

M

COMPANIES FORM No. 395

Particulars of a mortgage or charge

395

Please do not  
write in  
this margin

Pursuant to section 395 of the Companies Act 1985

M37/3 APR/LN

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

To the Registrar of Companies

For official use

Company number

M37

1986283

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 plc (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

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

Postcode

PLEASE RETURN TO ALLEN & FORTY, 9, CECILIA STREET, LONDON, EC2V 6AD  
Presentor's name address and  
reference (if any):

Lovell, White & King  
21 Holborn Viaduct  
London EC1A 2DY

Ref: 3/DBDM

For official Use  
Mortgage Section

Pos' room

2 APR 1986



Time critical reference

2894  
3/4

Short particulars of all the property mortgaged or charged

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

Date

18 April

1986

On behalf of [company] ~~(not to be completed)~~†

† 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 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 (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 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 instrument received by

..... *C. Cooney* .....

Date

..... 16/4/86 .....

**M**

COMPANIES FORM No. 395

**Particulars of a mortgage or charge****395**Please do not  
write in  
this margin

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

M487/28 May/CF

For official use

Company number

M191

1986283

Name of company

\* Insert full name  
of company

\* IKEA PROPERTIES LTD LIMITED

Date of creation of the charge

9th May 1986

Description of the instrument (if any) creating or evidencing the charge (note 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 1½% 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 EC1A 2DY  
5/KSA

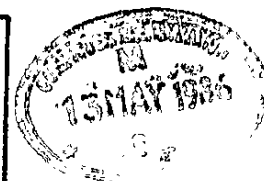
01-236-6011

For official Use  
Mortgage Section

Post room

REGISTERED

11 3 MAY 1986

FIXED CHARGE  
ONLY REGISTERED

Time critical reference

Page 1

CH

2487  
29/5

Short particulars of all the property mortgaged or charged

All that freehold property known as Radiation House and adjoining land on the North side of the North Circular Road in the London Borough of Brent as the same is registered with Title Absolute under Title Numbers P28908 and MX 15558

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)

Not applicable

SISEC LIMITED

Signed

By *S. De Lorne*

Date 12.5.86.

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

† 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 Registration Office,  
Cardiff the 4 JUN 1986

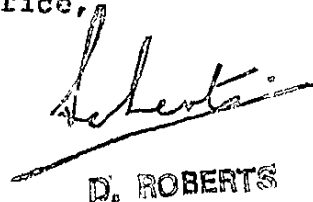
No. 1986283

Certificate and instrument received by

.....

.....

Date .....

  
D. ROBERTS

an authorised officer

# M

Please do not  
write in  
this margin

COMPANIES FORM No. 395

# 395

## Particulars of a mortgage or charge

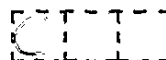
Pursuant to section 395 of the Companies Act 1985

M47 / 23 SEPT / CF

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

\* IKEA PROPERTIES LIMITED

\*Insert full name  
of company

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

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

Lovell, White & King  
21 Holborn Viaduct  
London EC1A 2DY

5/KSA

For official use  
Mortgage section

REGISTERED

19 SEP 1986

Post room

1986

Time critical reference

Short particulars of all 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 write in this margin

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

Particulars as to commission allowance or discount (note 3)

Signed

*for Savic Limited*  
*(Secretaries)*

Date

17<sup>th</sup> September 1986

On behalf of [company] [~~mortgagee/chargee~~]\*

\*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.

Page 2



The Stationery Society plc, One2 Market Street, London SE1 5TS

Companies M395

1985 Edition  
HQS 15606  
5018500  
\*\*\*\*\*





## 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 IKRA PROPERTIES LIMITED for securing all moneys due or to become due from the Company to the Chargees 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,  
Cardiff the 29 SEP 1986

No. 1986203

D. ROBERTS  
an authorised officer

Certificate and instrument received by

.....

.....

Date 29.9.86

C.59



## COMPANIES FORM No. 395

395

## Particulars of a mortgage or charge

Please do not  
write in  
this margin

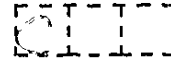
Pursuant to section 395 of the Companies Act 1985

M114/25 Sept/CF

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

To the Registrar of Companies

For official use Company number



1986283

\*Insert full name  
of company

Name of company

\*

IKEA PROPERTIES LIMITED

Date of creation of the charge

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 EC1A 2DY

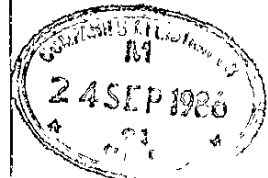
Ref: 3/DBDM

For official use  
Mortgage section

REGISTERED

24SEP1986

Post room



Time critical reference

28/59  
29/59

Short particulars of all the property mortgaged or charged

The freehold land north west of Crowwell Road, Westbrook  
Warrington shown edged red on the plan annexed to a Transfer  
dated 22nd September 1986.

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



Date 22nd September, 1986

On behalf of [company] [mortgagee/chargee]x

\*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 situated 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



The Solicitors' Law Stationery Society plc, One2 House, 27 Cranston Street, London SE1 5TS

1985 Edition  
11 85 50820  
5916393  
\*\*\*\*\*



# 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 **IK&A 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 Companies Registration Office,  
Cardiff the -1 OCT 1986

No. 1966283

**D. ROBERTS**  
an authorised officer

Certificate and instrument received by

.....

.....

Date ..... 1.10.86 .....

C.69

M

COMPANIES FORM No. 403a

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

403a

MS 404 / 18 Nov / CF

Please do not  
write in  
this margin

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

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

IKEA Properties Ltd LIMITED

\* insert full name  
of company

I, MATTHEW OWEN FRANCIS HILL

of 21, HOLBORN VIADUCT LONDON EC1A 2DY

I declare as  
appropriate

a director/secretary of the above company, do solemnly and sincerely declare that the debt for which the charge described below was given has been paid or satisfied in full/part

§ insert a description  
of the instrument  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.

Date and Description of charge: Legal Charge dated 9th May 1986

Date of Registration: 13th May 1986

Name and address of (chargee) (if not the same as above) INGKA Holding (Europe) B.V.  
of Laan van NieuwOost Indie 127 NL-2593 JMS Gravenhage, The Netherlands

§ the date of  
registration may be  
confirmed from the  
certificate

Short particulars of property charged: All that freehold property known as Radiation House in the London Borough of Brent and registered with Title Absolute under Title Numbers P98908 and MX15558

§ insert brief  
details of  
property

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at 6 Snow Hill  
London EC2

Declarant to sign below

the 4th day of November

one thousand nine hundred and Eighty-Six

before me

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  
reference (if any):

Lovell, White & King  
21 Holborn Viaduct  
London EC1A 2DY  
S/KSA

For official Use  
Mortgage Section

Post room

REGISTERED

11 -6 NOV 1986

Rec'd 11/11/86

20/43  
12/11

M

COMPANIES FORM No. 403a

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

403a

Please do not  
write in  
this margin

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

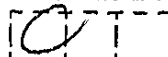
MS 394/Aug 19/87

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

\* IKEA PROPERTIES LIMITED

\* Insert full name  
of company

I, Starr Shirley DeLorme, Secretary of Sisec Limited  
of 21 Holborn Viaduct, London, EC1A 2DY.

† delete as  
appropriate

‡ Insert a description  
of the instrument(s)  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.

§ the date of  
registration may be  
confirmed from the  
certificate

§ Insert brief  
details of  
property

a director/the secretary of the above company, do solemnly and sincerely declare that the debt for  
which the charge described below was given has been paid or satisfied in [full][part]†

Date and Description of charge‡ 1st April 1987 Legal Charge

Date of Registration§ 15th April 1986

Name and address of [chargee][trustee for the debenture holders]. T.I. Group PLC  
T.I. House, Five Ways, Birmingham

Short particulars of property charged§ Radiation House, 255 North Circular  
Road, London, NW10

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the  
provisions of the Statutory Declarations Act 1835.

Declared at 6 Snow Hill,  
London EC1.

Declarant to sign below

the 6th day of August

one thousand one hundred and eighty-seven

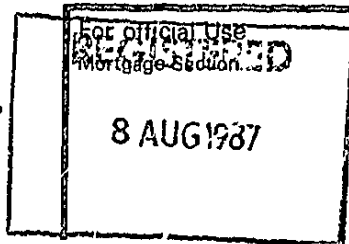
before me [Signature] HELEN JOHNSON

A Commissioner for Oaths or Notary Public or Justice of  
the Peace or Solicitor having the powers conferred on a  
Commissioner for Oaths

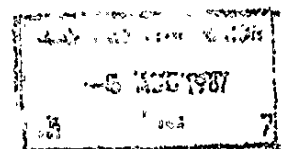
Presenter's name address and  
reference (if any):

Lovell, White & King,  
21, Holborn Viaduct,  
London EC1A 2DY.

5/KSA



Post room



2382  
19/8

M

COMPANIES FORM No. 403a

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

403a

Please do not  
write in  
this margin

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

MS 85/17 NOV/CF

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

To the Registrar of Companies

For official use Company number

\* Insert full name  
of company

Name of company

IKEA PROPERTIES LIMITED

1986283

I, STARR SHIRLEY DELORME Secretary

of SISEC Ltd., of 21 Holborn Viaduct London EC1A 2DY

† Delete as  
appropriate

~~I, the secretary~~ the secretary of the above company, do solemnly and sincerely declare that the debt for which the charge described below was given has been paid or satisfied in [full][part]†

‡ Insert a  
description of the  
instrument(s)  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.

Date and Description of charge† Legal Charge dated 22nd September 1986

Date of Registrations 24th September 1986

Name and address of [chargee][trust] for the debenture holders Warrington & Runcorn Developments Corporation, New Town House, Buttermarket Street Warrington

Short particulars of property charged Land north west of Cromwell Avenue, Westbrook, Warrington

§ The date of  
registration may  
be confirmed  
from the  
certificate

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

¶ Insert brief  
details of  
property

Declared at 6 Snow Hill,  
London EC1A 2AL

Declarant to sign below

the fourth day of November  
one thousand nine hundred and eighty-seven  
before me *Sur Q. King*

*Starr Shirley DeLorme.*

A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor having the powers conferred on a Commissioner for Oaths

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

LOVELL, WHITE & KING  
21 HOLBORN VIADUCT  
LONDON EC1A 2DY  
5/KSA

For official use  
Mortgage section

12 NOV 1987

Post room



The Solicitors' Law Stationery Society plc, Oyez House, 27 Crimscoth Street London SE1 5TS

1985 Edition  
11 85 F5653

5010406

Companies M403a

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2223  
1711



## COMPANIES FORM No. 395

## Particulars of a mortgage or charge

395

Please do not  
write in  
this margin

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

For official use

Company number

1986283

Name of company

IKEA PROPERTIES LIMITED ("the Company")

\* insert full name  
of 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

- (A) 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 Handelsbank 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 EC1A 7DA

13/6  
Presenter'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

For official Use  
Mortgage Section

Post room

REGISTERED

09 JUN 1990



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 black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed

*Wesley White Durant*

Date

*7th June 1990*

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

† 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.



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

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

No. 1986283

C.69

Post  
18/6  
LH

# M

COMPANIES FORM No. 395

## Particulars of a mortgage or charge

# 395

Please do not  
write in  
this margin

Pursuant to section 395 of the Companies Act 1985

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

To the Registrar of Companies

For official use

Company number

1986283

Name of company

\* IKEA PROPERTIES LIMITED ("the Company")

\* Insert full name  
of 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

- (A) 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 EC1A 7DA

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

For Official Use  
Mortgage Section

09 JUN 1990

Post room



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.

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)

N/A

Signed Walter John Durant Date 7th June 1990

On behalf of (company) (mortgagee/chargee)

† 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.

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

A handwritten signature in cursive script, appearing to read 'M. M. Williams'.

M. M. WILLIAMS

an authorised officer

C.69

19/6  
18/6  
19/6



COMPANIES FORM No. 403a

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

**403a**

Please do not  
write in  
this margin

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

S279C

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

IKER, PROPERTIES LIMITED

Delete as  
appropriate

Insert a description  
of the instrument(s)  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.

the date of  
registration may be  
confirmed from the  
certificate

Insert brief  
details of  
property

I, JEFFREY IAN DOULIN

of 5 MALMESBURY RD, LONDON E15

~~Director~~ of the above company, do solemnly and sincerely declare that the debt for

which the charge described below was given has been paid or satisfied in full [ ] [ ] [ ] [ ]

Date and Description of charge: MORTGAGE DATED 29 AUGUST 1986

Date of Registration: 19 SEPTEMBER 1986

Name and address of [chargee] SVENSKA INTERNATIONAL PLC  
(formerly known as SVENSKA INTERNATIONAL LIMITED)

Short particulars of property charged: STORE AT BRENT PARK, LONDON NW10  
REGISTERED WITH THE TITLE NUMBER NGL558462

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at 5 MALMESBURY  
RD, LONDON E15

Declarant to sign below

the 5TH day of JULY  
one thousand nine hundred and NINETY  
before me RICHARD KETH GORDON

A Commissioner for Oaths or Notary Public or Justice of the Peace or Solicitor having the powers conferred on a Commissioner for Oaths

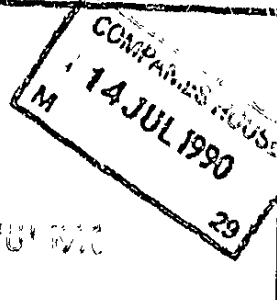
Presenter's name address and  
reference (if any):

Lovell White Durrant  
21 Holborn Viaduct  
London EC1A 2DY

F3/CMT/CIL

For official Use  
Mortgage Section

Post room



25 JUL 1986



COMPANIES FORM No. 395

## Particulars of a mortgage or charge

395

Please do not  
write in  
this margin

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

To the Registrar of Companies

For official use

Company number

1986283

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 mortgagees or persons entitled to the charge

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

Postcode

EC1A 7DA

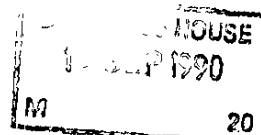
Presenter's name address and  
reference (if any):Lovell White Durrant  
21 Holborn Viaduct  
London EC1Y 2DA

F3/CJL/PA0/32817/00117

For official Use  
Mortgage Section

14 SEP 1990

Post room



Time critical reference

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 NGL552462 and NGL616830.

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)

N/A

Signed

Howard White Durrant

Date

13 September 1990

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

† 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 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 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 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

A handwritten signature in cursive script, appearing to read 'M. M. Williams'.

M. M. WILLIAMS

an authorised officer

C.69

*Post  
21/9  
LM*



COMPANIES FORM No. 395

## Particulars of a mortgage or charge

**395**

Pursuant to section 395 of the Companies Act 1985

Please do not  
write in  
this marginPlease complete  
legibly, preferably  
in black type, or  
bold black lettering\* insert full name  
of company

To the Registrar of Companies

For official use

Company number

--	--	--	--	--	--

1986283

172190

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 mortgagees or persons entitled to the charge

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

Postcode

EC1A 7DA

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

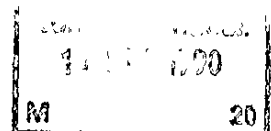
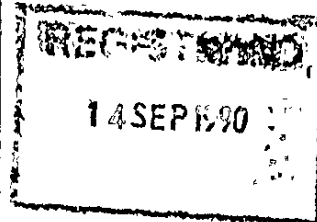
Lovell White Durrant  
21 Holborn Viaduct  
London EC1Y 2DA

F3/CJL/PA0/32817/00117

Time critical reference

For official Use  
Mortgage Section

Post room



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 this margin

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

Particulars as to commission allowance or discount (note 3)

N/A

Signed Howard White Durrant

Date 13 September 1990

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

†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 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 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 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 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

A handwritten signature in cursive script, appearing to read 'M. M. Williams'.

M. M. WILLIAMS

an authorised officer

C.69

Post  
21/9  
W

M

COMPANIES FORM No. 403a

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

**403a**

Please do not  
write in  
this margin

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

S72

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

To the Registrar of Companies

For official use

Company number

1 1 1 1 1 1

1986283

Name of company

\* **IKEA PROPERTIES LIMITED**

\* insert full name  
of company

I, JEFFREY IAN DOGIN

of 6 ST ALBANS CRESC. LONDON

† delete as  
appropriate

a director/the secretary of the above company, do solemnly and sincerely declare that the debt for

which the charge described below was given has been paid or satisfied in [full][part]†

Date and Description of charge† Mortgage dated 31st May 1990

Date of Registrations 9th June 1990

‡ insert a description  
of the instrument(s)  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.

Name and address of [chargee][trustee for the debenture holders] Svenska Handelsbanken,  
London Branch

§ the date of  
registration may be  
confirmed from the  
certificate

Short particulars of property charged Store at 910 Europa Boulevard, Westbrook,  
Warrington, Cheshire registered with title No. CH265043

§ insert brief  
details of  
property

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the  
provisions of the Statutory Declarations Act 1835.

Declared at 6 St. Albans Crescent  
Warrington Green Essex

Declarant to sign below

the 11th day of October

one thousand nine hundred and ninety

before me RICHARD KEITH GORDON

A Commissioner for Oaths or Notary Public or Justice of  
the Peace or Solicitor having the powers conferred on a  
Commissioner for Oaths

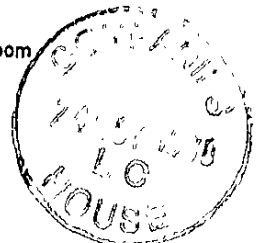
Presentor's name address and  
reference (if any):

Lovell White Durrant  
21 Holborn Viaduct  
London EC1A 2DY  
Ref: SV/CJL/PAO/3217/  
00117

For official Use  
Mortgage Section

REGISTERED  
24 OCT 1990

Post room



**M**

COMPANIES FORM No. 403a

**Declaration of satisfaction  
in full or in part  
of mortgage or charge****403a**Please do not  
write in  
this margin

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

S73

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

\* IKEA PROPERTIES LIMITED

\* insert full name  
of companyI, JEFFREY IAN DOLIN  
of 6 ST ALBANS CRES. LONDON† delete as  
appropriate‡ insert a description  
of the instrument(s)  
creating or  
evidencing the  
charge, eg  
'Mortgage',  
'Charge',  
'Debenture' etc.a director/the secretary of the above company, do solemnly and sincerely declare that the debt for  
which the charge described below was given has been paid or satisfied in [full][part]†Date and Description of charge‡ Mortgage dated 31st May 1990Date of Registration‡ 9th June 1990Name and address of [chargee][trustee for the debenture holders] Svenska Handelsbanken,  
London Branch§ the date of  
registration may be  
confirmed from the  
certificateShort particulars of property charged§ Store at Brent Park, London NW10  
registered with title No. NGL558462§ insert brief  
details of  
propertyAnd I make this solemn declaration conscientiously believing the same to be true and by virtue of the  
provisions of the Statutory Declarations Act 1835.Declared at 6 St. Albans Crescent  
Woodford Green Essex

Declarant to sign below

the 11th day of October  
one thousand nine hundred and ninety  
before me RICHARD KATH GORDONA 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  
reference (if any):  
Lovell White Durrant  
21 Holborn Viaduct  
London EC1A 2DY  
Ref: SV/CJL/PAO/3217/  
00117

For official Use

RECORDED

24 OCT 1990

Post room

M

Please do not  
write in  
this margin

3/9

COMPANIES FORM No. 395

Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

395

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

\*Insert full name  
of company

To the Registrar of Companies

For official use Company number

9

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 Properties 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

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

Lovell White Durrant  
65 Holborn Viaduct  
London  
EC1A 2DY

Ref: P3/SRP/DBDM

Time critical reference

For official use

Mortgage Section

REGISTERED

- 2 SEP 1992

Post room



Short particulars of all the property mortgaged or charged

Please do not  
write in  
this margin

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

1.1 County: West Midlands

1.2 Title Number: WN 502096

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

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.

Particulars as to commission allowance or discount (note 3)

Signed

*Lowell White Grant* Date *1<sup>st</sup> Sept 1992*

On behalf of ~~/company/~~ ~~/mortgagee/~~ ~~/chargee/~~

\*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. <sup>1</sup> 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.)

Please do not  
write in this  
binding margin

Particulars of a mortgage or charge  
(continued)

Continuation sheet No \_\_\_\_\_  
to Form No 395 and 410 (Scot)

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

Company number

198628.3

Name of company

IKKA PROPERTIES LIMITED

Limited\*

\*delete if  
inappropriate

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

Please do not  
write in this  
binding margin


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

Please do not  
write in this  
binding margin

Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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

Please do not  
write in this   
binding margin

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



**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 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

A handwritten signature in dark ink, appearing to read 'M. SAHA'.

M. SAHA

an authorised officer

C.69

Pos  
8/9  
2nd