

Company No: 4161332

66/74 VICTORIA STREET (NO.2) LIMITED

(the "Company")

STATEMENT OF DIRECTORS

We as all the directors of the Company make this statement for the purposes of section 644(5) of the Companies Act 2006 (the "Act") and confirm that:

1. the solvency statement was made not more than 15 days before the date that the required special resolution to reduce the share capital of the Company (the "Special Resolution") was passed; and
2. a copy of the solvency statement was sent and submitted to every eligible member of the Company at or before the time at which the proposed form of the Special Resolution was sent and submitted to that member, in accordance with section 642(2) of the Act.

Signed
Peter Dudgeon

Date..... 25 March 2009

Signed
Martin Wood, a director
for and on behalf of
Land Securities Management Services Limited

Date..... 25 March 2009

Signed
David Holt, a director
for and on behalf of
LS Retail Director Limited

Date..... 25 March 2009

