

MR01

Particulars of a charge



Companies House

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

004314/13

☒ **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 where there is
no instrument. Use form MR08

For further information, please
refer to our guidance at

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge.
If delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery

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



A17 10/12/2015 #405
COMPANIES HOUSE

THURSDAY

1 Company details

Company number 8 8 9 5 8 3 0

Company name in full LDC (St Leonards) Limited

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 0 7 1 2 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 Nomuran Group Limited

Incorporated in the Bahamas (Registered Number 118444B)

Name

Name

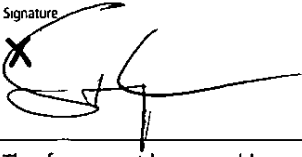
Name

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 ALL and WHOLE the subjects known as and forming 102 St Leonard's Street, Edinburgh EH8 9RD, being the subjects registered in the Land Register of Scotland under Title Number MID11854	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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/>	¹ This statement may be filed after the registration of the charge (use form MR06)
9	Signature Please sign the form here Signature  This form must be signed by a person with an interest in the charge	X

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 LLP

Address Saltire Court

20 Castle Terrace

Post town Edinburgh

County/Region

Postcode E H 1 2 E N

Country

DX DX553051 EDINBURGH 18

Telephone 03700868009



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



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8895830

Charge code: 0889 5830 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th December 2015 and created by LDC (ST LEONARDS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th December 2015.

DX

Given at Companies House, Cardiff on 16th December 2015



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

STANDARD SECURITY

by

LDC (ST LEONARDS) LIMITED

In favour of

NOMURAN GROUP LIMITED

FAS 2289
2015

Edinburgh 8/12/2015
We hereby certify this to be
a true and authentic copy
of the original
Shoosmiths
Shoosmiths
Saltire Court
20 Castle Terrace
Edinburgh EH1 2EN

Shoosmiths LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EN

SHOOSMITHS

03700 86 8000  www.shoosmiths.co.uk

WE, LDC (ST LEONARDS) LIMITED incorporated under the Companies Acts (Registered Number 8895830 and having our registered office at The Core, 40 St Thomas Street, Bristol BS1 6JX, ("the Chargor") in security of the obligations incumbent upon us contained in Clauses 4.1 and 4.7 of the agreement for lease constituted by formal letters exchanged between SHOOSMITHS LLP on behalf of Nomuran Group Limited incorporated in the Bahamas (Registered Number 118444B) and having their Registered Office at Saffrey Square, Suite 205, Bank Lane, Nassau, Bahamas ("the Chargee") and DUNDAS & WILSON CS LLP and CMS CAMERON MCKENNA LLP on behalf of the Chargor dated said letters 12 February, 30 June and 2 July all 2014 and 5 August 2015 ("the Missives") do hereby GRANT a Standard Security in favour of the Chargee over ALL and WHOLE the subjects known as and forming 102 St Leonard's Street, Edinburgh EH8 9RD being the subjects registered in the Land Register of Scotland under Title Number MID11854 ("the 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 subject to the following variations (under declaration that in the event of any conflict between the terms of the Standard Conditions on the one hand and the terms of this Standard Security and the Missives on the other, then the terms of this Standard Security and the Missives shall prevail),

- 1 Standard Conditions 1-8 inclusive and 12 shall be deleted,
- 2 We and our permitted assignees and successors as proprietors of the Subjects shall be entitled without reference to the Chargee (1) to grant or constitute any leases, servitudes, wayleaves and other similar real or contractual rights necessary to facilitate the development of the Subjects or any part thereof by the Chargor, and (2) to grant with effect from the practical completion of the proposed development of student accommodation on the Subjects a management/operational lease to a third party of such student accommodation and associated parts of the Subjects not intended to be let to the Chargee with effect from practical completion,
- 3 We and our permitted assignees and successors as proprietors of the Subjects shall be entitled without reference to the Chargee to enter into any agreement with the planning, roads, local or other statutory authority or body (including any conservation body or similar entity) provided these are intended and required to facilitate the development of the Subjects or any part thereof by the Chargor and in the event that the Chargee's execution thereof as hensible creditor is required, such execution will be effected on presentation,
- 4 We and our permitted assignees and successors as proprietors of the Subjects shall be entitled without reference to the Chargee and at any time (whether before or after the date hereof) to grant a prior and preferred ranking standard security over our interest in the Subjects or any part thereof to any party providing funding for the costs of acquiring and/or developing the Subjects including refinancing of any such costs. The Chargee by execution hereof accepts and agrees that this standard security shall be wholly postponed to and shall rank behind any such future standard security or securities and binds and obliges itself on presentation to execute such documentation as may be necessary to effect such ranking, whether by way of Ranking Agreement, Intercreditor Agreement, Deed of Postponement or

otherwise

And we grant warrandice subject to all (if any) rights of occupation in favour of third parties, leases, rights of way, wayleaves, servitudes, option agreements, securities and other rights in favour of third parties whether formally constituted or not IN WITNESS WHEREOF these presents consisting of this and the previous page are executed as follows they are subscribed for and on behalf of the said LDC (St Leonards) Limited

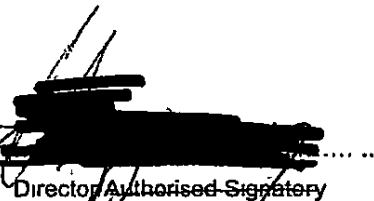
at BRISTOL

on 25/11/2015.

by CHRISTOPHER SZPOTNAROWICZ

(Print full name)

and by / in the presence of


Director/Authorised Signatory

Nisha Khandelwal
Company Secretary and Legal Officer
(Print full name)
The Core, 40 St Thomas Street
Bristol BS1 6JX


Director/Secretary/Authorised Signatory/Witness

.
(Address of witness)

And they are subscribed for and on behalf of the said Nomuran Group Limited

at

on

by

(Print full name)

.
Director/Authorised Signatory/Common Seal

and by / in the presence of

.
(Print full name)

.
Director/Secretary/Authorised Signatory/Witness

.

.
(Address of witness)

STANDARD SECURITY

by

LDC (ST LEONARDS) LIMITED

in favour of

NOMURAN GROUP LIMITED

FAS 2289
2015

Edinburgh 8/12/2015
We hereby certify this to be
a true and authentic copy
of the original

Shoosmiths

Shoosmiths
Saltire Court
20 Castle Terrace
Edinburgh EH1 2EN

Shoosmiths LLP
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20 Castle Terrace
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EH1 2EN

SHOOSMITHS

03700 86 8000 www.shoosmiths.co.uk

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at

on

by

(Print full name)

Director/Authorised Signatory

and by / in the presence of

.....

(Print full name)

.....

Director/Secretary/Authorised Signatory/Witness

.....

.....

(Address of witness)

And they are subscribed for and on behalf of the said Nomuran Group Limited

at Schaan

on 26th November 2015

by Michael GASSNER

(Print full name)

Director/Authorised Signatory/Company Seal

and by / in the presence of

Tahar KADDECH

(Print full name)

Zollstrasse 16

9494 Schaan (Liechtenstein)

(Address of witness)

Director/Secretary/Authorised Signatory/Witness