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COMPANIES FORM No. 88(2)(Rev 1988)

Return of allotments of shares

88(2)

Pursuant to section 88(2) of the Companies Act 1985 (the Act)

Please do not
write in this
marginTo the Registrar of Companies (address overleaf)
(see note 1)

(REVISED 1988)

This form replaces forms
PUC2, PUC3 and 88(2)Please complete
legibly, preferably
in black type, or
bold block lettering

Company number

149799

1. Name of company

* insert full name
of company

* PROPERTY & CAPITAL GROUP PLC

2. This section must be completed for all allotments

† distinguish
between
ordinary
preference, etc.

Description of shares †	ORDINARY		
A Number allotted	19,261		
B Nominal value of each	£ 0.02	£	£
C Total amount (if any) paid or due and payable on each share (including premium if any)	£ 1.85	£	£

§ complete
(a) or (b) as
appropriate

Date(s) on which the shares were allotted

(a) [on 6th December 19 99] §, or

(b) [from _____ 19 _____ to _____ 19 _____] §

The names and addresses of the allottees and the number of shares allotted to each should be given overleaf

3. If the allotment is wholly or partly other than for cash the following information must be given
(see notes 2 & 3)

D Extent to which each share is to be treated as paid up. Please use percentage.			
E Consideration for which the shares were allotted _____			

NOTES

1. This form should be delivered to the Registrar of Companies within one month of the (first) date of allotment.
2. If the allotment is wholly or partly other than for cash, the company must deliver to the registrar a return containing the information at D & E. The company may deliver this information by completing D & E and the delivery of the information must be accompanied by the duly stamped contract required by section 88(2)(b) of the Act or by the duly stamped prescribed particulars required by section 88(3) (Form No 88(3)).
3. Details of bonus issues should be included only in section 2.

Presentor's name address, telephone
number and reference (if any):Property & Capital Group plc
144 West George Street
Glasgow
G2 2HG

For official use

Post room

IAM

SCT
COMPANIES HOUSESORZ1MCH 0242
17/12/99

Please do not
write in the
margin

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

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Signed *D. Munn* Designation: Director Date 16/12/99

The Registrar of Companies
Companies House
100-102 George Street
Edinburgh
EH2 3DJ

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

OLIVER W BARRATT ESQ

COWMIRE HALL

CROSTHWAITE

KENDAL

LA8 8JU

No Shares : 552.00

Application No : 0000336

ROBERT J O BARTON ESQ

17 THURLOE SQUARE

LONDON

SW7 2TE

No Shares : 920.00

Application No : 0000337

BEST INVESTMENT LTD

20 MASONS YARD

DUKE STREET ST JAMES'S

LONDON

SW1Y 6BU

No Shares : 92.00

Application No : 0000338

DUNCAN M BLAIR ESQ

3 ARDGOWAN SQUARE

GREENOCK

PA16 9QU

No Shares : 46.00

Application No : 0000339

GAVIN R BURNS ESQ

56 MOSS LANE

SALE

M33 5AR

No Shares : 92.00

Application No : 0000340

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Transaction Type : Issued

Report from 06/12/99 To 06/12/99

ALISTAIR S BURROW ESQ

KINTAIL

27 NORTH ERSKINE PARK

BEARSDEN

GLASGOW

G61 4LY

No Shares : 46.00

Application No : 0000341

MRS BRENDA F BURSELL

"BEVERLEY"

PENNINGTON ROAD

SOUTHBOROUGH

TUNBRIDGE WELLS

KENT TN4 0SX

No Shares : 92.00

Application No : 0000342

DENNIS D CARMICHAEL ESQ

3 FORBES ROAD

EDINBURGH

EH10 4EF

No Shares : 92.00

Application No : 0000343

HUGH CRAWFORD ESQ

3 ARDGOWAN SQUARE

GREENOCK

PA16 9QU

No Shares : 46.00

Application No : 0000344

ALISTAIR D CURRIE ESQ

SUMMERFIELD EAST

ROSALEE BRAE

HAWICK

ROXBURGHSHIRE

No Shares : 71.00

Application No : 0000345

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

DEREK T DEANS ESQ

LANGLEE

ROADHEAD

HAWICK

ROXBURGHSHIRE

No Shares : 276.00

Application No : 0000346

ROBERT I DICK ESQ

OTTERBURN

KELSO

TD5 8EQ

No Shares : 92.00

Application No : 0000347

EXECUTORS OF BERNARD H DUNN

3 LA GRANGE MARTIN

ST MARTIN

JERSEY CI

No Shares : 460.00

Application No : 0000348

MRS MARGARET B DYKES

38 RALSTON ROAD

BEARSDEN

GLASGOW

G61 3BA

No Shares : 92.00

Application No : 0000349

JOHN J ELLIOT ESQ

25 WHITASIDE

LANGHOLM

DUMFRIESSHIRE

DG13 0JS

No Shares : 92.00

Application No : 0000350

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

GORDON M FERGUSON ESQ
PITCAIRN HOUSE
26 BROOMIEKNOWE
LASSWADE
MIDLOTHIAN
EH18 1LN

No Shares : 230.00

Application No : 0000351

ERIC M FRASER ESQ
11 THE GABRIELS
ANDOVER ROAD
NEWBURY
BERKS
RG14 6PZ

No Shares : 92.00

Application No : 0000352

J D & MRS A P GOOCH
OATHLAW SCHOOLHOUSE
BY FORFAR
ANGUS
DD8 3PQ

No Shares : 92.00

Application No : 0000353

GERALD GOURLEY ESQ
213 AYR ROAD
NEWTON MEARNES
GLASGOW
G77 6AH

No Shares : 460.00

Application No : 0000354

NIGEL HALL ESQ
OPEN ACRES
CAVERS
HAWICK
ROXBURGHSHIRE

No Shares : 255.00

Application No : 0000355

PROPERTY & CAPITAL GROUP PLC Issue : 01
Issue : ORDINARY SHARES @ 2p EACH
Report from 06/12/99 To 06/12/99

Transaction Type : Issued

MISS CHRISTINE S HENDERSON
C/O McDONALD HENDERSON
5 ROYAL EXCHANGE SQUARE
GLASGOW
G1

No Shares : 46.00
Application No : 0000356

RICHARD J B HILL ESQ
BANK OF SCOTLAND BUILDINGS
LANGHOLM

No Shares : 163.00
Application No : 0000357

ALEXANDER D JARVIS ESQ
28 PARK VIEW
HAWICK
TD9 7JE

No Shares : 230.00
Application No : 0000358

IAN H JOHNSTONE ESQ
BELSFIELD
10 EGLINTON TERRACE
SKELMORLIE
AYRSHIRE
PA17 5EP

No Shares : 46.00
Application No : 0000359

RONALD W LAIDLAW ESQ
THE WHITE COTTAGE
LANGLANDS ROAD
HAWICK
TD9 7HL

No Shares : 230.00
Application No : 0000360

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Transaction Type : Issued

Report from 06/12/99 To 06/12/99

JOHN A LESTER ESQ
WELLFIELD COTTAGE
PRESTON ROAD
DUNS
BERWICKSHIRE
TD11 3DZ

No Shares : 230.00
Application No : 0000361

JOHN N A LUBBOCK ESQ
HARWOOD MILL
BONCHESTER BRIDGE
HAWICK
ROXBURGHSHIRE
TD9 9RZ

No Shares : 2300.00
Application No : 0000362

D K R MACDONALD ESQ
2/1, 35 POLWARTH STREET
GLASGOW
G12 9UE

No Shares : 25.00
Application No : 0000363

JAMES A C MACFARLANE ESQ
WAVERLEY LODGE
HIGH CROSS AVENUE
MELROSE
TD6 9SX

No Shares : 276.00
Application No : 0000364

DEREK A MARSHALL ESQ
SPRUCE SIDING
1 ELLWYN CRESCENT
GALASHIELS
TD1 2AZ

No Shares : 276.00
Application No : 0000365

PROPERTY & CAPITAL GROUP PLC Issue : 01
Issue : ORDINARY SHARES @ 2p EACH
Report from 06/12/99 To 06/12/99

Transaction Type : Issued

JOHN MILLAR ESQ
GREENROYD
7 MANSE STREET
GALASHIELS
TD1 1NA

No Shares : 230.00
Application No : 0000366

GEORGE M MURRAY ESQ
38 RAVELSTON DYKES
EDINBURGH
EH4 3EB

No Shares : 276.00
Application No : 0000367

CAMERON McLATCHIE ESQ
AILSA
25 SUMMERLEA ROAD
SEAMILL
AYRSHIRE
KA23 9HP

No Shares : 184.00
Application No : 0000368

ROY S McMEECHAN ESQ
238 EASTCOTE AVENUE
WEST MOLESEY
SURREY
KT8 2EY

No Shares : 368.00
Application No : 0000369

ROBERT McNAIRN ESQ
LANGWOOD
LANGLANDS ROAD
HAWICK

No Shares : 460.00
Application No : 0000370

PROPERTY & CAPITAL GROUP PLC Issue : 01
Issue : ORDINARY SHARES @ 2p EACH
Report from 06/12/99 To 06/12/99

Transaction Type : Issued

WOLFGANG L PREAN ESQ
12 MARLBOROUGH ROAD
RYDE
ISLE OF WIGHT
PO33 1AA

No Shares : 92.00
Application No : 0000371

THOMAS M PYEMONT ESQ
HOWDEAN
MINTO
HAWICK

No Shares : 920.00
Application No : 0000372

JOHN S ROGERS ESQ
73 THORNEY HEDGE ROAD
GUNNERSBURY
LONDON
W4 5SB

No Shares : 184.00
Application No : 0000373

WILLIAM L RUTHERFORD ESQ
41 PARTHENIA ROAD
LONDON
SW6

No Shares : 920.00
Application No : 0000374

DEREK J R SMAIL ESQ
WAIMATE
EAST ORD
BERWICK-UPON-TWEED
TD15 2NS

No Shares : 920.00
Application No : 0000375

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

MRS DOROTHY M SMAIL

KIWI COTTAGE

SCREMERSTON

BERWICK-UPON-TWEED

TD15 2RB

No Shares : 460.00

Application No : 0000376

JOHN W G SNAPE ESQ

8 THE OLD CHURCH

ST MATHEWS ROAD

NORWICH

NR1 1SP

No Shares : 92.00

Application No : 0000377

ALEXANDER P STEVENSON ESQ

ASHFIELD

HAYSIKE

HAWICK

ROXBURGHSHIRE

No Shares : 163.00

Application No : 0000378

GAVIN STEVENSON ESQ

NEWHALL

LILLIESLEAF

MELROSE

TD6 9EJ

No Shares : 2300.00

Application No : 0000379

DAVID L STEVENSON ESQ

C/O BIGGART BAILLIE & GIFFORD

310 ST VINCENT STREET

GLASGOW

G2

PRIVATE AND CONFIDENTIAL

No Shares : 46.00

Application No : 0000380

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Transaction Type : Issued

Report from 06/12/99 To 06/12/99

FIENNES M STRANG-STEEL ESQ

C/O MESSRS A J & A GRAHAM

110 WEST GEORGE STREET

GLASGOW

G2 1QA

No Shares : 920.00

Application No : 0000381

MRS JILL STUART-HAMILTON

THE SHOOTING GREENS

POTARCH

BANCHORY

AB3 4BL

No Shares : 184.00

Application No : 0000382

LADY ANN G SWAN

BLACKHOUSE

RESTON

EYEMOUTH

BERWICKSHIRE

TD14 5LR

No Shares : 92.00

Application No : 0000383

RICHARD G S SYKES ESQ

43 ST PETERS SQUARE

LONDON

W6 9NR

No Shares : 552.00

Application No : 0000384

DR. THOMAS C TAYLOR

19 REDCAR ROAD

MARSKE-BY-THE-SEA

CLEVELAND

TS11 6BS

No Shares : 460.00

Application No : 0000385

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

WILLIAM TOMLINSON ESQ

22 COWAL VIEW

GOUROCK

RENFREWSHIRE

PA19 1EX

No Shares : 46.00

Application No : 0000386

ALAN M URQUHART ESQ

"BRAEVAL"

BRIDGE OF WEIR ROAD

KILMACOLM

PA13 4NN

No Shares : 46.00

Application No : 0000387

NIALL R WALKER ESQ

8 PRINCES GARDENS

GLASGOW

G12 9HP

No Shares : 230.00

Application No : 0000388

CHRISTOPHER G H WEAVER ESQ

GREYWALLS

GULLANE

LOTHIAN

EH31 2EG

No Shares : 460.00

Application No : 0000389

MS MAUREEN A FLYNN

2 NEW COTTAGES

ST MARYS CLOSE

KINGSWORTHY

WINCHESTER

HANTS SO23 7QL

No Shares : 138.00

Application No : 0000390

PROPERTY & CAPITAL GROUP PLC Issue : 01

Issue : ORDINARY SHARES @ 2p EACH

Report from 06/12/99 To 06/12/99

Transaction Type : Issued

ROY H F WILLIAMS ESQ

WILLOWBANK

80 LYDD ROAD

CAMBER

NR. RYE

E. SUSSEX TN31 7RS

No Shares : 92.00

Application No : 0000391

DR BRIAN D WILNE

TEMPLE COTTAGE

TEMPLE END

HARBURY

LEAMINGTON SPA

CV33 9NE

No Shares : 184.00

Application No : 0000392

MRS BETTY WOOD

91 BOSWORTH ROAD

BARLESTONE

NUNEATON

WORKS

CV13 0JE

No Shares : 92.00

Application No : 0000393

Total No. of Shares : 19261.00

No. of Transactions : 59