

185419 13
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

TUESDAY



LD2 05/07/2011 29
COMPANIES HOUSE

1 Company details

Company number 6 5 5 7 7 5 2

Company name in full CFH Markets Ltd

For official use

→ **Filing 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 d2 d4 m0 m6 y2 y0 y1 y1

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 Rent Deposit Deed

4 Amount secured

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

Amount secured Please see the continuation sheet attached

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

Continuation page

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

Name Sackville Property (GP) Nominee 1 Limited

Address 60 St Mary Axe

London

Postcode E C 3 A 8 J Q

Name Sackville Property (GP) Nominee 2 Limited

Address 60 St Mary Axe

London

Postcode E C 3 A 8 J Q

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 Please see the continuation sheet attached

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

None

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 870).

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 866). 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 

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 **Katie Stoddart**

Company name **NABARRO LLP**

Address **Lacon House**

84 Theobald's Road

Post town **London**

County/Region

Postcode

W	C	1	X		8	R	W
---	---	---	---	--	---	---	---

Country

DX **DX77 Chancery Lane London**

Telephone **02075246000**



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,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
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

CONTINUATION SHEET

4 Amount Secured

all sums required

- (a) to discharge all obligations which are due from time to time to the Landlord under the Lease or under this deed, and
- (b) to compensate the Landlord for all losses from time to time of the Landlord which arise by reason of the forfeiture of the Lease or disclaimer of liability under the Lease,

and include and extend to

- (c) rent, service charges, sums in respect of insurance, interest, costs, outgoings and all other payments payable to the Landlord by the Tenant under the Lease or for which the Landlord would otherwise be responsible in default of payment by the Tenant (and for which the Tenant is responsible under the Lease) and in any case whether or not reserved as rent and whether or not formally demanded,
- (d) claims, damages, losses, costs and expenses arising out of, or incidental to
 - (i) any breach by the Tenant of any of the covenants and conditions on the part of the tenant in the Lease or of the Tenant's obligations in this deed, or
 - (ii) the enforcement of those covenants, conditions or obligations,
- (e) loss of rent arising by reason of
 - (i) the disclaimer of liability under the Lease, or
 - (ii) the forfeiture of the Lease, or
 - (iii) any other determination of the Lease otherwise than by effluxion of time or by agreement or pursuant to the exercise of the break right included in the Lease,or an amount equal to the rent which would have been reserved by the Lease had there been no disclaimer or forfeiture or other such determination,
- (f) all bank charges applied to or levied on the Account by the Bank, and
- (g) VAT, if chargeable, in relation to such sums

(the "**Liabilities**")

6. Short particulars of all the property mortgaged or charged

As security for the payment of the Liabilities, the Tenant, with full title guarantee charges by way of first fixed charge and in favour of the Landlord from time to time all its interest in the Account and all its interest in the Deposit Balance and assigns by way of security all its rights under this deed (including its right to the return of the Deposit Balance from the person who is the Landlord at the relevant time)

"Account"

means a separate, designated, interest bearing, instant access account opened by the Landlord at the Bank and used by the Landlord solely for purposes of this deed,

"Bank"

means the United Kingdom clearing bank at which the Account is held at any relevant time,

"Deposit Balance"

means the sum from time to time in the Account which is equal to the Initial Deposit plus any further sums which the Landlord has placed in the Account less any sums which the Landlord has withdrawn from the Account plus any interest which has accrued to the Account and which has been applied for the purposes of the deed,

"Initial Deposit"

means the sum of thirty five thousand and ninety five pounds and fifty pence (£35,095 50) plus a sum equal to VAT at a rate of 20 per cent on that sum,

"Landlord"

means Sackville Property (GP) Nominee 1 Limited (registration number 6700193) and Sackville Property (GP) Nominee 2 Limited (registration number 6700194), in their capacity as trustees of Threadneedle Uk Property Select Fund (a limited partnership registered under number LP12904), all of whose registered offices are at 60 St Mary Axe, London EC3A 8JQ

"Lease"

means the underlease of part second floor (rear), Warwick House, 25 and 27 Buckingham Palace Road, London SW1W 0PP dated on the same day as this deed and made between (1) the Landlord and (2) the Tenant and includes any agreement collateral or supplemental to that underlease,

"Premises"

means part second floor (rear), Warwick House, 25 and 27 Buckingham Palace Road, London SW1W 0PP as more particularly described in the Lease,

"Required Deposit Level"

means an amount equal to six months' principal rent reserved from time to time by the Lease plus a sum equal to VAT at the rate applicable to the Lease from time to time on that amount,

"Tenant"

means CFH Markets Limited (incorporated and registered in England and Wales under company number 6557752), the registered office of which is at 22 South Audley Street, London W1K 2NY,

"VAT"

means value added tax and/or any similar tax from time to time replacing it or performing a similar fiscal function



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

**COMPANY NO. 6557752
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 24
JUNE 2011 AND CREATED BY CFH MARKETS LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO SACKVILLE PROPERTY (GP) NOMINEE 1
LIMITED & SACKVILLE PROPERTY (GP) 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 5 JULY 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8 JULY 2011

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES