



COMPANIES FORM No. 402



00286485

rs of a mortgage

CR 53

402

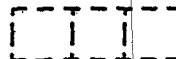
Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986.

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering* insert full name
of company

To the Registrar of Companies

For official use

Company number



38675

Name of company

* STEWARTSTOWN ROAD REGENERATION PROJECT LIMITED

Date of creation of the charge

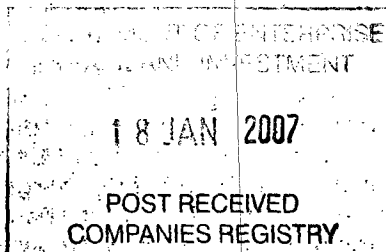
16 January 2007

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

Debenture dated the 16th day of January 2007 and made between the Company of the one part and the Department for Social Development of the other part

Amount secured by the mortgage or charge

All payments now due or to become due and owing by the Company to the Department under the terms of two Letters of Offer of Financial Assistance dated 1 November 2006 and 20 November 2006 from the Department for Social Development to the Company



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

The Department for Social Development, The Lighthouse Building, 1 Cromac Place, Gasworks Business Park, Ormeau Road, Belfast

Postcode BT7 2JB

Presentor's name, address and
reference (if any):The Solicitor
Departmental Solicitor's Office
3rd Floor, Centre House
79 Chichester Street
Belfast

Ref: SOL 267/06/DH

For official use

Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

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legibly, preferably
in black type, or
bold block lettering

The lands comprised in a Lease dated 12 February 2007 and made between Northern Ireland Housing Executive of the one part and the Company of the other part whereby the property therein was demised to the Company for a term of 99 years from the date thereof excepting and reserving and subject as therein being ALL AND SINGULAR the lands and premises situate at Stewartstown Road Belfast more particularly delineated and described on the map attached to the Debenture dated the 17th day of January 2007. The Company is not at liberty to create and will not create any mortgage or charge on the whole or any part of its undertaking goodwill, property and assets or that of its subsidiaries to rank in priority to or pari passu with the Debenture without the prior consent in writing of the Department.

Particulars as to commission, allowance or discount (note 3)

Signed

Allen

Date

18/11/07

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 (Article 402). 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 (Article 405). 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 (Article 405), 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 Article 405(4) applies (property situate in Great Britain) and Form No. 405 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 Box 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 are insufficient the particulars must be entered on the prescribed continuation sheet.



NI038675

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

Pursuant to Article 409(3) of the
Companies (Northern Ireland) Order 1986

I HEREBY CERTIFY that a Debenture dated
the SIXTEENTH day of JANUARY two-thousand and SEVEN and created by

Stewartstown Road Regeneration Project Limited

for securing all moneys now due, or hereafter to become due,
or from time to time accruing due from the Company to

THE DEPARTMENT FOR SOCIAL DEVELOPMENT

on any account whatsoever, was this day REGISTERED pursuant to
Part XIII of the Companies (Northern Ireland) Order 1986.

Given under my hand at Belfast, this the EIGHTEENTH day of JANUARY two-
thousand and SEVEN

A handwritten signature in black ink that reads "Louise Hunter".

for the Registrar of
Companies for Northern Ireland