

# MG01

## Particulars of a mortgage or charge



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LASERFORM

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**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 register particulars of a charge on a company. To do this, use form MG01s

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20/04/2011

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COMPANIES HOUSE

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**1**

### Company details

Company number

0 6 8 6 5 6 6 8

Company name in full

CP Distribution 1 (GP) Limited acting in its capacity as general partner of the Limited Partnership (**Chargor**)

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For official use



**Filling 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

d1 d3 m0 m4 y2 y0 y1 y1

**3**

### Description

Description

Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

A supplemental legal charge between, amongst others, the Chargor and the Lender (as defined in section 5 below) to a security deed dated 24 September 2009 between, amongst others, the Chargor and the Lender (**Charge**)

**4**

### Amount secured

Amount secured

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

All monies and liabilities now or after the date of the Charge due, owing or incurred by the Chargor to the Lender whatsoever, in any manner and in any currency or currencies and whether present or future, actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, together with all interest accruing on such monies and liabilities and all costs, charges and expenses incurred by the Lender and including but not limited to amounts incurred under the Finance Documents, except for any obligation which, if it were included here, would constitute unlawful financial assistance, or its equivalent in any other jurisdiction (**Secured Obligations**)

cont/d

**Continuation page**

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

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### 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 Abbey National Treasury Services plc (**Lender**)

Address 2 Triton Square

London

Postcode N W 1 3 A N

Name

Address

Postcode

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### 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

All security created by the Chargor under the Charge over the assets described below was granted as a continuing security for the payment and discharge of the Secured Obligations, was granted in favour of the Lender, was granted with full title guarantee in respect of all the right, title and interest (if any), on or after the date of the Charge, of the Chargor in and to those assets in favour of the Lender and granted pursuant to clause 8 (Further assurance) of the Security Deed

#### 1. First legal mortgages

The Chargor charged by way of first legal mortgage the Car Park Property and, in each case, all Premises and Fixtures on such property for the time being

#### 2. Assignments

The Chargor assigned

- (a) all Rental Income in respect of the Car Park Property, and all other sums, payable under any Occupational Lease affecting the Property and to which it is a party,
- (b) the proceeds of sale of the Car Park Property and all licences to enter on or use the Property,

cont/d

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## Particulars of a mortgage or charge

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### 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

Nil

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### 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).

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### Signature

Please sign the form here

Signature

Signature

X *Adel Haulstodder* X

This form must be signed by a person with an interest in the registration of the charge

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## 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 **Jay Radley**

Company name **Addleshaw Goddard LLP**

Address **Sovereign House**

**Sovereign Street**

Post town **Leeds**

County/Region **Yorkshire**

Postcode **L S 1 1 H Q**

Country **UK**

DX **12004 Leeds**

Telephone **0113 209 2000**



### 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](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)**

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### Amount secured

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

Amount secured

In this form the following terms shall have the following meanings

**Facility Agreement** means the facility agreement dated 24 September 2009 made between, amongst others, the Chargor and the Lender

**Finance Document** means any of the Security Deed (as amended and/or supplemented by the Charge), the Facility Agreement, each Subordination Deed, each Security Document, any Utilisation Request, any Hedging Agreement and any other document designated as a Finance Document by the Lender and any Chargor, (as each such term is defined in the Facility Agreement, unless otherwise defined in this form)

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## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

(c) the benefit of all other agreements, instruments and rights relating to the Car Park Property,

The Chargor shall remain liable to perform all its obligations under each such Occupational Lease

#### 3 Negative pledge

3 1 The Chargor agrees not to create or permit to subsist any Security over any of its assets

3 2 The Chargor undertook not to

(a) sell, transfer or otherwise dispose of any of its assets on terms whereby they are or may be leased to or re-acquired by a Chargor,

(b) sell, transfer or otherwise dispose of any of its receivables on recourse terms,

(c) enter into any arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts, or

(d) enter into any other preferential arrangement having a similar effect,

in circumstances where the arrangement or transaction is entered into primarily as a method of raising Financial Indebtedness or of financing the acquisition of an asset

3 3 Paragraph 3 above does not apply to any Security or arrangement which is Permitted Security

In this form the following terms shall have the following meanings

**Borrower** means the Limited Partnership acting by its general partner, CP Distribution 1 (GP) Limited

**Car Park Property** means the leasehold property to be registered at the Land Registry as referred to in a lease dated 13 April 2011 granted by Central Link 1 Scottish LP acting by its general partner Central Link (General Partner) 1 Limited (as landlord) in favour of the Borrower (as tenant) for a term of 250 years

**Financial Indebtedness** means any indebtedness for or in respect of

(a) monies borrowed and debit balances at banks or other financial institutions

(b) any acceptance under any acceptance credit facility or bill discounting facility (or dematerialised equivalent)

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## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- (c) any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument
- (d) the amount of any liability in respect of Finance Leases
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis and meet any requirements for de-recognition under the Accounting Principles)
- (f) any Hedge Transaction (and, when calculating the value of that Hedge Transaction, only the marked to market value (or, if any actual amount is due as a result of the termination or close-out of that Hedge Transaction, that amount) shall be taken into account)
- (g) any counter-indemnity obligation in respect of a guarantee, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution in respect of an underlying liability of an entity which is not an Obligor which liability would fall within one of the other paragraphs of this definition
- (h) any amount raised by the issue of redeemable shares which are redeemable (other than at the option of the issuer) before the Repayment Date or are otherwise classified as borrowings under the Accounting Principles
- (i) any amount of any liability under an advance or deferred purchase agreement if (i) one of the primary reasons behind entering into the agreement is to raise finance or to finance the acquisition or construction of the asset or service in question or (ii) the agreement is in respect of the supply of assets or services and payment is due more than 90 days after the date of supply
- (j) any amount raised under any other transaction (including any forward sale or purchase, sale and sale back or sale and leaseback agreement and any sale and leaseback arrangement) having the commercial or economic effect of a borrowing
- (k) the amount of any liability in respect of any guarantee for any of the items referred to in paragraphs (a) to (j) above

(as each such term is defined in the Facility Agreement unless otherwise defined in this form )

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## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

**Fixtures** means in respect of any Secured Property, all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery now or at any time after the date of this Deed on that Secured Property

**Limited Partnership** means Commercial Property Distribution Fund 1, a limited partnership registered in England and Wales with number LP13620 whose registered office is at 35 Grosvenor Street, London W1K 4QX

**Occupational Lease** means, in respect of the Chargor, a lease of a Secured Property in respect of which it is landlord

**Permitted Security** means

- (a) any Security arising under any Security Document
- (b) any Security permitted by the Lender in writing
- (c) any lien arising by operation of law in the ordinary course of trading and not as a result of any default or omission by the Borrower and
- (d) the Second Ranking Security Agreements

(as each such term is defined in the Facility Agreement unless otherwise defined in this form)

**Premises** means any building on a Secured Property (as defined in the Security Deed unless otherwise defined in this form)

**Properties** mean the properties listed in schedule 1 (Properties) of this form MGO1

**Rental Income** means in respect of any period, the aggregate of all amounts paid or payable to or for the benefit of the Borrower in respect of or arising out of the letting, use or occupation of all, any or any part of the Property including (without limitation)

- (a) rents, licence fees and equivalent sums reserved or made payable
- (b) sums received from any deposit held as security for performance of any tenant's obligations

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### Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- (c) a sum equal to any apportionment of rent in favour of the Borrower
- (d) proceeds of insurance in respect of loss of rent or interest on rent
- (e) any monies in respect of any fixture and fitting on the Property including any fixture and fitting on the Property for display, advertisement, on licence or otherwise
- (f) any sum or the value of any consideration given for the grant, surrender or variation of any letting or occupancy
- (g) any amount payable to the Borrower by way of reimbursement of expenses incurred or on account of expenses to be incurred in the management, maintenance or repair of, and the payment of insurance premiums for the Property
- (h) any amount payable to the Borrower for a breach of covenant under any Occupational Lease and for expenses incurred in relation to any such breach
- (i) any profits of a revenue nature awarded or agreed to be payable to the Borrower as a result of any proceedings taken or claims made
- (j) any amount payable by any guarantor or other surety of any occupational tenant or in respect of any of the items listed in this definition
- (k) any contribution by an occupational tenant to a sinking fund or to ground rent due under any Occupational Lease or Headlease
- (l) any interest, damages, compensation or settlement in respect of any of the items referred to above and
- (m) any VAT on any sum mentioned in this definition

**Secured Property** has the meaning given to it in the Security Deed

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

**Security Deed** means the security deed dated 24 September 2009 made between, amongst others, the Chargor and the Lender

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Particulars of a mortgage or charge

## 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

### Schedule 1

### Properties

### Registered Land

#### Chargor

#### Country and district (or address or description and London borough)

Commercial Property  
Distribution Fund 1

1 Downing Plaza, Gallowgate, Newcastle upon Tyne



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

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

**COMPANY NO. 6865668  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A SUPPLEMENTAL LEGAL CHARGE  
DATED 13 APRIL 2011 AND CREATED BY CP DISTRIBUTION 1  
(GP) LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO ABBEY NATIONAL  
TREASURY SERVICES PLC ON ANY ACCOUNT WHATSOEVER  
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 20 APRIL 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 26 APRIL 2011



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES