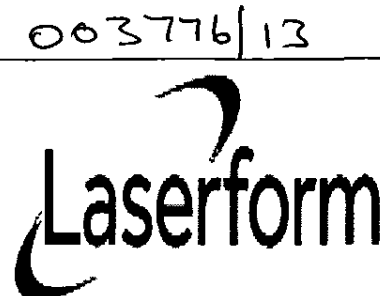


MR01

Particulars of a charge



A fee is payable with this form.
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

✓ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

✗ **What this form is NOT for**
You may not use this form to
register a charge
instrument Use f

For further information, please
refer to our guidance at
[gov.uk](http://www.companieshouse.gov.uk)

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation of
delivered outside of the 21 days it will be rejected unless it is
court order extending the time for delivery



You **must** enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record **Do not send the original**



A21 31/01/2015 #499
COMPANIES HOUSE

SATURDAY

1 Company details

Company number 0 7 6 8 0 8 2 8

Company name in full Aviva Investors Commercial Assets GP Limited as general partner
for Aviva Investors Realm Commercial Assets LP (LP14525)

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 Charge creation date

Charge creation date 2 3 0 1 2 0 1 5

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge

Name Marston's Estates Limited ✓

Registered Number 466771

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument

Brief description

The subjects known as and forming Public House Site, Russell Way, Port Glasgow in the County of Renfrew and being the subjects registered in the Land Register of Scotland under Title Number REN133438

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

8

Trustee statement ^①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

^① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X



X

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

MR01

Particulars of a 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. The contact information you give will be visible to searchers of the public record.

Contact name

SHONA WHITE

Company name

Shoosmiths

Address

Post town

County/Region

Postcode

E H 1 2 E N

Country

DX DX 553051 Edinburgh 18

Telephone 03700 868000



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 a certified copy of the instrument with this form
- ☒ You have entered the date on which the charge was created
- ☒ You have shown the names of persons entitled to the charge
- ☒ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☒ You have given a description in Section 4, if appropriate
- ☒ You have signed the form
- ☒ You have enclosed the correct fee
- ☒ Please do not send the original instrument, it must be a certified copy



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 filed on paper.

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



DX

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number. 7680828

Charge code: 0768 0828 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd January 2015 and created by AVIVA INVESTORS COMMERCIAL ASSETS GP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st January 2015.

Given at Companies House, Cardiff on 5th February 2015



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

STANDARD SECURITY

by

**AVIVA INVESTORS COMMERCIAL ASSETS GP
LIMITED** as general partner for **AVIVA INVESTORS
REaLM COMMERCIAL ASSETS LP**

In favour of

MARSTON'S ESTATES LIMITED

FAS 2289
2014

Shoosmiths LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EN

SHOOSMITHS

(t) 03700 86 8000 (w) www.shoosmiths.co.uk

Edinburgh 29 January 2015
We hereby certify this to be
a true and authentic copy
of the original
Shona White, solicitor
Shoosmiths
Saltire Court
20 Castle Terrace
Edinburgh EH1 2EN

WE, **AVIVA INVESTORS COMMERCIAL ASSETS GP LIMITED** (No 07680828) as general partner for **AVIVA INVESTORS REaLM COMMERCIAL ASSETS LP** (a limited partnership in England with LP registration number LP14525) whose registered office is at 1 Poultry London EC2R 8EJ, (hereinafter referred to as "the Debtor") in security of all obligations due by us to **MARSTON'S ESTATES LIMITED** incorporated under the Companies Acts (Registered Number 00466771) and having our Registered Office at Marston's House, Brewery Road, Wolverhampton WV1 4JT ("the Chargee") in terms of an Option Agreement entered into between us, the Debtor and the Chargee dated of even date herewith ("the Agreement") do hereby grant a Security in favour of the Chargee over ALL and WHOLE the subjects known as and forming Public House Site, Russell Way, Port Glasgow in the County of Renfrew and being the subjects registered in the Land Register of Scotland under Title Number REN133438 TOGETHER WITH (first) the whole parts, privileges and pertinents thereof, (second) free ish and entry therefrom and thereto, (third) the whole rights, common mutual or otherwise effering thereto and (fourth) our whole right, title and interest, present and future therein and thereto ("the Security Subjects") The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, and any lawful variation thereof operative for the time being shall apply under exception of Conditions 1-8 inclusive and also under declaration that Standard Condition 12 shall be varied to the effect that the Chargee shall bear the expenses of the Debtor with regard to the constitution, restriction and discharge of these presents, And the Chargee, by their acceptance of this security, undertake to deliver to us a discharge of these presents forthwith upon the occurrence of either of the following, namely (One) upon demand being made by the Debtor at any time after the Agreement is terminated in terms of Clause 6 of the Agreement and (Two) upon the grant of the Disposition to the Chargee or its nominee pursuant to Clause 6 of Schedule Part 4 to the Agreement, Declaring that this security shall rank behind all other floating charges or standard securities to be granted over the Security Subjects by the Debtor at any time after the date of creation of this standard security in all time coming, And the Debtor grants warrandice excepting therefrom (1) the Lease of the Security Subjects between the Debtor and the Chargee as tenant and Marston's PLC, a company incorporated in England and Wales (company number 31461 whose registered office is at Marston's House, Brewery Road,

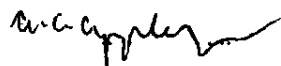
Wolverhampton, WV1 4JT as guarantor entered into on or around the date hereof, and (2) the lease of the Security Subjects between Marston's Property Developments Limited and Marston's Operating Limited registered in the Books of Council and Session on 18 August 2014 IN WITNESS WHEREOF these presents on this and the preceding page are executed as follows

SUBSCRIBED for and on behalf of

AVIVA INVESTORS COMMERCIAL ASSETS GP LIMITED as general partner for AVIVA INVESTORS ReaLM COMMERCIAL ASSETS LP

at London
on the 16th day
of October 2014

by



Director

ANDREW APPLEBY

Full Name

and by



Director/~~Secretary~~

DAVID SKINNER

Full Name