

# MR01

## Particulars of a charge



102720 | E117

**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](http://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 where there is no  
instrument. Use form MR08.

THURSDAY



SCT 21/11/2013 #5  
COMPANIES HOUSE

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 will be scanned and placed on the public record.

### 1 Company details

Company number 

S	C	0	5	7	7	0	9
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Company name in full 

Stewart Milne Group Limited
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1	4	1
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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 Charge creation date

Charge creation date 

d1	d2	m1	m1	y2	y0	y1	y3
----	----	----	----	----	----	----	----

### 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 

BANK OF SCOTLAND PLC
----------------------

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.

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Particulars of a charge

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**Description**

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security.

**Continuation page**

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

Description

ALL and WHOLE those areas of ground at Hillside, Schoolhill, Portlethen registered in the Land Register of Scotland under Title Number KNC14898

5

**Fixed charge or fixed security**

Does the instrument include a fixed 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 chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes

☐ No

### Particulars of a charge

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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

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

9

Please sign the form here.

Signature

Signature

X Linda Lewis A Phlebotomist & Laboratory L.P.X

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

MR01

Particulars of a charge



**Presenter information**

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name **Hannah Quig**

Company name **Shepherd and Wedderburn LLP**

Address **1 Exchange Crescent**

**Conference Square**

Post town **Edinburgh**

County/Region

Postcode **E H 3 8 U L**

Country **UK**

DX **DX 551970 Edinburgh 53**

Telephone **0131 228 9900**



**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](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)**



**FILE COPY**

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

Company number: 57709

Charge code: SC05 7709 0141

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th November 2013 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st November 2013.

Given at Companies House, Edinburgh on 22nd November 2013



**Companies House**



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

CERTIFIED A TRUE COPY

*Sandra Harris Solicitor*

FOR AND ON BEHALF OF  
SHEPHERD AND WEDDERBURN LLP

*20/11/2013*

DATE

**STANDARD SECURITY**

by

**Stewart Milne Group Limited**

in favour of

**Bank of Scotland plc**

as Security Agent

**Hillside, Schoolhill, Portlethen**

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## STANDARD SECURITY

### Part 1: Details

#### Interpretation

Clause 10 will apply to the interpretation of this Standard Security.

#### Parties

**Chargor** and **Security Agent** each as described below.

#### Chargor

**Name:** Stewart Milne Group Limited  
**Company Number:** SC057709  
**Incorporated in:** Scotland  
**Registered Office:** Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6TQ

#### Security Agent

**Name:** Bank of Scotland plc  
**Company Number:** SC327000  
**Incorporated in:** Scotland  
**Registered Office:** The Mound, Edinburgh EH1 1YZ

as security trustee for the Secured Parties pursuant to the Intercreditor Agreement.

#### Secured Obligations

shall have the same meaning given to that expression in the Intercreditor Agreement.

#### Property

Those areas of ground at Hillside, Schoolhill, Portlethen as more particularly described in Clause 10.

#### Governing Law

The Law of Scotland



## **Part 2: General Terms**

### **1. Undertaking to Pay**

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#### **1.1 Undertaking to Pay**

The Chargor shall on demand in writing made to it in accordance with the terms of the relevant Finance Document pay or discharge the Secured Obligations when the same are due and payable.

#### **1.2 Certificates Conclusive**

The Chargor agrees with the Security Agent that a certificate signed by any manager or officer of the Security Agent as to the amount or nature of the Secured Obligations or any part of them will, in the absence of manifest error, be conclusive and binding on the Chargor.

### **2. Standard Security**

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#### **2.1 Standard Security**

The Chargor as a continuing security for the payment and discharge of the Secured Obligations hereby grants a standard security in favour of the Security Agent over the Property.

#### **2.2 Incorporation and Variation of Standard Conditions**

- (a) The Standard Conditions and any lawful variation thereof operative for the time being shall apply to the standard security granted pursuant to Clause 2.1.
- (b) The Standard Conditions shall be varied in accordance with the express provisions of this Standard Security and the provisions of the other Finance Documents and the Chargor agrees that the undertakings and the obligations on the debtor's part and the rights of the creditor contained in the Standard Conditions (as thus varied) shall be in addition to the undertakings and obligations on the part of the Chargor and the rights of the Security Agent respectively contained in the Finance Documents.

### **3. Movables**

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#### **3.1 Dealing with Movables**

Following the occurrence of a Declared Default, the Security Agent shall be entitled (in the name of the Chargor and in such manner and on such terms as the Security Agent shall consider appropriate) to use, remove, store, sell, dispose of, or otherwise deal with any Movables of the Chargor which are on or in the Property, subject only to an obligation to account to the Chargor for any price received by the Security Agent for any of the Movables net of the costs incurred by the Security Agent in selling or otherwise dealing with the Movables.

#### **3.2 Indemnity against Costs**

The Chargor undertakes to keep the Security Agent indemnified against all costs and expenses incurred by the Security Agent and any claims made by any person against the Security Agent in respect of any dealing by the Security Agent with any Movable.

#### **4. Negative Pledge**

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The Chargor shall not, without the prior written consent of the Security Agent;

- 4.1 create or permit to subsist any Security over the Property (other than Permitted Security); or
- 4.2 sell, transfer, lease or otherwise dispose of all or any part of or interest in the Property, or agree to do so, whether absolutely or in security (other than as a result of a Permitted Disposal or a Permitted Security).

#### **5. Default**

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Without prejudice to the generality of Standard Condition 9(1)(b), the Chargor shall be held to be in default for the purposes of this Standard Security on the occurrence of a Declared Default.

#### **6. Warrandice**

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The Chargor grants warrandice under exception of (1) Standard Security by Stewart Milne Group Limited in favour of Schoolhill Factor Limited dated 16 February and registered in the Land Register of Scotland on 17 March both dates 2006 under Title Number KNC14898; (2) Standard Security by Stewart Milne Group Limited in favour of Schoolhill Factor Limited, to pay any sum of Clawback and/or make any Overage Payment in terms of the agreement among the said Stewart Milne Group Limited, the said Schoolhill Factor Limited and the parties defined therein as "Proprietors", dated 16 February and registered in the Land Register of Scotland on 17 March both dates 2006 under Title Number KNC14898 (as subsequently partially disburdened by (i) Deed of Restriction by Schoolhill Factor Limited dated 5 and registered in the Land Register of Scotland on 15 both dates September 2008 under Title Number KNC14898; and (ii) Deed of Restriction by Schoolhill Factor Limited dated 29 May and registered in the Land Register of Scotland on 4 June both dates 2013 under Title Number KNC14898 ("the 2013 Deed of Restriction")); (3) Standard Security by Stewart Milne Group Limited in favour of Schoolhill Factor Limited dated 4 September and registered in the Land Register of Scotland on 10 September both dates 2008 under Title Number KNC14898 (as subsequently partially disburdened by the 2013 Deed of Restriction); and (4) Standard Security by Stewart Milne Group Limited in favour of Schoolhill Factor Limited dated 29 May and registered in the Land Register of Scotland on 4 June 2013 under Title Number KNC14898.

#### **7. Settlements Conditional**

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##### **7.1 Amounts Avoided**

If the Security Agent believes, on reasonable grounds, that any amount paid by the Chargor or any other person in respect of the Secured Obligations is capable of being avoided or set aside for any reason then for the purposes of this Standard Security, such amount shall not be considered to have been paid.

##### **7.2 Discharge Conditional**

Any settlement, discharge or release between the Chargor and any Secured Party shall be conditional upon no security or payment to or for that Secured Party by the Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any law relating to bankruptcy, insolvency or liquidation or otherwise.

#### **8. Assignment**

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##### **8.1 Assignment by the Chargor**

The Chargor may not assign or otherwise deal with its rights or obligations under or interests in this Standard Security.

## 8.2 Assignment by the Security Agent

Save as otherwise provided in the Finance Documents, the Security Agent may at any time (in accordance with the terms of the Intercreditor Agreement) assign, transfer or otherwise dispose of in any manner it sees fit, all or any part of the benefit of this Standard Security (or all or any of its rights under this Standard Security) and/or any of its obligations under this Standard Security to any person.

## 8.3 Disclosure

The Security Agent will be entitled to make disclosures that are permitted pursuant to clause 41 (*Confidentiality*) of the Facilities Agreement.

## 9. Notices

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Any communication to be made under or in connection with this Standard Security (other than any Calling-up-Notices or Notices of Default which shall be served in accordance with Sections 19 and 21, respectively, of the Act) shall be made in accordance with Clause 21 (*Notices*) of the Intercreditor Agreement.

## 10. Definitions and Interpretation

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### 10.1 Definitions

In this Standard Security, unless the context otherwise requires:

"**Act**" means the Conveyancing and Feudal Reform (Scotland) Act 1970;

"**Chargor**" means the party described as such in the Details;

"**Declared Default**" means:

- (a) an Event of Default in respect of which notice has been served by the Agent exercising any of its rights under Clause 27.20 (*Acceleration*) of the Facilities Agreement;
- (b) an Event of Default in respect of which the Facilities are cancelled in full; or
- (c) an Event of Default under Clause 27.1 (*Non-payment*) of the Facilities Agreement, Clause 27.6 (*Insolvency*) of the Facilities Agreement, Clause 27.7 (*Insolvency proceedings*) of the Facilities Agreement and Clause 27.8 (*Creditors' process*) of the Facilities Agreement and in each case which is continuing;

"**Details**" means the section headed "Details" forming Part 1 of this Standard Security;

"**Facilities Agreement**" means the facilities agreement dated on or around the date of this Standard Security between, amongst others, the Chargor and the Security Agent in relation to term loan and revolving credit facilities of up to £225,000,000;

"**Intercreditor Agreement**" means the intercreditor agreement dated on or around the date of this Standard Security between, amongst others, the Chargor and the Security Agent;

"**Movables**" means (except to the extent that they constitute fixtures) all or any fittings, furnishings, decorations, materials, furniture, plant, machinery, equipment, apparatus, computers, vehicles, tools, implements, utensils and all other items used or intended to be used in connection with the Property;

"**Property**" means ALL and WHOLE those areas of ground at Hillside, Schoolhill, Portlethen being the subjects registered in the Land Register of Scotland under Title Number KNC14898

**"Security Agent"** means the party described as such in the Details;

**"Standard Conditions"** means the standard conditions as specified in Schedule 3 to the Act; and

**"Secured Obligations"** means the Secured Obligations described as such in the Details.

## 10.2 Construction

- (a) In this Standard Security (unless the context otherwise requires) any reference to:
  - (i) the **"Security Agent"**, any **"Secured Party"** or any other person are to be construed so as to include its successors in title, permitted assignees and permitted transferees and, in the case of the Security Agent, any person for the time being appointed as Security Agent or Security Agents in accordance with the Finance Documents;
  - (ii) a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, varied, supplemented, substituted or novated from time to time;
  - (iii) words importing the singular are to include the plural and vice versa and words denoting any gender shall include all genders; and
  - (iv) a Clause is to a clause in this Standard Security.
- (b) Clause headings are for ease of reference only and are not to affect the interpretation of this Standard Security.
- (c) Terms defined in the Facilities Agreement and in the Intercreditor Agreement shall, unless otherwise defined in this Standard Security, have the same meaning when used in this Standard Security.
- (d) In the event of any conflict between the terms of this Standard Security (including the Standard Conditions) and the terms of the Facilities Agreement, the Facilities Agreement shall prevail to the extent of such conflict or inconsistency.

## 11. Governing Law

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This Standard Security and any non-contractual obligations arising out of or in connection with it shall be governed by and construed according to Scots law save that to the extent that the provisions of the Finance Documents are incorporated into this Standard Security by the operation of Clause 2, such provisions shall be given effect to in accordance with English law insofar as Scots law permits.

## 12. Consent to Registration

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The Chargor consents to the registration of this Standard Security and of any certificate referred to in Clause 1.2 for preservation and execution.

**13. Intercreditor Agreement**

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This Standard Security is subject to the terms of the Intercreditor Agreement for so long as it is in force.

IN WITNESS WHEREOF this Standard Security consisting of this and the five preceding pages is executed as follows:

SUBSCRIBED for and on behalf of

**STEWART MILNE GROUP LIMITED**

at **EDINBURGH**

on **7 NOVEMBER 2013**

by

**JOHN IRVINE**  
Print Name

**J - Irvine**  
Director

before this witness:

**[Signature]** (Witness)

**MARK GRAHAM** Full Name

**50 LOTHIAN ROAD**  
**EDINBURGH** Address