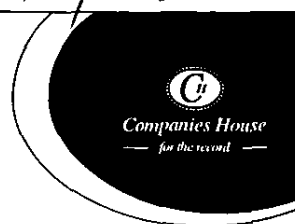


MG01

Particulars of a mortgage or charge

042594 / 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 for**
You cannot use this form to register
particulars of a charge on a
company. To do this you must use
form MG01s

THURSDAY



A1BKSMB2

A17

21/06/2012

#138

COMPANIES HOUSE

ase
uk

1 Company details

Company number 01011674

Company name in full Suffolk Life Annuities Limited
(the "Mortgagor")

1220 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 Date of creation of charge

Date of creation 18/06/2012

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 Mortgage and Charge

4 Amount secured

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

Amount secured All the Mortgagor's liabilities to the Ulster Bank Limited (the "Bank") of
any kind and in any currency (whether present or future actual or
contingent and whether incurred alone or jointly with another)
together with the Bank's charges and commission Interest and
Expenses

See Definitions Sheet

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

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

Name	Ulster Bank Limited
Address	11-16 Donegall Square East
	Belfast
Postcode	B T 1 5 U B
Name	
Address	
Postcode	

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

6

Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

Charge

1 The Mortgagor covenants to discharge on demand the Mortgagor's Obligations and as a continuing security for such discharge and as beneficial owner and as registered owner or the person entitled to be registered as owner, as the case may be, the Mortgagor hereby -

1 1 2 Charges to the Bank ALL THAT AND THOSE the lands and premises situate at and known as Site at Loughway Business Park, Ballinacraig, Greenbank Industrial Park, Newry, County Down being all of the lands and premises as were comprised in Sub-Lease dated the 9th day of January 2012 and made between Menagh Properties Limited of the one part and the Mortgagor of the other part held subject to but with the benefit of Lease dated the 9th day of January 2012 and made between the Mortgagor of the one part and Commercial Motor Products Limited of the other part comprised in folio AR18348L (part) County Armagh tenure leasehold

1 2 Charges and Assigns to the Bank by way of fixed charge -

1 2 1 All the fixtures and fittings of the Mortgagor from time to time attached to the Property

1 2 2 All the plant and machinery vehicles and computer equipment of the Mortgagor present and future at the Property not regularly disposed of in the ordinary course of business and all associated warranties and maintenance contracts

1 2 3 All furniture furnishings equipment tools and other chattels of the Mortgagor now and in the future at the Property and not regularly disposed of in the ordinary course of business

1 3 Charges and Assigns to the Bank by way of fixed charge the Goodwill all rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the Charged Assets

NOTE - NEGATIVE PLEDGE

3 1 The Mortgagor will not without the Bank's prior written consent -


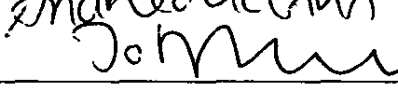
3 1 1 Create or permit to arise any mortgage charge or lien on the Property the Charged Assets or the Goodwill

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

See Definitions Sheet

MG01

Particulars of a mortgage or charge

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 <ul style="list-style-type: none"> - 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	NIL	
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	Signature Please sign the form here <div style="border: 1px solid black; padding: 5px;"> Signature <div style="display: flex; justify-content: space-between;"> X  X </div> <div style="display: flex; justify-content: space-between;">  </div> </div> 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 **Andrea McCann**

Company name **John McKee & Son Solicitors**

Address **The Linenhall**

32-38 Linenhall Street

Post town **Belfast**

County/Region **Antrim**

Postcode **B T 2 8 B G**

Country **Northern Ireland**

DX **DX 470 NR BELFAST 1**

Telephone **028 9023 2303**



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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
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

MG01 - continuation page

Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged	
Short particulars	<p data-bbox="325 394 1005 425">Please give the short particulars of the property mortgaged or charged</p> <p data-bbox="325 488 512 519">Definitions Sheet</p> <p data-bbox="325 555 874 586">Charged Assets The assets charged by Clause 1</p> <p data-bbox="325 622 1286 654">Interest Interest at the rate(s) charged to the Mortgagor by the Bank from time to time</p> <p data-bbox="325 689 1433 748">Goodwill The present and future goodwill of any business carried on at the Property by or on behalf of the Mortgagor</p> <p data-bbox="325 784 1439 1008">Property ALL THAT AND THOSE the lands and premises situate at and known as Site at Loughway Business Park, Ballinacraig, Greenbank Industrial Park, Newry, County Down being all of the lands and premises as were comprised in Sub-Lease dated the 9th day of January 2012 and made between Menagh Properties Limited of the one part and the Mortgagor of the other part held subject to but with the benefit of Lease dated the 9th day of January 2012 and made between the Mortgagor of the one part and Commercial Motor Products Limited of the other part comprised in Folio AR18348L (part) County Armagh tenure leasehold</p> <p data-bbox="325 1043 1404 1137">Mortgagor's Obligations All the Mortgagor's liabilities to the Bank of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) together with the Bank's charges and commission Interest and Expenses</p> <p data-bbox="325 1173 1439 1330">Expenses All expenses (on a full indemnity basis) incurred by the Bank or any Receiver at any time in connection with the Property the Charged Assets the Goodwill or the Mortgagor's Obligations or in taking or perfecting this deed or in preserving defending or enforcing the security created by this deed or in exercising any power under this deed or otherwise with Interest from the date they are incurred</p> <p data-bbox="325 1366 1426 1429">Required Currency The currency or currencies in which the Mortgagor's Obligations are expressed from time to time</p>	



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 1011674
CHARGE NO. 1220

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A MORTGAGE AND CHARGE DATED
18 JUNE 2012 AND CREATED BY SUFFOLK LIFE ANNUITIES
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO ULSTER BANK LIMITED ON
ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT
TO CHAPTER 1 PART 25 OF THE COMPANIES ACT 2006 ON THE
21 JUNE 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 25 JUNE 2012

DX



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES