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CHFP041

Please do not
write in
this marginPlease 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**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

Name of company

*Bank of The Philippine Islands (Europe) Limited ("the Company")

Date of creation of the charge

20th December 2007

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

Rent Deposit Deed

Amount secured by the mortgage or charge

(a) all rent and other monies due and payable by the Company to the Mortgagee from time to time under a lease of 4th Floor 28/29 Threadneedle Street London EC2 dated 9th August 2007 ("the Lease") whether or not reserved as rent and whether or not formally demanded

(b) the cost to the Mortgagee from time to time of remedying any breach by the Company of its due performance and observance of the covenants agreements stipulations and conditions on the part of the Company contained in the Lease

(c) all losses which the Mortgagee may incur from time to time by reason of or consequent upon any breach or non-performance or non-observance of the said covenants agreements stipulations and conditions

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

Minton Estates Limited (Co. No 04308047) whose registered office is at
186-192 High Road Ilford Essex

Postcode IG1 1LR

Presenter's name, address and
reference (if any)BRECHER
HERON PLACE
3 GEORGE STREET
LONDON W1U 3QG
DX 42701 OXFORD CIRCUS
NORTH

Time critical reference

AJB/M84-22

For official use (02/2006)

Mortgage Section

Post room

SATURDAY



A8MX3VPO

A51

22/12/2007

119

COMPANIES HOUSE

Short particulars of all the property mortgaged or charged

A deposit sum of FIFTY EIGHT THOUSAND AND TWELVE POUNDS AND EIGHTY EIGHT PENCE (£50,812 88)

Please do not write in this margin

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

A fee is payable to Companies House in respect of each register entry for a mortgage or charge (See Note 5)

Particulars as to commission allowance or discount (note 3)

N/A

Signed



Date 20th December 2007

On behalf of ~~[company]~~ [mortgagee/chargee] [†]

[†]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 are to be made payable to **Companies House**
- 6 The address of the Registrar of Companies is - Companies House, Crown Way, Cardiff CF4 3UZ

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No 05888535

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT RENT DEPOSIT DEED DATED THE 20th DECEMBER 2007 AND CREATED BY BANK OF THE PHILIPPINE ISLANDS (EUROPE) PLC FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO MINTON ESTATES 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 22nd DECEMBER 2007

GIVEN AT COMPANIES HOUSE, CARDIFF THE 3rd JANUARY 2008



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES