current Charging Companies (as therein defined), Jason Estates Limited and the Trustee;
- (vi) the Fifth Supplemental Trust Deed dated 1 July 1997 made between BL, the Current Charging Companies (as therein defined), Jason Estates Limited, the Nominee Companies (as therein defined) and the Trustee;
- (vii) the Sixth Supplemental Trust Deed dated 14 October 1997 made between BL, Jason Estates Limited and the Trustee;
- (viii) the Seventh Supplemental Trust Deed dated 15 June 1998 made between BL, the Current Charging Companies (as therein defined) and the Trustee;
- (ix) the Eighth Supplemental Trust Deed dated 17 June 1998 made between BL, the Relevant Charging Companies (as therein defined), the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (x) the Ninth Supplemental Trust Deed dated 22 February 1999 made between BL, the Relevant Charging Companies (as therein defined), the New Charging Companies (as therein defined), Union Property Holdings (Investments) Limited, the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (xi) the Tenth Supplemental Trust Deed dated 23 August 1999 made between BL, the Relevant Charging Companies (as therein defined), the Outgoing Nominee Companies (as therein defined), the Outgoing Charging Company (as therein defined), the New Charging Company (as therein defined), B.L.C.T. (13096) Limited and the Trustee;
- (xii) the Eleventh Supplemental Trust Deed dated 30 April 2001 made between BL, the Relevant Charging Companies (as therein defined), the New Charging Companies (as therein defined), Cleartest Limited, the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (xiii) the Twelfth Supplemental Trust Deed dated 31 March 2005 made between BL, Cleartest Limited, B.L.C.T. (26300) Limited and the Trustee;
- (xiv) the Thirteenth Supplemental Trust Deed dated 11 July 2005 made between BL, Union Property Corporation Limited, Union Property Holdings (Investments) Limited, the Relevant Charging Company, Cleola Limited, B.L.C.T. (51560) Limited, B.L.C.T. (38945) Limited and the Trustee;
- (xv) the Fourteenth Supplemental Trust Deed dated 15 February 2006 made between BL, the New Nominee Companies (as therein defined), the New Charging Companies (as therein defined), the Relevant Charging Company (as therein defined), the Outgoing Nominee Company (as therein defined) and the Trustee;
- (xvi) the Fifteenth Supplemental Trust Deed dated 7 July 2006 made between BL, the New Nominee Company (as therein defined), Peacocks Centre Limited, Casegood Enterprises Limited, the Outgoing Nominee Company (as therein defined) and the Trustee; and
- (xvii) the Sixteenth Supplemental Trust Deed dated 22 August 2006 made between BL, the Trustee and others,

(together, the "Existing 2028 Trust Deed"); and

(C) in the case of the £250,000,000 8 ¾% First Mortgage Debenture Bonds due 2035, of which £41,702,500 remained outstanding as at 29 August 2006 of BL (the "Existing 2035 Debentures"):

- (i) the Trust Deed dated 6 October 1995 made between BL, the Original Charging Companies (as therein defined) and the Trustee and constituting and securing the Existing 2035 Debentures;
- (ii) the First Supplemental Trust Deed dated 19 December 1995 made between BL, Hyfleet Limited, Union Property Corporation Limited and the Trustee;
- (iii) the Second Supplemental Trust Deed dated 14 March 1996 made between BL, Cleartest Limited, the Outgoing Charging Companies (as therein defined) and the Trustee;
- (iv) the Third Supplemental Trust Deed dated 19 November 1996 made between the Trustee, BL, Cleartest Limited, Garamead Properties Limited, Hyfleet Limited, Moredale Properties Limited and Navcone Properties Limited;
- (v) the Fourth Supplemental Trust Deed dated 25 November 1996 made between BL, the Current Charging Companies (as therein defined) and the Trustee;
- (vi) the Fifth Supplemental Trust Deed dated 1 July 1997 made between BL, the Current Charging Companies (as therein defined), the Nominee Companies (as therein defined) and the Trustee;
- (vii) the Sixth Supplemental Trust Deed dated 15 June 1998 made between BL, the Current Charging Companies (as therein defined) and the Trustee;
- (viii) the Seventh Supplemental Trust Deed dated 17 June 1998 made between BL, the Relevant Charging Companies (as therein defined), the New Charging Companies (as therein defined), the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (ix) the Eighth Supplemental Trust Deed dated 22 February 1999 made between BL, the Relevant Charging Companies (as therein defined), the New Charging Companies (as therein defined), Bayeast Property Company Limited, the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (x) the Ninth Supplemental Trust Deed dated 23 August 1999 made between BL, the Relevant Charging Company (as therein defined), the New Charging Company (as therein defined), Clarendon Property Company Limited, the Outgoing Nominee Company (as therein defined), B.L.C.T. (11546) Limited and the Trustee;
- (xi) the Tenth Supplemental Trust Deed dated 11 November 1999 made between BL, Cleartest Limited, Hyfleet Limited, Derby Investment Holdings Limited and the Trustee;
- (xii) the Eleventh Supplemental Trust Deed dated 12 November 1999 made between BL, British Land Investments Netherlands BV, Derby Investment Holdings Limited, Wrenham Limited and the Trustee;
- (xiii) the Twelfth Supplemental Trust Deed dated 30 April 2001 made between BL, the Relevant Charging Companies (as therein defined), the New Charging Companies (as therein defined), Union Property Holdings (Investments) Limited, Broadgate Court Investments Limited, One Hundred New Bridge Street Limited, the Outgoing Nominee Companies (as therein defined) and the Trustee;
- (xiv) the Thirteenth Supplemental Trust Deed dated 18 September 2003 made between BL, Adamant Investment Corporation Limited, B.L.C.T. (11400) Limited and the Trustee;
- (xv) the Fourteenth Supplemental Trust Deed dated 31 March 2005 made between BL, Union Property Holdings (Investments) Limited, B.L.C.T. (13635) Limited and the Trustee;
- (xvi) the Fifteenth Supplemental Trust Deed dated 1 April 2005 made between BL, British Land Investments Netherlands BV, Derby Investment Holdings Limited, B.L.C.T. (11581) Limited and the Trustee; and
- (xvii) the Sixteenth Supplemental Trust Deed dated 22 August 2006 made between BL, the Trustee and others,

(together, the "Existing 2035 Trust Deed" and, together with the Existing 2028 Trust Deed, the "Existing Trust Deeds").

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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 05396394

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A COMPOSITE SUPPLEMENTAL TRUST DEED FOR ALL SUMS DUE, OR TO BECOME DUE UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE SECURED ON THE PROPERTY ACQUIRED BY ST JAMES RETAIL PARK NORTHAMPTON LIMITED ON THE 1st JANUARY 2007 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 24th JANUARY 2007.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1st FEBRUARY 2007.



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES