



Registration of a Charge

Company Name: **HUNTER EDINBURGH GP LIMITED**

Company Number: **SC720939**



Received for filing in Electronic Format on the: **27/02/2023**

XBY7UWZ5

Details of Charge

Date of creation: **23/02/2023**

Charge code: **SC72 0939 0001**

Persons entitled: **CARTESON SL**

Brief description: **THE SUBJECTS KNOWN AS AND FORMING 106 AND 108 PRINCES STREET, EDINBURGH REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBERS MID65218 AND MID84586.**

Chargor acting as a bare trustee for the property.

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: **JILL BROCKLEHURST**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 720939

Charge code: SC72 0939 0001

The Registrar of Companies for Scotland hereby certifies that a charge dated 23rd February 2023 and created by HUNTER EDINBURGH GP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th February 2023 .

Given at Companies House, Edinburgh on 27th February 2023

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**

Standard Security

by

HUNTER EDINBURGH PS LP

in favour of

CARTESON SL

Subjects: 106 and 108 Princes Street, Edinburgh

Thomtons Law LLP
2 West Regent Street
Glasgow
G2 1RW

DM471567.1

WE, HUNTER EDINBURGH PS LP, a limited partnership established under the laws of Scotland (Registered Number SL035498) whose registered office is at 86a George Street, Edinburgh, EH2 3BU acting through its general partner, HUNTER EDINBURGH GP LIMITED, a company incorporated under the Companies Acts (Registered Number SC720939) whose registered office is at 86a George Street, Edinburgh (the "Debtor") HEREBY IN SECURITY of the obligation to pay the Option Fee (as defined in the Missives aftermentioned) and any interest and expenses which may properly become due thereon in terms of the missives entered into between the Debtor and **CARTESON S.L.**, a company incorporated under the laws of Spain, whose registered office is at Poligono De Pocomaca, Parcela A-5, A Coruna, Spain, with Tax Identity Code (C.I.F) B-15155716 and duly registered at the Commercial Registry of A Coruna, Book 1048, General Section Sheet 139, Paper C-4618 (the "Creditor") constituted said missives by formal letters exchanged between Thorntons Law LLP on behalf of the Creditor and Dickson Minto on behalf of the Debtor dated on or around the date hereof (the "Missives") GRANT a first ranking Standard Security in favour of the Creditor over ALL and WHOLE the subjects known as and forming numbers 106 and 108 Princes Street, Edinburgh and being the subjects registered in the Land Register of Scotland under title numbers MID65218 and MID84586 (the said subjects being hereinafter referred to as the "**Security Subjects**"); Together with by way of inclusion and not exception the whole parts, privileges and pertinents thereof and the Debtor's whole respective right, title and interest present and future in and to the Security Subjects; the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 (the "Act") and any lawful variations thereof operative for the time being shall apply under declaration that the said Standard Conditions shall be varied to the effect specified in the Schedule of Variations of Standard Conditions annexed and executed as relative hereto; and the Debtor grants warrandice but excluding therefrom (i) a Lease between Pearl Assurance plc and Next plc dated 2 and 8 April 1998 and registered in the Books of Council and Session on 16 April 1998 as subsequently amended and/or varied and (ii) a Licence between Hunter Edinburgh PS LP and More For You Limited constituted by exchange of formal missives by Dickson Minto W.S. and Austin Lafferty Solicitors dated 8 August 2022 and registered in the Books of Council and Session on 13 September 2022. IN WITNESS WHEREOF these presents consisting of this page together with the schedule are executed as follows:

SUBSCRIBED for and on behalf of the Debtor

at EDINBURGH

on 6 FEBRUARY 2023

by

KIRSTY LUKAS

Print Full Name

Director/Authorised Signatory

Before this witness:

BRONACH JORDAN

Print Full Name

Witness

Address:

86 GEORGE STREET

EDINBURGH

EH2 3BU

6 February 2023

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This is the Schedule of Variation referred to in the foregoing Standard Security granted by Hunter Edinburgh PS LP in favour of Carteson SL in relation to 106 and 108 Princes Street, Edinburgh

Schedule

- 1 Standard Conditions 1, 2, 3, 4, 5 and 6 shall be delete and shall not apply.
- 2 Condition 7 of the Standard Conditions shall apply as if references to "the standard conditions" therein are references to the Standard Conditions as varied hereby.
- 3 Condition 12 of the Standard Conditions is amended by the deletion of the words "for the whole expenses of the preparation and execution of the standard security and any variation, restriction and discharge thereof and, where any of those deeds are recorded, the recording thereof," and "and exercising any other powers conferred upon him by the security".
- 4 Each of the provisions of the Standard Security is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.
- 5 Words and expressions used in this Schedule shall unless the context otherwise requires have the same meanings as words and expressions in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970.


Director/Authorised Signatory