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*Please 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

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

[1122]

892832

Name of company

* St Modwen Developments Limited

Date of creation of the charge

16 November 2007

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

Legal Charge dated 16 November 2007 between St Modwen Developments Limited ("the Company") (1) and National Westminster Bank Plc ("the Bank") (2)

Amount secured by the mortgage or charge

All the Company's liabilities to the Bank of any kind and in any currency (whether present or future actual or contingent and whether incurred alone or jointly with another) together with the Bank's charges and commission, interest and expenses

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

National Westminster Bank Plc, 135 Bishopsgate, London

Postcode EC2M 3UR

Presentor's name address and
reference (if any)

Wragge & Co LLP
55 Colmore Row
Birmingham
B32AS

1897734/SWB/YSB

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room

TUESDAY



A33

AM18XV74

04/12/2007

533

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

Freehold land on the east side of Stafford Road and the west side of Bushbury Lane, Wolverhampton, West Midlands comprised in title number WM791128 ("the Property") and

- 1 all fixtures and fittings from time to time attached to the Property,
- 2 all plant and machinery, vehicles and computer equipment present and future at the Property (not regularly disposed of in the ordinary course of business) and associated warranties and maintenance contracts,
- 3 all furniture, furnishings, equipment tools and other chattels now or in the future at the Property and not regularly disposed of in the ordinary course of business, and
- 4 all rents receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or any of the above

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

Particulars as to commission allowance or discount (note 3)

Signed Wragg & Co

Date 3-12-07

On behalf of ~~[company]~~ [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

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 00892832

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 16th NOVEMBER 2007 AND CREATED BY ST MODWEN DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONAL WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 4th DECEMBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10th DECEMBER 2007

P. C. 1



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES