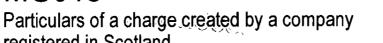
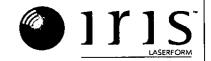
In accordance with Section 878 of the Companies Act 2006.

# **MG01s**





A fee is payable with this form.

registered in Scotland

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 charge created by a Scottish company.

X What this form is NOT for

You cannot use this form to re particulars of a mortgage or charge created by a company in England and Wales or Northern Ireland. To do this, please use form MG01



COMPANIES HOUSE

www.companieshouse.gov.uk

C 1 9 2 4 8 2  NTON GROUP DEVELOPMENTS LIMITED ("SANTON")	Filling in this form Please complete in typescript or in	
NTON GROUP DEVELOPMENTS LIMITED ("SANTON")		
	bold black capitals.	
	All fields are mandatory unless specified or indicated by *	
e of creation of charge		
$\begin{bmatrix} d & d & & \\ & $		
scription	1	
ase give a description of the instrument (if any) creating or evidencing the arge e.g. 'Standard security', 'Floating charge' etc.		
gal Charge (the "Deed")		
ount secured		
ase give us details of the amount secured by the charge.	Continuation page Please use a continuation page if	
e Liabilities as defined in a debenture dated January 2004 between Santon (1) and Tesco (2) he "Principal Charge")	you need to enter more details.	
e Deed provides that save for Clause 1.1 (the		
rms of Clause 1 (Definitions and interpretation) the Principal Charge shall apply in this Deed th all necessary modifications and as if they		
the Principal Charge shall apply in this Deed th all necessary modifications and as if they		
the Principal Charge shall apply in this Deed th all necessary modifications and as if they		
the Principal Charge shall apply in this Deed th all necessary modifications and as if they		
	cription  ase give a description of the instrument (if any) creating or evidencing the rge e.g. 'Standard security', 'Floating charge' etc.  gal Charge (the "Deed")  bunt secured  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.  ase give us details of the amount secured by the charge.	

MG01s
Particulars of a charge created by a company registered in Scotland

5	Mortgagee(s) or person(s) entitled to the charge			
	Please give the name and address of the mortgagee(s) or person(s the charge.	c) entitled to  Continuation page Please use a continuation page if you need to enter more details.		
Name	TESCO STORES LIMITED ("TESCO")			
Address	Tesco House, Delamare Road, Cheshunt			
	Hertfordshire			
Postcode	E N 8 9 S L			
Name				
Address				
Postcode				
6	Short particulars of all the property charged			
	Please give the short particulars of the property charged.	Continuation page Please use a continuation page if you need to enter more details.		
Short particulars	As continuing security for the payment and discharge of the Liabilities, Santon with full title guarantee charges the Additional Property to Tesco by way of legal mortgage.  Note: The Deed contains the following definition -  "Additional Property" means the property details of which are set out in the schedule (and any land, cellars or vaults, underground tunnels, eaves, canopies, structures and the like, used or enjoyed in connection with it now or in the future) including all buildings, fixutres (including trade fixtures) and fixed plant and machinery and other structures now or in the future on it and all easements, access rights, rights of way, wayleavees and rights attaching to it and in each case and every part of it.  Schedule - Additional Property			
	(1) The freehold land at Pendleton Way and land on the north west side of Colwyn Street, Salford, Greater Manchester the title in respect which is registered at the Land Registry under Title No. MAN142426			
	(2) The leasehold land at Pendleton Way and on the north west side of Coleman Street, Salford, Greater Manchester comprised in the lease dated 24 February 2012 between Tesco (1) and Santon (2) and demised by it for a term of 999 years.			

MG01s Particulars of a charge created by a company registered in Scotland	
Statement, in the case of a floating charge, as to any restrictions on power to grant further securities and any ranking provision •	
	In the case of a floating charge a statement should be given of (1) the restrictions, if any, on the power of the company to grant further securities ranking in priority to, or pari passu with the floating charge; and/or (2) the provisions, if any, regulating the order in which the floating charge shall rank with any other subsisting or future floating charges or fixed securities over the property which is the subject of the floating charge or any part of it.  Continuation page  Please use a continuation page if you need to enter more details.
	you need to shall more counts.

#### **MG01s**

Particulars of a charge created by a company registered in Scotland

#### 8

#### 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

#### 9

#### **Delivery of instrument**

A certified copy of the instrument, if any, creating or evidencing the charge, together with this form with the prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of the creation of the charge.

In the case of a charge created out of the United Kingdom (UK), comprising property situated outside the UK, within 21 days after the date on which the copy of the instrument creating it could, in due course of post, and if despatched with due diligence, have been received in the UK. Certified copies of any other documents relevant to the charge should also be delivered.

#### 10

### Signature 2

Please sign the form here.

#### Signature

Signature Courain Lechteran Deut au LLA X Adentor Par Tesco Stores Limiteen

#### Signature

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

CHFP025 03/11 Version 5.0

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MG01s
Particulars of a charge created by a company registered in Scotland

Presenter information	Important 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	Please note that all information on this form will appear on the public record.
original documents. The contact information you give will be visible to searchers of the public record.	How to pay
Contact name	A fee of £13 is payable to Companies House in respect of each charge.
Company name Berwin Leighton Paisner LLP	Make cheques or postal orders payable to 'Companies House.'
Address Adelaide House	SZI Milhaus to good
London Bridge	₩ Where to send
	You may return this form to any Companies House address, however for expediency we advise you to
Post town London	return it to the appropriate address below:
County/Region	For companies registered in England and Wales: The Registrar of Companies, Companies House,
Postcode   E   C   4   R     9   H   A    Country	Crown Way, Cardiff, Wales, CF14 3UZ.  DX 33050 Cardiff.
·	For companies registered in Scotland:
DX 92 LONDON/CHANCERY LN	The Registrar of Companies, Companies House,
Telephone +44 (0)20 3400 1000	Fourth floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
✓ Certificate	DX ED235 Edinburgh 1 or LP - 4 Edinburgh 2 (Legal Post).
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.	For companies registered in Northern Ireland: The Registrar of Companies, Companies House,
✓ Checklist	Second Floor, The Linenhall, 32-38 Linenhall Street, Belfast, Northern Ireland, BT2 8BG. DX 481 N.R. Belfast 1.
We may return forms completed incorrectly or with information missing.	<i>i</i> Further information
Please make sure you have remembered the following:  The company name and number match the information held on the public Register.	For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk
You have included a certified copy of the deed	This form is available in an
<ul><li>(if any) with this form.</li><li>You have entered the date the charge was created.</li></ul>	alternative format. Please visit the
You have entered the date the charge was decided.  You have supplied the description of the instrument.	forms page on the website at
You have given details of the amount secured by the chargee.	www.companieshouse.gov.uk
You have given details of the mortgagee(s) or	1
person(s) entitled to the charge.	
You have entered the short particulars of all the property charged.	
You have signed the form.	
You have enclosed the correct fee.	



## **FILE COPY**

# CERTIFICATE OF THE REGISTRATION OF A CHARGE

COMPANY NO. 192482 CHARGE NO. 320

I HEREBY CERTIFY THAT A CHARGE CREATED BY SANTON GROUP DEVELOPMENTS LIMITED

ON 24 FEBRUARY 2012

FOR SECURING ALL SUMS DUE OR TO BECOME DUE

IN FAVOUR OF TESCO STORES LIMITED

WAS DELIVERED PURSUANT TO SECTION 878 OF THE COMPANIES ACT 2006 ON 5 MARCH 2012

GIVEN AT COMPANIES HOUSE, EDINBURGH 6 MARCH 2012



