

# MG01

## Particulars of a mortgage or charge



### A fee is payable with this form

We will not accept this form unless you send the correct fee  
Please see 'How to pay' on the last page



#### What this form is for

You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland



#### What this form is NOT for

You cannot use this form  
particulars of a charge for  
company. To do this, please  
use form MG01s

FRIDAY



\*JW2D9W10\*

JNI

22/07/2011

16

COMPANIES HOUSE

1

### Company details

Company number

N 1 0 3 8 9 8 7

Company name in full

NORTHERN IRELAND SCIENCE PARK PROPERTY LIMITED (the "Assignor")

For official use

5 mes d'ap

#### → Filling in this form

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

2

### Date of creation of charge

Date of creation

d 0 8 m 0 7 y 2 0 y 1 1

3

### Description

Please give a description of the instrument (if any) creating or evidencing the  
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description

DEED OF ASSIGNMENT OVER RENTAL INCOME (the "Assignment")

4

### Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured

All money and liabilities whether certain or contingent from time to  
time due, owing or incurred by the Assignor to the Bank present or  
future together with the Expenses, being those sums of expenditure  
identified in clause 18.2 of the Assignment, on a full and unqualified  
indemnity basis and all interest the Bank may charge or incur in  
relation to the Assignment

#### Continuation page

Please use a continuation page if  
you need to enter more details

COMPANIES HOUSE

22 JUL 2011

BELFAST

**MG01**

## Particulars of a mortgage or charge

**5 Mortgagee(s) or person(s) entitled to the charge (if any)**

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Name	BARCLAYS BANK PLC ("the Bank")	
Address	DONEGALL HOUSE, DONEGALL SQUARE NORTH, BELFAST	
Postcode	B T 1 5 L U	
Name		
Address		
Postcode		

**6 Short particulars of all the property mortgaged or charged**

Please give the short particulars of the property mortgaged or charged		<b>Continuation page</b> Please use a continuation page if you need to enter more details
Short particulars	<p>All rights under, or in connection with, the Rental Income relating to the Property and all claims of whatsoever nature relating to it, together with Charged Assets to the extent that any money from time to time credited to any Rent Account shall not be released to the Assignor until the Secured Sums have been unconditionally and irrevocably paid and discharged in full</p> <p>Note - The Assignment contains covenants by the Assignor with the Bank not without the Bank's prior written consent to create or allow to subsist any Security Interest on or over the Charged Assets other than the security created pursuant to the Assignment</p> <p>Definitions -</p> <p>"Charged Assets" means the Rental Income and any money from time to time credited to the Rent Account together with all entitlements to interest, and the right to repayment and other rights and benefits accruing to them or arising in connection with them,</p> <p>"Lease" means the sub-lease to be dated on or about the date hereof or subsequent hereto made between the Assignor (1) Citibank International plc (2) Titanic Properties Limited (3) and The Belfast Harbour Commissioners (4) and any other leases, sub-leases and licences granted from time to time by the Assignor in relation to the Property, and in accordance with the provisions of which the tenants agree to occupy the property,</p> <p>"Property" means Whitestar House, Northern Ireland Science Park, Queen's Road, Titanic Quarter, Harbour Estate, Belfast, County Antrim, being portion of the lands comprised in a lease dated 7th June 2002 made between Titanic Properties Limited (1) Northern Ireland Science Park Property Limited (2) and Northern Ireland Science Park Foundation Limited,</p> <p>"Rent Account" means such current account as may be set up and maintained from time to time by the Assignor at the request of the Bank,</p> <p>"Rental Income" means, in relation to the Property, the aggregate of the following items to the extent that they are payable to, or for the benefit of, the Assignor in connection with a Lease,</p> <p>1 rent and any similar payment payable, 2 any amount payable by any surety or guarantor of any rent,</p>	

# MG01 - continuation page

## Particulars of a mortgage or charge

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

- 3 any increase of rent payable by virtue of a notice under the Business Tenancies (Northern Ireland) Order 1996,
- 4 any rent payable by virtue of a determination made by the Lands Tribunal under the Business Tenancies (Northern Ireland) Order 1996,
- 5 sums received from any deposit held as security for performance of a tenant's obligations,
- 6 any other money payable in respect of occupation or use of the property and every fixture and fitting in it and every fixture on it for display or advertisement, on licence or otherwise
- 7 any damages awarded, or agreed to be payable, as a result of any proceedings taken or claim made in respect of the rent,
- 8 any money payable under any policy of insurance in respect of loss of rent or interest on it,
- 9 any sum payable or the value of consideration to be given by, or on behalf of, a tenant for the surrender or variation of any Lease,
- 10 any interest payable on any sum referred to above and any damages, compensation or settlement payable in respect of the same, and
- 11 any rent, licence fee and occupation fee or similar sum payable to the Borrower by an occupier of the Property under the terms of an Agreement for Lease or otherwise in relation to the occupation or use of the Property

less the aggregate of the following items to the extent included in the above

- 12 those amounts, if any, together with VAT or similar tax charged on the, due to the Assignor from any tenant under a Lease or other occupier of the Property relating to
  - contribution to insurance premiums,
  - the cost of insurance evaluations,
  - service charges in respect of expenses of the Assignor under any repairing or similar obligations or in providing services to such tenant to such building,
- 13 any contribution to a sinking fund paid by a tenant under a Lease or other occupier of the Property, and
- 14 any VAT or similar tax payable on any of the items listed

"Secured Sums" means all money and liabilities whether certain or contingent from time to time due, owing or incurred by the Assignor to the Bank present or future together with the Expenses on a full and unqualified indemnity basis and all interest the Bank may charge or incur in relation to the Assignment,

"Security Interest" includes any mortgage, charge, pledge, lien, assignment, hypothecation, security interest, title retention, preferential right or trust arrangement or other security or arrangement of any kind or any right, including any "hold back" or "flawed asset" arrangement, conferring a priority of payment

## Particulars of a mortgage or charge

Particulars as to commission, allowance or discount (if any)

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

Commission, allowance or discount	NONE
-----------------------------------	------

NONE

### Delivery of instrument

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

**Signature**

Signature

Signature \_\_\_\_\_

Signature *X Ali Husein Ali* *X*  
*McLaren Belfast Ltd*

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

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

# MG01

## Particulars of a mortgage or 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name **CAROLINE McIVOR**

Company name **MCGRIGORS BELFAST LLP**

Address **ARNOTT HOUSE**

**12/16 BRIDGE STREET**

Post town **BELFAST**

County/Region **ANTRIM**

Postcode 

B	T	1		1	L	S
---	---	---	--	---	---	---

Country **NORTHERN IRELAND**

DX **DX 424 NR BELFAST1**

Telephone **028 9089 4800**



### 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 the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



### Important information

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



### How to pay

**A fee of £13 is payable to Companies House in respect of each mortgage or charge**

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.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**



**FILE COPY**

**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

**Pursuant to section 869(5) & (6) of the Companies Act 2006**

**COMPANY NO. NI38987  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR NORTHERN IRELAND  
HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OVER  
RENTAL INCOME DATED 8 JULY 2011 AND CREATED BY  
NORTHERN IRELAND SCIENCE PARK PROPERTY LIMITED FOR  
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE  
COMPANY TO BARCLAYS BANK PLC UNDER THE TERMS OF  
THE AFOREMENTIONED INSTRUMENT CREATING OR  
EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO  
CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE 22  
JULY 2011

GIVEN AT COMPANIES HOUSE, BELFAST THE 25 JULY 2011



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE

