

006387-23

In accordance with
Sections 859A and
859J of the Companies
Act 2006.

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

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

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☒ **What this form is NOT for**
You may not use this form to
register a charge where the
instrument Use form MR01

For further information, please
refer to our guidance at:

This form must be delivered to the Registrar for registration
21 days beginning with the day after the date of creation of the charge.
If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



A21 06/01/2017 #120
COMPANIES HOUSE
A5MF1BMP
A15 23/12/2016 #133

☒ You must enclose a certified copy of the instrument with this form.
It must be scanned and placed on the public record. Do not send the original.

1 Company details

Company number 05018910 ✓

Company name in full EASYHOTEL UK LIMITED ✓

For official use

→ Filling in this form
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 21/02/2016

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name SANTANDER UK PLC as security trustee ✓

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

MR01**Particulars of a charge****4****Brief description**

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

ALL and WHOLE the subjects known as and forming Drummond House, Cambridge Street, Glasgow, G3 6XQ being the whole subjects registered in the Land Register of Scotland under Title Number GLA207385 ✓

Please submit only a short description: if there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space

5**Other charge or fixed security**

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☐ Yes☒ No ✓**6****Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue☒ No Go to Section 7 ✓

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes**7****Negative Pledge**

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes ✓☐ No**8****Trustee statement¹**

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

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

9**Signature**

Please sign the form here

Signature

Signature

X  X

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

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Jennifer Thom

Company name BBM Solicitors Limited

Address 1st Floor

27 George Street

Post town Edinburgh

County/Region

Postcode E H 2 2 P A

Country UK

DX

Telephone 0131 5263280



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register
- ☐ You have included a certified copy of the instrument with this form
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N.R Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5018910

Charge code: 0501 8910 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 21st December 2016 and created by EASYHOTEL UK LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th January 2017.

Given at Companies House, Cardiff on 11th January 2017



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

STANDARD SECURITY

by

EASYHOTEL UK LIMITED

In favour of

SANTANDER UK PLC as Security Agent

CERTIFIED TRUE COPY
OF ORIGINAL DOCUMENT

SIGNED *Deborah*
DATE *5/1/17*

At Edinburgh
Jennifer Anne Thorne
Solicitor
27 George Street
Edinburgh

SUBJECTS: Drummond House, Cambridge Street, Glasgow, G3 6XQ

2016

BBM Solicitors

27 George Street, Edinburgh, EH2 2AF
Tel: 0131 526 3280
Fax: 0131 629 8878

Unit 5B, Wick Business Park, Wick, Caithness, KW1 4QR
Tel. 01955 604188
Fax: 01955 605926

We, EASYHOTEL UK LIMITED, a company incorporated under the Companies Acts in England and Wales (Company Number 05018910) and having our Registered Office at Easyhotel House, 80 Old Street, London, EC1V 9AZ ("the Borrower") IN SECURITY of the Secured Liabilities, as defined in Part I of the schedule annexed and signed as relative to this Standard Security ("the Schedule"), in terms of and pursuant to the Finance Documents, as defined in Part I of the Schedule, DO HEREBY GRANT a Standard Security in favour of SANTANDER UK PLC, a company incorporated under the Companies Acts in England and Wales (Company Number 02294747) and having its Registered Office at 2 Triton Square, Regent's Place, London, NW1 3AN as security trustee for the Secured Parties, as defined in Part I of the Schedule ("the Security Agent") and their successors and assignees over the property described in Part II of the Schedule ("the Property"); The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as amended, and any lawful variation thereof operative for the time being (the "Act") shall apply and we, the Borrower agree that the said Standard Conditions shall be varied and extended as specified in Part III of the Schedule; and the Borrower grants warrandice: IN WITNESS WHEREOF:

EXECUTED for and on behalf of
EASYHOTEL UK LIMITED
acting by

signature of
witness

HYUNWU KANG
full name of above (print)

Stephenson Harwood LLP
1 Finsbury Circus
London EC2M 7SH

Address of witness

signature of
director

Marc VILLEFONT
full name of above (print)

18-11-16
date of signing

LONDON
place of signing

SCHEDULE

This is the Schedule (in three parts) referred to in the foregoing Standard Security by Easyhotel UK Limited in favour of Santander UK plc (as Security Agent)

Part I

Definitions and Interpretation

1. Definitions

In this Standard Security:

"Delegate" means any delegate, agent, attorney or co-trustee appointed by the Security Agent.

"Facility Agreement" means a facility agreement dated 4th November 2016 and made between, amongst others, the Borrower and Santander UK plc as agent, original lender, security agent and original hedge counterparty.

"Finance Document" has the meaning given to such term in the Facility Agreement.

"Finance Party" has the meaning given to such term in the Facility Agreement.

"Receiver" has the meaning given to such term in the Facility Agreement.

"Secured Liabilities" means all present and future monies, obligations and liabilities of the Borrower to the Secured Parties under the Finance Documents whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity now or at any time in the future due, owing or incurred to the Secured Parties.

"Secured Parties" means a Finance Party, a Receiver or a Delegate.

2. Interpretation

2.1 In this Standard Security words importing the singular shall include the plural and vice versa.

2.2 If there is any inconsistency or conflict between any provision of this Standard Security and any provision of the Facility Agreement, the provision of the Facility Agreement shall prevail.

Part II

Description of the Security Subjects

ALL and WHOLE the subjects known as and forming Drummond House, Cambridge Street, Glasgow, G3 6XQ being the whole subjects registered in the Land Register of Scotland under Title Number GLA207385.

Part III
Standard Conditions

1. Insurance

The insurance to be effected in terms of Standard Condition 5(a) shall provide cover to the extent of the reinstatement value of the Property and not the market value thereof.

2. Restrictions on the Borrower

Other than as permitted under the Finance Documents (or any one of them), the Borrower shall not without the prior consent in writing of the Security Agent at any time during the continuance of this Standard Security:-

- (a) create any security affecting the Property ranking or purporting to rank prior to or pari passu with this Standard Security;
- (b) convey or otherwise transfer or dispose of the Property or any part of it or any interest in it;
- (c) in any way part with or share possession or occupation of the Property or any part thereof; or,
- (d) extract the minerals from the Property, a condition of such consent being the requirement on the Borrower to procure a restoration bond to the Security Agent's satisfaction.



....
director