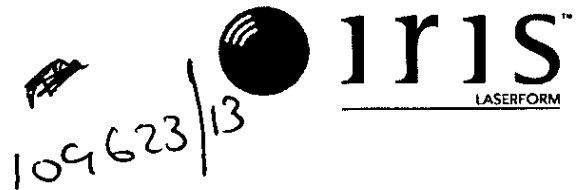


# MG01

## 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 for**

You cannot use this form to register particulars of a charge on a company. To do this use form MG01s

FRIDAY



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COMPANIES HOUSE

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**1**

### Company details

Company number

0 6 8 3 8 3 6 2

Company name in full

SACKVILLE SPF IV (GP) NO 3 LIMITED (the "Company")

For official use

Filing 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

22 09 2011

**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

Supplemental debenture dated 22 September 2011 between Threadneedle Strategic Property Fund IV Sub Partnership No 3 LP (acting by the Company as its general partner), the Company, Sackville SPF IV Property Nominee (5) Limited and Sackville SPF IV Property Nominee (6) Limited as chargors and Eurohypo AG, London Branch as agent and security trustee for the Finance Parties (the "Supplemental Debenture")

**4**

### Amount secured

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

Amount secured

All present and/or future obligations and liabilities (whether actual or contingent, joint or several, or as principal, surety or in any other capacity whatsoever) of each Obligor to any Finance Party under each Finance Document, together with costs, charges and expenses incurred by the Agent in connection with the protection or preservation or enforcement of its rights under the Finance Documents or any of them (the "Secured Liabilities")

Capitalised terms in this Form MG01 shall have the meaning as set out in Schedule 2 (Definitions) of the continuation sheets

#### 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

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

Name EUROHYPO AG, LONDON BRANCH (as agent and security trustee for the Finance Parties)

Address 4th FLOOR, 90 LONG ACRE, LONDON

Postcode W C 2 E 9 R A

Name

Address

Postcode

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

Please give the short particulars of the property mortgaged or charged

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

Short particulars Please see Schedule 1 (Short Particulars) of the continuation sheets

# 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 Nil

### 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

Olswang 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



### Presenter information

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 Grace Parry

Company name OLSWANG LLP

Address 90 HIGH HOLBORN

Post town LONDON

County/Region

Postcode W C 1 V 6 X X

Country

DX 37972 Kingsway

Telephone 020 7067 7309



### Certificate

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.



### Checklist

**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



### Important information

**Please note that all information on this form will appear on the public record**



### How to pay

**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'



### Where to send

**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



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**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

**6**

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

Please give the short particulars of the property mortgaged or charged

Short particulars

**Schedule 1**

**SHORT PARTICULARS OF THE PROPERTY MORTGAGED OR CHARGED**

**1 CREATION OF SECURITY**

**1 1 General**

1 1 1 All the Security created under the Supplemental Debenture

1 1 1 1 was created in favour of the Agent,

1 1 1 2 was created over present and future assets of the Company,

1 1 1 3 was security for the payment and satisfaction of all the Secured Liabilities,

1 1 1 4 was created by the Company to the extent of its interest whether joint or several, legal or beneficial, and

1 1 1 5 was made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994

1 1 2 The Agent holds the benefit of the Supplemental Debenture on trust for the Finance Parties

**1 2 Confirmation**

The Company has confirmed that, as security for the payment of the Secured Liabilities

1 2 1 it has charged in favour of the Agent by way of first fixed charge the assets relating to the property specified in the schedule to the Supplemental Debenture (as replicated in Schedule 3 hereto) and referred to in clauses 2 6 (Plant and machinery) to 2 8 (Book debts etc ) and 2 12 (Miscellaneous) of the Original Debenture, and

In accordance with Section 860 of the Companies Act 2006	<b>MG01 - continuation page</b> Particulars of a mortgage or charge	
<div>6</div>	<b>Short particulars of all the property mortgaged or charged</b>	
	Please give the short particulars of the property mortgaged or charged	
	<p>1 2 2      it has assigned to the Agent by way of security the assets relating to the property specified in the schedule to the Supplemental Debenture (as replicated in Schedule 3 hereto) and referred to in clauses 2 9 (Insurances) to 2 11 (Other contracts) (inclusive) of the Original Debenture</p> <p style="text-align: center;"><b>Schedule 2</b></p> <p style="text-align: center;">DEFINITIONS</p> <p><b>"Agent"</b> means Eurohypo AG, London Branch as agent and security trustee for the Finance Parties,</p> <p><b>"Arranger"</b> means Eurohypo AG, London Branch as arranger,</p> <p><b>"Borrower"</b> means Threadneedle Strategic Property Fund IV Sub Partnership No 3 LP (registered in England and Wales as a limited partnership under the Limited Partnerships Act 1907 with registration number LP13672) acting by the Company as its general partner,</p> <p><b>"Chargor"</b> means each of the Company, the Nominees and the Borrower,</p> <p><b>"Counterparty"</b> means Eurohypo AG, London Branch as counterparty to hedging arrangements relating to the Facility Agreement,</p> <p><b>"Facility Agreement"</b> means the facility agreement dated 16 December 2009, between (among others) the Company, the Borrower, the Nominees and the Agent (as amended from time to time),</p> <p><b>"Finance Document"</b> means a Security Document, the Subordination Agreement, any Fee Letter, a Transfer Certificate, the Hedging Arrangement (each as defined in the Facility Agreement), the Facility Agreement and any other document designated as such by the Agent and the Borrower,</p> <p><b>"Finance Party"</b> means the Agent, the Arranger, the Counterparty or a Lender (together the <b>"Finance Parties"</b>),</p> <p><b>"Lender"</b> means</p> <p>(a)      the Original Lender, and</p>	

In accordance with Section 860 of the Companies Act 2006	MG01 - continuation page Particulars of a mortgage or charge		
6	Short particulars of all the property mortgaged or charged.		
	Please give the short particulars of the property mortgaged or charged		
	<p>(b) any bank, financial institution, trust, fund or other entity which has become a Party in accordance with clause 26 (Changes to the Lenders) of the Facility Agreement,</p> <p>which in each case has not ceased to be a Party in accordance with the terms of the Facility Agreement,</p> <p><b>"Nominee"</b> means each of Sackville SPF IV Property Nominee (5) Limited (registered in England and Wales with registration number 6991011) and Sackville SPF IV Property Nominee (6) Limited (registered in England and Wales with registered number 6991225),</p> <p><b>"Obligor"</b> means the Borrower, the Company or a Nominee,</p> <p><b>"Original Debenture"</b> means the debenture dated 18 December 2009 between, amongst others, the Chargors and the Agent,</p> <p><b>"Original Lender"</b> means Eurohypo AG, London Branch,</p> <p><b>"Party"</b> means a party to the Facility Agreement, and</p> <p><b>"Security"</b> means a mortgage, standard security, hypothecation, charge, assignment, assignation, pledge, line or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect</p> <p style="text-align: center;"><b>Schedule 3</b></p> <p style="text-align: center;"><b>ADDITIONAL PROPERTY</b></p>		
		1	The premises known as Sittingbourne – land on the south side of the High Street and registered under leasehold title K360649
		2	The premises known as 106 The Moor, Sheffield and registered under leasehold title SYK558421
		3	The premises known as 20-34 (even) Castle Street, Liverpool and registered under freehold title MS378248



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

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

COMPANY NO. 6838362  
CHARGE NO. 10

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A SUPPLEMENTAL DEBENTURE  
DATED 22 SEPTEMBER 2011 AND CREATED BY SACKVILLE SPF  
IV (GP) NO. 3 LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM EACH OBLIGOR TO ANY FINANCE PARTY  
ON ANY ACCOUNT WHATSOEVER 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 30 SEPTEMBER  
2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 OCTOBER 2011

DX



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES