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COMPANIES FORM No. 395

Particulars of a mortgage or charge

116 B11/26

395

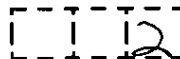
A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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

For official use

Company number



6353941

Name of company

* Islamic Forum Trust (the "Company")

Date of creation of the charge

25 January 2008

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

Legal Charge

Amount secured by the mortgage or charge

All the Company's liabilities to National Westminster Bank Plc (the "Bank") of any kind and in any currency including for the avoidance of doubt but not limited to any liabilities of the Company to the Bank under the cost plus purchase agreement dated 25 January 2008 made between (1) the Bank and (2) the Company and any deed of a similar nature (the "Cost Plus Purchase Agreement") (whether present or future actual or contingent and whether incurred alone or jointly with another) together with the Bank's charges and commission and any other sums costs and expenses and any interest where interest is payable by the Company under facilities other than those provided pursuant to the Cost Plus Purchase Agreement (for the avoidance of doubt no interest is payable by the Company under the Cost Plus Purchase Agreement)

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

National Westminster Bank Plc
135 Bishopsgate
London

Postcode EC2M 3UR

Presentor's name address and
reference (if any)

Stephenson Harwood
One St Paul's Churchyard
London
EC4M 8SH

1453/01-46-01907/5555538

Time critical reference

For official Use (06/2)
Mortgage Section

TUESDAY
WEC



A45 *AE52AWYZ* 292
05/02/2008
COMPANIES HOUSE
LD6 *LSRQZVW3N 359
30/01/2008
COMPANIES HOUSE

CHFP025

Please do not
write in
this margin

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

*insert full name
of Company

Short particulars of all the property mortgaged or charged

Please do not
write in
this margin

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

1 By way of legal mortgage - Land on the West Side of Neville Street
(known as Compass House) Title No GM530516

(the "Property") all covenants and rights affecting or concerning the
Property and any share from time to time held by the Company in any landlord
or management company of the Property

2 By way of fixed charge -

- 2 1 The fixtures and fittings of the Company from time to time
attached to the Property
- 2 2 The plant and machinery vehicles and computer equipment of the
Company now and in the future at the Property not regularly
disposed of in the ordinary course of business and all associated
warranties and maintenance contracts
- 2 3 The furniture furnishings equipment tools and other chattels of
the Company now and in the future at the Property and not
regularly disposed of in the ordinary course of business

Particulars as to commission allowance or discount (note 3)

Nil

Signed

Stephenson Harwood.

Date

4 Feb 2008

On behalf of ~~XXXXXX~~ (mortgagee/~~XXXXXX~~) †

A fee is payable
to Companies
House in
respect of each
register entry
for a mortgage
or charge
(See Note 5)

† 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 (section 395) 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 (section 398) 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 (section 398) 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 section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No 398 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 section 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 provide insufficient space the particulars must be entered on the prescribed continuation sheet
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge Cheques and Postal Orders must be made payable to **Companies House**
- 6 The address of the Registrar of Companies is **Companies House, Crown Way, Cardiff CF14 3UZ**

Company number

6353941

Name of company

*insert full name
of Company

* Islamic Forum Trust (the "Company")

Addendum 1/4

1 Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Addendum 2/4

2 Amount due or owing on the mortgage or charge (continued)

Addendum 3/4

3 Names, addresses and description of the mortgages or persons entitled to the charge (continued)

Addendum 4/4

4 Short particulars of all the property mortgaged or charged (continued)

2 4 The present and future goodwill of any business carried on at the Property by or on behalf of the Company the rent receivable from any lease granted out of the Property and the proceeds of any insurance from time to time affecting the Property or the assets referred to above

Note:- The Legal Charge contains covenants by the Company with the Bank not without the Bank's prior written consent to
(a) create or permit to arise any mortgage charge or lien on the charged property, not to dispose of the charged property,
(b) grant or accept a surrender of any lease or licence or part with or share possession or occupation of the Property

FILE COPY



**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 06353941

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A LEGAL CHARGE DATED THE 25th JANUARY 2008 AND CREATED BY ISLAMIC FORUM TRUST FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO NATIONAL WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 5th FEBRUARY 2008

GIVEN AT COMPANIES HOUSE, CARDIFF THE 8th FEBRUARY 2008

P. Sel.



Companies House

— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES