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Please complete
legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395**Particulars of a mortgage or charge**

395

A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

01816313

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

[435]

770529

Name of company

* McCarthy & Stone (Developments) Limited ("Company")

Date of creation of the charge

13 March 2009

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal charge ("Legal Charge")

Amount secured by the mortgage or charge

All present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or alone or in any capacity whatsoever) of the Company to the Security Agent (whether on its own account or on behalf of the Security Beneficiaries) and/or the other Security Beneficiaries (or any of them) under or pursuant to any Finance Documents to which the Company is a party (including all monies covenanted to be paid under the Legal Charge) ("Secured Obligations").

All capitalised terms, except those defined elsewhere in this form M395, are defined in annexure 1.

Names and addresses of the mortgagees or persons entitled to the charge

Bank of Scotland plc (formerly The Governor and Company of the Bank of Scotland) (as security agent for the Security Beneficiaries) ("Security Agent") acting through its branch at Level 3 New Uberior House, 11 Earl Grey Street, Edinburgh

Postcode EH3 9BN

Presenter's name address and
reference (if any):

DLA Piper UK LLP
101 Barbirolli Square
Manchester
M2 3DL

SFL/61249-120235

Time critical reference

For official Use (02/06)

Mortgage Section

Post room

FRIDAY



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ACXLN8IH

27/03/2009

139

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Company charged and agreed to charge by way of first legal mortgage all of its present and future right, title and interest in and to the Property.

The Company will not do or agree to do any of the following without the prior written consent of the Security Agent:

- (a) create or permit to subsist any Security on any of the Security Assets (except a Permitted Security); or
- (b) sell, transfer, lease, lend or otherwise dispose of (whether by a single transaction or a number of transactions and whether related or not), the whole or any part of its interest in any Security Asset (except for a Permitted Disposal).

The Company, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their Delegates to be its attorney to take any action which the Company is obliged to take under the Legal Charge, including under clause 16 (*Further assurances*) of the Legal Charge. The Company ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under clause 17 (*Power of Attorney*) of the Legal Charge.

All capitalised terms, except those defined elsewhere in this form M395, are defined in annexure 1.

Please do not write in this margin

Please complete legibly, preferably in black type, and bold block lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed DLA Piper UK LLP

Date 26.03.2009

On behalf of ~~XXXXXXXXXXXXXXXXXX~~ [chargee] † Bank of Scotland plc

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

MCCARTHY & STONE (DEVELOPMENTS) LIMITED

Annexure 1 to form 395

Definitions

"Bidco" means Mother Bidco Limited, a company incorporated in England and Wales with Company Number 05876749 and having its registered office at Level 7, Bishopsgate Exchange, 155 Bishopsgate, London EC2M 3YB;

"Delegate" means any delegate, agent, attorney or co-trustee appointed by the Security Agent;

"Finance Documents" means the Senior Finance Documents and the Mezzanine Finance Documents;

"Intercreditor Deed" means the Intercreditor Deed originally dated 1 August 2006 and amended and restated on 28 November 2006 and 28 February 2007 between, inter alia, the Security Agent (1) and Bidco (2);

"Mezzanine Facility Agreement" means the Mezzanine Facility Agreement originally dated 1 August 2006 and amended and restated on 28 November 2006 between, inter alia, the Security Agent (1) and Bidco (2);

"Mezzanine Finance Documents" means the Finance Documents (as such term is defined in the Mezzanine Facility Agreement);

"Permitted Disposal" means "Permitted Disposal" as that term is defined in each of the Senior Facilities Agreement and the Mezzanine Facility Agreement;

"Permitted Security" means "Permitted Security" as that term is defined in each of the Senior Facilities Agreement and the Mezzanine Facility Agreement;

"Planning Acts" means (1) the Town and Country Planning Act 1990, (2) the Planning (Listed Buildings and Conservation Areas) Act 1990, (3) the Planning (Hazardous Substances) Act 1990, (4) the Planning (Consequential Provisions) Act 1990, (5) the Planning and Compensation Act 1991, (6) any regulations made pursuant to any of the foregoing and (7) any other legislation of a similar nature;

"Property" means the land known as part of Heath Works, Baldock Road, Royston, Hertfordshire as registered at the Land Registry under title number HD444762 and where the context so admits includes:

- (a) all buildings, erections, fittings and fixtures (including trade fixtures) and fixed plant and machinery at any time thereon;
- (b) all easements, rights and agreements in respect thereof;
- (c) all proceeds of sale of that property; and
- (d) the benefit of all covenants given in respect thereof.

"Receiver" means a receiver or receiver and manager or administrative receiver of the whole or any part of the Property;

"Security" means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect;

"Security Beneficiaries" has the meaning given to that term in the Intercreditor Deed;

"Security Assets" means all property and assets from time to time mortgaged, charged or assigned (or expressed to be mortgaged, charged or assigned) by or pursuant to the Charge;

"Senior Facilities Agreement" means the Senior Facilities Agreement originally dated 1 August 2006 and amended and restated on 28 November 2006 and 28 February 2007 between, inter alia, the Security Agent (1) and Bidco (2); and

"Senior Finance Documents" means the Finance Documents (as such term is defined in the Senior Facilities Agreement).



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

**COMPANY NO. 770529
CHARGE NO. 435**

**THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 13
MARCH 2009 AND CREATED BY MCCARTHY & STONE
(DEVELOPMENTS) LIMITED FOR SECURING ALL MONIES DUE
OR TO BECOME DUE FROM THE COMPANY TO BANK OF
SCOTLAND PLC (AS SECURITY AGENT FOR THE SECURITY
BENEFICIARIES) AND/OR THE OTHER SECURITY
BENEFICIARIES (OR ANY OF THEM) ON ANY ACCOUNT
WHATSOEVER UNDER THE TERMS OF THE AFOREMENTIONED
INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 27 MARCH 2009**

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 APRIL 2009

