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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

[4][1][1][1]

02305636

Name of company

* IVG ASTICUS REAL ESTATE LIMITED (the "Chargor")

Date of creation of the charge

27 MARCH 2007

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

Account charge made between (1) the Chargor and (2) Bayerische Landesbank
(the "Security Agent") (the "Charge")

Amount secured by the mortgage or charge

All money or liabilities due, owing or incurred.
(a) to the Finance Parties by the Borrowers, or any other Obligor under any
Finance Documents, and
(b) to the Junior Lender by the Borrowers or any other Obligor under the
Silent Partnership Agreement,
in each case at 27 March 2007 or in the future, in any manner whether
actual or contingent, whether incurred solely or jointly with any other
person and whether as principal or surety, together with all interest
accruing thereon, after as well as before judgment except for any money or
liability which, if it were so included, would cause the infringement of
section 151 of the Companies Act 1985 (the "Indebtedness")

(Please see rider attached for definitions)

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

Bayerische Landesbank, Brienner Strasse 18, 80333 Munich, Germany

Postcode

Presentor's name address and
reference (if any)

Nabarro
Lacn House
84 Theobald's Road
London
WC1X 8RW 52831571

AA/QDS/B2553/00018

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Please see rider attached.

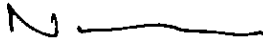
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Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed



Date 02/04/2007

On behalf of ~~XXXXXXXXXXXXXXXXXXXX~~ [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**

395 Rider

IVG Asticus Real Estate Limited

Company No: 02305636

Account Charge dated 27/03/2007

1 Short Particulars of Property Charged.

1 1 The Chargor as security for the payment, discharge and satisfaction of the Indebtedness charged with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994 by way of first fixed charge in favour of the Security Agent (for the benefit of the Finance Parties and the Junior Lender) the Security Accounts and all of its rights in respect of the Deposits and the debts represented by them

1 2 The Security Agent agreed to hold the benefit of the Charge on trust for the Finance Parties and the Junior Lender on the terms of the Finance Documents

2 Further Assurance

Without prejudice to anything else contained in the Charge, the Chargor will at any time at the request of the Security Agent (but at the cost of the Chargor) promptly sign, seal, execute, deliver and do all deeds, instruments, notices, documents, acts and things in such form as the Security Agent may from time to time require for perfecting or protecting the security over the whole or any part of the Deposit or for facilitating its realisation

Definitions

"Account Bank" means Skandinaviska Enskilda Banken AB (SEB) of 2 Cannon Street, London EC4M 6XX, in its capacity as holder of the Security Accounts and/or such other bank as may be appointed in that capacity with the consent of the Security Agent,

"Borrowers" means,

| Entity | Place of Incorporation | Registered Number |
|--|---|--------------------------|
| The Skyline Unit Trust, acting through its managing trustee Bedell Corporate Trustees Limited | Unit Trust – Guernsey Trustee - Jersey | - 71860 |
| IVG Euroselect Fonds I GmbH & Co KG | Germany | HRA38434 |
| 30 St Mary Axe Limited Partnership acting by its general partner 30 St Mary Axe Management Limited Partnership Inc | Scotland | SL005964 |
| 30 St Mary Axe (Bermuda) L P acting by its general partner 30 St Mary Axe Limited Partnership | Bermuda | 34735 |

"Deposits" means any sums standing to the credit of the Security Accounts from time to time,

"Junior Lender" means Centurio Lux S A,

"Party" means a party to the Charge and **"Parties"** shall mean all of the parties to the Charge,

"Security Accounts" means the two accounts held with the Account Bank, being

- (a) the CHF account with Account Number 28055407 and IBAN GB12ESSE40486528055407, and
- (b) the GBP account with Account Number 28055121 and IBAN GB02ESSE40486528055121, and

"Silent Partnership Agreement" means the silent partnership agreement made between the Skyline Unit Trust and Centurio Lux S A dated 21 February 2007

FILE COPY



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

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

COMPANY No 02305636

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT AN ACCOUNT CHARGE DATED THE 27th MARCH 2007 AND CREATED BY IVG ASTICUS REAL ESTATE LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE BORROWERS OR ANY OTHER OBLIGOR TO THE FINANCE PARTIES AND THE JUNIOR LENDER ON ANY ACCOUNT WHATSOEVER 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 2nd APRIL 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5th APRIL 2007.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES