

In accordance with
Section 860 of the
Companies Act 2006

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

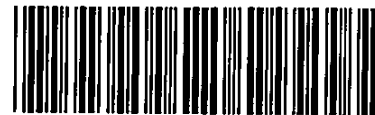
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is NOT for

You cannot use this form to register
particulars of a charge for a Scottish
company. To do this, please use
form MG01s

SATURDAY



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A18

11/02/2012

#239

COMPANIES HOUSE

1		Company details	For official use	
Company number	0 7 3 6 3 2 7 8		Filing in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by *	
Company name in full	A Foster Properties Limited (the "Company")			
2		Date of creation of charge		
Date of creation	0 1 0 2 2 0 1 2			
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 Legal Mortgage (the "Mortgage") between the Company and Svenska Handelsbanken AB (publ) (the "Bank")			
4		Amount secured		
		Please give us details of the amount secured by the mortgage or charge	Continuation page	
Amount secured	All the Company's obligations and liabilities now or hereafter due, owing or incurred by it to the Bank when the same become due for payment or discharge whether by acceleration or otherwise, and whether such moneys, obligations or liabilities are expressed or implied, present, future or contingent, joint or several, incurred as principal or surety, originally owing to the Bank or purchased or otherwise acquired by it, denominated in sterling or in any other currency, or incurred on any banking account or in any other manner whatsoever		Please use a continuation page if you need to enter more details	

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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 Svenska Handelsbanken AB (publ)

Address 4M Building, Malaga Avenue, Manchester Airport

Postcode M 9 0 3 R R

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

By way of Legal Mortgage 15 Lansbury Place, Rawmarsh, Rotherham, S62 5LN and registered at HM Land Registry under title number SYK229741 (the "Property")

By way of Fixed Charge -


- (i) all plant and machinery owned by the Company and its interest in any plant and machinery in its possession located at the Property,
- (ii) all fixtures and fittings from time to time attached to the Property,
- (iii) all other chattels of the Company located at the Property and not ordinarily disposed of in the ordinary course of business,
- (iv) all benefits in respect of the Insurances including all claims and the refund of any premiums, and
- (v) all rents receivable from any lease granted of the Property

Note The Legal Mortgage contains covenants by the Company with the Bank not without the Bank's prior written consent to

- (a) create or permit to arise any mortgage charge or lien on the charged property, nor to dispose of the charged property,
- (b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property

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<p>7</p>	<p>Particulars as to commission, allowance or discount (if any)</p> <p>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</p> <ul style="list-style-type: none"> - subscribing or agreeing to subscribe, whether absolutely or conditionally, or - procuring or agreeing to procure subscriptions, whether absolute or conditional, <p>for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered</p>	
<p>Commission allowance or discount</p>		
<p>8</p>	<p>Delivery of instrument</p> <p>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).</p> <p>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).</p>	
<p>9</p>	<p>Signature</p> <p>Please sign the form here</p> <p>Signature </p> <p>FOR A FOSTER PROPERTIES LIMITED</p> <p>This form must be signed by a person with an interest in the registration of the charge</p>	

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Presenter information	Important information
<p>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.</p>	<p>Please note that all information on this form will appear on the public record.</p>
<p>Contact name David Cowgill</p>	£ How to pay
<p>Company name DWF LLP</p>	<p>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'.</p>
<p>Address Bridgewater Place</p>	
<p>Water Lane</p>	✉ Where to send
<p>Leeds</p>	<p>You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below.</p>
<p>Post town Leeds</p>	<p>For companies registered in England and Wales The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ DX 33050 Cardiff</p>
<p>County/Region West Yorkshire</p>	<p>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)</p>
<p>Postcode</p>	<p>For companies registered in Northern Ireland The Registrar of Companies, Companies House, First Floor, Waterfront Plaza, 8 Laganbank Road Belfast, Northern Ireland, BT1 3BS DX 481 N R Belfast 1</p>
<p>Country UK</p>	
<p>DX DX 728240 Leeds 66</p>	
<p>Telephone 0113 261 6165</p>	i Further information
<p><input checked="" type="checkbox"/> Certificate</p>	<p>For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquires@companieshouse.gov.uk</p>
<p>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.</p>	
<p><input checked="" type="checkbox"/> Checklist</p>	<p>This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk</p>
<p>We may return forms completed incorrectly or with information missing</p>	
<p>Please make sure you have remembered the following</p>	
<p><input type="checkbox"/> The company name and number match the information held on the public Register</p>	
<p><input type="checkbox"/> You have included the original deed with this form</p>	
<p><input type="checkbox"/> You have entered the date the charge was created</p>	
<p><input type="checkbox"/> You have supplied the description of the instrument</p>	
<p><input type="checkbox"/> You have given details of the amount secured by the mortgagee or chargee</p>	
<p><input type="checkbox"/> You have given details of the mortgagee(s) or person(s) entitled to the charge</p>	
<p><input type="checkbox"/> You have entered the short particulars of all the property mortgaged or charged</p>	
<p><input type="checkbox"/> You have signed the form</p>	
<p><input type="checkbox"/> You have enclosed the correct fee</p>	



FILE COPY

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CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 7363278

CHARGE NO. 11

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL MORTGAGE DATED 1
FEBRUARY 2012 AND CREATED BY A FOSTER PROPERTIES
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO SVENSKA HANDELSBANKEN
AB (PUBL) ON ANY ACCOUNT WHATSOEVER WAS
REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 11 FEBRUARY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 17 FEBRUARY
2012



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES