



**Registration of a Charge**

Company name: **UNICORN CONTAINERS LIMITED**

Company number: **NI029839**



X6HS5EVF

Received for Electronic Filing: **25/10/2017**

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**Details of Charge**

Date of creation: **25/10/2017**

Charge code: **NI02 9839 0006**

Persons entitled: **JOHN RODERICK WILLIAM PANNELL, CAROLINE MARGARET PANNELL, ROGER JOHN PANNELL AND HELEN MARGARET PANNELL AS TRUSTEES OF THE FULTON HYGIENE SYSTEMS PENSION PLAN**

Brief description:

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SHEAN DICKSON MERRICK SOLICITORS**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: NI29839

Charge code: NI02 9839 0006

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 25th October 2017 and created by UNICORN CONTAINERS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th October 2017 .

Given at Companies House, Belfast on 26th October 2017

The above information was communicated by electronic means and authenticated  
by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

DATED THIS 25<sup>th</sup> DAY OF October 2017

UNICORN CONTAINERS LIMITED, UNICORN HYGIENICS LIMITED AND  
UNICORN FLOORING LIMITED (1)

JOHN RODERICK WILLIAM PANNELL, CAROLINE MARGARET PANNELL,  
ROGER JOHN PANNELL and HELEN MARGARET PANNELL as trustees of the  
FULTON HYGIENE SYSTEMS PENSION PLAN

CHattel Mortgage

SDM

Solicitors  
14-16 High Street  
Belfast  
BT1 2BS

**THIS CHATTEL MORTGAGE** is made on 25<sup>th</sup> October 2017

**PARTIES:**

- (1) **Unicorn Containers Limited** (Company Number NI 029839), **Unicorn Hygienics Limited** (Company Number NI 060081) and **Unicorn Flooring Limited** (Company Number NI 027727) all having their registered office at 5 Ferguson Drive, Knockmore Hill Industrial Park, Lisburn BT28 2EX (**'Unicorn Group'**), and
- (2) **John Roderick William Pannell, Caroline Margaret Pannell, Roger John Pannell and Helen Margaret Pannell** as trustees of the **Fulton Hygiene Systems Pension Plan** (**'the Trustees'**).

**BACKGROUND:**

1. The Trustees have agreed to make available to FHS (as defined in clause 1.1) a loan facility of £750,000.00 pursuant to, and in accordance with, the provisions of the Loan Agreement (as defined in clause 1.1);
2. It is a condition precedent to the Trustees making available funds to FHS under the Loan Agreement that the Unicorn Group guarantee the payment obligations assumed by FHS under the Loan Agreement by the Unicorn Group entering into a Guarantee Agreement (as defined in clause 1.1) and this mortgage.
3. Accordingly, the Unicorn Group has agreed to grant this deed on the terms set out below.

**IT IS AGREED:**

**1. Definitions and interpretation**

- 1.1 In this deed, unless the context otherwise requires:
  - 1.1.1 **'the Chattels'** means the goods or chattels, whether already acquired or hereafter to be acquired, specified in the schedule, including all engines, appliances, parts, spare parts,

components, instruments, appurtenances, accessories and other equipment of any kind installed in them or on them, and any and all substitutions, replacements, renewals and additions hereafter from time to time made for, in, or to them,

1.1.2 **'the Documents'** means all logbooks, maintenance records, record books, manuals, handbooks, drawings, technical data and all other documents relating to the Chattels;

1.1.3 **'the Default Rate'** means 6% a year,

1.1.4 **'the Expenses'** means:

1.1.4.1 the money and costs referred to in clause 6.2, and

1.1.4.2 the items of expenditure identified in clause 19,

1.1.5 **'the Guarantee'** means the form of guarantee dated on or about the date of this deed and entered into by the Unicorn Group (1) and the Trustees (2) whereby the Unicorn Group guarantee the performance by FHS of the Loan Agreement.

1.1.6 **'FHS'** means FHS Group Limited (Company Number NI 017396) having its registered office at 5 Ferguson Drive, Knockmore Drive Industrial Park, Lisburn BT28 2EX.

1.1.7 references to **'insurances'** are references to all contracts and policies of insurance or indemnity taken out by, or on behalf of, the Unicorn Group, or to the extent of its interest, in which the Unicorn Group has an interest such as are referred to in clause 5.1.

1.1.8 **'the Insured Risks'** means fire, storm, lightning, earthquake, explosion, aircraft, riot, civil commotion, malicious damage, aircraft and other aerial devices or articles dropped from aircraft, tempest, flood, bursting and overflowing of water tanks, apparatus or pipes and damage by, or resulting from, vehicular or other impact and such other risks as the Trustees may reasonably require including demolition and site clearance, costs and

expenses, architects, surveyors and other professional fees and all other incidental expenses,

1.1.9 **'the Loan Agreement'** means the loan agreement dated on or about the date of this deed and entered into by (1) the Unicorn Group as borrower and (2) the Trustees as lender whereby the Trustees agrees to grant loan facilities in the maximum amount of £750,000.00 to the Unicorn Group;

1.1.10 **'the Mortgaged Property'** means the Chattels and all other rights, assets and property from time to time charged to the Trustees under clause 3,

1.1.11 references to **'permitted security interests'** are references to:

1.1.11.1 security granted pursuant to this deed,

1.1.11.2 retention of title agreements in relation to the supply of goods to the Unicorn Group entered into in the ordinary course of the Unicorn Group's business relating to the unpaid purchase price for the relevant goods by the Unicorn Group to the extent that such agreements constitute security,

1.1.11.3 any security interest granted or permitted in accordance with the provisions of the Loan Agreement, and

1.1.11.4 any other security interest permitted from time to time by the Trustees,

1.1.12 references to **'a receiver'** are references to an administrative receiver, receiver and manager or other receiver appointed in respect of the Mortgaged Property under this deed,

1.1.13 **'the Secured Sums'** means all money and liabilities whether certain or contingent from time to time due, owing or incurred by the Unicorn Group to the Trustees under, or in connection with, the Loan Agreement together with the Expenses on a full and unqualified indemnity basis and all interest which the Trustees may charge or incur in relation to the Unicorn Group or this deed,

1.1.14 references to '**a security interest**' are references to any mortgage, charge, pledge, lien, assignment, hypothecation, security interest, title retention, preferential right or trust arrangement or other security or arrangement or agreement of any kind or any right, including any 'hold-back' or 'flawed asset' arrangement conferring a priority of payment, and

1.1.15 references to '**the winding-up**' of a person also include the amalgamation, reconstruction, reorganisation, dissolution, liquidation, merger or consolidation of that person, and any equivalent or analogous procedure under the law of any jurisdiction, and a reference to the commencement of any of the foregoing includes a reference to the presentation of a petition to a court of competent jurisdiction or the passing of a valid resolution for, or with a view to, any of the foregoing.

1.2. In this deed:

1.2.1 the contents page and clause headings are included for convenience only and do not affect the construction of this deed,

1.2.2 words denoting the singular include the plural and vice versa, and

1.2.3 words denoting one gender include all genders.

1.3 In this deed, unless the context otherwise requires or unless otherwise expressly provided:

1.3.1 references to persons include references to natural persons, firms, partnerships, companies, corporations, associations, organisations, and trusts, in each case whether or not having a separate legal personality,

1.3.2 references to documents, instruments and agreements, including, without limitation, this deed and any document referred to in this deed, are references to such documents,

instruments and agreements as modified, amended, varied, supplemented or novated from time to time,

1.3.3 references to an authorisation include references to an authorisation, consent, approval, resolution, licence, exemption, filing and registration,

1.3.4 references to a party to this deed include references to its successors, transferees and assigns,

1.3.5 references to clauses and schedules are references to clauses of, and schedules to, this deed, and references to this deed include its schedules,

1.3.6 references to paragraphs, unless otherwise expressly provided, are references to paragraphs of the schedule in which the references appear,

1.3.7 subject to clause 9.5, references to statutory provisions are construed as references to those provisions as respectively amended, consolidated, extended or re-enacted from time to time, and to any orders, regulations, instruments or other subordinate legislation made under the relevant statute, and

1.3.8 references to 'a company' include references to any company, corporation or other body corporate, wherever and however incorporated or established.

1.4 Save as otherwise defined in this deed, terms used in this deed shall bear the same respective meanings as ascribed to them in the Loan Agreement.

## **2. Covenant to pay**

The Unicorn Group must pay and discharge the Secured Sums to the Trustees on demand on the due date for payment, and must pay interest on the money so due, whether before or after any judgment, calculated at the Default Rate day by day from the date on which



the Secured Sums became due or were incurred until payment or discharge in full of the Secured Sums.

**3. Charging provisions**

The Unicorn Group, charges in favour of the Trustees as a continuing security for the payment and discharge of the Secured Sums:

3.1 the Chattels and the Documents,

3.2 without prejudice to clause 3.4, the benefit of all contracts and agreements, including all conditions and warranties, entered into at any time relating to the title, merchantable quality, fitness for purpose, description, condition, operation, use, servicing, maintenance or repair of the Chattels,

3.3 the full benefit of all insurances from time to time in force in relation to the Mortgaged Property, and

3.4 any money payable to the Unicorn Group for, or in connection with, a disposal by way of sale or otherwise of the Chattels, including any deposit, sum on account or instalment.

**4. General undertakings**

4.1 The undertakings contained in this clause and clause 5, and the general negative undertakings contained in clause 7 are to remain in full force and effect from the date of this deed and for so long as the Secured Sums remain outstanding or the Trustees are under an obligation, whether actual or contingent, to make any credit or other accommodation available to the Unicorn Group under the Loan Agreement.

4.2 The Unicorn Group must:

4.2.1 acquire, maintain and renew all rights, contracts, powers, privileges, licences, leases, sanctions, franchises and concessions necessary or useful for the conduct of its business and operations; and

4.2.2 must carry on and conduct its business in a proper and efficient manner, and not make any alterations in the nature of its business, without the prior written consent of the Trustees.

4.3 The Unicorn Group must:

4.3.1 keep the Chattels in a good state of repair and in good working order and condition,

4.3.2 renew, service and overhaul the Chattels as necessary,

4.3.3 comply with all relevant legal requirements necessary for the operation of the Chattels, and

4.3.4 not suffer the Chattels to deteriorate in condition or value, otherwise than in the normal course of operation.

4.4 In case of any defect in the title, merchantable quality, fitness for purpose, condition or failure to correspond with description of the Chattels or any parts or equipment supplied for incorporation in or attachment to the Chattels, whether such terms are contractual or statutory, the Unicorn Group must diligently prosecute all available claims in respect of the defect or failure against the supplier, manufacturer or other person liable in respect of it.

4.5 The Unicorn Group must maintain all logbooks, manuals, technical data and other materials and documents required to be maintained on or with respect to the Chattels by specific contracts, normal trade practice or by law.

- 4.6 The Unicorn Group must grant the Trustees and its representatives and agents a licence to enter the premises where any of the Chattels or the Documents are kept or believed to be kept for the purposes of inspection.
- 4.7 The Unicorn Group must ensure that all persons having any interest in the premises where any of the Chattels or the Documents are kept, whether as lessor, lessee, mortgagee or otherwise, receive written notice of the Trustees's interest as chargee.
- 4.8 The Unicorn Group must ensure that all services, replacements, inspections, maintenance, repairs, overhauls, tests improvements and modifications to be made or carried out to, or on, the Chattels are made or carried out by properly qualified personnel.
- 4.9 The Unicorn Group must ensure that any replacements, modifications, renewals and additions to the Chattels are free of any security interest.
- 4.10 The Unicorn Group must furnish the Trustees with all such information regarding the Chattels and their location, use, operation, engagement and condition, including any material alterations, modifications and additions to them and any proposed sale of them, as the Trustees may from time to time request.
- 4.11 The Unicorn Group must pay and discharge as they fall due all debts, damages and liabilities which have given or may give rise to liens on, or claims enforceable against, the Chattels and, in the event of a detention of any of the Chattels in exercise or purported exercise of any such lien or claim as aforesaid, procure the release of them from detention forthwith upon receiving notice of it.
- 4.12 The Unicorn Group must pay punctually all rents, rates, levies and taxes payable in respect of any premises in which the Chattels may be kept and all costs, fees and expenses in respect of the Chattels, whether for operation, maintenance or otherwise, and produce to the Trustees on demand evidence of payment.

4.13 The Unicorn Group must deposit with the Trustees:

4.13.1 the Documents, if so required by the Trustees, and

4.13.2 all money received by the Unicorn Group on a disposal of the Chattels,  
and, in the meantime, must hold all such money in trust for the Trustees.

4.14 The Unicorn Group must, if so required by the Trustees, affix to the Chattels or any part of them plaques, name plates, notices or other forms of wording of reasonable size and type in a readily visible position stating that the Trustees has an interest in the Chattels as chargee.

4.15 Immediately upon receipt from any third party of any notice, or other matter whatsoever affecting or likely to affect the Mortgaged Property, the Unicorn Group must:

4.15.1 give full particulars of it to the Trustees,

4.15.2 if required, produce it to the Trustees,

4.15.3 at the cost of the Unicorn Group, either immediately comply with it or at the request of the Trustees make or join with the Trustees in making any objections or representations against or in respect of it that the Trustees deems expedient.

4.16 The Unicorn Group must immediately give written notice to the Trustees of any material damage to any material item comprised within the Mortgaged Property.

4.17 Without prejudice to the provisions of clause 19.1, the Unicorn Group must keep the Trustees, and any receiver appointed by the Trustees, fully and effectively indemnified from and against all actions, proceedings, costs, charges, claims, demands, expenses and liabilities, including VAT and any other taxes and/or legal and other professional fees, whatsoever in respect of any breach or non-observance or non-performance of any

obligations on the part of the Unicorn Group contained in this deed or the making good of any such breach or non-observance or non-performance.

- 4.18 The Unicorn Group must execute and do at the expense of the Unicorn Group all work and things whatsoever that are now or at any time during the continuance of this security any national, local or other competent authority directs or requires to be executed or done upon, or in respect of, the Mortgaged Property.

## **5. Insurance undertakings**

- 5.1 The Unicorn Group must effect and maintain insurance in respect of the Mortgaged Property covering the Insured Risks, in such amounts and on such terms as the Trustees requires.

- 5.2 The insurances must be with insurers previously approved by the Trustees, and the Unicorn Group must procure the noting of the Trustees intended interest on each policy of insurance.

- 5.3 The Unicorn Group must ensure that each policy of insurance includes such protection for the Trustees against avoidance and invalidation as the Trustees reasonably requires, including a requirement on the part of the insurers to notify the Trustees of any material change to the policy or reduction of cover.

- 5.4 The Unicorn Group must procure that, in connection with each such insurance, the insurers confirm in writing to the Trustees that:

- 5.4.1 the insurers will accept payment of all premiums from the Trustees to prevent the policy lapsing if the insured fails to make payments,

- 5.4.2 the Trustees is not, in any circumstances, to be liable for the relevant premiums.

- 5.4.3 all money payable by the insurers will be paid to the Trustees,
- 5.4.4 the Trustees alone will be entitled to give a good discharge for money paid by the insurers under a policy of Insurance, and
- 5.4.5 the insurers will not permit the policy of insurance to lapse or attempt to avoid it without giving at least 28 days prior notice to the Trustees.
- 5.5 The Unicorn Group must not do or omit to do, or permit or suffer to be done or omitted to be done, anything that might render any insurance void, voidable or unenforceable.
- 5.6 The Unicorn Group must, on demand, deposit with the Trustees all policies of insurance and the related premium receipts.
- 5.7 The Unicorn Group must cause any money received from any policies of insurance to be paid to the Trustees. If any such money is received by the Unicorn Group, the Unicorn Group must immediately pay it to the Trustees and until payment hold it on trust for the Trustees, to be applied, at the option of the Trustees either towards making good the loss or damage in respect of which the money was received or towards the discharge of the Secured Sums, which for this purpose are to be deemed to have become due and payable immediately following execution of this deed.
- 5.8 Upon the written request of the Trustees, the Unicorn Group must produce to the Trustees evidence satisfactory to the Trustees of the effecting of the required insurances and evidence that they remain in force.
- 5.9 If at any time the Chattels are not insured in accordance with the provisions of this clause 5, or if the Unicorn Group fails to produce any such evidence as aforesaid, the Trustees may, but need not, insure the Chattels at the expense of the Unicorn Group and keep them so insured during the continuance of this security. The Unicorn Group must indemnify

the Trustees against any money expended by the Trustees for that purpose and the money is to be secured by the security created by clause 3.1.

5.10 The Unicorn Group must not:

5.10.1 use the Chattels or allow them to be used for any purpose not permitted by the terms or conditions of any policy of insurance for the time being relating to them, or

5.10.2 do or omit to do, or allow to be done or omitted, any act or thing by which any policy of insurance relating to them may be invalidated.

## 6. Curing non-performance

6.1 If the Unicorn Group fails to observe or perform the provisions of this deed, the Trustees may do all acts and things necessary to secure the observance or performance of it without thereby becoming liable as a mortgagee in possession.

6.2 All money expended and all costs incurred by the Trustees in carrying out any of its discretions or powers referred to in clause 6.1 will be considered to have been properly incurred by the Trustees and will be recoverable from the Unicorn Group.

## 7. General negative undertakings

7.1 The Unicorn Group must not, without the prior written consent of the Trustees, enter into or commence any winding-up and must not take any action that may prejudice its corporate existence and the right to carry on its business and operations.

7.2 The Unicorn Group must not, without the prior written consent of the Trustees:

7.2.1 permit any of the Chattels to be removed from Northern Ireland,

- 7.2.2 purport to sell the Mortgaged Property, offer it for sale, transfer or assign it,
- 7.2.3 create, or attempt to create or permit to exist, any security interest, save for permitted security interests, upon the Mortgaged Property, including any security interest on land to which the Chattels may be fixed,
- 7.2.4 lease, let, hire or license the Chattels, or permit any lease, letting, hiring, conditional sale or hire purchase agreement to exist in respect of them,
- 7.2.5 allow, perform or consent to any act or omission to act which would or might cause the Chattels to be forfeited under any applicable law or which might jeopardise the Chattels,
- 7.2.6 allow the Chattels to be used in any trade or business contrary to any applicable law,
- 7.2.7 permit the Chattels to leave the possession of the Unicorn Group, except for the purpose of necessary repair or maintenance, or to be used by any person for any purpose other than in connection with the trade or business of the Unicorn Group, or
- 7.2.8 fix any object or thing to the Chattels or to land on which the Mortgaged Property is located belonging to or to be charged to any person other than the Trustees, or allow anything to be fixed, in such manner that the Chattels cease to be secured by this deed free of the right of any such owner or chargee.

## **8. Security to become enforceable**

- 8.1 The security constituted by this deed will become enforceable at any time after the Trustees has demanded payment of the Secured Sums, and immediately thereafter the Trustees may, in respect of the Mortgaged Property, exercise the power of sale conferred upon mortgagees by Section 19 of the Conveyancing and Law the Law of Property Act, 1881 without the restrictions imposed by section 70 of that Act as to the giving of notice or otherwise.



- 8.2 The Unicorn Group grants to the Trustees and to any receiver the right to enter without notice upon any land or premises now owned or occupied, or within 80 years of the date of this deed acquired, by the Unicorn Group upon which the Mortgaged Property is from time to time situated, whether fixed to the land or not, for the purposes of exercising the Trustees's power of sale under this deed.

**9. Appointment and removal of a receiver and his powers**

- 9.1 Upon this security becoming enforceable, or at any time if so requested by the Unicorn Group, the Trustees may, subject to statutory restrictions, appoint any person or persons as receiver or receivers:

- 9.2 The Trustees may:

- 9.2.1 remove any receiver previously appointed under this deed, and

- 9.2.2 appoint any person or persons as receiver or receivers either in the place of a receiver so removed or who has otherwise ceased to act or to act jointly with a receiver or receivers previously appointed.

- 9.3 If at any time any two or more persons hold the office as receivers, each such receiver may, unless the contrary is stated in any instrument appointing him, exercise all the powers and discretions conferred on receivers individually by this deed, to the exclusion of the other or others of them.

- 9.4 Every appointment or removal of a receiver and every delegation, appointment or removal by the Trustees in the exercise of any right to delegate its powers or to remove delegates contained in this deed, may be made either by deed or by instrument in writing under the hand of any duly authorised officer of the Trustees or any person so authorised in writing in that behalf by any such officer.

9.5 Until his removal, a receiver appointed in accordance with the foregoing provisions of this clause 9 is to have the powers conferred on receivers by Section 24 of the Conveyancing and Law of Property Act 1881 and on administrative receivers by schedule 1 to the Insolvency (Northern Ireland) Order 1989, both as in force at the date of this deed, and in addition may, either in his own name or in the name of the Unicorn Group:

9.5.1 carry on, manage or concur in carrying on or managing the business of the Unicorn Group as he thinks fit in so far as it relates to the Mortgaged Property including, without limitation, power to perform, repudiate, rescind or vary any contracts or agreements,

9.5.2 sell, let, lease, hire, license the Chattels, enter into hire purchase agreements regarding them or concur in selling, letting, leasing, hiring or licensing them or entering into hire purchase agreements in respect of them, and carry the same into effect in such manner as he thinks fit, whether or not in the name of the Unicorn Group,

9.5.3 repair, insure, protect, improve or replace the Chattels,

9.5.4 appoint, employ or dismiss managers, officers, contractors or agents,

9.5.5 have access to, and make use of, the premises, plant and equipment and accounting and other records of the Unicorn Group and the services of its staff for the above purposes,

9.5.6 do all other acts and things which he may consider desirable or necessary for realising the Mortgaged Property or incidental or conducive to the rights, powers or discretions conferred on a receiver under or by virtue of this deed, and

9.5.7 exercise in relation to the Mortgaged Property all the powers, authorities and things which he would be capable of exercising if he were the absolute beneficial owner of it.

9.6 If there is any ambiguity or conflict between the powers conferred on a receiver by this clause 9 and by the Conveyancing and Law of Property Act 1881 or by Schedule 1 of the

Insolvency (Northern Ireland) Order 1989, the powers conferred by this clause 9 are to prevail.

## **10. Appropriation and application**

10.1 All money received by the Trustees or a receiver must be applied in the following order:

10.1.1 in payment of the remuneration of the receiver and the costs of realisation including all costs and expenses of, or incidental to, any exercise of any power conferred by this deed,

10.1.2 when so required, in or towards satisfaction of the Secured Sums in such order as to principal, interest or the Expenses as the Trustees, or the receiver in his absolute discretion, determines,

and the surplus, if any, must be paid to the Unicorn Group or such other person as may be entitled to it.

10.2 Clause 10.1 is to take effect as and by way of variation and extension of sections 18 to 24 inclusive of the Conveyancing and Law of Property Act 1881, which as so varied and extended are to be regarded as incorporated in this deed.

10.3 The Trustees may, in its absolute discretion at all times pending the payment to the Trustees of the whole of the Secured Sums, place and keep to the credit of a separate or suspense account any money received by the Trustees by virtue of this deed for so long and in such manner as the Trustees determines without any obligation to apply it or any part of it in or towards the discharge the Secured Sums.

## **11. Responsibility for receiver**

11.1 At all times and for all purposes, a receiver is to be deemed to be the agent of the Unicorn Group, and the Unicorn Group, to the exclusion of the Trustees, is to be solely responsible for his acts or defaults.

11.2 A receiver is to be entitled to remuneration for his services and the services of his firm appropriate to the work and responsibility involved upon the basis of charging from time to time adopted by him or his firm and without being limited by the maximum rate specified in section 24(6) of the Conveyancing and Law of Property Act 1881.

11.3 From time to time, the Trustees may, within the parameters referred to in clause 11.2, fix the remuneration of any receiver and direct that such remuneration be paid from money accruing to the receiver in the exercise of his powers as receiver, but the Unicorn Group alone is to be liable for the payment of such remuneration.

## **12. Powers of the Trustees and a receiver**

12.1 All the powers, authorities and discretions conferred by this deed either expressly or impliedly on a receiver may be exercised by the Trustees in relation to the Mortgaged Property without first appointing a receiver or notwithstanding the appointment of a receiver.

12.2 The powers in relation to the Mortgaged Property conferred by this deed on the Trustees or on a receiver are to be in addition to, and not in substitution for, the powers conferred on mortgagees or receivers under the Conveyancing and Law of Property Act 1881 and the Insolvency (Northern Ireland) Order 1989.

## **13. Delegation of powers**

The Trustees may, at any time and from time to time, delegate by power of attorney or in any other manner, including without limitation, under the hand of any duly authorised officer of the Trustees, to any person all or any of the powers, authorities and discretions that are, for the time being, exercisable by the Trustees under this deed, the

Conveyancing and Law of Property Act 1881 or the Insolvency (Northern Ireland) Order 1989 in relation to the Mortgaged Property. Any such delegation may be made on any terms and conditions, including power to sub-delegate, and subject to such regulations as the Trustees may think fit, but the Trustees is not to be in any way liable or responsible to the Unicorn Group for any loss or damage arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate ('a delegate').

#### **14. Liability in possession**

14.1 If the Trustees or any receiver enters into possession of the Mortgaged Property, the Trustees or the receiver may, from time to time at will, go out of such possession.

14.2 The Trustees will not, in any circumstances either by reason of any entry by it into, or taking by it of possession of, the Mortgaged Property or for any other reason whatsoever and whether as mortgagee in possession or on any other basis whatsoever:

14.2.1 be liable to account to the Unicorn Group for anything except the Trustees's own actual receipts, or

14.2.2 be liable to the Unicorn Group for any loss or damage arising from:

14.2.2.1 any realisation by the Trustees of the Mortgaged Property, or

14.2.2.2 any act, default or omission of the Trustees in relation to the Mortgaged Property,  
or

14.2.2.3 any exercise or non-exercise by the Trustees of any power, authority or discretion conferred upon it in relation to the Mortgaged Property by, or pursuant to, this deed, the Conveyancing and Law of Property Act 1881 or the Insolvency (Northern Ireland) Order 1989,

unless the loss or damage is caused by the Trustees's own gross negligence or wilful default.

- 14.3 All the provisions of clause 14.2 are to apply in respect of the liability of any receiver and in respect of the liability of any delegate in all respects as though every reference in clause 14.2 to the Trustees were instead a reference to the receiver or, as the case may be, delegate.

## **15. Protection for third party purchasers**

- 15.1 No person dealing with the Trustees or with a receiver or with any delegate need concerned to enquire whether any event has happened upon which any of the powers, authorities and discretions conferred by or pursuant to this deed in relation to the Mortgaged Property is or may be exercisable by the Trustees, the receiver or delegate, or otherwise as to the propriety or regularity of acts purporting or intended to be in exercise of any such powers, and all the protection to purchasers contained in the sections 21 and 22 of the Conveyancing and Law of Property Act 1881 are to apply to any person purchasing from, or dealing with, the Trustees or the receiver or delegate in like manner as if the statutory powers of sale and of appointing a receiver in relation to the Mortgaged Property had not been varied or extended by this deed.
- 15.2 The powers conferred by section 19 of the Conveyancing and Law of Property Act 1881, as varied and extended by this deed are to be deemed to have arisen immediately on the execution of this deed.

## **16. Further assurance and power of attorney**

- 16.1 At any time, if and when reasonably required by the Trustees, the Unicorn Group must execute in favour of the Trustees or as the Trustees directs any further legal or other assignments, mortgages, securities or charges of and on the Mortgaged Property as the Trustees requires to secure payment and discharge of the Secured Sums, in so far as the

Unicorn Group is lawfully entitled so to do and subject to any third party consents that are required being obtained, which the Unicorn Group must use its best endeavours to do.

16.2 The assignments, mortgages, securities or charges will be prepared by, or on behalf of, the Trustees at the cost of the Unicorn Group and must contain all provisions the Trustees reasonably requires.

16.3 To secure the interest of the Trustees in the Mortgaged Property and facilitate realisation of the security constituted by this deed, the Unicorn Group irrevocably and by way of security appoints the Trustees and any receiver to be its attorney, with full power to appoint delegates and to sub-delegate in both cases with regard to the Mortgaged Property, on its behalf and in its name or otherwise and as its act and deed to sign, execute and do any deed, document, act or thing the Unicorn Group is or may become obliged to sign, execute and do under this deed or which the Trustees or a receiver, in its or his absolute discretion, considers appropriate in connection with the exercise of any of the powers of the Trustees or of a receiver or the realisation of any security constituted by this deed.

16.4 Upon first request of the Trustees, the Unicorn Group must ratify and confirm the actions the Trustees or any receiver or any delegate or sub-delegate carries out in its capacity as attorney for the Unicorn Group as provided in clause 16.3, and in its capacity as attorney the Trustees, a receiver, delegate or sub-delegate may so ratify and confirm on behalf of the Unicorn Group.

## **17. New account**

17.1 If the Trustees receives notice, either actual or constructive, of any security interest other than a permitted security interest affecting the Mortgaged Property, the Trustees may open a new account or accounts with the Unicorn Group.

17.2 If the Trustees does not open a new account it is nevertheless to be treated as if it had done so at the time when it received notice or was deemed to have received notice, and, as from that time, all payments made by or on behalf of the Unicorn Group to the Trustees will be credited or be treated as having been credited to the new account and will not operate to reduce the amount due from the Unicorn Group to the Trustees at the time when it received notice or was deemed to have received notice.

## **18. Consolidation and set-off**

18.1 In addition to any general lien or similar right, if any, to which it may be entitled by law, the Trustees is to have the right at any time or times and without notice to the Unicorn Group, as well before as after any demand under this deed, to combine or consolidate all or any of the then existing accounts, including accounts in the name of the Trustees, with any liabilities to the Trustees of the Unicorn Group.

18.2 The Trustees may set-off a matured obligation owed by the Unicorn Group to the Trustees under this deed, to the extent beneficially owned by the Trustees, against any obligation whether or not matured owed by the Trustees to the Unicorn Group, regardless of the place of payment, booking branch or currency of either obligation. If the respective obligations are in different currencies, the Trustees may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off. If either obligation is unliquidated or unascertained, the Trustees may set-off in an amount estimated by it in good faith to be the amount of that obligation.

## **19. Indemnities and expenses**

19.1 The Unicorn Group must indemnify the Trustees, any receiver and any manager, agent, officer or employee for whose liability, acts or omissions the Trustees or a receiver may be answerable, and keep them indemnified, from and against all liabilities, costs, charges, losses and expenses suffered or incurred by them arising from or as a result of:



19.1.1 the exercise or the purported exercise of any powers, authorities or discretions vested in any of them pursuant,

19.1.2 any matter or thing done or omitted or in any way relating to this deed,

19.1.3 any breach by the Unicorn Group of its obligations to the Trustees under this deed,

19.1.4 the enforcement of this deed, or

19.1.5 any action claim or proceeding relating to any of the above,

except to the extent that the same results from the gross negligence or wilful default of the Trustees, a receiver or such manager, agent, officer or employee.

19.2 The Unicorn Group must, in accordance with clause 19.3, pay to the Trustees the following items of expenditure:

19.2.1 on a full indemnity basis all expenses including legal and out-of-pocket expenses incurred by the Trustees in connection with:

19.2.1.1 preparation, negotiation and execution of this deed,

19.2.1.2 preparation and negotiation of documentation relating to any amendment or extension of this deed, regardless of the form which such documentation takes and whether or not such documentation is acceptable to, and/or executed by, any or all parties to it,

19.2.1.3 granting of any waiver, approval, consent, confirmation or release under, or in respect of, this deed, and

19.2.1.4 any investigation or due diligence into the financial or other condition of the Unicorn Group or ascertaining whether or not the Unicorn Group has complied or is complying with this deed,

together with interest at the Default Rate from the date such expenses were incurred to the date of payment, as well after as before judgment;

19.2.2 an amount equal to any stamp duties, search fees, registration fees and duties payable in connection with this deed and any penalties with respect to, or resulting from the delay or omission to pay any such duties or fees, and

19.2.3 all expenses, including legal and out of pocket expenses on a full indemnity basis, incurred by the Trustees:

19.2.3.1 in contemplation of, or otherwise in connection with, the enforcement of any rights or exercise of any powers under this deed or in investigating any possible breach by the Unicorn Group of this deed, or

19.2.3.2 in respect of any proceedings, legal or otherwise, involving the Trustees in connection with this deed or the Mortgaged Property, whether such proceedings are brought by the Unicorn Group or a third party;

together with interest at the Default Rate from the date such expenses were incurred to the date of payment, as well after as before judgment.

19.2 The Unicorn Group must, on first demand, pay or reimburse the Trustees for the Expenses.

19.4 If any sums that are payable by the Unicorn Group but have not been paid by the Unicorn Group are paid by the Trustees or a receiver, they must be repaid by the Unicorn Group on demand together with interest at the Default Rate from the time of their being paid or

incurred by the Trustees or a receiver to the time that payment is made in full by the Unicorn Group, as well after as before judgment or demand for them.

## **20. Miscellaneous**

20.1 The security created by this deed is in addition to any other security the Trustees may now or from time to time hold or take from the Unicorn Group.

20.2 This deed is to be a continuing security to the Trustees notwithstanding any intermediate payment or settlement of account or any other matter whatever, and is in addition to, and is not to prejudice or be prejudiced by, any right of lien, set-off, combination or other rights exercisable by the Trustees as Trustees against the Unicorn Group or any security, guarantee, indemnity and/or negotiable instrument now or in the future held by the Trustees.

20.3 Nothing contained in this deed is to operate so as to merge or otherwise prejudice or affect any bill, note, guarantee, mortgage or other security or any contractual or other right the Trustees may at any time have for any money or liabilities or other sums due or incurred by the Unicorn Group to the Trustees or any right or remedy of the Trustees under this deed and any receipt, release or discharge of the security provided by, or of any liability arising under, this deed shall not release or discharge the Unicorn Group from any liability to the Trustees for the same or any other moneys which may exist independently of this deed.

20.4 Any release, settlement or discharge between the Trustees and the Unicorn Group is to be conditional upon no security, disposition or payment to the Trustees by the Unicorn Group or any other person being avoided, set aside, reduced or ordered to be refunded by virtue of any statutory provision relating to insolvency or liquidation for the time being in force or for any reason whatsoever. If a security, disposition or payment is avoided, set aside, reduced or ordered to be refunded, the Trustees may recover the value or amount of it from the Unicorn Group subsequently as if the settlement or discharge had not occurred.

- 20.5 Subject to and without prejudice to clause 20.4, once the Trustees is satisfied that all the Secured Sums have been discharged in full and all facilities that might give rise to the Secured Sums have been terminated, and the Trustees is satisfied that it has no further obligation whether actual or contingent to make any credit or other accommodation available to the Unicorn Group under the Loan Agreement, then the Trustees must, at the request and cost of the Unicorn Group, execute and do all such deeds, acts and things as may be necessary to release the Mortgaged Property from the mortgages and charges constituted by clause 3.
- 20.6 The Trustees and a receiver may redeem any prior security interest and may settle and prove the accounts of the encumbrancer of that prior security interest, and accounts so settled and proved are to be conclusive and binding on the Unicorn Group and the money so paid is to be a receivership expense and be secured by this deed.
- 20.7 This deed may be executed in any number of counterparts and this is to have the same effect as if the signatures on the separate counterparts were on a single copy of this deed.
- 20.8 The Unicorn Group may not assign any of its rights under this deed.
- 20.9 The restriction on consolidation of mortgages contained in section 17 of the Conveyancing and Law and Property Act 1881 is not to apply to this security.
- 20.10 Any certification or determination by the Trustees of a rate of interest or amount under this deed is, in the absence of manifest error, to be conclusive evidence of the matters to which it relates.
- 20.11 The rights of the Trustees under this deed:
- 20.11.1 may be exercised as often as necessary,

20.11.2 are cumulative and not exclusive of its rights under the general law; and

20.11.3 may be waived only in writing and specifically.

Delay in exercising or non-exercise of any such right is not a waiver of that right.

## **21. Severability**

If any provision of this deed is or becomes illegal, invalid or unenforceable in any jurisdiction, that is not to effect:

21.1 the validity or enforceability in that jurisdiction of any other provision of this deed, or

21.2 the validity or enforceability in any other jurisdiction of that or any other provision of this deed.

## **22. Notices**

22.1 Except as otherwise stated in this deed, all demands, notices or other communications ('notices') under this deed to either party must be made by letter, fax or email and will be deemed to be duly given or made:

22.1.1 when delivered to the relevant party, in the case of a letter delivered personally,

22.1.2 when received by the relevant party, in the case of the hard copy of a notice or other communication sent by fax,

22.1.3 two days after being put in the first class post postage prepaid, in the case of post, or

22.1.4 upon transmission, in the case of a notice or communication sent by email.

22.2 The Trustees's address for notices as at the date of this deed is: *[(insert details).]*

22.3 The Unicorn Group's address is as set out above.

22.4 A notice received on a non-working day or after business hours in the place of receipt shall be deemed to be served on the next following working day in that place.

**23. Law and jurisdiction**

23.1 This deed is to be governed by and construed in all respects in accordance with the laws of Northern Ireland.

23.2 For the benefit of the Trustees, the Unicorn Group irrevocably agrees that the courts of Northern Ireland have jurisdiction to settle any dispute that may arise out of, or in connection with, this deed and that, accordingly, any suit, action or proceedings (together in this clause referred to as 'proceedings') arising out of, or in connection with, this deed may be brought in such courts. The Unicorn Group further agrees not to initiate any proceedings against the Trustees in any jurisdiction other than the courts of Northern Ireland.

23.3 The Unicorn Group:

23.3.1 irrevocably waives any objection it may have at any time to the courts of England being nominated as the forum to hear any proceedings,

23.3.2 waives any claim it may have now or hereafter that any such proceedings have been brought in any inconvenient forum; and

23.3.3 irrevocably agrees that a judgment in any proceedings brought in the English courts is to be conclusive and binding upon it and may be enforced in the courts of any other jurisdiction.

23.4 Nothing contained in this clause shall limit the right of the Trustees to take proceedings against the Unicorn Group in any other court of competent jurisdiction, nor shall the

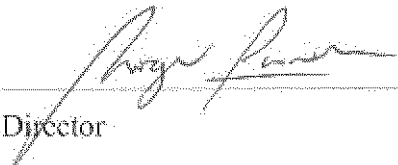
taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction, whether concurrently or not.

IN WITNESS of which the parties have duly executed and delivered this deed on the date first written above.

EXECUTED as a Deed by **Unicorn Containers**

**Limited** acting by one director in the presence of;

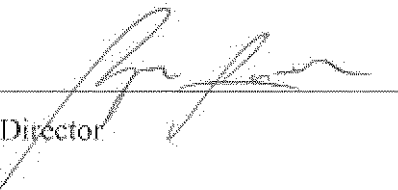
Jonathan Mark Robins  
6, OAKWOOD COURT  
BELFAST  
BT 9 6DF

  
Director

EXECUTED as a Deed by **Unicorn Hygienics**

**Limited** acting by one director in the presence of;


Jonathan Mark Robins  
6, OAKWOOD COURT  
BELFAST  
BT 9 6DF

  
Director

EXECUTED as a Deed by **Unicorn Flooring**

**Limited** acting by one director in the presence of;

Jonathan Mark Robins  
6, OAKWOOD COURT  
BELFAST  
BT 9 6DF

  
Director

EXECUTED as a Deed by John Roderick

William Pannell in the presence of:

*Richard Pannell*

*9 WILLIAMSON ROAD*

*KILLINEAH*

*BT23 6PS*



EXECUTED as a Deed by Caroline Margaret

Pannell in the presence of:

*Richard Pannell*

*9 WILLIAMSON ROAD*

*KILLINEAH*

*BT23 6PS*



EXECUTED as a Deed by Roger John Pannell

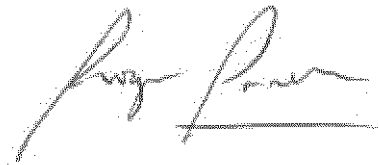
In the presence of:

*Quint Lynn*

*10 Darragh*

*Whitecross*

*BT23 6QD*



EXECUTED as a Deed by Helen Margaret

Pannell in the presence of:

*Quint Lynn*

*10 Darragh*

*Whitecross*

*BT23 6QD*





SCHEDULE

The Chattels



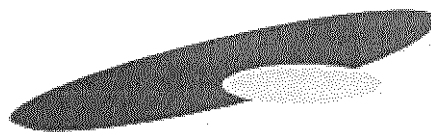
## Douglas Trading UK Limited

Unit 1 C, Causeway Park,

Central Avenue, Warrington WA4 8RF.

Tel: 01925 596170

E-mail: [douglastrading@gmail.com](mailto:douglastrading@gmail.com) / [info@dtlmachinery.co.uk](mailto:info@dtlmachinery.co.uk)



### MACHINERY & EQUIPMENT VALUATION REPORT FOR

### QUANTITY

### Serial Number

### Market Value June 2017

#### UNICORN MOULDINGS

Ettlinger Injection Moulding Machines	6	01080511530	£120,000.0
		01070907370	
		010307370	
		98060107190	
		02020913350	
		01020913350	
Small Injection Moulding Machine	1	1899-60342	£2,000.0
Whittman Vacuum Pick-Up System	5	197	£6,000.0
Guillotine Tile Cutter	1		£100.0
Molino Shredder	1		£4,000.0
Sepro Robot	6	2005-07-12212	£12,000.0
		2004-10-11499	
		2005-03-11848	
		2003-10-10556	
		P15438	
		2006-11-13489	
Strapping Machine with Tables	6	1607233776	£3,000.0
		1607233795	
		1607233778	
		1607233807	
		90942307	
		07110600	
Milling Machine - Ramps	1	KK-072129	£1,400.0
Pallet Wrapper	1	P806J677	£2,250.0
Cooling System	2	2W00806008	£15,000.0
		2W00806009	
Eurostat ESD Meter	1	04060708	£900.0
Integral Machine Ladders	6	*	£1,200.0
Faro Robot Dimensions Checker	1	U06-02-14-30235	£10,000.0
Faro Robot Special Metal Table	1	*	£1,000.0
Shore A meter	1	*	£100.0

Weight Scales KG	2	5602029003	£400.0
Dosing Meters for Inj Mould Machines	2	15LD M00085/32	£4,000.0
Racks for Drying Tiles	18	*	£2,000.0
Spare Screws for Inj Mould Machines	2	*	£8,000.0
Conveyor Belts for Tiles	6	CV06 TO CV12	£3,000.0
Metal Cage for Mould Transport	1	*	£300.0
BIOTECH Heating Plant with Silos	2	BT49710087 & 8	£18,500.0
Lock-Tile Raised Disk Mould	2	LT15	£25,000.0
		LT3	
Lock-Tile Embossed Mould	3	LT33	£36,000.0
		LT17	
		LT19	
Lock-Tile Flat Mould		LT5	£36,000.0
		LT7	
		LT35	
Lock-Tile Ramp Edge	1	LT7/LT13	£7,500.0
Lock-Tile Textured Mould	1	LMC31	£10,000.0
Lock-Tile Hidden Joint	1	*	£10,000.0
Lockmat Ramp Edge	1	LT12-14	£7,500.0
Lockmat Open Mould	1	LTM09	£10,000.0
Lockmat Comfort Mould	1	LM12	£10,000.0
Multitile Embossed Mould	1	50-51-52-53	£10,000.0
Multitile Ramp Edge	1	54-55	£75,000.0
Incafloor Embossed Mould	2	22-24-25-26-27	£25,000.0
		22-24-25-26-28	
Incafloor Raised Disk Mould	1	INC21	£10,000.0
Incafloor Stone Decoloc Mould	1	INC30	£10,000.0
Incafloor Embossed Mould	1	INC23	£10,000.0
Decoloc Stone Mould	1	60-61	£10,000.0
Decoloc Slate Mould	1	62-63	£10,000.0
Eclipse Smooth	1	R246	£20,000.0
Eclipse Mini Textured	1	R240	£20,000.0
Eclipse Mini Slate	1	R239	£20,000.0
Studded	1	R11	£20,000.0
Studded	1	R244	£20,000.0
studded	1	NEW TEXT	£20,000.0
Diamond	1	R243	£20,000.0
Textured	1	R13	£20,000.0
Textured	1	R245	£20,000.0
Interlock Slate	1	R92	£20,000.0
Interlock Studded	1	R101	£20,000.0
Interlock Textured	1	R	£20,000.0
Edge/Corner/-Studed/Textured	1	NO NUMBER	£5,000.0
Edge/Corner-Diamond	1	NO NUMBER	£5,000.0

Negri Bossi V580	1	61-181	£28,500.0
Sandretto 4435/550T	1	2628UK	£25,000.0
Metal Mecchanica Modula 380-242	1	MD-120001	£12,000.0
Toshiba TS55)GS-59A	1	836106	£12,000.0
Sandretto 790-200	1	UK1970	£8,000.0
Sandretto 2054-380T	1	UK2052	£14,000.0
Sandretto Micro 50 T	1	UK2736	£2,500.0
2 Ton Overhard Crane with R/c	1	16612101/1	£10,000.0
Material Dryer	4	9-OD4-3782	£4,000.0
		1-ODE-1147	
		3-ODE-2207	
		6-OD4-2687	
Chillers MTA_TAE121	8	2200005696	£12,000.0
		2200003158	
		60011101000238	
		2200009438	
		1200919588	
		60011101000237	
		2200005695	
		2200007377	
Fork Lift Counter Balance	1	607FDE25-10317	£2,500.0
Compressor	1	1161	£2,500.0
Compressor Variable Speed	1	3112283	£1,800.0
Shredder	1	AZ45011B	£8,000.0
Granulator	1	120777	£3,500.0
Granulator	1	1201964	£3,500.0
Pallet Wrapper	1	3048	£2,000.0
		<b>Total</b>	<b>£678,950.00</b>

Company Registration No. 5402806



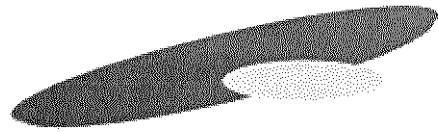
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Tel: 01925 596170

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### MACHINERY & EQUIPMENT VALUATION REPORT FOR UNICORN CONTAINERS LTD

#### QUANTITY

#### Serial Numbers

#### Market Value

June 2017

Triumph Trumatic 500 C/W Sheetmaster Inc. tools & holder	1	uc041076	£30,000.0
Promecam break Press	1	uc0208025356	£12,000.0
LVD Break Press	1	PPCB70-2500-15428	£7,000.0
horden mason power mass	1	L12	£3,000.0
cressex power mass	1	CPM002	£3,000.0
British Fedrel Spot Welder	1	OIC/0695	£2,000.0
murex 191 Tradesmig 191	2	OIC/0695	£1,500.0
		OOE/048E	£500.0
cemont mig welder	1	K531981	£500.0
arboga maskiner drill	1	CMG230130	£300.0
norton fly press	1		£250.0
firm bench grinder	1	FBG1400217/2014	£100.0
waltons rollers	1	TSR5/50/B-2831	£500.0
Edwards Swager	1	ES160	£500.0
Triumph 10ft Guillotine	1	10SA706	£6,000.0
water cooler spot welders	1	WC13871	£2,000.0
Circular saw	1	CW0053003353	£500.0
bender	1	B14817/2	£1,500.0
murex mig welder 165	2	96G/3483	£1,500.0
		93F/2624	
lifting tables	3	LF0347171	£1,200.0
		A805CAE0103P008723	
		A805CAE0203P008723	
geka workman	1	GW10554	£1,500.0
Spray Oven & NO 2 Gema Spray Guns	1	SO17001-16202	£40,000.0
lansing 2t Fork truck	1	351F11009220/1995	£3,000.0
reach truck	1	112D10039516/1991	£4,000.0
Welding Extraction System	1	WOODS262184	£5,000.0
compactor	1	0603BE20-03	£1,500.0
kestrel	1	SLINGS01	£7,500.0
hawk	1	SLINGS02	£4,000.0
nappy Bin	1	SLINGS03	£10,000.0

Space Bin	1	SLINGS04	£2,000.0
Lunar	1	SLINGS05	£2,000.0
Cirrus	1	SLINGS06	£2,000.0
Orbit	1	SLINGS07	£2,000.0
Nimbus	1	SLINGS08	£2,000.0
Solar	1	SLINGS09	£2,000.0
Spacesaver 1	1	SLINGS10	£2,000.0
Spacesaver 2	1	SLINGS11	£2,000.0
Harland	1	MT878	£2,000.0
Leonard and Butter Punches & Dies	1	LB992	£2,000.0
P&E Ltd new spray gun	1	GEMA17302-21281	£200
Excelsior Body tool for new bin	1	SLINGS12	£300.0
Modification to harland tool	1	MT9999	£10,000.0
MOULD TOOL Caddy - Body	1	R326	£200.0
MOULD TOOL Caddy - Lid	1	R327	£200.0
MOULD TOOL Caddy - Handle	1	R328	£200.0
MOULD TOOL Caddy Wall bracket	1	R329	£200.0
TPX 100 Machine	1	17227PMM07	£400.0
Punches and Dies for trump Machine	1	PUNCH002	£200.0
Hiline gen and dryer	1	HG12001976	£500.0
Punches and dies for trump Machine	1	PUNCH001	£100.0
Trailer	1	TR7676	£700.0
Ermak CNC Brake Press	1	18776-R921H8	£15,000.0
Tools to Form Vending M/C door panels	1	CNCPRESS878	£1,000.0
Brake Press	1	BP0012	£2,000.0
NKLP28 25K VA Rocker Arm Air Operated Spot Welder	1	ZD319001	£3,000.0
Advel Riviter	1	ADRV-7801-276	£1,500.0
Dewalt DCD785 Combo Drill	1	N421711	£500.0
NKLT28 25 K VA Rocker Arm Manually Foot Operated Spot Welder	1	ZD318002	£3,000.0
2-360 Fully Automatic Defibrillator	1	16E00020460	£500.0
Esab Origo Mig 251 Welder	1	MW736-626-0693	£1,000.0
		<b>Total</b>	<b>£212,050.00</b>



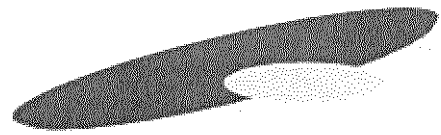
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MACHINERY & EQUIPMENT VALUATION REPORT FOR UNICORN HYGENICS LTD	Quantity	Serial Numbers	Sales/Market Value June 2017
Sanair Fill Line	1	2100187DX	£30,000.0
Mitsubishi Fork Truck	1	FBS13	£2,500.0
Aerosol Filling Line	1	3130157DX	£25,000.0
Stihl Fork Truck	1	K1130225	£2,500.0
Nordson Glue Machines	3	AA97661598	£3,000.0
		SA07542110	
		ANF99F31319	
Cam Packing Machine Year 1995	2	C13925	£25,000.0
Cam Packing Machine Year 2007	2	C17227	£50,000.0
Samco Puncher	1	G42375	£1,500.0
Mini Spot Welder	1	NONE	£500.0
Cadet Printer SP 750C	1	Z171978	£3,000.0
Sealey Blow Heater	1	11-11-1042	£200.0
Naerok Bench Drill	1	sn76011	£100.0
Draper Bench Drill	1	sn1080075	£100.0
Large Gas Bottle	1	sn417978	£1,500.0
Gas Pump	1	MVR5711001100	£1,500.0
Bio Heating Plant Year 2014	1	sn20006001009603	£18,500.0
De-Ionised Water M/C Holding Tank & Mixing Tank	1	ID2079	£6,500.0
<b>Tools At Markethill</b>			
Sanair	1	R340	£15,000.0
Puress Air	3	R368	£10,000.0
Puress San	1	R347	£10,000.0
Microair	3	R357	£10,000.0
Sanibin	1	R274	£20,000.0
Multivend	1	*	£30,000.0
Maxibin	1	R283	£20,000.0
Nozzles	1	R380	£3,000.0
<b>Tools At AJ Precision</b>			
Sanair Bottle	1	WP1877	£1,500.0
Puress Bottle	1	WP1878	£1,500.0
<b>Tools At Crossen Engineering</b>			
Multivend Steel Door	1	CE9778612	£5,000.0
<b>Tools At Moulding Technology</b>			
Multivend	1	MT217	£70,000.0

Injection Mould Tool Sanair Brackets (50%)	1	S1721	£2,000.0
Injection Mould Tool Sanair non Return Valve ( 50 %)	1	S1722	£2,000.0
Injection Mould	1	IM6722	£500.0
Injection Mould	1	IM6721	£500.0
Spot Welder	1	SW203	£500.0
Injection Mould Tool for SKAIR PCBA LCD Cover	1	MT906	£1,000.0
Wire cut and Strip M/c	1	ZBDX4	£500.0
Drill	1	D987-2312	£300.0
Control Board for air freshner system	1	CB9	£500.0
Incubater & water bath	1		£600.0
Trivend PC	1	0000111-654	£500.0
Mini Wrap	1	MW0872	£5,000.0
Electrical Work	1		£3,500.0
Building Work for AEROSOL LINE	1		£5,000.0
Modification to Sanair tooling	1	MT9907	£10,000.0
Sanair Signature cover Tool	1	MT626	£500.0
Printing stereo air freshner box large	1	PS6587	£7,500.0
Print Stereo	1	PS6588	£2,500.0
Box Taper	1	D3322-6701	£3,500.0
3D Printer	1	3D-887722553	£300.0
Sanair Cover Tooling	1	MT630	£2,000.0
Incubater	1	T652877	£350.0
Replate Full Tool	1	RP01	£1,000.0
Printer For Aerosol Line	1	P99772165	£2,000.0
Tool for Moulding Silicon rubber key	1	MT625	£1,500.0
Booster Bottle tool Modification	1	V4033	£500.0
Microair Tool	1	MT667	£2,000.0
Sanair Tool Mods	1	MT322	£4,000.0
		<b>TOTAL</b>	<b>£433,810.00</b>