

COMPANIES FORM No. 395

Particulars of a mortgage or charge



Please do not write in this margin

Pursuant to section 395 of the Companies Act 1985

M37 3 APR W

Please complete lagibly, preferably in black typo, or To the Registrar of Companies

For official use

Company number

1986283

bold block lettering

* insert full name of company

Name of company

IKEA PROPERTIES LIMITED

Date of creation of the charge

1st april

1986

Description of the instrument (if any) creating or evidencing the charge (note 2)

First Legal Charge made between IKEA Properties Limited (1) and T.I. Group pic (2)

Amount secured by the mortgage or charge

All such sums as shall from time to time become payable by IKEA Properties Limited pursuant to Clause 2(2) of an Agreement dated 13th January 1986 made between T.I. Group plc (1) and IKEA Limited (2) being a sum not exceeding an overall maximum of £4,500,000.

Names and addresses of the mortgagees or persons entitled to the charge

Group plc of T.I. House, Fiveways, Birmingham

Postcode

ALLEN GOUCET, Presentor's name address and reference (if any):

Fovell, White & King 21 Holborn Viaduct London ECIA 2DY

Ref: 3/DBDM

Time critical reference

For official Use



Post room



9, CHEAPSING LONDON, ECZU GAD

Page 1

3 4

Land and buildings lying to the north side of the North Circular Road in the London Borough of Brent being the whole of the property the freehold title to which is registered at H.M. Land Registry under title numbers P98909 and MX15558.

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed Covea White Light

Date (Sr Whirl

1986

On behalf of [company][កាស់ស្វែងថ្ងៃខេត្តកំពុងស្វែងនៅ

† delete as appropriate

Notes

- The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 395). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (proper y situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;

(a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or

- (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

Page 2



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 1st April 1986 and created by IKEA PROPERTIES LIMITED for securing all moneys due or to become due from the Company to the Chargee pursuant to Clause 2(2) of an Agreement dated 13th January 1986 and/or this Charge

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 2nd April 1986

Given under my hand at the Companies Registration Office Cardiff the .15 APR 1986

No. 1936283

M.DAVIES an authorised officer

Certificate and inst	rument received by
	16(4/86



Please do not write în this margin

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985



MU87/28 Mar Company number

1986283

Please complete legibly, preferably in black type, or bold block lettering

Name of company

* insert full name of company

IKEA PROPERTIES LED LIMITED

Date of creation of the charge

To the Registrar of Companies

9th May 1986

Description of the instrument (if any) creating or evidencing the charge (nore 2)

Legal Charge

Amount secured by the mortgage or charge

All monies and liabilities which now are or which at any time hereafter may be due arising or incurred or made by the Borrower to the Lender or for which the Borrower may be or become liable to the Lender on any or in any money whatsoever whether alone or jointly with any other person firm or Corporation and in whatever style name or form and whether as principal or surety whether certain or contingent upon the happening of any event together with interest at the rate of 12% per annum above Midland Bank plc base rate to the date of actual repayment

Names and addresses of the mortgagees or persons entitled to the charge

INGKA Holding (Europe) B.V. of Laan van Nieuw Oost Indie 127 NL-2593 BMS Gravenhage The Netherlands

Postcode

Presentor's name address and reference (if any):

Lovell, White & King 21 Holborn Viaduct London ECIA 2DY 5/KSA

01-236-6011

Page 1

Time critical reference

For official Use Mortgage Section

18 3 MAY 1986



Short particulars of all the property mortgaged or charged

* ? = 0 2 +#

All that freehold property known as Radiation House and adjoining land on the North side of the North Circular Road in the London Rorough of Brent as the same is registered with Title Absolute under Title Numbers P98908 and MX 15558

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block tettering

Particulars as to commission allowance or discount (note 3)

Not applicable

SISEC LIMITED

Signed

By S. De Lorne

Date 12.5.86.

On behalf of [company][mortgages/charges]†

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent, of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,
 for any of the debentures included in this return. The rate of interest payable under the terms of the
 debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 9th May 1986 and created by IKEA PROPERTIES LIMITED

for securing all moneys now due, or hereafter to become due, or from time to time accruing due from the company to Ingka Holding (Europe) B.V.

on any account whatsoever

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 13th May 1986

Given under my hand at the Companies Registrat	tion Office, m
Cardiff the 54 JUN 1986	I de atai-
No. 1986283	
Certificate and instrument received by	D. ROBERTS
	an authorised officer
Date	

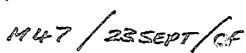


Please do not write in this margin

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985



Please complete legibly, proferably in black type or bold block lettering

*Insert full name of company

To the Registrar of Companies

For official use Company number
1986283

Name of company

* IKEA PROPERTIES LIMITED

Date of creation of the charge

29th August 1986

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Mortgage

Amount secured by the mortgage or charge

(i) all present and future indebtedness of the Mortgagor to Svenska under the facility letter made between the Mortgagor and Svenska dated 20th August, 1986 (the "Facility Letter").

(ii) all costs, charges and expenses owed to or incurred directly or indirectly by Svenska in relation to this security and the Facility Letter or in relation to the enforcement of this security and the Facility Letter or in relation to any such indebtedness or liabilities on a full and unlimited indemnity basis together in each of the cases mentioned in sub-clause (i) and (ii) of this Clause with all interest, commissions and bank and discount charges, such interest being computed in each such case according to the usual mode of Svenska and so that interest shall be payable at the same rate as well after as before any judgment.

The facility letter provides that the indebtedness shall not exceed £8 million.

Names and addresses of the mortgagees or persons entitled to the charge

SVENSKA INTERNATIONAL LIMITED of 17, Devonshire Square,

London ("Svenska")

Postcode EC2M 4SQ

3625/0

Presentor's name, address and reference (if any):

Lovell, White & Kine 21 Holborn Viaduct London ECIA 2DY

5/KSA

Mongage section
REGISTERED
19 SEP 1986

For official use

Post room

但似为疆。

25

Time critical reference

Short	erstrouten	of	20	the	property	/ mortgaged	or	charged

All that property known as Radiation House and adjoining land on the north side of the North Circular Road, Neasden and registered at H.M. Land Registry with title number P98908 and MX15558

Please do not wate m **ក**េទ **៣**១គួក

Please complete legibly, praferably in black type or bold block lettering

Particulars as to commission	allowance or	discount (note	3)
------------------------------	--------------	----------------	----

Signed

Date

On behalf of [company] [contagged/charged]

*Delete as appropriate

- 1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;

(a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or

- (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

Page 2



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 29th August 1986 and created by IKEA PROPERTIES LIMITED for securing all moneys due or to mescale due from the Company to the Charges under the terms of a Facility Letter dated 20th August 1986 not exceeding £8,000,000 and/or this Charge

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 19th September 1986

Given under my hand at the Companies Registration Office,

Cardies the 29 SEP 1986

No. 1986283

D. ROBERTS an authorised officer

Certificate and instrument received by	
· · · · · · · · · · · · · · · · · · ·	C.09
Date 29.9.86	



Please do not write in this margin

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985



Please complete legibly, preferably in black type or bold block lettering

*Insert full name of company

MILL	(25 JEPT/CF
For official use Co	mpany number
	986283

Name of company	Name	of	com	nany
-----------------	------	----	-----	------

IKEA PROPERTIES LIMITED

Date of creation of the charge

To the Registrar of Companies

22nd September 1986

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Charge

Amount secured by the mortgage or charge

The sum of £1,416,279 increased or decreased by any difference between the estimated figure for the General Building Cost Index published by the Royal Institution of Chartered Surveyors for the third quarter of 1986 (on which the said sum was based) and the actual published figure for the said quarter together with interest and costs as therein provided.

Names and addresses of the mortgagees or persons entitled to the charge

Warrington & Runcorn Development Corporation of New Town House

Buttermarket Street, Warrington,

Postcode WA1 2LF

Presentor's name, address and reference (if any):

Lovell, White & King 21 Holborn Viaduct London ECIA 2DY

Ref: 3/DBDM

Time critical reference





28/59

Page 1

Sirc	begrand to begagingmy, equiq edit (is to arally man s	Plasse do nei
	The freemold land north west of Cromwell Read, Westbrook Warr nator shown edged red on the plan annexed to a Transfer dated 22nd September 1486.	Auto to tost tost
A in Contraction of the Contract		Please complete legibly, prefarably in black type or bold block lettering
Part	iculars as to commission allowance or discount (note 3)	
	Ni1	
Sign	ned () Date 22nd September,	1986

Notes

On behalf of [company] [mattgages/charges]x

- 1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2. A rescription of the instrument, eg "Trust Daed", "Debenture", "Mortgage" or "Legal charge", etc. 33 the case may be, should be given.
- 3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;

(a) subscribing or egreeing to subscribe, whether absolutely or conditionally, or

- (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered
- 4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

Page 2

*Delete as

appropriate





CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 22nd September 1986 and created by IKAN PROPERTIES LIMITED for securing £1,416,279.00 and all other moneys due or to become due from the Company to the Chargee under the terms of the Charge

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 24th September 1986

Given under my hand at the Comp. wegistration Office, Cardiff the -1 OCT 1986

No. 1966283

D. ROBERTS an authorised officer

Certificate and instrument received by	
	C.69
Date 1.10:86.	



COMPANIES FORM No. 403a

Declaration of satisfaction in full or in part of mortgage or charge



MS404/IBNW/CF

Pioace de net write in this margin Pursuant to section 403(1) of the Companies Aut 1985

•						
Tease complete gibly, professly	To the Registrer of Companies		For official use	Company number		
n black type or. old block lettoring	Name of company		أسيد للأشكال سرما	201963110		
theart full name of company	, IKEA Properties.	The LIMITED				
	MATTHEN ONEN FRANCIS	INTI.	ting produced in the completion (see produced section in the parties of the completion in the completi	Tall and the state of the state		
	of 21. HOLLKHA VIALUCT		alle Carle der Seine - Alle Sein yang di Carle personan ang pengangan pengangan pengangan pengangan pengangan Pengangan			
leleto As ppropriate	a director/sbasecratery of the above company, do solemnly and sincerely declare that the debt for					
sert a description I the instrument realing or	which the charge described below was given has been paid or satisfied in [full][part]; Date and Description of charge: Logal Charge dated 9th Nay 1986					
ridoncing the	Date of Registrations 13th A		20000 2011 1144 1	L. (76.)		
lartgago", hargo",	· · · · · · · · · · · · · · · · · · ·	·	DFO'HORDOWN INGKA	Holding (Parropo) R V		
eboniuro" etc. o date of	Name and address of [chargeo][#6666876766768686869] INGKA Holding (Europe) B.V. of Laan van NicawOost India 127 NL-2593 IMS Gravenbage, The Notherlands					
pletration may be filmed from the tificate	187 by Short particulars of property sharpeds. All I sharp down to a second					
insort brief details of property	Title Numbers 198908 and And I make this solemn declaration provisions of the Statutory Declar	NXISSSS n conscientiously be	leving the same to b	e true and by virtue of the		
	Declared at 6 Snow Hill London EC2	annen a Japan karkening geringka ngugan derim kangan karkening gang derim karkening sang derim karkening derim Karkening derim karkening derim karkening derim karkening derim karkening derim karkening derim karkening deri	Declarent to sig	n below		
	the 4th day of	November	- - Marly	L		
*	one thousand nine hundred and hufare me	Eighty-Six	- Illoent			
	A Commissioner for Oaths or Note the Peace or Solicitor having the p Commissioner for Oaths	cx Public or Justice of	of S			
	Presentor's name address and reference (if any):	For official Use Mortgage Section	Postro	com , to mo		
	Iovell, White & King 21 Molborn Viaduet London ECIA 2DY	REGIST		ac's Mille		

-6 NOV 1986

120/43

5/KSA



COMPANIES FORM No. 493a

Declaration of satisfaction in full or in part of mortgage or charge



Please do not write in this margin

Pursuant to section 403(1) of the Companies Act 1985

MS 394/Aug 19/9.

		M3 3 (4) 439 (14.				
Please complete legibly, preferably	To the Registrar of Companies	For official use Company number				
in black type or, bold block lettering	Name of company					
* insert full name of company	* IKEA PROPERT	TES LIMITED				
		e, Secretary of Sisec Limited				
† delete as appropriate	a director/the secretary of the above company, do coleranly and sincerely declare that the debt for					
‡ Insert a description of the instrument(s) creating or		was given has been paid or satisfied in [full][part]† 1.st April (198) Legal Charge				
evidencing the charge, eg		15th April 1986				
'Mortgage', 'Charge', 'Debenture' etc,		stee for the debenture holders]. T. I. Group PLC				
ø the date of	T.I. House, Five Ways, Birmingham					
registration may be confirmed from the certificate Short particulars of property chargeds Radiation House, 255 North Confirmed from the certificate Road, London, NW10						
And I make this solemn declaration conscientiously believing the same to be true and by details of property And I make this solemn declaration conscientiously believing the same to be true and by provisions of the Statutory Declarations Act 1835.						
	Declared at 6 Snow Hill, Declarent to sign below					
	London EC1. the day of _August Star Shirley De Larme					
	one thousand : hundred and ei	ghty-seven				
	before me to buse	[HELEN JOHNSON]				
	A Commissioner for Oaths or Notary the Peace or Solicitor having the po- Commissioner for Oaths	Public or Justice of wers conferred on a				
302						
23012 1916	Presentor's name address and reference (if any):	For Official USE Post room				
	Lovell, White & King, 21, Holborn Viaduct, London EC1A 2DY.	8 AUG 1987				

5/KSA

1985 Edition F5340 7-85



COMPANIES FORM No. 403a

Declaration of satisfaction in full or in part of mortgage or charge



filease do not write in this margin	Pursuant to section 403(1) of the Companies Act 1985 MS 85/17 NOV/C
Please complete legibly, preferably in black type, or bold block lettering	To the Registrar of Companies For official use Company number 1986283
_	Name of company
Insert full name of company	• IKEA PROPERTIES LIMITED
	STARR SHIRLEY DELORME Secretary
	of SISEC Ltd., of 21 Holborn Viaduct London EC1A 2DY
t Delete as appropriate	which the charge described below was given has been paid or satisfied in [full][part]†
‡ Insert a description of the	Date and Description of charget Legal Charge dated 22nd September 1986
instrument(s) creating or	Date of Registrations 24th September 1986
evidencing the charge, eg 'Mortgage',	Name and address of [chargee][trusta for the debenture holders] Warrington & Runcorn Developments Corporation, New Town House, Buttermarket Street
'Charge', 'Debenture' etc.	Warrington Short particulars of property chargedø Land north west of Cromwell Avenue,
§ The date of registration may	Westbrook, Warrington
be confirmed from the certificate	And I make this solemn declaration conscientiously believing the same to be true and by virtue of the
ø Insert brief details of	provisions of the Statutory Declarations Act 1835.
property	Declared at 6 Snow Hill, Declarant to sign below
	London Frit 2th
	Stare Skirley De Lorme
	the day of warehouse
	one thousand nine hundred and eighty - screen
	before meSUNDALY
	A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor having the powers conferred on a Commissioner for Oaths
	Presentor's name, address and For official use reference (if any): Marriago section Post room P
:223	LOVELL, WHITE & KING 21 HOLBORN VIADUCT LONDON ECIA 2DY 12 NOV 1987

The Solicitors' Law Stationery Society plc, Oyez Hr. se, 27 Crimscott Street London SE1 5TS



Please do not write in this margin

Please complete

legibly, preferably in black type, or

* insect full name of company

bold block lettering

COMPANIES FORM No. 395

Particulars of a mortgage or charge



Pursuant to section 395 of the Companies Act 1985 1760 For official use Company number To the Registrar of Companies 1986283 Name of company IKEA PROPERTIES LIMITED ("the Company") Date of creation of the charge 31st May 1990 Description of the instrument (if any) creating or evidencing the charge (1000 2) Legal Mortgage Amount secured by the mortgage or charge All present and future indebtedness of the Company to Svenska Handelsbanken, London Branch ("the Bank") pursuant to the terms of a facility letter dated 20th November 1987 addressed to the Company from Svenska Internat nal plc (formerly known as Svenska Handelsbank PLC) and subsequently assigned to the Bank with effect from 29th February 1988 All costs charges and expenses owed to or incurred by the Bank in relation to the creation or enforcement of such security or such indebtedness, together with interest, commissions, bank and discount charges. ì Names and addresses of the mortgagees or persons entitled to the charge Svenska Handelsbanken, London Branch, 3-5 Newgate Street, London Postcode EC1A 7DA For official Use Presentor's name address and

reference (if any):

Lovell White Durrant 21 Holborn Viaduct London EC1Y 2DA

Ref: F3/CJL/PAO/32817/11/7

Time critical reference

Mortgage Section REGISTERAL 09 JUN 1990

Post room

Page 1

Short particulars of all the property mortgaged or charged

All that freehold property known as the store at 910 Europa Boulevard, Westbrook, Warrington, Cheshire as the same is registered with title absolute under Title No. CH 265043

Please do not write in this margin

Please complete legibly, preferably in bleck type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed Levell while Durant

OPPI June 1990

On behalf of (company)[mortgagee/chargee]t

f delete as appropriate

Notes

- The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 31st MAY 1990 and created by IKEA PROPERTIES LIMITED

for securing all moneys due or to become due from the Company to SVENSKA HANDELSBANKEN under the terms of A FACILITY LETTER DATED 20th NOVEMBER 1987

was registered pursuant to Chapter I Wart XII of the Companies Act 1985, on the 9th JUNE 1990

Given under my hand at the Companies Registration Office, Cardiff the 18th JUNE 1990

No. 1986283

المرابع المراب

an authorised officer

C.69

(2)5x 18/6



Please do not write in this margin

COMPANIES FORM No. 395

Particulars of a mortgage or charge



Pursuant to section 395 of the Companies Act 1985

17776 Company number

1986283

Please complete
legibly, preferably
in black typs, or bold block lettering

* insert full name of company

т^	the	Registrar	of Com	nanies
I O	tne	Redistrar	OI COM	names

For official use

Name of company

IKEA PROPERTIES LIMITED ("the Company")

Date of creation of the charge

31st May 1990

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Mortgage

Amount secured by the mortgage or charge

- All present and future indebtedness of the Company to Svenska Handelsbanken, London Branch ("the Bank") pursuant to the terms of a facility letter dated 20th November 1987 addressed to the Company from Svenska International plc (formerly known as Svenska Handelsbanken PLC) and subsequently assigned to the Bank with effect from 29th February 1988.
- (B) All costs charges and expenses owed to or incurred by the Bank in relation to the creation or enforcement of such security or such indebtedness, together with interest, commissions, bank and discount charges.

Names and addresses of the mortgagees or persons entitled to the charge

Svenska Handelsbanken, London Branch, 3-5 Newgate Street, London Postcode ECLA 7DA

Presentor's name address and reference (if any):

Lovell White Durrant 21 Holborn Viaduct London EC1Y 2DA

Ref: F3/CJL/PAO/32817/11/

For official Use

Post room



Time critical reference

Short particulars of all the property mortgaged or charged

All that freehold property known as the store at Brent Park, London NW10 as the same is registered with title absolute under Title Numbers NGL 616830 and NGL 558462.

Ploage do not write in this margin

Pioseo complete legibly, preferably in blech type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed hovele while I wout

Date 7th June 1990

On behalf of [company][morgages/gbarges]t

† delote as appropriate

Notes

- The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Sectland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheut.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 31st MAY 1990 and created by IKEA PROPERTIES LIMITED

for securing all moneys due or to become due from the Company to SVENSKA HANDELSBANKEN under the terms of A FACILITY LETTER DATED 20th NOVEMBER 1987

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 9th JUNE 1990

Given under my hand at the Companies Registration Office, Cardiff the 18th JUNE 1990

No. 1986283

an authorised officer

I All All com

C.69

14/P 5022



F3/CHT/CIL

COMPANIES FORM No. 403a

Declaration of satisfaction in full or in part of mortgage or charge



Piedse do not Artie in This margin	Pursuant to section 403(1) of the Companies Act 1985	s 279c
Please complete legibly, preferably	To the Registrar of Companies	For official use Company number
in black type or, bold block lettering	Name of company	1986283
" nsen full name of company	. IKE, PROPERTIES LIMITED	
	I, JEFFREY IAN DOLIN	
* Celete as 30010011iate	OF STALMERBURY AS LOWER OF SOILER Which the charge described below to company, do soler	G15
t insert a description of the instrument(s) creating or evidencing the	Date and Description of charget MORTGAGE DATED 2	naid or satisfied in Humanana
charge, eg "Mortgaga", "Charge", "Debantura" etc.	Date of Registrations 19 SEPTEMBER 1986 Name and address of [chargee][INDEXEMBER 1986 (formerly known as SVENSKA INTERNATIONAL L	etricae; Svenska international plo
is the date of registration may be confirmed from the certificate	TANOLINA TALEBRANTONAL L	INITED) ENT PARK, LONDON MW10
I insert brief	And I make this solemn declaration conscientiously believe provisions of the Statutory Declarations Act 1835.	ving the same to be true and by virtue of the
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Declared at	Declarant to sign below
H 211 8	he Peace of Solicitor having the powers conferred on a Commissioner for Oaths	
re	resentor's name address and For official Use Mortgage Section	Conne
21	ovell White Durrant Holborn Viaduct ondon ECTA 2DY	TA SON FOOM IN THE TOURS



COMPANIES FORM No. 395

Particulars of a mortgage or charge



Please do not write in this margin Pursuant to section 395 of the Companies Act 1985

Maske

Please complete legibly, preferably in black type, or bold block lettering To the Registrar of Companies

For official use

Company number

1986283

* insert full name of company Name of company

IKEA Properties Limited ("the Company")

Date of creation of the charge

4th September 1990

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Mortgage

Amount secured by the mortgage or charge

All present and future indebtedness of the Company to Svenska Handelsbanken, London Branch ("the Bank") pursuant to the terms of the facility letter dated 20th November 1987 addressed to the Company from Svenska International plc (formally known as Svenska Handelsbanken PLC) and subsequently assigned to the Bank with effect from 29th February 1988.

All costs, charges and expenses owed to or incurred by the Bank in relation to the creation or enforcement of such security or such indebtedness, together with interest, commissions, bank and discount charges.

Names and addresses of the mortgages or persons entitled to the charge

Svenska Handelsbanken, London Branch, 3-5 Nawgate Street, London,

Postcode

ECIA 7DA

for

ž

Presentor's name address and reference (if any):

Lovell White Durrant 21 Holborn Viaduct London ECIY 2DA

F3/CJL/PA0/32817/00117

E130.

145EP 1990

Corofficial Use

·Mortgage Section

Post room

M 20

Time critical reference

Page 1

RBS 3951

Short particulars of all the property mortgaged or charged

All that property situate and known as the store at Brent Park, London NW10 and registered at HM Land Registry with title numbers NGL553462 and

Please do not write in this margin

Please complete logibly,professily in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed

outstanner.

On behalf of [company][onortgagee/chargee]†

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed perticulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due dilligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrer. The verification must be signed on or behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property sitiuate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the
- 3 In this section there should be inserted the amount or rate per cent, of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 4th SEPTEMBER 1990 and created by IKEA PROPERTIES LIMITED

for securing all moneys due or to become due from the Company to SVENSKA HANDELSBANKEN under the terms of A FACILITY LETTER DATED 20th NOVEMBER 1987

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 14th SEPTEMBER 1990

Given under my hand at the Companies Registration Office,

Cardiff the 21st SEPTEMBER 1990

No. 1986283

M. M. VALLIAMS

of of Collinson

an authorised officer

C.69

249



COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985



Please do not write in this margin

To the Registrar of Companies

112190

For official use Company number 1986283 Name of company

Please complete legibly, preferably in black type, or bold block lettering

* insert full name of company

Date of creation of the charge

4th September 1990

Description of the instrument (if any) creating or evidencing the charge (note 2)

IKEA Properties Limited ("the Company")

Legal Mortgage

Amount secured by the mortgage or charge

All present and future indebtedness of the Company to Svenska Handelsbanken, London Branch ("the Bank") pursuant to the terms of the facility letter dated 20th November 1987 addressed to the Company from Svenska International plc (formally known as Svenska Handelsbanken PLC) and subsequently assigned to the Bank with effect from 29th February 1988.

All costs, charges and expenses owed to or incurred by the Bank in relation to the creation or enforcement of such security or such indebtedness, together with interest, commissions, bank and discount charges.

Names and addresses of the mortgagees or persons entitled to the charge

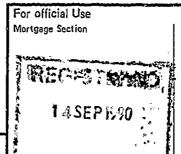
Svenska Handelsbanken, London Branch, 3-5 Newgate Street, London, EC1A 7DA Postcode

Presentor's name address and reference (if any):

Lovell White Durrant 21 Holborn Viaduct London EC1Y 2DA

F3/CJL/PA0/32817/00117

Time critical reference



Post room

20

Page 1 **RBS 3951**

Short particulars of all the property mortgaged or charged

All that property situate and known as the store at 910 Europa Boulevard Westbrook, Warrington, Cheshire and registered at HM Land Registry with title number CH265043.

Please do not write in Ithis margin

Please complete legibly,preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed Lovels white Durant

Date 'S September 1990

On behalf of [equipary][mortgagee/chalgee]+

†delete an appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due dilligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed on or behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property sitiuate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 4th SEPTEMBER 1990 and created by IKEA PROPERTIES LIMITED

for securing all moneys due or to become due from the Company to SVENSKA HANDELSBANKEN under the terms of A FACILITY LETTER DATED 20th NOVEMBER 1987

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 14th SEPTEMBER 1990

Given under my hand at the Companies Registration Office,

Cardiff the 21st SEPTEMBER 1990

21/9

No. 1986283

M. M. WILLIAMS

of of billions

an authorised officer

C.69



COMPANIES FORM No. 403a

Ref: SV/CJL/PAO/3217/

00117

Declaration of satisfaction in full or in part of mortgage or charge



Pursuant to section 403(1) of the Companies Act 1985 Please do not write in this margin To the Pagistrar of Companies For official use Company number Please complete legibly, preferably 1986283 in black type or, bold block lettering Name of company IKEA PROPERTIES LIMITED * insert full name of company DOC IN IAN ノビアドペウン ACBANS CREI. LONDON r delete as a director/the secretary of the above company, do solemnly and sincerely declare that the debt for appropriate which the charge described below was given has been paid or satisfied in [full][part]+ ‡ insert a description Date and Description of charget Mortgage dated 31st May 1990 of the instrument(s) creating or evidencing the 9th June 1990 Date of Registrations ___ charge, eg 'Mortgage'. Name and address of [chargee][tXistex Yor Yire Yebertty Wholers] Svenska Handelsbanken, 'Charge' 'Debenture' etc. London Branch o the date of Store at 910 Europa Boulevard, Westbrook, Short particulars of property chargeds _ registration may be confirmed from the Warrington, Cheshire registered with title No. CH265043 certificate And I make this solemn declaration conscientiously believing the same to be true and by virtue of me insert brief details of provisions of the Statutory Declarations Act 1835. property KESCENT Declarant to sign below MODRENO one thousand nine hundred and A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor-having the powers conferred on a Commissioner/for Oaths= Presentor's name address and For official Use Dage Section reference (if any): Post room Lovell White Durrant 21 Holborn Viaduct London EC1A 2DY



COMPANIES FORM No. 403a

reference (if any):

Lovell White Durrant

Ref: SV/CJL/PAO/3217/

21 Holborn Viaduct London EC1A 2DY

00117

Declaration of satisfaction in full or in part of mortgage or charge



Post room;

ortugage Sections

2 40CT 1990

Pursuant to section 403(1) of the Companies Act 1985 Please do not write in this margin Company number For official use To the Registrar of Companies 1986283 Please complete legibly, preferably in black type or, Name of company bold block lettering IKEA PROPERTIES LIMITED insert full name of company DOLIN *」とハニアスモ*ソ LONDON CROS. 57 a director/the secretary of the above company, do solemnly and sincerely declare that the debt for t delete as which the charge described below was given has been paid or satisfied in [full][part]t appropriate Date and Description of charget Mortgage dated 31st May 1990 ‡ insert a description of the instrument(s) creating or 9th June 1990 evidencing the Date of Registrationø. Name and address of [chargee] The deberture to deep Svenska Handelsbanken, charge, eg 'Mortgage', 'Charge', 'Debenture' etc. London Branch Short particulars of property chargeds Store at Brent Park, London NW10 s the date of registration may be registered with title No. NGL558462 confirmed from the certificate And I make this solemn declaration conscientiously believing the same to be true and by virtue of the § insert brief provisions of the Statutory Declarations Act 1835. details of property Declarant to sign below Declared at DESDE LONG Ninter one thousand nine hundred and MUCHAILD MEDI before me A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor having the powers conferred on a Commissioner for Qaths. For official Use. Presentor's name address and



Please do not write in this margin

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985





Please complete legibly, preferably in black type or bold block lettering

*Insert full name of company

Tο	the	Registrar	of	Compan	ies

S S M322(3/9

For official use Company number

1986283

Name of company

* Ikea Properties Limited

Date of creation of the charge

28th August 1992

Description of the instrument (if any) creating or evidencing the charge (note 2)

Charge dated 28th August 1992 made between Ikea Propertyes Limited (1) Ikea Capital BV (2)

Amount secured by the mortgage or charge

1. All present and future indebtedness of Ikea Properties Limited to Ikea Capital BV under the facility letter made between Ikea Properties Limited and Ikea Capital BV dated 24th June 1991 ("the Loan Agreement")

Names and addresses of the mortgagees or persons entitled to the charge

Ikea Capital BV of Hullenbergweg 2

1101 Amsterdam

The Netherlands

Postcode

2051

Presentor's name, address and reference (if any):

Lovell White Durrant 65 Holborn Viaduct London

EclA 2DY

Ref: P3/SRP/DBDM

Time critical reference

For official use

- 2 SEP 1992

Post room



Short particulars of all the property mortgaged or charged

1.1 County: West Midlands

Title Number: WN 502096

Property: Land and Buildings on the east side of Park Lane Wednesburk

2.1 County: Tyne and Wear Gateshead

2.2 Title Number: TY 234647 and TY 228810

2.3 Property: Land and buildings adjoining the Metro Centre Site,

Tyne and Wear, Gateshead.

Please do not write in this margin

Please complete legibly, preferably in black type or bold block lettering

Particulars as to commiscion allowance or discount (note)	ስ allowanናፅ or discount (note 😘
---	---------------------------------

Signed	Lovell	White	Dont	Date	158 6	d 19	92
		oggange/obacgan]*				,	- *De

To penalt of AcombanA's finortdedelenatdes

elete as appropriate

Notes

- 1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;

(a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or

- (b) procuring or agreeing to procure subscriptions, whather absolute or conditional, for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

Page 2

COMPANIES FORM No. 395 (Cont.) AND FORM No. 410 (Scot)(Cont.)

Flease do not write in this binding margin Particulars of a mortgage or charge (continued)

PROPERTIES

The transfer of the second second

Continuation sheet No _____to Form No 395 and 410 (Scot)

Company number

Please complete legibly, preferably in black type, or bold block lettering

Name of company

1986283

Limited'

*detete if inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Amount due or owing on the mortgage or charge (continued)

Please do not write in this binding margin

Pjesse complete legibly,professbly in black type, or bold block lettering

2. All costs, charges and expenses owed to or incurred directly or indirectly by Ikea Capital BV in relation to this security and the Loan Agreement or in relation to any such indebtedness or liabilities on a full and unlimited indemnity basis together in each of the cases mentioned in clauses (1) and (2) hereof together with all interest, commissions and bank and discount charges, such interest being computed in each such case and discount charges, such interest being computed in each such case according to the provisions of the Loan Agreement and so that interest shall be payable at the same rate as well after as before any judgment.

Please do net wite hathit sinding margin	Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)
Pleaso completo logibly,proforably in black typo, or bold block lottering	
bold black lettering	
	1
Onus S	

Short particulars of all the property mortgaged or charged (Continued)	Please do not write in this
	Piesse complete legibly,preferably in black type, or bold block lettering
red by UNILAW AVAILABLE FROM: Stephen Con & Co. (Lew Stationers) Ltd. Donnis Welbourn Ltd. Meredith, Rev & Littler Ltd.	Page 4

The State of the S

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I nereby certify that a mortgage or charge dated the 28th AUGUST 1992 and created by IKEA PROPERTIES LIMITED

for securing all moneys due or to become due from the Company to IKEA CAPITAL BV under the terms of THE LOAN AGREEMENT DATED 24 JUNE 1991

was registered pursuant to Chapter I Part XII of the Companies Act 1985, on the 2nd SEPTEMBER 1992

Given under my hand at the Companies Registration Office,

Cardiff the 8th SEPTEMBER 1992

No. 1986283

M. SAHA

an authorised officer

C.69

819 1943 1943