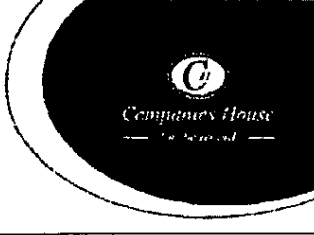

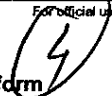


In accordance with Section 860 of the Companies Act 2006	MG01 Particulars of a mortgage or charge		
A fee is payable with this form. We will not accept this form unless you send the correct fee. Please see 'How to pay' on the last page.			328289/13
<input checked="" type="checkbox"/> What this form is for You may use this form to register particulars of a mortgage or charge in England and Wales or Northern Ireland.		<input type="checkbox"/> 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 MG01s.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">FRIDAY</div>  *PUESSFIE* PC2 04/12/2009 481 COMPANIES HOUSE
1	Company details		<div style="border: 1px solid black; padding: 5px; display: inline-block;">For official use</div>  → Filling in this form Please complete in typescript or in bold black capitals All fields are mandatory unless specified or indicated by *
Company number	0 3 7 4 8 7 7 7		
Company name in full	WBA Football Development Limited ("the Company")		
2	Date of creation of charge		
Date of creation	3 0 1 1 2 0 0 9		
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	Legal charge.		
4	Amount secured		
	Please give us details of the amount secured by the mortgage or charge.		Continuation page Please use a continuation page if you need to enter more details.
Amount secured	All monies now due or hereafter to become due or from time to time accruing due from the Company AND/OR West Bromwich Albion Holdings Limited (company number 05244584) to Barclays Bank PLC ("the Bank") upon any account and in any manner whatsoever.		

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	Barclays Bank PLC whose registered address is	
Address	1 Churchill Place	
	London	
Postcode	E 1 4 5 H P	
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	Freehold property known as West Bromwich Albion Football Club Training Ground, 430 Birmingham Road, Walsall.	

	MG01 Particulars of a mortgage or charge	
7	Particulars as to commission, allowance or discount (if any)	
	<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>	
Commission allowance or discount	None.	
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 866).</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 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 accept a verified copy where section 867(2) applies (property situated in another part of UK).</p>	
9	Signature	
	Please sign the form here.	
Signature	<p>Signature</p> <p>X Pinsent Masons LLP X</p>	
	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 **Sandeep Bassan (Ref No. R3/1227108-7706091/SPS)**

Company name **Pinsent Masons LLP**

Address **3 Colmore Circus**

Post town **Birmingham**

County/Region **West Midlands**

Postcode **B 4 6 B H**

County

DX **703167 Birmingham 12**

Telephone **0121 335 2996**

**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 the 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



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

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

**COMPANY NO. 3748777
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 30
NOVEMBER 2009 AND CREATED BY WBA FOOTBALL
DEVELOPMENT LIMITED FOR SECURING ALL MONIES DUE OR
TO BECOME DUE FROM THE COMPANY AND/OR WEST
BROMWICH ALBION HOLDINGS LIMITED TO BARCLAYS
BANK PLC ON ANY ACCOUNT WHATSOEVER WAS
REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 4 DECEMBER 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7 DECEMBER
2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES