



Registration of a Charge

Company Name: **ASDA STORES LIMITED**

Company Number: **00464777**



Received for filing in Electronic Format on the: **12/05/2022**

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Details of Charge

Date of creation: **04/05/2022**

Charge code: **0046 4777 0017**

Persons entitled: **DEUTSCHE BANK AG, LONDON BRANCH**

Brief description: **CHARGE OVER ENNISKILLEN ASDA STORE, DERRYCHARA ROAD, ENNISKILLEN, COUNTY FERMANAGH, NORTHERN IRELAND MORE PARTICULARLY DESCRIBED IN LAND REGISTRY FOLIO FE84168, COUNTY FERMANAGH**

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MCKEES**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 464777

Charge code: 0046 4777 0017

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th May 2022 and created by ASDA STORES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th May 2022 .

Given at Companies House, Cardiff on 16th May 2022

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

04 May 2022

THE ENTITIES LISTED IN SCHEDULE 1
(as the Chargors)

and

DEUTSCHE BANK AG, LONDON BRANCH
(as the Security Agent)

LEGAL CHARGE
(NORTHERN IRELAND)

ARTHUR COX

Certified a true copy of an original document

McKees

Date.....10/05/22.....

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LAND REGISTRY OF NORTHERN IRELAND

FOLIOS: SEE SCHEDULE 2 HERETO

COUNTIES: SEE SCHEDULE 2 HERETO

REGISTERED OWNERS: SEE SCHEDULE 2 HERETO

THIS CHARGE is made by way of deed on 04 May 2022 by:

- (1) **THE ENTITIES** listed in Schedule 1 (*The Chargors*) (each a “**Chargor**”); and
- (2) **DEUTSCHE BANK AG, LONDON BRANCH** as security trustee for itself and the other Secured Parties (the “**Security Agent**”).

THIS DEED WITNESSES as follows:

1. DEFINITIONS

Terms defined in the Security Agreement (as defined below) shall have the same meanings when used in this deed.

“**Security Agreement**” means the security agreement governed by Northern Irish law dated 13 August 2021 between, amongst others, the Chargors and the Security Agent.

2. CONSTRUCTION

Clauses 1.2 (*Construction*) to 1.5 (*Miscellaneous*) of the Security Agreement will be deemed to be set out in full in this deed, but as if references in those clauses to the Security Agreement were references to this deed.

3. LEGAL CHARGE

Each Chargor as beneficial owner, charges in favour of the Security Agent (as trustee for the Secured Parties), for the payment and discharge of the Secured Obligations, by way of first fixed charge, the Real Property specified in Schedule 2 (*Material Real Property*) to this Charge title to which is registered or registerable in the Land Registry of Northern Ireland pursuant to the provisions of the Land Registration Act (Northern Ireland) 1970 (“**Mortgaged Property**”).

4. APPLICATION TO THE LAND REGISTRY

Each Chargor consents and agrees to an application being made to the Land Registry of Northern Ireland to enter the following inhibition in the relevant Folio(s) of any registered land forming the Mortgaged Property:

“No disposition of the registered land by the registered owner of the registered land or by the registered owner of any registered charge, not being a charge registered before the entry of this inhibition, is to be registered without a written consent signed by the registered owner for the time being of the charge dated [●] in favour of Deutsche Bank AG, London Branch.”

5. GOVERNING LAW AND JURISDICTION

This deed and any non-contractual obligations arising out of or in connection with it are governed by the laws of Northern Ireland and the parties agree that the courts of Northern Ireland have exclusive jurisdiction to settle any dispute arising out of or in connection with this

deed (including a dispute regarding the existence, validity or termination of this deed or the consequences of its nullity or any non-contractual obligations arising out of or in connection with it).

THIS CHARGE has been executed and delivered as, and is intended to take effect as, a deed by each Chargor and has been signed by the Security Agent on the date written on the first page of this Legal Charge.

SCHEDULE 1

CHARGORS

Name of Chargor	Registered Number and Jurisdiction	Registered Address
Asda Stores Limited	00464777 England and Wales	Asda House, South Bank, Great Wilson Street, Leeds, United Kingdom, LS11 5AD
McLagan Investments Limited	02127156 England and Wales	Asda House, South Bank, Great Wilson Street, Leeds, United Kingdom, LS11 5AD

SCHEDULE 2**MATERIAL REAL PROPERTY**

Chargor / Registered Owner	Address or description	Freehold or Leasehold	Folio Number and County
Asda Stores Limited	Enniskillen Asda store, Derrychara Road, Enniskillen, County Fermanagh, Northern Ireland	Freehold	FE84168 County Fermanagh
McLagan Investments Limited	Antrim Asda store, 150 Junction One International Outlet, County Antrim, Northern Ireland	Freehold	AN226115 County Antrim

SIGNATORIES TO LEGAL CHARGE

**EXECUTED as a DEED by
MCLAGAN INVESTMENTS LIMITED**
acting by:

as duly appointed Attorney:

) _____
) _____
) _____
) _____
) _____
) _____

in the presence of:

Witness signature:

Witness name:

LOUISE CASEY

Witness address:

ASDA HOUSE

LEEDS

Witness occupation:

SOLICITOR

Witness signature:

Witness name:

Witness address:

Witness occupation:

THE SECURITY AGENT

Executed as a **DEED** for and on behalf of

DEUTSCHE BANK AG, LONDON BRANCH

[REDACTED]

[REDACTED]

In the presence of

[REDACTED]

[REDACTED]

NAME: HASSAN ALI

NAME: HASSAN ALI

ADDRESS:

ADDRESS:

c/o Legal Department

c/o Legal Department

Winchester House

Winchester House

1 Great Winchester Street

1 Great Winchester Street

London

London

EC2N 2DB

EC2N 2DB