

0209251B

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

TUESDAY



A44 *A2B84V60* 26
COMPANIES HOUSE

lease
v uk

1 Company details

Company number 0 7 5 8 0 2 6 2

Company name in full LDC (Nairn Street) GP1 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 d 1 3 m 0 6 y 2 0 y 1 1

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 A Standard Security granted by the Companies in favour of Fortis Bank for itself and as trustee for
the Finance Parties dated 8 June 2011 and registered in the Land Register of Scotland on 13 June
2011 (the "Charge")

4 Amount secured

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

Amount secured

The Mortgagor's Liabilities whether solely or jointly with one or more
persons and whether as principal, surety or cautioner in the manner
provided or contemplated by the agreements, deeds or instruments
pursuant to which such obligations arise

Capitalised terms appearing in this Form MG01 and continuation
pages and not defined shall have the meaning ascribed thereto under
the heading "DEFINED TERMS" on the continuation page entitled
"Amount secured"

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 | | | | | | | | | |
| Name | Fortis Bank for itself and as trustee for the Finance Parties | | | | | | | | | |
| Address | 10 Harewood Avenue, London | | | | | | | | | |
| Postcode | N | W | 1 | | 6 | A | A | | | |
| Name | | | | | | | | | | |
| Address | | | | | | | | | | |
| Postcode | | | | | | | | | | |

Continuation page

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

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

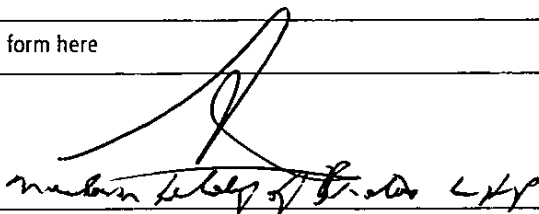
In security of the payment and discharge of the Secured Liabilities the Companies granted a standard security over ALL and WHOLE the subjects known as the former Kelvin School, 69 Nairn Street, Glasgow the Companies' title to which is undergoing first registration in the Land Register of Scotland under Title Number GLA208594 (Application Number 11GLA15755), together with (One) the whole buildings and other erections therein and thereon, (Two) the whole fittings and fixtures therein and thereon, (Three) the parts, privileges and pertinents thereof, and (Four) the Companies' whole right, title and interest present and future therein and thereto (the "Property"), which subjects form PART and PORTION of ALL and WHOLE those subjects more fully described in and disposed by Disposition by Daniel M C Gilbert in favour of The School Board of Glasgow dated 1 August 1913 and recorded in the Division of the General Register of Sasines applicable to the County of the Barony and Regality of Glasgow on 5 August 1913, under exception of ALL and WHOLE the subjects described in and disposed by Disposition by The Strathclyde Regional Council in favour of Greater Glasgow Health Board as Endowment Trustees, dated 25 February 1985 and recorded in the said Division of the General Register of Sasines on 11 March 1985

MG01

Particulars of a mortgage or charge

| | | |
|----------------------------------|---|--|
| 7 | Particulars as to commission, allowance or discount (if any) | |
| Commission allowance or discount | <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> | |

| | | |
|----------|---|--|
| 8 | Delivery of instrument | |
| | <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> | |

| | | |
|-----------|--|--|
| 9 | Signature | |
| Signature | <p>Please sign the form here</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the registration of the charge</p> | |

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 LGT DAJ FOR219 8

Company name BRODIES LLP

Address 15 ATHOLL CRESCENT

Post town EDINBURGH

County/Region

Postcode E H 3 8 H A

Country SCOTLAND

DX ED 10 EDINBURGH

Telephone 0131 228 3777



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

| 4 | Amount secured | |
|----------------|--|--|
| | Please give us details of the amount secured by the mortgage or charge | |
| Amount secured | <p>DEFINED TERMS -</p> <p>"Agent" means BNP PARIBAS, as agent, a company incorporated in France as a societe anonyme having its registered office at 16 Boulevard des Italiens, Paris (75009), France and registered with the Companies Registry of Paris under number 662 042 449 RCS and acting for the purposes of this agreement through its London Branch located at 10 Harewood Avenue, London NW1 6AA and which is registered in England and Wales as a branch of a foreign company under number FC13447 or such other office as it may select from time to time</p> <p>"Borrower" has the meaning ascribed thereto in the Debenture and accordingly means LDC (NAIRN STREET) LIMITED PARTNERSHIP, a limited partnership registered in England and Wales (Registered Number LP014385) and having its Registered Office at The Core, 40 St Thomas Street, Bristol, Avon, BS1 6JX</p> <p>"Companies" means LDC (NAIRN STREET) GP1 LIMITED, a company incorporated under the Companies Acts (Registered Number 07580262) and having their Registered Office at The Core, 40 St Thomas Street, Bristol, United Kingdom, BS1 6JX and LDC (NAIRN STREET) GP2 LIMITED, a company incorporated under the Companies Acts (Registered Number 07580257) and having their Registered Office at The Core, 40 St Thomas Street, Bristol, United Kingdom, BS1 6JX, both as nominees of and trustees for and on behalf of the Borrower, in all capacities that they have in respect of the Property (as defined in "Short particulars of all the property mortgaged or charged") and acting both in their own capacity and also as General Partners of the Borrower</p> <p>"Borrower's Liabilities" has the meaning ascribed thereto in the Debenture being the Borrower's obligations and liabilities to the Security Trustee arising under the Loan Agreement of any kind and in any currency (whether present or future, actual or contingent and whether owed by a Borrower as principal or surety or incurred alone or jointly with another and whether owed to the Lender as original obligee or as assignee or transferee), including (without limitation) Expenses and Interest</p> <p>"Debenture" means the debenture between the Mortgagors and the Security Trustee to be dated on or about 10 June 2011</p> <p>"Finance Party" means the Agent, each Lender and the Security Trustee</p> <p>"Lenders" has the meaning ascribed thereto in the Debenture being -</p> <p>(a) the Original Lender, and</p> <p>(b) any bank, financial institution, trust, fund or other entity which has become a New Lender in accordance with clause 16 3 of the Loan Agreement</p> | |

