

**FILE COPY**



**CERTIFICATE OF INCORPORATION  
OF A  
PRIVATE LIMITED COMPANY**

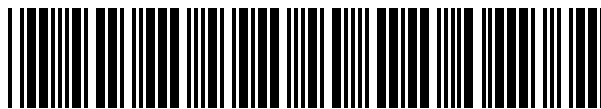
Company Number **13835032**

The Registrar of Companies for England and Wales, hereby certifies that

**PEGASUSLIFE LANDLORD - CRANLEIGH COVES LIMITED**

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on **7th January 2022**



\*N13835032C\*



**Companies House**



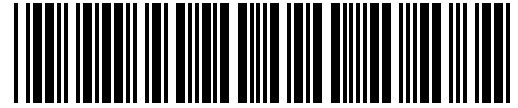
**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**



Companies House

**IN01**<sub>(ef)</sub>

**Application to register a company**



Received for filing in Electronic Format on the: **07/01/2022**

XAV69WFF

*Company Name in full:* **PEGASUSLIFE LANDLORD - CRANLEIGH COVES LIMITED**

*Company Type:* **Private company limited by shares**

*Situation of Registered Office:* **England and Wales**

*Proposed Registered Office Address:* **105-107 BATH ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
UNITED KINGDOM GL53 7PR**

*Sic Codes:* **68209**

*I wish to entirely adopt the following model articles:* **Private (Ltd by Shares)**

## ***Proposed Officers***

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*Company Secretary*     *1*

*Type:*                                **Person**

*Full Forename(s):*                **MR JEREMY HUGHES**

*Surname:*                         **WILLIAMS**

*Service Address:*                **recorded as Company's registered office**

*The subscribers confirm that the person named has consented to act as a secretary.*

*Company Director*      *1*

*Type:* **Person**

*Full Forename(s):* **MR STEPHEN ANTHONY**

*Surname:* **BANGS**

*Service Address:* **recorded as Company's registered office**

Country/State Usually Resident: **UNITED KINGDOM**

*Date of Birth:*    **\*\*/11/1966**                      *Nationality:*        **BRITISH**

*Occupation:*       **DIRECTOR**

*The subscribers confirm that the person named has consented to act as a director.*

*Company Director* 2

*Type:* **Person**

*Full Forename(s):* **MR DAVID JOHN CHARLES**

*Surname:* **CLARK**

*Service Address:* **recorded as Company's registered office**

Country/State Usually Resident: **UNITED KINGDOM**

*Date of Birth:*    **\*\*/12/1968**                      *Nationality:*        **BRITISH**

*Occupation:* **CFO**

*The subscribers confirm that the person named has consented to act as a director.*

*Company Director* 3

Type:	Person
Full Forename(s):	MR MARK DAVIES
Surname:	DICKINSON
Service Address:	recorded as Company's registered office
Country/State Usually Resident:	UNITED KINGDOM

*Date of Birth:*    **\*\*/03/1968**                      *Nationality:*        **BRITISH**  
*Occupation:*     **DIRECTOR**

*The subscribers confirm that the person named has consented to act as a director.*

*Company Director* 4

Type:	Person
Full Forename(s):	MR MICHAEL JOHN
Surname:	GILL
Service Address:	recorded as Company's registered office
Country/State Usually Resident:	UNITED KINGDOM

*Date of Birth:*    **\*\*/06/1964**                      *Nationality:*        **BRITISH**  
*Occupation:*     **DIRECTOR**

*The subscribers confirm that the person named has consented to act as a director.*

# *Company Director*      5

*Type:*                                      **Person**

*Full Forename(s):*                      **MR IAN GOVER**

*Surname:*                                **HARRISON**

*Service Address:*                      **recorded as Company's registered office**

*Country/State Usually  
Resident:*                                **UNITED KINGDOM**

*Date of Birth:*      **\*\*/06/1980**                                      *Nationality:*              **BRITISH**

*Occupation:*              **DIRECTOR**

*The subscribers confirm that the person named has consented to act as a director.*

## ***Statement of Capital (Share Capital)***

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<i>Class of Shares:</i>	<b>ORDINARY</b>	<i>Number allotted</i>	<b>1</b>
<i>Currency:</i>	<b>GBP</b>	<i>Aggregate nominal value:</i>	<b>1</b>
<i>Prescribed particulars</i>			

**EACH SHARE IS ENTITLED TO ONE VOTE IN ANY CIRCUMSTANCES. EACH SHARE IS ENTITLED PARI PASSU TO DIVIDEND PAYMENTS OR ANY OTHER DISTRIBUTION. EACH SHARE IS ENTITLED PARI PASSU TO PARTICIPATE IN A DISTRIBUTION ARISING FROM A WINDING UP OF THE COMPANY. THE SHARES ARE NOT REDEEMABLE.**

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### **Statement of Capital (Totals)**

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<i>Currency:</i>	<b>GBP</b>	<i>Total number of shares:</i>	<b>1</b>
		<i>Total aggregate nominal value:</i>	<b>1</b>
		<i>Total aggregate unpaid:</i>	<b>0</b>

## ***Initial Shareholdings***

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*Name:* **PEGASUSLIFE LANDLORD  
LIMITED**

*Class of Shares:* **ORDINARY**

*Address* **105-107 BATH ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL53 7PR**

*Number of shares:* **1**

*Currency:* **GBP**

*Nominal value of each  
share:* **1**

*Amount unpaid:* **0**

*Amount paid:* **1**



## ***Persons with Significant Control (PSC)***

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### **Statement of initial significant control**

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**On incorporation, there will be someone who will count as a Person with Significant Control (either a registerable person or relevant legal entity (RLE)) in relation to the company**

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## ***Relevant Legal Entity (RLE) details***

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*Company Name:* **PEGASUSLIFE LANDLORD LIMITED**

*Service Address:* **105-107 BATH ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL53 7PR**

*Legal Form:* **PRIVATE COMPANY LIMITED BY SHARES**

*Governing Law:* **COMPANIES ACT 2006**

*Register Location:* **UNITED KINGDOM**

*Country/State:* **UNITED KINGDOM**

*Registration Number:* **08804304**

<i>Nature of control</i>	<b>The relevant legal entity holds, directly or indirectly, 75% or more of the shares in the company.</b>
<i>Nature of control</i>	<b>The relevant legal entity holds, directly or indirectly, 75% or more of the voting rights in the company.</b>

## ***Statement of Compliance***

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*I confirm the requirements of the Companies Act 2006 as to registration have been complied with.*

*Name:* **PEGASUSLIFE LANDLORD LIMITED**  
*Authenticated* **YES**

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## ***Authorisation***

*Authoriser Designation:* **subscriber** *Authenticated* **YES**

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**COMPANY HAVING A SHARE CAPITAL**

**Memorandum of Association of**

**PEGASUSLIFE LANDLORD - CRANLEIGH COVES LIMITED**

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share.

Name of each subscriber	Authentication
PEGASUSLIFE LANDLORD LIMITED	Authenticated Electronically

Dated: 07/01/2022