

MG01

187500/13

Particulars of a mortgage or charge



A fee is payable with this form.

We will not accept this form unless you send the correct fee

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



**What this form is NOT for**

You cannot use this form to re-  
gister particulars of a charge for a S  
company. To do this, please use  
form MG01s

FRIDAY



\*L13CC7L7\*

LD4

24/02/2012

#30

COMPANIES HOUSE

1

**Company details**

Company number

0 5 6 5 6 0 2 1

Company name in full

AABS 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

**Date of creation of charge**

Date of creation

20 02 2012

3

**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

Deposit Deed dated 20 February 2012 and made between (1) Hammerson  
(Croydon) Limited (the "Landlord") and (2) AABS Limited (the "Tenant")  
(the "Rent Deposit Deed").

4

**Amount secured**

Please give us details of the amount secured by the mortgage or charge

Amount secured

The amount secured (the "Liabilities") means all  
sums required:

(a) to discharge all obligations which are due from  
time to time to the Landlord under the Lease or  
under the Rent Deposit Deed, and

(b) to compensate the Landlord for all losses from  
time to time of the Landlord which arise by reason  
of the forfeiture of the Lease or disclaimer of  
liability under the Lease,

and include and extend to

**Continuation page**

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

**MG01**

## Particulars of a mortgage or charge

**5 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		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Name	Hammerson (Croydon) Limited	
Address	10 Grosvenor Street, London	
Postcode	W 1 K 4 B J	
Name		
Address		
Postcode		

**6 Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Short particulars	<p>As security for payment of the Liabilities, the Tenant, with full title guarantee</p> <p>1.1 charges by way of first fixed charge and in favour of the Landlord from time to time</p> <p>(a) all its interest in the Account; and</p> <p>(b) all its interest in the Deposit Balance, and</p> <p>1.2 assigns by way of security all its rights under the Rent Deposit Deed (including its right of return of the Deposit Balance from the person who is the Landlord at the relevant time)</p> <p><b>Definitions</b></p> <p>"Deposit Balance" means the sum from time to time in the Account which is equal to the Initial Deposit plus any further sums which the Landlord has placed in the Account pursuant to clause 6 of the Rent Deposit Deed, less any sums which the Landlord has withdrawn from the Account pursuant to clause 5 of the Rent Deposit Deed</p> <p>"Account" means the interest bearing, instant access account opened by the Landlord at a United Kingdom clearing bank from time to time and used by the Landlord for the purposes of this Rent Deposit Deed</p> <p>"Initial deposit" means the sum of six thousand three hundred and thirty three pounds and thirty three pence (£6,333 33) plus a sum equal to VAT at a rate of 20% on that sum</p>	

# MG01

## Particulars of a mortgage or charge

### 7 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

### 8 Delivery of instrument

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 870).

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 866). 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).

### 9 Signature

Please sign the form here

Signature


Signature


X *Nabarro LLP* X


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

# MG01

## Particulars of a mortgage or charge


 <b>Presenter information</b>	
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 original documents. The contact information you give will be visible to searchers of the public record.	
Contact name	Jonathan Brooks
Company name	Nabarro LLP
Address	Lacon House
84 Theobalds Road	
Post town	London
County/Region	
Postcode	W C 1 X 8 R W
Country	
DX	77 Chancery Lane
Telephone	020 7524 6816


 <b>Certificate</b>
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.


 <b>Checklist</b>
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 the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee

 <b>Important information</b>
Please note that all information on this form will appear on the public record.

 <b>How to pay</b>
A fee of £13 is payable to Companies House in respect of each mortgage or charge.
Make cheques or postal orders payable to 'Companies House'

 <b>Where to send</b>
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

 <b>Further information</b>
For further information, please see the guidance notes on the website at <a href="http://www.companieshouse.gov.uk">www.companieshouse.gov.uk</a> or email <a href="mailto:enquiries@companieshouse.gov.uk">enquiries@companieshouse.gov.uk</a>

This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

# MG01 - continuation page

## Particulars of a mortgage or charge

4	Amount secured	
	Please give us details of the amount secured by the mortgage or charge	
Amount secured	<p>(c) rent, sums in respect of insurance, interest, costs, outgoings and all other payments payable to the Landlord by the Tenant under the Lease or for which the landlord would otherwise be responsible in default of payment by the Tenant (and for which the Tenant is responsible under the Lease) and in any case whether or not reserved as rent and whether or not formally demanded,</p> <p>(d) claims, damages, losses, costs and expenses arising out of, or incidental to.</p> <p>(1) any breach by the Tenant of any of the covenants and conditions on the part of the Tenant in the Lease or of the Tenant's obligations in the Rent Deposit deed; or</p> <p>(11) the enforcement of those covenants, conditions or obligations,</p> <p>(e) loss of rent arising by reason of</p> <p>(1) the disclaimer of liability under the Lease;</p> <p>(11) the forfeiture of the Lease, or</p> <p>(111) any other determination of the Lease otherwise than by effluxion of time (or any period of any statutory continuation having come to an end) or by agreement,</p> <p>or an amount equal to the rent which would have been reserved by the Lease had there been no disclaimer or forfeiture or other such determination;</p> <p>(f) all relevant bank charges applied to or levied on the Account by the Bank, and</p> <p>(g) VAT, if chargeable, in relation to such sums</p> <p><b>Definitions</b></p> <p>"Lease" means the lease of easements relating to that part of the car park, Level 2, Centrale Shopping Centre dated on the same day as the Rent Deposit Deed and made between (1) the Landlord and (2) the Tenant and includes any document which is collateral or supplemental to that lease</p> <p>"Account" means the interest bearing, instant access account opened by the Landlord at a United Kingdom clearing bank from time to time and used by the Landlord for the purposes of the Rent Deposit Deed</p> <p>"Bank" means the United Kingdom clearing bank at which the Account is held at any relevant time</p>	



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

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

**COMPANY NO. 5656021  
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEPOSIT DEED DATED 20  
FEBRUARY 2012 AND CREATED BY AABS LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO HAMMERSON (CROYDON) LIMITED UNDER THE  
TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING  
OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT  
TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE  
24 FEBRUARY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 FEBRUARY  
2012

DX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES