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## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

A fee of £10 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

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

For official use

Company number

14

03863230

Name of company

\* Silvertown Quays Limited (the "Company")

Date of creation of the charge

17 July 2003

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

First Priority Account Charge

Amount secured by the mortgage or charge

All obligations whatsoever and whensoever arising in favour of London Development Agency (whether of payment, indemnity, performance or otherwise) under or pursuant to (i) the Master Development Agreement dated 28 October 2002 made between London Development Agency, the Company, KUD Limited and KUD International LLC relating to the development of the Silvertown Dock in the London borough of Newham, (ii) the Agreements dated 3 July 2003 made between London Development Agency and the Company for the granting of leases to the Company in respect of certain parts of the said Silvertown Dock (the "Agreements for Lease") and (iii) any and all leases granted pursuant to the Agreements for Lease.

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

London Development Agency, Devon House, 58-60 St Katherine's Way, London E1W1JA

Postcode

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

Stephenson Harwood  
One St. Paul's Churchyard  
London  
EC4M 8SH

1252/01-39-01381/2954409.1

Time critical reference

For official Use  
Mortgage Section

Post room



A37  
COMPANIES HOUSE

0173  
18/07/03

(A) All the Company's rights in and to the account numbered 80-20-00 06022883 styled "Development Account" (the "Account") opened in the name of the Company with the Governor and the Company of the Bank of Scotland (the "Bank") including (i) all monies from time to time credited thereto (ii) any part thereof (iii) any interest accrued thereon (whether or not actually credited thereto) (iv) any sub-accounts, money market accounts or dealer deposit accounts or other such subsidiary accounts (together "Derivative Accounts") created or established with funds from time to time credited to the Account and (v) any part of any such Derivative Accounts and any interest accrued thereon (whether or not actually credited thereto); and

(B) The Company's rights to receive payment from the Bank of the debt or debts represented by the Account.

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95

Particulars as to commission allowance or discount (note 3)

Nil

Signed Stephenson Howard Date 17<sup>th</sup> July 2003  
On behalf of XXXXXX [mortgagee/chargee]

Please do not write in this margin

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

A fee of £10 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 and the charge was created 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 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03863230

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A FIRST PRIORITY ACCOUNT CHARGE DATED THE 17th JULY 2003 AND CREATED BY SILVERTOWN QUAYS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO LONDON DEVELOPMENT AGENCY 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 18th JULY 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 23rd JULY 2003.



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —