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legibly, preferably
in black type, or
bold block lettering

*insert full name
of Company

COMPANIES FORM No. 395

491530/13

Particulars of a mortgage or charge

395

A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number

15

02393051

Name of company

* Bildurn (Properties) Limited (the "**Mortgagor**")

Date of creation of the charge

19 June 2006

Description of the instrument (if any) creating or evidencing the charge (note 2)

Legal Charge between (1) the Mortgagor and (2) the Bank (the "**Legal Charge**")

Amount secured by the mortgage or charge

all moneys and liabilities which shall for the time being (and whether on or at any time after a demand from the Bank in writing) be due owing or incurred to the Bank by the Mortgagor, including in relation to the ISDA master agreement entered into between the Bank and the Mortgagor and any other hedging documents entered into from time to time in relation to a facility agreement dated 26 May 2006 made between the Bank and the Mortgagor, whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Bank may in the course of its business charge in respect of any of the matters aforesaid or for keeping the Mortgagor's account

Names and addresses of the mortgagees or persons entitled to the charge

Barclays Bank PLC of 15 Colmore Row, Birmingham, West Midlands (the "**Bank**")

Postcode B3 2WN

Presentor's name address and
reference (if any):

Eversheds LLP
115 Colmore Row
Birmingham
B3 3AL

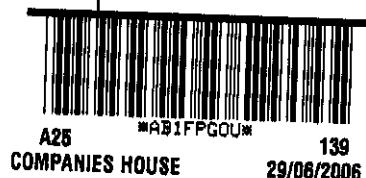
Owen Humphries

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Please see attached schedule

NB. The attached schedule contains details of covenants given by and restrictions on the Mortgagor that protect and further define the charges created by the Legal Charge and which must be read as part of the charges created by the Legal Charge.

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Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

N/A

Signed

Eversheds LLP

Date 28 June 2006

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

A fee is payable to Companies House in respect of each register entry for a mortgage or charge. (See Note 5)

† delete as appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
(a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
(b) procuring or agreeing to procure subscriptions, whether absolute or conditional,
for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

CONTINUATION OF FORM 395

Company: Bildurn (Properties) Limited

Company number: 02393051

SCHEDULE

PART 1

SHORT PARTICULARS OF ALL THE PROPERTY MORTGAGED OR CHARGED

1. CHARGE

- 1.1 The Mortgagor with full title guarantee charged by way of legal mortgage the Mortgaged Property with the payment or discharge of all moneys and liabilities covenanted to be paid or discharged by the Mortgagor pursuant to the terms of the Legal Charge.

PART 2

DEFINITIONS

In this form 395 and this schedule the following terms have the specified meanings:

“Mortgaged Property” means the leasehold property known as or being land at Warser Gate, more particularly described in a Lease dated 13 June 2006 for a term of 150 years commencing on 1 January 2006.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 02393051

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 19th JUNE 2006 AND CREATED BY BILDURN (PROPERTIES) 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 XII OF THE COMPANIES ACT 1985 ON THE 29th JUNE 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd JULY 2006.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES