

# M

CHFP025

Please do not  
write in  
this margin

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

\*insert full name  
of Company

COMPANIES FORM No. 395

164655/£52

## 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

[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

5978242

Name of company

\* LDC (Leasehold B) Limited (the "Chargor")

Date of creation of the charge

28 March 2008

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

Debenture made between the Chargor (1) and the Lender (2) (the "Debenture")

Amount secured by the mortgage or charge

Please see attached schedule 1

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

Anglo Irish Asset Finance plc and Anglo Irish Bank Corporation plc  
10 Old Jewry, London both acting as agent for the Beneficiaries  
(together the "Lender")

Postcode EC2R 8DN

Presentor's name address and  
reference (if any)

Taylor Wessing LLP  
Carmelite  
50 Victoria Embankment  
London  
EC4Y 0DX

Ref PXH

Time critical reference

AIB-4-646/Deb LDC(LB)L

For official Use (06/2005)  
Mortgage Section

Post room

SATURDAY



A44

\*A45XIYMI\*  
05/04/2008

104

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Please see attached schedule 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)

Nil

Signed Taylor Wessing LLP Date 04-04-08

On behalf of ~~XXXXXX~~ [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**

## Definitions

In the Form 395 and schedules the following expressions have the following meanings

**"Beneficiaries"** means the Lender and any company which is from time to time a member of the same group of companies as the Lender (each a **"Beneficiary"**),

**"Borrower"** has the meaning ascribed to it by the Loan Agreement,

**"Building Contract"** means any building contract entered into or to be entered into by the Chargor in relation to or for the purposes of any Development,

**"Charged Property"** means all property mortgaged, charged or assigned by the Debenture,

**"Debts"** means all existing and future book and other debts and rights to money and income (including Rental Income) liquidated and unliquidated owing to the Chargor including the benefit of all negotiable instruments, securities, guarantees and indemnities for such debts and rights but not including cash at bank,

**"Designated Account"** means

- (a) any account of the Chargor with the Lender, or
- (b) any account of the Chargor with any other bank which has been notified of the interest of the Beneficiaries in such account and has agreed in writing not to permit withdrawals from such account except with the written consent of the Lender,

**"Development"** means

- (a) any works of construction on the Property, or
- (b) any refurbishment of the Property

in accordance with the plans and specifications approved or to be approved by or on behalf of the Lender,

**"Development Contracts"** means any Building Contract, the existing and future terms of appointment of any architects, quantity surveyors, engineers and other consultants or persons whose services are required for a Development, all existing and future warranty agreements in favour of the Chargor which relate to a Development, and any other existing and future agreement relating to the acquisition, construction, management, design, servicing, marketing, development, operation and use of the Property,

**"Encumbrance"** means a mortgage, charge, assignment by way of security, pledge, lien, any form of distress, attachment, execution or other legal process or any other type of encumbrance or security interest or any other type of arrangement (including any sale and leaseback or sale and repurchase arrangement) having or intended to have a similar effect,

**"Enforcement Event"** means any of the following events

- (a) a failure by any Borrower to pay any Secured Liability on the date on which it is due,

- (b) a failure by any Borrower to pay on demand any Secured Liability which is payable to any of the Beneficiaries on demand, or
- (c) any event by virtue of which any Secured Liability becomes due before the date on which it would otherwise be due for payment,

**"Environmental Law"** means any Law concerning the protection of the environment or human health, the condition of any Real Property or of any place of work or the production, storage, treatment, transport or disposal of any substance capable of causing harm to any living organism or the environment,

**"Hedging Agreement"** means any existing and future interest rate exchange agreement or other contract the effect of which is or is intended to be to limit the net amount of interest payable by the Chargor in respect of the Secured Liabilities or any part thereof entered into by the Chargor with the Lender or any other counterparty approved by the Lender,

**"Intellectual Property"** means any existing and future right in respect of any patent, copyright, trade mark, service mark, invention, design, knowhow, confidential information or any other kind of intellectual property whether registered or unregistered and any registration or application for registration, licence or permission relating to any of the foregoing,

**"Investment"** means any existing and future

- (a) stock, share, bond or any form of loan capital of or in any legal entity,
- (b) unit in any unit trust or similar scheme,
- (c) warrant or other right to acquire any such investment,

and, to the extent not constituting a Debt, any income, offer, right or benefit in respect of any such investment,

**"Law"** includes common law, any statute, by-law, regulation or instrument and any kind of subordinate legislation, and any order, requirement, code of practice, circular, guidance note, licence, consent or permission made or given under any of the foregoing,

**"Lease"** includes any underlease, sub-lease, tenancy, letting, licence, any document supplemental or collateral to any of them and any agreement to enter into any of them and the expression tenant will be construed accordingly,

**"Loan Agreement"** means the loan agreement dated 20 December 2007 as subsequently amended or varied and made between the Initial Obligors named therein (1) The Unite Group Plc (2) and the Lender (3),

**"Property"** means All that leasehold land known as Ewen Henderson Court, Goodwood Road, London SE14 6BL as demised by a lease dated on or around the date of the Debenture and made between LDC (Euan Henderson) Limited acting as landlord (1) the Chargor acting as tenant (2) and The Unite Group Plc acting as Guarantor (3),

**"Real Property"** means all freehold or leasehold property forming part of the Charged Property,

**"Rental Income"** means all amounts payable to or for the benefit of the Chargor in connection with the occupation of the Real Property including each of the following amounts

- (a) rent including any increase of rent or interim rent agreed by the Chargor or payable pursuant to any provisions of the Landlord and Tenant Act 1954 and all other sums payable under any Lease,
- (b) sums payable from any deposit held as security for performance of any tenant's obligations or by any guarantor of those obligations,
- (c) any other monies payable in respect of occupation and/or use of any Real Property including any fixture for display or advertisement,
- (d) any profits, damages, compensation, settlement or expenses awarded or agreed as a result of any claim made by the Chargor in respect of any Real Property net of any costs, fees and expenses incurred but not reimbursed to the Chargor in connection with such claim,
- (e) any monies payable under any policy of insurance in respect of loss of rent,
- (f) any sum payable or the value of any consideration to be given by or on behalf of a tenant for the surrender or variation of any occupational lease or occupancy agreement, and
- (g) any interest payable on any sum referred to above, and

**"Security Document"** means any document including the Debenture executed by the Chargor or any third party which grants security rights or rights by way of guarantee or indemnity in respect of the Secured Liabilities

## **Schedule 1**

### *Amount secured by the mortgage or charge*

All liabilities of the Chargor and each other Borrower owed or expressed to be owed to any of the Beneficiaries whether or not originally owed to any of the Beneficiaries and whether owed jointly or severally, as principal or surety or in any other capacity

(the "**Secured Liabilities**")

## **Schedule 2**

### *Short particulars of the property mortgaged or charged*

#### **1. Fixed Security**

As continuing security for the payment of the Secured Liabilities the Chargor with full title guarantee

- (a) charged to the Lender by way of legal mortgage all freehold or leasehold property owned by the Chargor at the date of the Debenture,
- (b) charged to the Lender by way of equitable mortgage its interest in any freehold or leasehold property acquired by the Chargor after the date of the Debenture,
- (c) charged to the Lender by way of fixed charge its interest in
  - (i) all existing and future fittings, plant, equipment, machinery, tools, vehicles, furniture and other tangible movable property,
  - (ii) any Investment,
  - (iii) any Hedging Agreement,
  - (iv) its existing and future goodwill and uncalled capital,
  - (v) all existing and future cash at bank,
  - (vi) any Intellectual Property,
  - (vii) any money now or at any time after the date of the Debenture standing to the credit of any Designated Account, and
  - (viii) to the extent not otherwise subject to any fixed security in favour of the Lender
    - (A) any existing and future proceeds of any insurance of any Charged Property, and
    - (B) any sum now or at any time after the date of the Debenture received by the Chargor as a result of any order of the court under sections 213, 214, 238, 239 or 244 of the Insolvency Act 1986,
- (d) charged and assigned to the Lender by way of fixed security its interest in the Debts and the benefit of the Debts and any guarantee or security for the payment of any Debts provided that if any such guarantee or security is expressed to be non-assignable then the Chargor charged to the Lender by way of fixed security its interest in and the benefit of it,
- (e) assigned to the Lender by way of fixed charge its interest in and the benefit of the Development Contracts and of the agreements and other documents (if any) listed in schedule 2 of the Debenture and the benefit of any guarantee or security for the performance of any of the Development Contracts or such agreements or other documents provided

that if any Development Contract, agreement, other document, guarantee or security is expressed to be non-assignable then the Chargor charged to the Lender by way of fixed charge its interest in and the benefit of it, and

- (f) charged to the Lender by way of fixed charge, all other existing and future property of the Chargor not charged or assigned by the previous paragraphs of this clause (other than the Chargor's stock in trade or work in progress)

## **2. Floating Security**

### **2.1 *Creation of floating charge***

As continuing security for the payment of the Secured Liabilities the Chargor charged to the Lender by way of floating charge with full title guarantee the whole of its existing and future undertaking and property to the extent not otherwise at any time subject to any fixed charge in favour of the Lender

### **2.2 *Conversion***

The Lender may at any time by written notice to the Chargor convert the floating charge created under clause 4.1 (*Creation of floating charge*) of the Debenture into a fixed charge as regards any property specified in the notice if

- (a) an Enforcement Event has occurred which is continuing unremedied, or
- (b) in the reasonable opinion of the Lender such property is at risk of becoming subject to any Encumbrance (other than one in favour of the Lender) or is otherwise at risk of ceasing to be within the ownership or control of the Chargor

### **2.3 *Moratorium under 1986 Act***

The Lender shall not be entitled to convert the floating charge created by clause 4.1 of the Debenture into a fixed charge as a result only of the Chargor obtaining a moratorium or anything done with a view to obtaining a moratorium under section 1A of and schedule A1 to the Insolvency Act 1986

### **2.4 *Qualifying floating charge***

Section 14(2)(a) of schedule B1 to the Insolvency Act 1986 applies to the floating charge created by clause 4.1 of the Debenture which is a "qualifying floating charge" for the purpose of section 14(1) of the Insolvency Act 1986

## **3. Negative Covenants**

The Chargor will not except with the prior written consent of the Lender

- (a) such consent not to be unreasonably withheld or delayed, dispose or purport or agree to dispose of any interest in or lend or grant any licence or other right over any property mortgaged, charged or assigned under clause 3 (*Fixed Security*) of the Debenture or, save for full consideration in money or money's worth and in the ordinary course of the Chargor's business, dispose of any interest in or lend or grant any licence or other



right over any of the property charged only by way of floating charge under clause 4 (*Floating Security*) of the Debenture,

- (b) create, agree to create or allow to arise or remain outstanding any Encumbrance over any Charged Property,
- (c) such consent not to be unreasonably withheld or delayed, redeem or purchase its own shares or provide financial assistance for such purposes or pay an abnormal sum by way of dividend, or
- (d) such consent not to be unreasonably withheld or delayed, terminate or amend in any material respect any Development Contract or release, settle or discharge any claim, right or entitlement which the Chargor may have under any Development Contract, whether by assignment, transfer, novation or otherwise



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

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

**COMPANY NO. 5978242  
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A DEBENTURE DATED 28 MARCH  
2008 AND CREATED BY LDC (LEASEHOLD B) LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY AND EACH OTHER BORROWER TO ANY OF THE  
BENEFICIARIES ON ANY ACCOUNT WHATSOEVER WAS  
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE  
COMPANIES ACT 1985 ON THE 5 APRIL 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 APRIL 2008

*P J*



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES