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legibly, preferably  
in black type, or  
bold block lettering

\*insert full name  
of Company

## COMPANIES FORM No. 395

### Particulars of a mortgage or charge

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

[6][ ][ ][ ]

5991564

Name of company

\* Mardan Europe (No 12) Limited (Proprietor No. 3)

Date of creation of the charge

18 December 2007 (certified copy received in England on 11 February 2008)

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

Land charge between the Proprietors and the Mortgage Creditor (each as  
defined below) (Land Charge)

Amount secured by the mortgage or charge

An aggregate certified land charge in the amount of EUR 11,000,000  
(eleven million Euros)

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

Mortgage Agency Services Number One Limited (Mortgage Creditor)  
Britannia Building Society,  
PO Box 20, Leek, Staffordshire

Postcode ST13 5RG

Presentor's name address and  
reference (if any)

Addleshaw Goddard LLP  
Box 500, Companies House, 21  
Bloomsbury Street, London,  
WC1B 3XD

Ref LEWIJ/2808-1856

Time critical reference

For official Use (06/20C  
Mortgage Section

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COMPANIES HOUSE

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COMPANIES HOUSE

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Short particulars of all the property mortgaged or charged

Proprietor No 3 was entered as the proprietor of the following piece of land entered in the land register of Maobit of the Local Court Tempelhof-Kreuzberg

Serial Number 1  
Folio 11049  
Lot: 52  
Plot(s) 321,322  
(Maobit Property)

Pursuant to the Land Charge, the Proprietors created an aggregate certificated land charge in the amount of EUR11,000,000 on the Properties

The Land Charge shall be subject to 18% interest per annum as of the date of the Land Charge

(Continued at addendum 4/4)

Please do not write in this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed Addleson Goddard Ltd

Date 13 February 2008

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

Name of company

\*insert full name  
of Company

\* Mardan Europe (No 12) Limited (Proprietor No 3)

Addendum 1/4

1 Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3 Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)

In addition to the Land Charge, a non-recurrent ancillary obligation amounting to 10% of the amount of the land charge is owed (**Ancillary Obligation**)

The Land Charge and the Ancillary Obligation fall due immediately

The security purpose of the Land Charge is set out in an Agreement on the Security Purpose of the Mortgage dated 24 January 2008 between the Proprietors and the Mortgage Creditor.

Definitions:

In this form 395

**Properties** means (1) the Maobit Property and (11) the other properties referred to in the Land Charge and being owned by the Proprietors other than Proprietor No 3

**Proprietors** means Proprietor No 3, Mardan Europe (No 5) Limited, Mardan Europe (No. 10) Limited, Mardan Europe (No 11) Limited and Isomod Real Estate Limited

Company number

5991564

Name of company

\*insert full name  
of Company

\* Mardan Europe (No 12) Limited (Proprietor No 3)



**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

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

COMPANY NO. 5991564  
CHARGE NO. 6

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LAND CHARGE EXECUTED  
OUTSIDE THE UNITED KINGDOM AND COMPRISING  
PROPERTY SITUATED THERE DATED 18 DECEMBER 2007 AND  
CREATED BY MARDAN EUROPE (NO.12) LIMITED FOR  
SECURING EUR 11,000,000 DUE OR TO BECOME DUE FROM THE  
COMPANY TO MORTGAGE AGENCY SERVICES NUMBER ONE  
LIMITED 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 21 FEBRUARY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 25 FEBRUARY  
2008



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES