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COMPANIES FORM No. 466(Scot)

Particulars of an instrument of alteration to a floating charge created by a company registered in Scotland



A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

COMPANIES HOUSE PEE PAID

Please do not write in this margin

Pursuant to section 410 and 466 of the Companies Act 1985

EDINBURGH

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

insert full name of company

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

For official use

Company number

SC259650

* Dunedin Property Regional Office Fund Limited

Date of creation of the charge (note 1)

23 December 2003

Description of the instrument creating or evidencing the charge or of any ancillary document which has been altered (note 1)

Floating Charge

Names of the persons entitled to the charge

Dunedin Property Investment Company Limited (Registered Number 76924) a company incorporated in Scotland and having its registered head office at Level 2, Saltire Court, 20 Castle Terrace Edinburgh EH1 2ET

Short particulars of all the property charged

The whole of the property (including uncalled capital) which is or may be from time to time while the Floating Charge is in force comprised in the property and undertaking of the Company.

Where:-

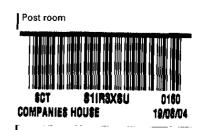
"Company" means Dunedin Property Regional Office Fund Limited (Registered Number SC259650) whose registered office is at Level 2, Saltire Court, 20 Castle Terrace, Edinburgh EH1 2ET.

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

Shepherd+ Wedderburn Saltire Court 20 Castle Terrace Edinburgh EH1 2ET DX553049 - EDINBURGH -18

(D2069.16\F466 DPROF (3Aug04)

For official use (02/00) Charges Section



Page 1

t particulars of any property released from the floating charge t particulars of any property released from the floating charge amount, if any, by which the amount secured by the floating charge has been increased	Names and addresses of the persons who have executed the instrument of alteration (note 2)	Please do not write in
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Continuation of the statement of the provisions, if any, imposed by the otherwise regulating the order of the ranking of the floating charge in refloating charges			
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		olalah	payable to Companies House in
Signed	Date _	19/8/04	respect of each register entry
Notes			for a mortgage or charge.
 A description of the instrument e.g. "Instrument of Charge" "Deshould be given. For the date of creation of a charge see section 41 			(See Note 5)
In accordance with section 466(1) the instrument of alterat company, the holder of the charge and the holder of any other ch which would be adversely affected by the alteration.		-	appropriate
 A certified copy of the instrument of alteration, together wit particulars correctly completed must be delivered to the Registrater the date of execution of that instrument. 			
 A certified copy must be signed by or on behalf of the person gethis is a body corporate it must be signed by an officer of that body Cheques and Postal Orders are to be made payable to Companie The address of the Registrar of Companies is:- 	y.	ication and where	

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Companies Registration Office, 37 Castle Terrace, Edinburgh EH1 2EB

DUNEDIN PROPERTY REGIONAL OFFICE FUND LIMITED

(Registered Number SC259650)

RIDER A - FORM 466 - (INTERCREDITOR DEED)

Names and addresses of the persons who have executed the instrument of alteration

- Dunedin Property Regional Office Fund Limited (registered number SC259650), Level 2 Saltire Court, 20 Castle Terrace, Edinburgh EH1 2ET.
- 2. DPROF (Dartford) Limited (registered number 4973149), 27 Dover Street, London W1S 4DY.
- 3. DPROF (Gloucester) Limited (registered number 4973163), 27 Dover Street, London W1S 4DY.
- 4. DPROF (Norwich) Limited (registered number 4973154), 27 Dover Street, London W1S 4DY.
- 5. Anglo Irish Bank Corporation plc (registered number NF003327), 10 Old Jewry, London EC2R 8DN.
- 6. The Royal Bank of Scotland plc (registered number SC90312), 36 St. Andrew Square, Edinburgh EH2 2YB.
- 7. Dunedin Property Investment Company Limited (registered number SC076924), Level 2, Saltire Court, 20 Castle Terrace, Edinburgh EH1 2ET.
- 8. DPROF (Banbury) Limited (registered number 5037814), 27 Dover Street, London W1S 4DY.
- DPROF (Birmingham) Limited (registered number 5037791), 27 Dover Street, London W1S 4DY.
- DPROF (Bristol) Limited (registered number 5037805), 27 Dover Street, London W1S 4DY.
- DPROF (Milton Keynes) Limited (registered number 5037306), 27 Dover Street, London W1S 4DY.
- 12. DPROF (Uxbridge) Limited (registered number 5042922), 27 Dover Street, London W1S 4DY.
- 13. DPROF (Quay Place) Limited (registered number 5060303), 27 Dover Street, London W1S 4DY.
- 14. DPROF (Crawley) Limited (registered number 5103071), 27 Dover Street, London W1S 4DY.
- 15. DPROF (Uddingston) Limited (registered number 5107610), 27 Dover Street, London W1S 4DY.
- 16. DPROF (Hemel Hempstead) Limited (registered number 5107669), 27 Dover Street, London W1S 4DY.
- 17. DPROF (Aldermans House) Limited (registered number 5176425), 27 Dover Street, London W1S 4DY.
- 18. DPROF (Bishopsgate) Limited (registered number 5176419), 27 Dover Street, London W1S 4DY.
- 19. DPROF (Clacton) Limited (registered number 5176418), 27 Dover Street, London W1S 4DY.

- 20. DPROF (Colchester) Limited (registered number 5176427), 27 Dover Street, London W1S 4DY.
- 21. DPROF (Colindale) Limited (registered number 5176417), 27 Dover Street, London W1S 4DY.
- 22. DPROF (Forum House) Limited (registered number 5176390), 27 Dover Street, London W1S 4DY.
- 23. DPROF (Liverpool) Limited (registered number 5176430), 27 Dover Street, London W1S 4DY.
- 24. DPROF (Luton) Limited (registered number 5176415), 27 Dover Street, London W1S 4DY.
- 25. DPROF (Middlesborough) Limited (registered number 5176424), 27 Dover Street, London W1S 4DY.
- 26. DPROF (Wood Green) Limited (registered number 5176421), 27 Dover Street, London W1S 4DY.
- 27. DPROF (Yeovil) Limited (registered number 5176392), 27 Dover Street, London W1S 4DY.

DUNEDIN PROPERTY REGIONAL OFFICE FUND LIMITED

(Registered Number SC259650)

RIDER B - FORM 466 - (INTERCREDITOR DEED)

A statement of the provisions, if any, imposed by the instrument of alteration prohibiting or restricting the creation by the company of any fixed security or any other floating charge having, priority over, or ranking *pari passu* with the floating charge.

- 1. Until the Senior Discharge Date, except with the consent of the Senior Agent:-
- 1.1 no Obligor shall create or have outstanding any Security Interest over any of its assets for, or any guarantee for, or in respect of, any Mezzanine Debt or Junior Debt except for security which is created under the Security Documents;
- 1.2 no Obligor shall take or omit to take any action whereby the ranking and/or subordination contemplated by the Intercreditor Deed may be impaired.
- 2. Until the Senior Discharge Date, except with the prior written consent of the Senior Agent:-
- 2.1 no Junior Creditor or the Mezzanine Lender will permit to subsist or receive any Security Interest or guarantee for, or in respect of, any Junior Debt or any Mezzanine Debt, except for security which is created under the Junior Security documents or the Mezzanine Security Documents;
- 2.2 no Junior Creditor or the Mezzanine Lender will take or omit to take any action whereby the ranking and/or subordination contemplated by the Intercreditor Deed may be impaired.
- 3. Until the Mezzanine Discharge Date, except with the consent of the Mezzanine Lender:-
- 3.1 no Obligor shall create or have outstanding any Security Interest over any of its assets for, or any guarantee for, or in respect of, any Junior Debt except for security which is created under the Security Documents;
- 3.2 no Obligor shall take or omit to take any action whereby the ranking and/or subordination contemplated by the Intercreditor Deed may be impaired.
- Until the Mezzanine Discharge Date, except with the prior written consent of the Mezzanine Lender:-
- 4.1 no Junior Creditor will permit to subsist or receive any Security Interest or guarantee for, or in respect of, any Junior Debt, except for security which is created under the Junior Security Documents;
- 4.2 no Junior Creditor will take or omit to take any action whereby the ranking and/or subordination contemplated by the Intercreditor Deed may be impaired.

Where:-

"Additional Junior Creditor"

means a person which becomes a Junior Creditor in accordance with Clause 22.5 (Additional Junior Creditors) of the Intercreditor Deed;

"Additional Obligor"

means a person which becomes an Obligor in accordance with Clause 22.4 (Additional Obligors) of the Intercreditor Deed;

"Crawley"

means DPROF (Crawley) Limited;

"Dunedin Loan Notes"

means secured zero coupon loan notes to be issued by the Parent to the Original Junior Creditor from time to time pursuant to the Dunedin Loan Note Instrument;

"Dunedin Loan Note Instrument"

means the instrument created by the Parent dated 17 December 2003 as amended and restated by supplemental loan note instruments dated 17 March 2004, 27 April 2004, 17 May 2004, 22 June 2004 and August 2004 and otherwise pursuant to which the Parent has created the Dunedin Loan Notes:

"Existing Obligors"

means Dunedin Property Regional Office Fund Limited (Registered Number SC259650), DPROF (Milton Keynes) Limited (Registered Number 5037306), DPROF (Bristol) Limited (Registered Number 5037805), DPROF (Quay Place) Limited (Registered Number 5060303), DPROF (Crawley) Limited (Registered Number 5103071), DPROF (Hemel Hempstead) Limited (Registered Number 5107669) and DPROF (Uddingston) Limited (Registered Number 5107610);

"Junior Charge"

means each legal mortgage, standard security or rental assignment granted by an Obligor to a Junior Creditor in relation to any Property;

Junior Creditors"

means:-

- (a) any Additional Junior Creditor; and
- (b) any Original Junior Creditor;

"Junior Debenture"

means each debenture granted by an Obligor to a Junior Creditor;

"Junior Debt"

means all liabilities of any nature, present or future actually or contingent, owed or expressed to be owed to any Junior Creditor under the Junior Finance Documents whether owed as principal or as surety, jointly or severally or in any other capacity including:-

- (a) any refinancing, novation, refunding, deferral or extension of any of those liabilities;
- (b) any advances which may be made by the Junior Creditor to any Obligor under any agreements expressed to be supplemental to any of the Junior Finance Documents plus all interest, fees and costs in connection therewith;

- (c) any claim for damages or restitution in the event of rescission of any of those liabilities or otherwise in connection with the Junior Finance Documents; and
- (d) any claim against any Obligor flowing from any recovery by that Obligor of a payment or discharge in respect of those liabilities on grounds of preference or otherwise;

"Junior Finance Documents"

means:-

- (a) the Dunedin Loan Note Instrument;
- (b) any document supplemental to the Dunedin Loan Note Instrument; and
- (c) any other agreement or document creating or evidencing Junior Debt;

"Junior Guarantees"

means any guarantee granted by an Obligor to any Junior Creditor in respect of or to guarantee payment of the Junior Debt;

"Junior Security Documents"

means:-

- (a) each Junior Charge;
- (b) each Junior Debenture;
- (c) each Junior Guarantee;
- (d) any other document creating a Security Interest granted by an Obligor to a Junior Creditor;

"Mezzanine Charge"

means each legal mortgage, standard security or rental assignment granted by an Obligor to the Mezzanine Lender in relation to any Property;

"Mezzanine Credit Agreement"

means the property funding agreement dated 23 December 2003 between the Parent and the Mezzanine Lender as amended from time to time by certain supplemental property funding agreements dated 17 March 2004, 27 April 2004, 17 May 2004, 22 June 2004 and August 2004;

"Mezzanine Debt"

means the Mezzanine Loan Note Debt and the Mezzanine Property Funding Debt;

"Mezzanine Debenture"

means each debenture granted by an Obligor in favour of the Mezzanine Lender;

"Mezzanine Discharge Date"

means the date on which the Mezzanine Property Funding Debt has been repaid or discharged in full; "Mezzanine Finance Documents"

means the Mezzanine Loan Note Documents and the Mezzanine Property Funding Documents:

"Mezzanine Floating Charge"

means each floating charge granted by an Obligor in favour of the Mezzanine Lender;

"Mezzanine Guarantee"

means each guarantee granted by an Obligor in favour of the Mezzanine Lender;

"Mezzanine Lender"

means The Royal Bank of Scotland plc (Registered Number SC90312) having its registered office at 36 St. Andrew Square, Edinburgh EH2 2YB;

"Mezzanine Loan Note Debt"

means all liabilities of any nature, present or future actual or contingent, and or expressed to be owed to the Mezzanine Lender under the Mezzanine Loan Note Documents whether owed as principal or as surety, jointly or severally or in any other capacity including:-

- (a) any refinancing, novation, refunding, deferral or extension of any of those liabilities;
- (b) any advances which may be made by the Mezzanine Lender to any obligor under any agreement expressed to e supplemental to any of the Mezzanine Loan Note Documents plus all interest, fees and costs in connection therewith;
- (c) any claim for damages or restitution in the event of rescission of any of those liabilities or otherwise in connection with the Mezzanine Loan Note Documents; and
- (d) any claim against any Obligor flowing from any recovery by that Obligor of a payment or discharge in respect of those liabilities on grounds of preference or otherwise;

"Mezzanine Loan Note Documents"

means:-

- (a) the Mezzanine Loan Note Instrument;
- (b) any document supplemental to the Mezzanine Loan Note Instrument; and
- (c) any other agreement or document created or evidencing the Mezzanine Loan Note Debt;

"Mezzanine Loan Note Instrument"

means the instrument created by the Parent dated 17 December 2003 as amended and restated by supplemental mezzanine loan note instruments dated 17 March 2004, 27 April 2004, 17 May 2004, 22 June 2004 and August 2004;

"Mezzanine Loan Notes"

means the secured zero coupon loan notes to be issued by the Parent to the Mezzanine Lender under the Mezzanine Loan Note Instrument:

"Mezzanine Property Funding Debt"

means all liabilities of any nature, present or future actual or contingent, owed or expressed to be owed to the Mezzanine Lender under the Mezzanine Property Funding documents whether owed as principal or as surety, jointly or severally or in any other capacity including:-

- (a) any refinancing, novation, refunding, deferral or extension of any of those liabilities;
- (b) any advances which may be made by the Mezzanine Lender to any Obligor under any agreement expressed to be supplemental to any of the Mezzanine Property Funding Documents plus all interest, fees and costs in connection therewith;
- (c) any claim for damages or restitution in the event of rescission of any of those liabilities or otherwise in connection with the Mezzanine Property Funding Documents; and
- (d) any claim against any Obligor flowing from any recovery by that Obligor of a payment or discharge in respect of those liabilities on grounds of preference or otherwise;

"Mezzanine Property Funding Documents" means:-

- (a) the Mezzanine Credit Agreement;
- (b) any document supplemental to the Mezzanine Credit Agreement; and
- (c) any other agreement or document creating or evidencing the Mezzanine Property Funding Debt;

"Mezzanine Security Documents"

means:

- (a) each Mezzanine Charge;
- (b) each Mezzanine Debenture;
- (c) each Mezzanine Guarantee;
- (d) each Mezzanine Floating Charge;
- (e) any other document creating a Security Interest granted by an Obligor to the Mezzanine Lender;

"New	Ob	ligo	rs"
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means DPROF (Aldermans House) Limited (Registered Number 5176425), DPROF (Bishopsgate) Limited (Registered Number 5176419), DPROF (Clacton) (Registered Number 5176418), Limited **DPROF** (Colchester) Limited (Registered Number 5176427), DPROF (Colindale) Limited (Registered Number (Registered Number 5176417), DPROF (Forum House) Limited (Registered Number 5176390). **DPROF** (Liverpool) Limited (Registered Number 5176430), DPROF (Luton) Limited (Registered Number 5176415), DPROF (Middlesborough) (Registered Number 5176424), Limited DPROF (Wood Green) Limited (Registered Number 5176421) and DPROF (Yeovil) Limited (Registered Number 5176392);

"Obligors"

means:

- (a) each Additional Obligor;
- (b) the New Obligors; and
- (c) the Existing Obligors;

"Original Junior Creditor"

means Dunedin Property Investment Company Limited (incorporated in Scotland with company number SC076924);

"Parent"

means Dunedin Property Regional Office Fund Limited (incorporated in Scotland with company number SC259650);

"Property"

means each property charged to the Senior Agent from time to time pursuant to the Senior Credit Agreement;

"Security Documents"

means the Senior Security Documents, the Mezzanine Security Documents and the Junior Security Documents;

"Security Interest"

means any mortgage, charge, assignment by way of security, pledge, lien, hypothecation or any other type of encumbrance or security interest or any other type of arrangement having or intended to have a similar effect under the law of any relevant jurisdiction;

"Senior Agent"

means Anglo Irish Bank Corporation plc (Registered Number NF003327) in its capacity as agent under the Senior Credit Agreement;

"Senior Beneficiaries"

means the "Beneficiaries" as defined in the Senior Credit Agreement;

"Senior Credit Agreement"

means the loan agreement dated 23 December 2003 between the Parent, the Initial Borrowers (as defined therein), the Senior Lenders and the Senior Agent which has been amended from time to time by certain accession and supplemental agreements

including but not limited to agreements dated 17 March 2004, 26 April 2004, 17 May 2004, 22 June 2004 and August 2004;

"Senior Debt"

means all liabilities of the Obligors owed or expressed to be owed to the Senior Beneficiaries pursuant to the Senior Finance Documents;

"Senior Discharge Date"

means the date on which the Senior Debt has been repaid or discharge in full;

"Senior Finance Documents"

means the "Finance Documents" as defined in the Senior Credit Agreement;

"Senior Lenders"

means the "Banks" as defined in the Senior Credit Agreement;

"Senior Security Documents"

means the "Security Documents" as defined in the Senior Credit Agreement.

DUNEDIN PROPERTY REGIONAL OFFICE FUND LIMITED

(Registered Number SC259650)

RIDER C - FORM 466 - (INTERCREDITOR DEED)

A statement of the provisions, if any, imposed by the instrument of alteration varying or otherwise regulating the order of the ranking of the floating charge in relation to fixed securities or to other floating charges.

The security documents will rank as securities for the payment of the debts as provided for in clause 2.2 of the Intercreditor Deed in the following order:-

- (a) first, the Senior Security Documents as security for the Senior Debt;
- (b) secondly, the Mezzanine Security Documents as security for the Mezzanine Property Funding Debt;
- (c) thirdly, the Mezzanine Security Documents and the Junior Security Documents *pari passu* as security for the Mezzanine Loan Note Debt and the Junior Debt;

The ranking and priority provided for in Clauses 2.1 and 2.2 of the Intercreditor Deed will apply regardless of:-

- (a) order of registration, notice, execution or otherwise;
- (b) the date on which any of the Debts arises;
- (c) whether any Senior Beneficiary is obliged to advance monies included in the Senior Debt;
- (d) whether the Mezzanine Lender is obliged to advance monies included in the Mezzanine Debt;
- (e) whether any Junior Creditor is obliged to advance monies included in the Junior Debt;
- (f) any intermediate discharge of the Debts in whole or in part; and
- (g) any contrary provision in the Finance Documents.

Where:-

"Debts" means the Senior Debt, and Mezzanine Debt and the Junior Debt; and

"Finance Documents" means the Senior Finance Documents, the Mezzanine Finance Documents and the Junior Finance documents or any of them.

Terms defined in Rider B shall have the same meaning in this Rider C.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF AN ALTERATION TO A FLOATING CHARGE

Company number 259650

I hereby certify that particulars of an instrument of alteration dated 3 AUGUST 2004

were delivered pursuant to section 410 of the Companies Act, 1985, on 19 AUGUST 2004.

The instrument relates to a charge created on 23 DECEMBER 2003 by DUNEDIN PROPERTY REGIONAL OFFICE FUND LIMITED in favour of DUNEDIN PROPERTY INVESTMENT COMPANY LIMITED for securing THE WHOLE OF THE OBLIGATIONS OF THE AGREEMENT

Given at Companies House, Edinburgh 23 AUGUST 2004





N.B. Searchers may find it desirable to refer to the documents mentioned in column (2) for more detailed particulars

REGISTER of Charges, Alterations to Charges,

COMPANY: SC259650 CHARGE: 3

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Date of Registration	Serial Number of Document on File	Date of Creation of each Charge and Description thereof	Date of the aquisition of the Property	Amount secured by the Charge	Short Particulars of the Property Charged	Names of the Persons entitled to the Charge
				£		
12/01/2004		23/12/03 FLOATING CHARGE		THE WHOLE OF THE OBLIGATIONS OF THE AGREEMENT	UNDERTAKING AND ALL PROPERTY AND ASSETS PRESENT AND FUTURE OF THE COMPANY INCLUDING UNCALLED CAPITAL	DUNEDIN PROPERTY INVESTMENT COMPANY LIMITED
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Memoranda of Satisfaction and Appointments etc. of Receivers

N.B. Searchers may find it desirable to refer to the documents mentioned in column (2) for more detailed particulars

COMPANY: SC2596	50 CHARGE: 3						
(8)	(9)	(10)	(11)		(12)		
In the case of a floating charge, a statement of the provisions, if any,	In the case of a floating charge, a statement of the provisions if any	Amount or	Memoranda of Satisfaction		Receiver		
prohibiting or restricting the creation by the company of any fixed security or any other floating charge having priority over, or ranking parl passu with the floating charge.	regulating the order in which the floating charge shall rank with any other subsisting or future floating charges or fixed securities over the property the subject of the floating charge or any part of it.	Commission sion Allowance or discount	sion Allowance		Name	Date of Appointment	Date of Cessing to act
COMPANY ARE EXPRESSLY PROHIBITED FROM CREATING SUBSEQUENT FIXED SECURITY HAVING PRIORITY OVER OR RANKING EQUALLY WITH THE FLOATING CHARGE							
				. [

N.B. Searchers may find it desirable to refer to the documents mentioned in column (2) for more detailed particulars

COMPANY: SC259650 CHARGE: 3

Instruments of Alteration to a Floating Charge								
(13) Date of Execution	(14) Names of the persons who have executed the instrument	(15) The provisions, if any, prohibiting or restricting the creation by the Company of any fixed security or any other floating charge having priority over, or ranking pari passu with, the floating charge.	(16) The provisions, if any, varying or otherwise regulating the order of the ranking of the floating charge in relation to fixed securities or to other floating charges.	(17) Short particulars of any property released from the floating charge	(18) The amount, if an by which the amount secured by the floating charghas been increase			
	DUNEDIN PROPERTY REGIONAL OFFICE FUND (MORWICH) LIMITED AND OTHERS DUNEDIN PROPERTY REGIONAL OFFICE FUND (GLOUCESTER) LIMITED DUNEDIN PROPERTY REGIONAL OFFICE FUND (DARTFORD) LIMITED DUNEDIN PROPERTY REGIONAL OFFICE FUND LIMITED							
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