



Registration of a Charge

Company name: **ARB PROPERTIES (SCOTLAND) LTD**

Company number: **SC558056**



X73LHOL5

Received for Electronic Filing: **10/04/2018**

Details of Charge

Date of creation: **06/04/2018**

Charge code: **SC55 8056 0003**

Persons entitled: **COUTTS & COMPANY**

Brief description: **THE CHARGOR'S INTEREST AS TENANT UNDER THE LEASE OF PLOT 2 BROXDEN BUSINESS PARK, LAMBERKINE BY PERTH AND KINROSS COUNCIL IN FAVOUR OF K W PROPERTIES LIMITED DATED 6, 7 AND 10 JANUARY 2005 AS VARIED BY THE PARTIAL ASSIGNATION BETWEEN HANSTEEN PROPERTY INVESTMENTS LIMITED AND I & H BROWN LIMITED DATED 24 AND 25 JANUARY AND 1 FEBRUARY ALL 2001 AND REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER PTH23946.**

Contains fixed charge(s).

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

IAIN ALISTAIR BAIRD, SOLICITOR, BRODIES LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 558056

Charge code: SC55 8056 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 6th April 2018 and created by ARB PROPERTIES (SCOTLAND) LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th April 2018 .

Given at Companies House, Edinburgh on 10th April 2018

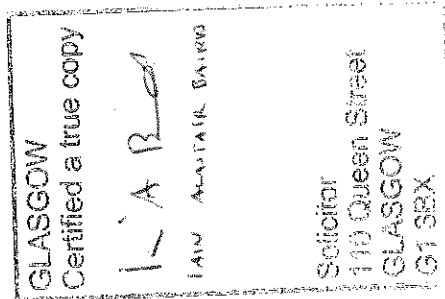
The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	ARB PROPERTIES (SCOTLAND) LTD Company Number SC558056 having its Registered Office at Earn House, Lamberkine Drive, Perth PH1 1RA
Bank:	COUTTS & COMPANY a company incorporated in England and Wales with registered number 00036695 and having its registered office at 440 Strand, London, WC2R 0QS
Property:	ALL and WHOLE Plot 2 Broxden Business Park, Lamberkine being the subjects registered in the Land Register of Scotland under title number PTH23946
Ancillary Rights:	All rights ancillary to ownership of the Property Interest 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.
Owner's Lease:	The lease of the Property by Perth and Kinross Council in favour of K W Properties Limited dated 6 th , 7 th and 10 th January 2005 as varied by the partial assignation between Hansteen Property Investments Limited and I & H Brown Limited dated 24 th and 25 th January and 1 st February all 2011 and registered in the Land Register of Scotland under Title Number PTH23946
Property Interest:	The Owner's interest as tenant under the Owner's Lease

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 Interest, 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 subject to and with the benefit of the following leases: (i) Sub-Lease between ARB Properties Scotland LLP and RWE Npower Renewables Limited dated the Sixth day of November Two Thousand and Twelve and Twenty eighth day of February Two Thousand and Thirteen and registered in the Books of Council and Session on the Twenty First day of March Two Thousand and Thirteen; (ii) Sub-Lease between ARB Properties Scotland LLP and Balhousie Holdings Limited dated the Twentieth day of December Two Thousand and Thirteen and registered in the Books of Council and Session on the Fifteenth day of January Two thousand and fourteen; (iii) Sub-Under-Lease between Balhousie Holdings Limited and Savills (UK) Limited dated the Seventh day of July and the First day of August and registered in the Books of Council and Session on the Fourth day of August all in the year Two thousand and sixteen; (iv) Sub-Lease by ARB Properties Scotland LLP and Faskally Care Home Limited dated the Twenty Sixth day of March Two Thousand and Twelve and registered in the Books of Council and Session on the Third day of May Two thousand and twelve as assigned by Minute of Assignment by Faskally Care Home Limited in favour of Balhousie Holdings Limited with the consent of ARB Properties Scotland LLP dated the First day of April Two Thousand and Fifteen; and (v) Sub-Lease between KW Properties Limited and Scottish Hydro Electric Power Distribution plc dated the Twenty Seventh day of November and the Fifth day of December both Two thousand and seven and registered in the Land Register of Scotland on Twenty fourth January Two thousand and eight.

Owner – Company

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	Signature of director/secretary/authorised signatory
<u>ANNA LENDRUM</u>	<u>ANTHONY ROYAL BANKS</u>
Full name of above (print)	Full name of above (print)
	<u>14 MARCH 2018</u>
	Date of signing
	<u>PERTH</u>
Address of witness	PLACE OF SIGNING