

MR01

Particulars of a charge



Companies House

160866/E23

A fee is payable with this form.
Please see 'How to pay' on the
last page.

You can use the WebFiling
Please go to www.companies.gov.uk

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29/10/2016

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COMPANIES HOUSE

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.

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 5 2 5 2 7 9

Company name in full GLOAG INVESTMENT PROPERTIES LIMITED

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 26 10 2016

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 THE ROYAL 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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4	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 ground and first floor job centre office premises at Burleigh Street, Govan, Glasgow and unemployment benefit office premises at Burleigh Street, Govan Glasgow, comprising part of the Govan Cross Shopping Centre, Govan Road, Glasgow, 051 3JW being the subjects registered in the Land Register of Scotland under title number GLA222973		
5	Fixed charge or fixed security	<p>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.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
6	Floating charge	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to Section 7</p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
7	Negative Pledge	<p>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.</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	

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Particulars of a charge

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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.

☐

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

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Signature

Please sign the form here.

Signature

Signature

X



X

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

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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 FPK.ROY56.86

Company name BRODIES LLP

Address 15 ATHOLL CRESCENT

Post town EDINBURGH

County/Region MIDLOTHIAN

Postcode E H 3 8 H A

Country

DX ED10

Telephone 0131 228 3777



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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 525279

Charge code: SC52 5279 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 26th October 2016 and created by GLOAG INVESTMENT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th October 2016.

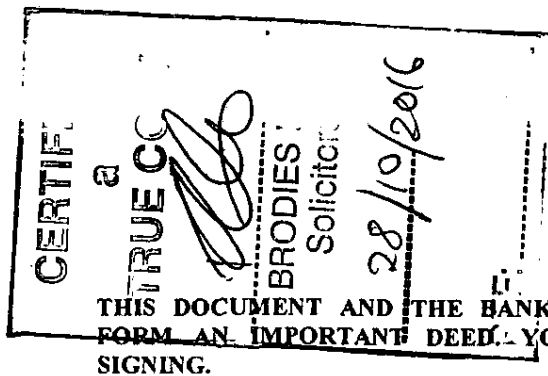
Given at Companies House, Edinburgh on 7th November 2016



Companies House



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



Standard Security
Company

Owner:	GLOAG INVESTMENT PROPERTIES PORTFOLIO 2 LIMITED , incorporated under the Companies Acts (Company Number SC539514) and having its Registered Office at 56 George Street, Edinburgh, EH2 2LR
Bank:	The Royal Bank of Scotland plc , Company Number SC90312, Corporate Documentation & Operations, 2 nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.
Property:	<p>ALL and WHOLE (ONE) the subjects shown tinted pink on plan 1 annexed and executed as relative hereto being those ground and first floor job centre office premises at Burleigh Street, Govan, Glasgow comprising part of the Govan Cross Shopping Centre, Govan Road, Glasgow, G51 3JW and including: (a) the foundations subjoined to any part thereof; (b) the roof superimposed on any part thereof; and (c) the outside of any division walls or other vertical or horizontal structures between the said job centre office premises and any other part of the said Govan Cross Shopping Centre, except any walls or other vertical or horizontal structures between the said job centre office premises and any adjoining premises on any side or above or below (which shall be deemed to include the shopping mall comprising part of the said Govan Cross Shopping Centre and the outside arcade situated below part of the Unemployment Benefit Office (as hereinafter defined) and leading to the shop units below the first floor of the Unemployment Benefit Office (as hereinafter defined) and forming the north east entrance to the said shopping mall and escape, service and fire corridors and all entrance and exit doors thereto and therefrom) with regard to which excepted walls and others the said job centre office premises shall extend only to the centre line thereof; and</p> <p>(TWO) the subjects shown tinted pink on plan 2 annexed and executed as relative hereto being those unemployment benefit office premises at Burleigh Street, Govan, Glasgow, comprising the ground, first and second floors of part of the said Govan Cross Shopping Centre (the "Unemployment Benefit Office") and including: (a) the entranceways, stairs, lift shaft and motor room leading from the Unemployment Benefit Office premises at ground floor level to the said first and second floors within the Unemployment Benefit Office; (b) the foundations subjoined to any part thereof; (c) the underside of the roof superimposed on any part thereof (including the plaster works, suspended ceilings and other internal finishes); and (d) the outside of any division walls or other vertical or horizontal structures between the Unemployment Benefit Office and any other part of the said Govan Cross Shopping Centre, except any walls or other vertical or horizontal structures between the Unemployment Benefit Office and any adjoining premises on any side or above or below (which shall be deemed to include the said shopping mall and outside arcade situated below part of the Unemployment Benefit Office and leading to the shop units below the first floor of the Unemployment Benefit Office and forming the north east entrance to the said shopping mall and the escape, service and fire corridors and all entrance and exit doors thereto and therefrom) with regard to which excepted walls and others the Unemployment Benefit Office shall extend only to the centre thereof, but excluding the roof and the airspace above such roof, which subjects previously formed part and portion of the subjects known as Govan Cross Shopping Centre, Glasgow</p>

	registered in the Land Register of Scotland under title number GLA193891 and are currently undergoing registration in the Land Register of Scotland under title number GLA222973; TOGETHER WITH (One) the whole rights, uses, parts, privileges and pertinent of and effering to the Property and the whole fittings and fixtures thereon; (Two) the Owner's whole right, title and interest, present and future, in and to the Property; (Three) the servitude rights and others in favour of the Property contained in the Deed of Conditions by the Seller, dated 21 July 2016 and currently undergoing registration in the Land Register of Scotland under title number GLA193891 (the " Deed of Conditions "); (Four) the right to enforce the servitude conditions in favour of the Property contained in the Deed of Conditions; and (Five) a one half pro indiviso share of the solum of the building shown at ground, first and second floor level and coloured pink on Plan 2;
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:

- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

- 1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions


The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:




Signature of ~~director/secretary/authorised~~
~~signatory/witness~~
LORRAINE BURNS

Full name of above (print)
13 GRANGE ROAD

EDINBURGH

EH9 1UQ

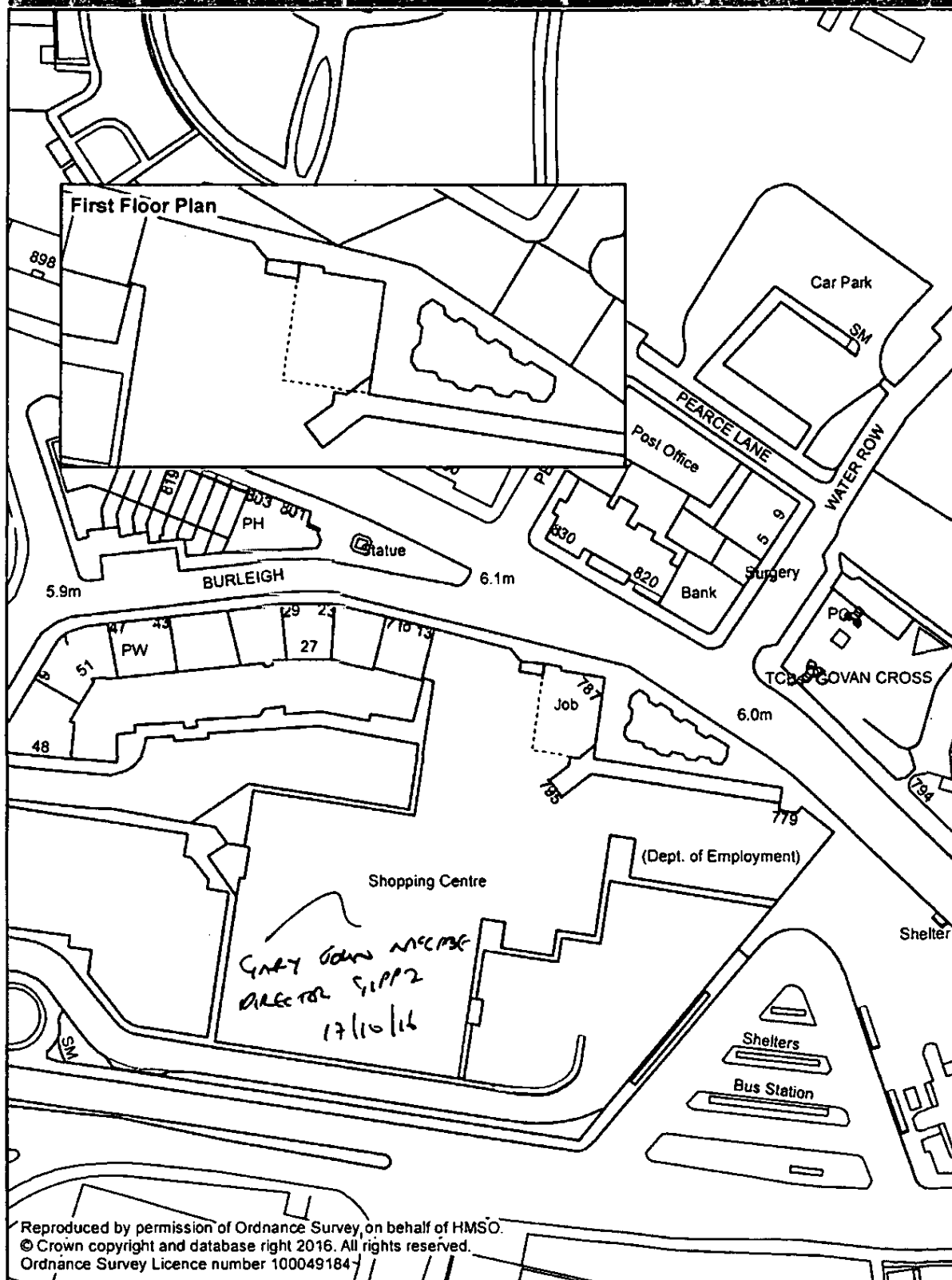
Address of witness

Signature of director/~~secretary/authorised~~ signatory



Full name of above (print)
GARY JOHN MCCABE

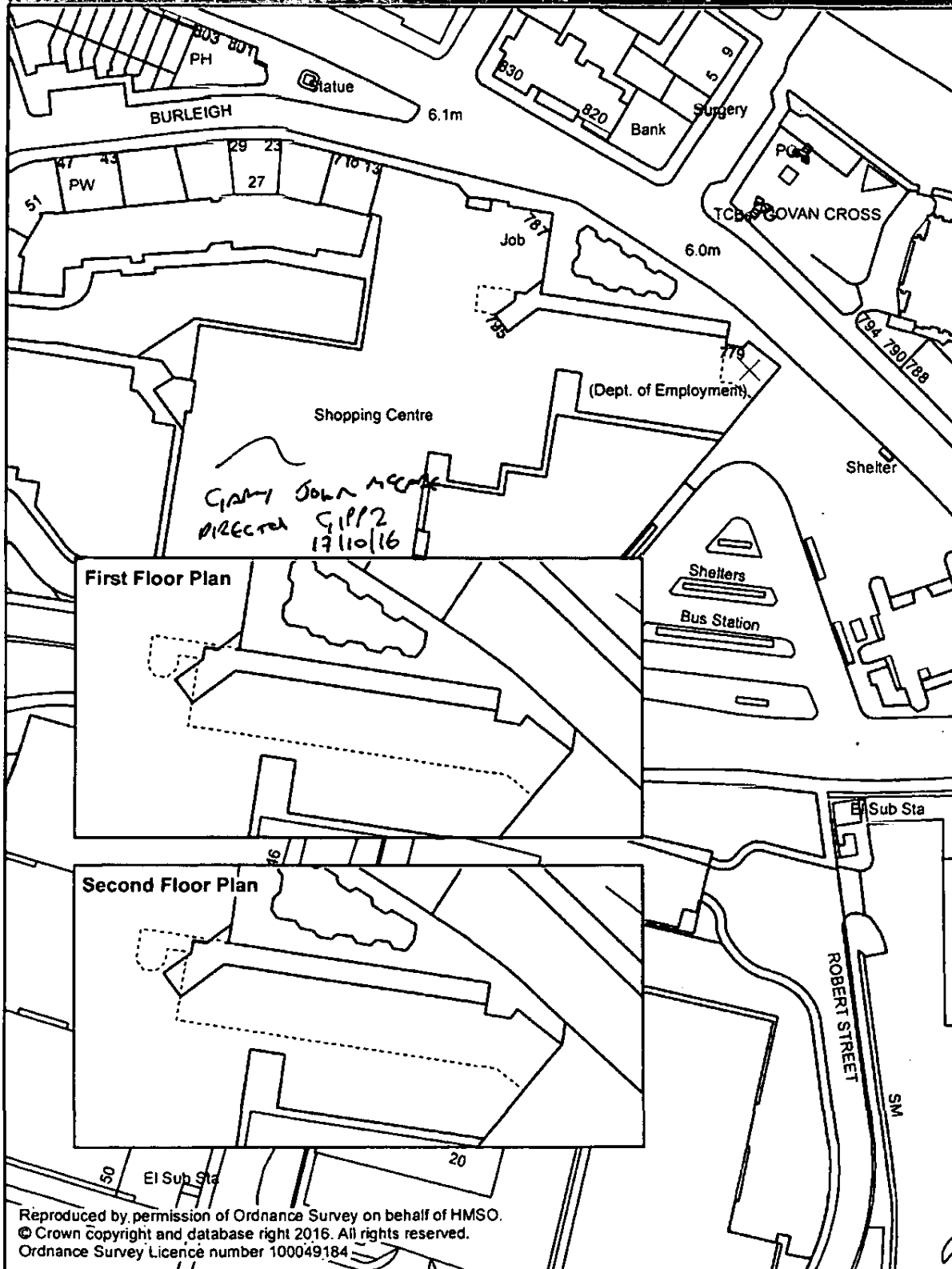
Date of signing
17/10/16

**Job Centre, Govan Shopping Centre
Glasgow**



Millar Bryce UBO, Govan Shopping Centre, Glasgow

	Reference: PZ156294/JS Date: July 2016	Co-ordinates at Centre: Easting: 255,388 Northing: 665,643	Scale: 1:1,250 Paper Size: A4
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