

MG01

Particulars of a mortgage or charge



220507 / 13

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
particulars of a charge for a
company. To do this, please
form MG01s

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27/08/2010

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COMPANIES HOUSE

1 Company details

Company number 0 7 3 3 4 6 7 5

Company name in full CPFC Selhurst Park Limited (the "Charging Company")

1 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 d1 d9 m0 m8 y2 y0 y1 y0

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 Deed of Charge dated 19 August 2010 made between the Charging Company in favour of Selhurst Park Limited (in administration) (the "Chargee") (acting by its joint administrators John Bruce Cartwright of Erskine House, 68-73 Queen Street, Edinburgh EH2 4NH, Peter Norman Spratt of Plumtree Court, London EC4A 4HT and Laurie Katherine Manson of 141 Bothwell Street, Glasgow G2 7EQ (all of PricewaterhouseCoopers LLP)) (2) (the "Charge")

4 Amount secured

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

Amount secured 7 All or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred by the Charging Company to the Chargee under the Supplemental Deed (as defined in the Continuation Pages to Section 6 of this Form MG01) (the "Secured Liabilities")

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

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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 Selhurst Park Limited (in administration)

Address 5 Harmood Mews, Harmood Grove

London

Postcode N W 1 8 D H

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

Section 6 Short Particulars of the property mortgaged or charged

In this Section 6 references to Clauses and Schedules are to clauses of, and schedules to, the Charge unless otherwise specified. References in this Form MG01 to the Charge or to any other document include reference to the Charge, or to such other document as varied in any manner from time to time. Definitions used in this Form MG01 are set out at the end of the Continuation Pages to this Section 6.

The Continuation Pages to this Section 6 refer to covenants by, and restrictions on, the Charging Company which protect and further define the charges created by the Charge and which must be read as part of those charges.

Particulars of property mortgaged or charged

- 1 By Clause 2.1, as continuing security for the payment or discharge of the Secured Liabilities, the Charging Company charged to the Chargee by way of legal mortgage such right title and interest as it acquires under the Supplemental Deed in respect of all estates or interests in the Property together with all present and future buildings, and fixtures (including trade and tenant's fixtures), which are at any time on or attached to the Property.

PLEASE ALSO SEE ATTACHED CONTINUATION PAGES

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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

None

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 866).

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 870). 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 Hogan Lovells International LLP
27/8/10

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

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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 F1DAG/F1JDM/42199 00011

Company name Hogan Lovells International LLP

Address Atlantic House

Holborn Viaduct

Post town London

County/Region

Postcode E C 1 A 2 F G

Country

DX 57 London Chancery Lane

Telephone +44 20 7296 2000



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 or email 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

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

CONTINUATION PAGE 1

Covenants and Restrictions contained in the Debenture

- 1 By Clause 2 2, the Charging Company agreed that it would not, without the prior written consent of the Chargee
 - (a) other than any Permitted Security, create or attempt to create or permit to subsist any right in security, mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or any encumbrance, trust agreement, declaration of trust or trust arising by operation of law over the Property (except in favour of the Chargee), or
 - (b) sell, transfer, assign, factor, lease or otherwise dispose of or part with possession in any way of the Property other than by way of Permitted Disposition or Permitted Security, or
 - (c) in any way dispose of the equity of redemption of the Property or any interest in the Property other than pursuant to a Permitted Disposition or Permitted Security
- 2 By Clause 4 6, other than pursuant to a Permitted Disposition, the Charging Company agreed that it would not allow any person other than itself to be registered under the Land Registration Act 2002 as proprietor of the Property (or any part thereof) or create or permit to arise any overriding interest (as specified in Schedule 1 or Schedule 3 to the Land Registration Act 2002) affecting any such property

CONTINUED ON CONTINUATION PAGE 2

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

CONTINUATION PAGE 2

Definitions

In this Form MG01 the following expressions shall have the meanings respectively set out below

"Permitted Disposition" means any dispositions which are not prohibited by the provisions of the Supplemental Deed or the documents ancillary thereto,

"Permitted Security" means any mortgage or charge or other security interest that is second ranking to the security created by the Charge,

"Property" means the freehold and leasehold property described below

(a) Freehold property

- (i) the freehold property known as Selhurst Park Stadium, Holmesdale Road, London, SE25 6PU (registered title number SGL526435), and
- (ii) the freehold property known as 122 Whitehorse Lane, London, SE25 6PU (registered title number SGL563247),

(b) Leasehold property

- (i) the leasehold property known as the premises on the south east side of Whitehorse Lane, South Norwood, London as comprised in the Club Lease (registered title number SGL607995),
- (ii) the leasehold property known as the premises on the south east side of Whitehorse Lane, London as comprised in the Club Lease (registered title number SGL604161), and
- (iii) the leasehold property known as the electricity switch room at Selhurst Park Stadium, Whitehorse Lane, London as comprised in the Switch Room Lease (registered title number SGL569035), and

(c) Undocumented interests

all the Seller's estate, title and interest such as it has in the parts of the stand known as The Whitehorse Lane Stand and the function rooms serving it that do not lie within any of the above registered titles, and

"Supplemental Deed" means the supplemental deed relating to the Property between the Chargee and the Charging Company dated 19 August 2010



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 7334675
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF CHARGE DATED 19
AUGUST 2010 AND CREATED BY CPFC SELHURST PARK
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO SELHURST PARK LIMITED (IN
ADMINISTRATION) 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 27 AUGUST
2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 2 SEPTEMBER
2010

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES