## Company details

<table>
<thead>
<tr>
<th>Company number</th>
<th>314890</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company name in full</td>
<td>Queensberry Properties (Peebles) Limited</td>
</tr>
</tbody>
</table>

## Charge creation date

| Charge creation date | 2016-01-12 |

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

- Name: Bank of Scotland plc

- Name: 

- 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.
<table>
<thead>
<tr>
<th>4</th>
<th>Brief description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Brief description</strong></td>
<td>Development Site at Innerleithen Road, Peebles, being the subjects registered in the Land Register of Scotland under Title Number PBL4985.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5</th>
<th>Other charge or fixed security</th>
</tr>
</thead>
</table>
| 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 |

<table>
<thead>
<tr>
<th>6</th>
<th>Floating charge</th>
</tr>
</thead>
</table>
| 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 |

<table>
<thead>
<tr>
<th>7</th>
<th>Negative Pledge</th>
</tr>
</thead>
</table>
| 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 |

<table>
<thead>
<tr>
<th>8</th>
<th>Trustee statement</th>
<th>This statement may be filed after the registration of the charge (see form MR06).</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9</th>
<th>Signature</th>
</tr>
</thead>
</table>
| Please sign the form here. | Signature  
X  
This form must be signed by a person with an interest in the charge. |
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: MGES/FPK/BAN2.589
Company name: Brodies LLP
Address: 15 Atholl Crescent

 Post town: Edinburgh
Country/Region: 
Postcode: EH3 8HA
Country: 
DX: DX ED10
Telephone: 0131 228 3777

 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 £13 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.companieshouse.gov.uk or email 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
CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 314890

Charge code: SC31 4890 0008

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th January 2016 and created by QUEENSBERRY PROPERTIES (PEEBLES) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th January 2016.

Given at Companies House, Edinburgh on 25th January 2016
BANK OF SCOTLAND

STANDARD SECURITY

by

QUEENSBERRY PROPERTIES (PEEBLES) LIMITED

in favour of

BANK OF SCOTLAND PLC

Property: Development Site at Innerleithen Road, Peebles (Title Number PBL4985)
IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

STANDARD SECURITY

In this STANDARD SECURITY the words listed below have the following meanings:-

BoS: BANK OF SCOTLAND PLC incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.

Borrower: QUEENSBERRY PROPERTIES (PEEBLES) LIMITED, incorporated under the Companies Acts in Scotland with registered number SC314890 and having its registered office at Beiberton House, Juniper Green, Edinburgh, Midlothian EH14 3HN.

Property: The subjects being the ground bounded on the south by Innerleithen Road, Peebles as more fully described in Part 1 of the Schedule.

Title Number: PBL4985


Schedule: The Schedule in three Parts annexed and signed as part of this Standard Security.

Secured Liabilities: has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.

2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.

3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.

4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.

5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.

6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.

8. This Standard Security shall be governed by and construed in accordance with Scots law.

9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is Bank of Scotland plc, Loan Servicing, Level 5, 110 St Vincent Street, Glasgow, G2 5ER

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Borrower as follows:

Signed on behalf of QUEENSBERRY PROPERTIES (PEEBLES) LIMITED

[Signature]

[Full name of director/secretary/witness]

[Signature]

[Full name of director]

[Date of signing]

[Place of signing]

[Please remember to execute the Schedule]
Schedule referred to in the foregoing Standard Security by Queensberry Properties (Peebles) Limited in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the subjects being the ground bounded on the south by Innerleithen Road, Peebles being the subjects registered in the Land Register of Scotland under Title Number PBL4985.

PART 2

None.

PART 3

None.

X ...Signature of director

X ...Signature of director/secreatry/witness