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COMPANIES FORM No. 400

LTSB. 215579 £10

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

400

CHFP025

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge



Please do not write in this margin

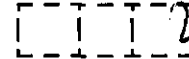
Pursuant to section 400 of the Companies Act 1985

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

To the Registrar of Companies
(Address overleaf - Note 4)

For official use

Company number



03954417

Name of company

* insert full name of Company

*Quintain (No 23) Limited

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

Deed of Charge and Release (the "Deed") dated 25th June 2001 made between Estates Property Investment Company Limited, EPIC Commercial Properties Limited and Alliance Assurance Company Limited

Amount secured by the mortgage or charge See continuation sheet.

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

Alliance Assurance Company Limited c/o its attorney Capita Trust Company Limited, Guildhall House, 81/87 Gresham Street, London EC2V 7QE

Short particulars of the property mortgaged or charged

Centre Heights 135 to 151 Finchley Road London NW3 registered under freehold title number NGL 716912 with title absolute and adjacent land forming part of the frontage to Belsize Road registered under freehold title number NGL 459004 with title absolute,

Continue overleaf as necessary

Presenter's name address and reference (if any):
Manches Solicitors
Aldwych House, 81 Aldwych,
London WC2B 4RP
(PDS/MJC/209410)

For official Use
Mortgage Section

| Post room



Time critical reference

Please do not
write in
this margin

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

Date of the acquisition of the property

31/10/2001

Signed

RW Hughes

Designation†

DIRECTOR AND SECRETARY Date 09.11.01

A fee of £10 is
payable to
Companies House
in respect of each
register entry for a
mortgage or
charge.
(See Note 3)

† Insert
Director,
Secretary,
Administrator,
or
Administrative
Receiver as
appropriate

Notes

- 1 A description of the instrument, eg, "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 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.

- 3 Cheques and Postal Orders are to be made payable to **Companies House**.
- 4 The address of the Registrar of Companies is:-

Companies House
Crown Way
Cardiff
CF14 3UZ

CONTINUATION SHEET

The principal of and interest on the £11,500,000 10% First Mortgage Debenture Stock 2011 of Estates Property Investment Company Limited and all other moneys intended to be secured by the Deed.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 03954417

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF CHARGE AND RELEASE FOR THE PRINCIPAL OF AND INTEREST ON THE £11,500,000 10% FIRST MORTGAGE DEBENTURE STOCK 2011 OF ESTATES PROPERTY INVESTMENT COMPANY LIMITED AND ALL OTHER MONEYS INTENDED TO BE SECURED BY THE DEED SECURED ON THE PROPERTY ACQUIRED BY QUINTAIN (NO.23) LIMITED ON THE 31st OCTOBER 2001 WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 15th NOVEMBER 2001.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 20th NOVEMBER 2001.

P. J. Jones



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES