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

*insert full name
of Company

COMPANIES FORM No. 395

282007/260

Particulars of a mortgage or charge

395

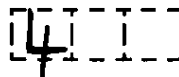
A fee of £13 is payable to Companies House in respect
of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies
(Address overleaf - Note 6)

For official use

Company number



05703903

Name of company

* BALLYMORE (BATTERSEA PARK ROAD) 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)

Deed of Assignment of Rental Income

Amount secured by the mortgage or charge

7 All money and liabilities whether certain or contingent from time to time
due, owing or incurred by the Company to the Mortgagee under, or in
connection with, the loan agreement dated 17 July 2009 with the expenses on
a full and unqualified indemnity basis and all interest the Mortgagee may
charge or incur in relation to the Deed of Assignment of Rental Income
dated 23 July 2009

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, Ireland

Postcode Dublin 4

Presenter's name address and
reference (if any):

Manches LLP
Aldwych House
81 Aldwych
London
WC2B 4RP

RZS/258457

Time critical reference

For official Use (06/2005)

Mortgage Section

Post room



A20

AKY5EC0N

31/07/2009

100

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

The Rental Income (as defined in the Deed of Assignment of Rental Income dated 23 July 2009) and the money from time to time credited to the Rent Account under the Deed of Assignment of Rental Income together with all entitlement to interest thereon, and the right to repayment and other rights and benefits accruing to them or arising in connection with them

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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 Manches 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. 5703903
CHARGE NO. 4**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEED OF ASSIGNMENT OF
RENTAL INCOME DATED 23 JULY 2009 AND CREATED BY
BALLYMORE (BATTERSEA PARK ROAD) LIMITED FOR
SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE
COMPANY TO ALLIED IRISH BANKS PLC 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 31
JULY 2009

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 AUGUST 2009



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES