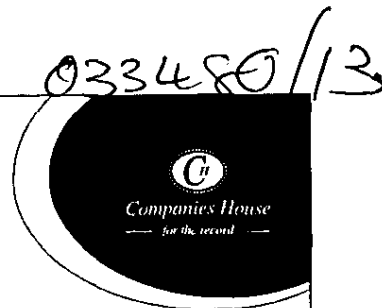


MG01

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

16

WEDNESDAY



A24J6FG0

A18

02/12/2009

180

COMPANIES HOUSE

1 Company details

Company number 00239726

Company name in full Capita Trust Company Limited
(as Trustee for Downing Pre-Let EZT)

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 01/07/2009

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'.

84 Description Standard Security

4 Amount secured

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

07 Amount secured

The performance by Capita Trust Company Limited as Trustee of the
Downing Pre-Let EZT of the obligations ad factum praestandum
undertaken by Capita Trust Company Limited as Trustee of the
Downing Pre-Let EZT to First Property General Partner (Nominee 2)
Limited in terms of clauses 4.2, 5, 7.2, and 7.3 of the option
agreement between Capita Trust Company Limited as Trustee of the
Downing Pre-Let EZT and First Property General Partner (Nominee
2) Limited dated 23 and 28 October 2009

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	First Property General Partner (Nominee 2) Limited
Address	Units 17-19 Quayside Lodge, William Morris Way, London
Postcode	S W 6 2 U Z
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.

Short particulars	1.75 Hectares at Dundee Technology Park, Dundee, Angus
-------------------	--

Continuation page

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

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

N/A

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 *John A. Lee Partner for MacRobert 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 **Hazel Weir**

Company name **MacRoberts LLP**

Address **152 Bath Street**

Post town **Glasgow**

County/Region

Postcode **G 2 4 T B**

Country **United Kingdom**

DX **GW 70**

Telephone **0141 332 9988**



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS.
DX 481 N.R. Belfast 1.



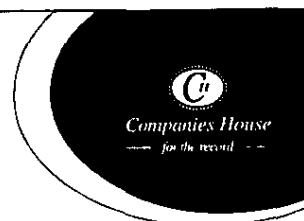
Further information

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

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 is NOT for**

You cannot use this form as a
certificate of registration of a
for a company registered
in Scotland.

1 Company details		For official use
Company number	0 0 2 3 9 7 2 6	→ Filling 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	Capita Trust Company Limited (as Trustee for Downing Pre-Let EZT)	
2 Date charge presented		① As described on form MG01 'Particulars of a mortgage or charge'. ② Please tick as appropriate.
Date of, and parties to, the charge	It is hereby certified that the charge ① Standard Security by Capita Trust Company Limited as Trustee for Downing Pre-Let EZT in favour of First Property General Partner (Nominee 2) Limited dated 23 and 28 October 2009 was presented for registration on d 1 d 7 m 1 m 1 y 2 y 0 y 0 y 9	
Jurisdiction	in ② <input checked="" type="checkbox"/> Scotland <input type="checkbox"/> England and Wales <input type="checkbox"/> Northern Ireland	
3 Signature		
Please sign the form here.		
Signature	Signature ✗ <i>James A. Lee Partner for MacRoberts LLP</i> ✗	
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 **Hazel Weir**

Company name **MacRoberts LLP**

Address **152 Bath Street**

Post town **Glasgow**

County/Region

Postcode **G 2 4 T B**

Country **United Kingdom**

DX **GW 70**

Telephone **0141 332 9988**

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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS.
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. 239726

CHARGE NO. 16

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A STANDARD SECURITY DATED
23/10/09 AND 28/10/09 WHICH WAS PRESENTED FOR
REGISTRATION IN SCOTLAND ON 17 NOVEMBER 2009 AND
CREATED BY CAPITA TRUST COMPANY LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO FIRST PROPERTY GENERAL PARTNER
(NOMINEE 2) LIMITED 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 2 DECEMBER
2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 9 DECEMBER
2009



Companies House
— for the record —

PRO



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES