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COMPANIES FORM No. 400

400

Particulars of a mortgage or charge subject to which property has been acquired

2

Please do not write in this margin

Pursuant to section 400 of the Companies Act 1985

To the Registrar of Companies

For official use

Company number

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

* Insert full name of company

[] [] [] [] [] [] [] [] [] []

3295063

Name of company

* West Bromwich Albion Football Club Limited (formerly WBA Limited)

Date and description of the instrument (if any) creating or evidencing the mortgage or charge (note 1)

Legal Charge dated 15th February 1994

Amount secured by the mortgage or charge All monies, obligations & liabilities

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

The Co-operative Bank plc whose registered office is at
PO Box 101, 1 Balloon Street, Manchester, M60 4EP

Short particulars of the property mortgaged or charged

- 1 Legal Mortgage of all legal interests and otherwise by way of specific equitable charge over the property known as the Hawthorns Sports Stadium Halfords Road West Bromwich - title numbers WM573980 and WK11019 ("the Property").
- 2 Assignment of the goodwill of the business carried on at or from the Property together with the benefit of all justices licences registration certificates or other licences or certificates necessary to carry on the business from the Property and the right to recover and receive any compensation payable in respect of such licences or certificates.

Continue overleaf as necessary

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

Wragge & Co
55 Colmore Row
Birmingham
B3 2AS

Ref: LCH/MC

Time critical reference

For official use

Mortgage Section

Post room



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COMPANIES HOUSE 31/12/96

Short particulars of the property mortgaged or charged (continued)

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this margin

- 3 Floating charge over all the unfixed plant and machinery and other chattels and equipment in or about the Property.

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

Pursuant to clause 4.6 of the Legal Charge the Company agreed that it would not create or purport to create any other mortgage charge or lien on the Property or the other assets charged pursuant to the Legal Charge without the prior written consent of The Co-operative Bank plc nor without such consent sell or dispose of the Property or any part of it.

Date of the acquisition of the property 18th December 1996

Signed

John J. Evans

~~[Director]~~

[Secretary]*

Date

21-12-1996

*Delete as
appropriate

NOTES

1. A description of the instrument, e.g., "Trust Deed", "Debenture", etc, as the case may be, should be given.

2. A verified copy of the instrument must be delivered with these particulars correctly completed to the Registrar of Companies within 21 days after the date of the completion of the acquisition of the property which is subject to the mortgage or charge. 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. If the property is situated and the charge was created outside Great Britain, they must be delivered within 21 days after the date on which the copy of the instrument could in due course of post, and if despatched with due diligence have been received in the United Kingdom.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03295063

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE FOR ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE CO-OPERATIVE BANK PLC ON ANY ACCOUNT WHATSOEVER SECURED ON THE PROPERTY ACQUIRED BY WEST BROMWICH ALBION FOOTBALL CLUB LIMITED ON THE 18th DECEMBER 1996 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 31st DECEMBER 1996.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 7th JANUARY 1997.

M. Ikram Dar
M. IKRAM DAR.

for the Registrar of Companies

Post
7-1-97



COMPANIES HOUSE

HC026B