



00223365

NI38987

Register of Mortgages for
Northern Ireland Science Park Property
Limited

Printed on: 07/08/2002
[P = Partly Satisfied]
[W = Wholly Satisfied]

Particulars of Mortgage

Doc. No. 21
Registered 02/08/2002 All monies Debenture.
Created 02/08/2002 LEASEHOLD PREMISES.
The land and premise comprised in the
lease dated 7 June 2002 made between
0 Titanic Properties Limited (1) Northern
Ireland Science Park Property Limited
(2) and Northern Ireland Science Park
Foundation Limited (3) situate at
Belfast Harbour estate
See Doc 21 for further details.

Names of
Mortgagees
The Department of
Enterprise Trade and
Investment
Netherleigh
Massey Avenue
BELFAST BT4 2JP

Satisfactions
w/p Date Doc

M

COMPANIES FORM No. 402

**Particulars of a mortgage
or charge**

CR 53

402

Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986.

Please do not
write in
this margin

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

* insert full name
of company

To the Registrar of Companies

For official use

Company number

1416161

38987121

Name of company

* NORTHERN IRELAND SCIENCE PARK PROPERTY LIMITED

Date of creation of the charge

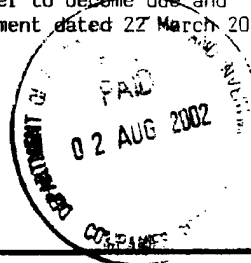
2 AUGUST 2002

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

DEBENTURE

Amount secured by the mortgage or charge

The obligations of the Company as Guarantor under a Guarantee dated 22 March 2002 between Northern Ireland Science Park Foundation Limited ("NISP") (1) Northern Ireland Science Park (Holdings) Limited: the Company; Northern Ireland Science Park Trading Company Limited: (2) and the Department of Enterprise Trade and Investment ("DETI") (3) in respect of all payments of capital grant now due or hereafter to become due and owing to DETI under the terms of a Funding Agreement dated 22 March 2002 from DETI to NISP.



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

Department of Enterprise Trade and Investment

Vetherleigh

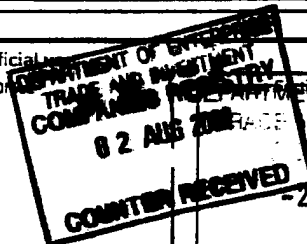
Massey Avenue Belfast

Postcode BT4 2JP

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

Departmental Solicitor's Office
Victoria Hall
12 May Street
BELFAST
BT1 4NL
SOL/3363/00/DETI

For official use
Public Office



DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
02 AUG 2002
2 AUG 2002
COMPANIES REGISTRY
NORTHERN IRELAND

Short particulars of all the property mortgaged or charged

LEASEHOLD PREMISES

The land and premise comprised in the Lease dated 7 June 2002 made between Titanic Properties Limited (1) Northern Ireland Science Park Property Limited (2) and Northern Ireland Science Park Foundation Limited (3) situate at Belfast Harbour estate in the County of the City of Belfast therein described as "All those two parcels of building land comprising 9.87 hectares (being 24.4 acres) approximately situate as to one parcel on the north west side of Queens Road, Belfast Harbour Estate, Belfast and situate as to the other parcel on the south east side of Queens Road aforesaid bounded as to the first parcel on the west side partly by Alexandra Dry Dock and partly by Belfast Lough on the north side partly by Thompson Dry Dock and partly by Belfast Lough and on the south east side by Queens Road and on the east side by premises demised to the Landlord and as to the other parcel bounded on the north west by Queens Road and on the other sides by other premises demised to the Landlord both of which parcels are situate in the County of the City of Belfast and more particularly delineated and shown edged red on Map No. 1 annexed hereto" together with the rights thereby reserved in favour of the Tenant.

Please do not write in this margin

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

Particulars as to commission, allowance or discount (note 3)

Signed

J. L. L. L.

Date 2 August 2002

On behalf of [company] [mortgagee/chargee]†

†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 (Article 402). 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 (Article 405). 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 (Article 405), 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 Article 405(4) applies (property situate in Great Britain) and Form No. 405 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 Box 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 are insufficient the particulars must be entered on the prescribed continuation sheet.

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

Please do not
write in this
binding margin

Fixed Charge

The present and future freehold and leasehold property of the Company the rents insurance rents and service charge rents licence fees and other monies receivable now or hereafter at any time by the Company in respect of or arising out of any lease of the lands and premises described in the Schedule thereto or any agreements for lease or otherwise derived by the Company from the premises or otherwise paid to or received by the Company in respect of the premises (including without limitation all mesne profits).

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

Floating Charge

All the undertaking goodwill property and assets of the Company of whatsoever nature and wheresoever situated both present and future including any uncalled capital.

Restriction on further charges

The Company therein covenanted that it shall not and shall procure that its subsidiaries shall not create any mortgage or charge in priority to or pari passu therewith.

DUPLICATE FOR THE FILE



NI38987

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

Pursuant to Article 409(3) of the
Companies (Northern Ireland) Order 1986

I HEREBY CERTIFY that a Mortgage or Charge
dated the SECOND day of AUGUST Two Thousand and TWO and created by

Northern Ireland Science Park Property Limited

for securing all moneys now due, or hereafter to become due, or from
time to time accruing due from the Company to

THE DEPARTMENT OF ENTERPRISE TRADE AND INVESTMENT

on any account whatsoever, was this day REGISTERED pursuant to
Part XIII of the Companies (Northern Ireland) Order 1986.

Given under my hand at Belfast, this SECOND day of AUGUST
Two Thousand and TWO

H. P. Quinn
for the Registrar of Companies for
Northern Ireland

Certificate
received by

Recorded Delivery
LICC

Date

8/8/02