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>"Loan Agreement" means the loan agreement dated 10 May 2007 between inter alia The UNITE Group plc, UNITE Accommodation Management 10 Limited, the Security Trustee and the Lenders as amended or supplemented from time to time to which the Borrower has become an Acceding Borrower by an accession deed to be dated on or about 10 June 2011</p> <p>"Mortgagors" has the meaning ascribed thereto in the Debenture and accordingly means the Companies and the Borrower together,</p> <p>"Mortgagors' Liabilities" has the meaning ascribed thereto in the Debenture being the Mortgagors' obligations and liabilities to the Security Trustee covenanted to be discharged or paid under clause 2 of the Debenture,</p> <p>"Original Lender" means BNP PARIBAS, as original lender, a company incorporated in France as a société anonyme having its registered office at 16 Boulevard des Italiens, Paris (75009), France and registered with the Companies Registry of Paris under number 662 042 449 RCS and acting for the purposes of this agreement through its London Branch located at 10 Harewood Avenue, London NW1 6AA and which is registered in England and Wales as a branch of a foreign company under number FC13447 or such other office as it may select from time to time</p> <p>"Security Trustee" means Fortis Bank, a société anonyme incorporated in Belgium and registered as a Foreign Company in England and Wales (registered company number FC014598), acting for the purposes of the Charge through its UK Branch (registered branch number BR000357) whose registered office in the UK is 10 Harewood Avenue, London NW1 6AA for itself and as trustee for the Finance Parties</p> <p>"Secured Liabilities" means the Borrower's Liabilities and the Mortgagors' Liabilities Capitalised terms appearing in this Form MG01 and continuation pages and not defined shall have the meaning ascribed thereto in the Debenture or the Loan Agreement as applicable</p> | |

MG09

Certificate of registration of a charge comprising
property situated in another UK jurisdiction



☒ **What this form is for**
You may use this form to give notice
of a certificate of registration of a
charge comprising property situated
in another UK jurisdiction

☒ **What this form**
You cannot use t
certificate of regi
for a company re
in Scotland

TUESDAY

A44

A2B85V61
21/06/2011
COMPANIES HOUSE

25

25

1 Company details

Company number 0 7 5 8 0 2 6 2

Company name in full LDC (Nairn Street) GP2 Limited (the "Borrower")

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 charge presented

Date of, and parties to,
the charge It is hereby certified that the charge ①

Standard Security

was presented for registration on

d 1 d 3 m 0 m 6 y 2 y 0 y 1 y 1

Jurisdiction

in ②

- ☒ Scotland
☐ England and Wales
☐ Northern Ireland

① As described on form MG01
'Particulars of a mortgage
or charge'

② Please tick as appropriate

3 Signature

Please sign the form here

Signature

Signature

X

Handwritten signature

X

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

MG09

Certificate of registration of a charge comprising property situated in another UK jurisdiction



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. The contact information you give will be visible to searchers of the public record.

Contact name LGT DAJ FOR219 8

Company name BRODIES LLP

Address 15 ATHOLL CRESCENT

Post town EDINBURGH

County/Region

Postcode E H 3 8 H A

Country SCOTLAND

DX ED 10 EDINBURGH

Telephone 0131 228 3777



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 shown the date of, and parties to, the charge in Section 2
- ☐ You have declared where the charge was presented for registration
- ☐ You have enclosed the form MG01 and a verified copy of the deed
- ☐ You have signed the form



Important information

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



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



FILE COPY

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

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

COMPANY NO. 7580262

CHARGE NO. 1

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A STANDARD SECURITY DATED
13/06/2011 WHICH WAS PRESENTED FOR REGISTRATION IN
SCOTLAND ON 13 JUNE 2011 AND CREATED BY LDC (NAIRN
STREET) GP1 LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE MORTGAGOR TO FORTIS BANK
FOR ITSELF AND AS TRUSTEE FOR THE FINANCE PARTIES
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 21 JUNE 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 22 JUNE 2011



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES