

MG01

Particulars of a mortgage or charge

166731/13



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 to re-
gister particulars of a charge for a S
company. To do this, please use
form MG01s

TUESDAY



AADAPNEX
A17 14/09/2010 77
COMPANIES HOUSE

1 Company details		For official use
Company number	0 6 5 6 9 5 9 0	<p>→ Filing in this form Please complete in typescript or in bold black capitals</p> <p>All fields are mandatory unless specified or indicated by *</p>
Company name in full	Qatar Diar UK Limited (the "Tenant")	
2 Date of creation of charge		
Date of creation	d 0 6 m 0 9 y 2 0 y 1 0	
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	Rent Deposit Deed dated 6 September 2010 and made between Tristone Capital Limited ("the Landlord") (1) and the Tenant (2) (the "Rent Deposit Deed")	
26		
4 Amount secured		
Please give us details of the amount secured by the mortgage or charge		
Amount secured	<p>Payment to the Landlord of the rents reserved by and other sums payable to and any loss or expense incurred by the Landlord under a lease of ground floor and lower ground floor 77 Grosvenor Street London W1 dated 6 September 2010 made between the Landlord (1) and the Tenant (2) (the "Lease") or the Rent Deposit Deed in the event of a failure by the Tenant to pay the whole or any part of</p> <p>(a) the rents reserved by and other sums payable by the Tenant to the Landlord pursuant to the terms of the Lease or the Rent Deposit Deed, and</p> <p>(b) any loss or proper and reasonable costs or expense properly incurred by the Landlord in consequence of</p> <p style="margin-left: 40px;">(i) any failure by the Tenant to observe and perform the tenant covenants contained in the Lease and Rent Deposit Deed, or</p> <p style="margin-left: 40px;">(ii) in the enforcement by the Landlord of its rights contained in the Lease or the Rent Deposit Deed</p>	
07		
		<p>Continuation page Please use a continuation page if you need to enter more details</p>

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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

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

Name / Tristone Capital Limited

Address Level 35 Citypoint, One Ropemaker Street, London

Postcode E C 2 Y 9 H D

Name

Address

Postcode

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

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

Short particulars

By way of first fixed charge the amount from time to time standing to the credit of the interest earning deposit account to be opened by the Landlord with a reputable bank incorporated under the laws of and with its principal place of business in the United Kingdom of Great Britain and Northern Ireland pursuant to the provisions of the Rent Deposit Deed ("the Deposit Account") and all the Tenant's right, title and interest in and to the Deposit Account and all money from time to time withdrawn from the Deposit Account in accordance with the Rent Deposit Deed to the Landlord until such time as the Deposit Account shall be closed in accordance with clause 4 of the Rent Deposit Deed

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+
92

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

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

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

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866)

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 870). 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)

9 Signature

Please sign the form here

Signature

Signature

X *Richard Robert Waterhouse* X

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

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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 Denise Sexton

Company name Field Fisher Waterhouse LLP

Address 35 Vine Street

Post town London

County/Region

Postcode EC3N 2AA

Country United Kingdom

DX CDE 823 London

Telephone 020 7861 4695



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 or email enquires@companieshouse.gov.uk

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



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

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

**COMPANY NO. 6569590
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 6
SEPTEMBER 2010 AND CREATED BY QATARI DIAR UK
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO TRISTONE CAPITAL LIMITED
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 14 SEPTEMBER 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 16 SEPTEMBER
2010

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES