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CHFP025

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering*insert full name
of Company

COMPANIES FORM No. 395

Particulars of a mortgage or charge

282007/260

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]

4910171

Name of company

* BALLYMORE PROPERTIES HOLDINGS LIMITED (a company incorporated in England
and Wales)

Date of creation of the charge

23 July 2009

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

Guarantee and Indemnity

Amount secured by the mortgage or charge

All monies and liabilities now or in the future due, owing or incurred by
Ballymore (Battersea Park Road) Limited (a company incorporated in England
and Wales under company number 5703903) to the Bank

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

Allied Irish Banks Plc (incorporated in the Republic of Ireland) of
Bankcentre, Ballsbridge, Dublin 4, IrelandPresentor's name address and
reference (if any):Manches LLP
Aldwych House
81 Aldwych
London
WC2B 4RP

RZS/258457

Time critical reference

For official Use (0
Mortgage Section

P9S9000N

PMO 31/07/09 257

COMPANIES HOUSE

A3K1SD36

A23 08/09/2009 110

COMPANIES HOUSE

COMPANIES HOUSE

A20 31/07/2009 97

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Three million five hundred and sixty thousand pounds (£3,560,000)

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this margin

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bold block
lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Manchester UP

Date 29 July 2009

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

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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY NO. 4910171
CHARGE NO. 5

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A GUARANTEE AND INDEMNITY
DATED 23 JULY 2009 AND CREATED BY BALLYMORE
PROPERTIES HOLDINGS LIMITED FOR SECURING ALL MONIES
DUE OR TO BECOME DUE FROM BALLYMORE (BATTERSEA
PARK ROAD) LIMITED TO ALLIED IRISH BANKS PLC WAS
REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE
COMPANIES ACT 1985 ON THE 31 JULY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 14 SEPTEMBER
2009

PO
J.J.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES