CERTIFIED COPY RESOLUTION

COMPANIES ACTS 1985 AND 1989

RESOLUTION OF PROPERTY & CAPITAL GROUP PLC

COMPANY NUMBER 149799

At an Extraordinary General Meeting of the above named Company duly convened and held at James Sellars House, 144 West George Street, Glasgow G2 2HG and Wednesday 30th December 1998 at 12 noon the following resolution was passed, as an Ordinary Resolution:-

ORDINARY RESOLUTION

Munus

That the authorised share capital of the Company be and is hereby increased from £300,000 divided into 5,000,000 Ordinary Shares of 2p each and 200,000 Cumulative 8% Redeemable Preference Shares of £1 to £1,200,000 divided into 50,000,000 Ordinary Shares of 2p each and 200,000 Cumulative 8% Redeemable Preference Shares of £1 each by the creation of 45,000,000 Ordinary Shares of 2p each.

Chairman

SCT *SRUU3LC7* 557 COMPANIES HOUSE 11/11/99