

MR01

Particulars of a charge



Companies House

002539/62

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.gov.uk/webfiling](http://www.gov.uk/webfiling)

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

☐ **What this form is for**  
You may not use this form to  
register a charge with an  
instrument. Use form MR02.

FRIDAY



SCT  
"S4H6L902"  
02/10/2015  
COMPANIES HOUSE  
#291

ase  
/uk

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. **Do not send the original.**

**1 Company details**

Company number S C 3 1 1 5 6 0

Company name in full Brewdog plc

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 3 0 0 9 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 Mrs Doreen Davidson

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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**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 that area or piece of ground at Balmacassie, Ellon extending to 2.23 hectares or thereby, forming part and portion of the subjects registered in the Land Register under Title Number ABN40304.

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<sup>①</sup>**

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.

☐

<sup>①</sup> This statement may be filed after the registration of the charge (use form MR06).

**9 Signature**

Please sign the form here.

Signature

Signature

X

*Ther...*

X

FOR AND ON BEHALF OF BRODIES LLP

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 ERA/TJM/DAV390.1

Company name Brodies LLP

Address Brodies House

30 - 31 Union Grove

Post town Aberdeen

County/Region

Postcode A B 1 0 6 S D

Country United Kingdom

DX DX AB10

Telephone 01224 392176



### 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: 311560

Charge code: SC31 1560 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 30th September 2015 and created by BREWDOG PLC was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd October 2015.

Given at Companies House, Edinburgh on 9th October 2015



**Companies House**



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



SHEPHERD+ WEDDERBURN

STANDARD SECURITY

by

BREWDOG PLC

In relation to

LAND AT BALMACASSIE, ELLON

Dated: September 2015

CERTIFIED A TRUE  
COPY SAVE FOR THE  
MATERIAL REDACTED  
PURSUANT TO S859G  
OF THE COMPANIES  
ACT 2006

*(Signature)*  
BRODIES LLP  
Solicitors

ST  
1 OCTOBER 2015

Ref: DAV390.1

We, Brewdog plc incorporated under the Companies Acts (Registered Number SC311560) and having our registered office at Balmacassie Commercial Park, Ellon, Aberdeenshire, Scotland AB41 8BX (hereinafter referred to as the "Debtor") in security of the Purchaser's obligations in terms of (i) an Overage Agreement between the Debtor and Mrs Doreen Davidson, residing at Knockothie House, Ellon, Aberdeenshire (hereinafter referred to as the "Chargee") dated said Overage Agreement of even date with the date of execution of the presents by the Debtor and another date and to be registered in the Books of Council and Session and (ii) the missives of sale between the Chargee and the Debtor constituted by formal letters exchanged between Shepherd and Wedderburn LLP on behalf of the Debtor and Brodies LLP on behalf of the Chargee, such letters being dated 24 and 25 September 2015 GRANT a STANDARD SECURITY in favour of the Chargee over ALL and WHOLE that area or piece of ground at Balmacassie, Ellon extending to 2.23 hectares or thereby, forming part and portion of the subjects registered in the Land Register under Title Number ABN40304, as shown for identification purposes delineated in red and coloured pink on the plan annexed and signed as relative hereto; Together with the Debtors' 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 Standard Conditions 1, 2, 4 and 6 and under declaration that Standard Condition 12 shall be varied to the effect that each party shall meet their own expenses with regard to the constitution, restriction and discharge of these presents;

And the Debtor grants warrandice; IN WITNESS WHEREOF these presents consisting of this and the preceding page are executed as follows:-

They are subscribed for and on behalf of BREWDOG PLC by

 (Signature)

Full Name... ALAN MARTIN DICKIE...  
Director/Company Secretary/ Authorised Signatory\*

at... ELLON...

on... 23rd Sept 2015...

\*Please delete as applicable

Witness... ...

Full Name... FRASER GORMAN...

Address... ...

Date... 23/09/15...

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



of Doreen Davidson

**JOB TITLE**

**design services**

**fax: (01358) 724414**

**DRAWN BY**

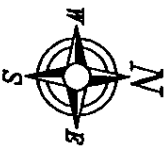
Kevan Petrie

**DATE**

1508715

— 100 —

**Balmacassie House**



**THE**