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COMPANIES FORM No. 402

Particulars of a mortgage or charge

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

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
25 OCT 2004
POST RECEIVED
COMPANIES REGISTRY

CR53

402

Please do not
write in
this margin

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

To the Registrar of Companies

For official use

Company Number

SI 9 39 NI41115/26

Name of company

* Callender Street Trustees Limited



00050551

Date of creation of the charge

21st October 2004

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

Mortgage Deed dated 21st October 2004 Callender Street Trustees to AIB
Group (UK) Plc

Amount secured by the mortgage or charge

All sums of money which has been or are now or may hereinafter at any
time or from time to time be advanced to the mortgagor by the lender

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

AIB Group (UK) Plc registered office at 4 Queens Square, Belfast, BT1 3QJ

Postcode

Presenter's name, address and
Reference (if any):

Diamond Heron
Diamond House
7-19 Royal Avenue
Belfast
BT1 1FB

EAC

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Public Office

Mortgage Section

DEPARTMENT OF ENTERPRISE
TRADE AND INVESTMENT
25 OCT 2004
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COMPANIES REGISTRY
NORTHERN IRELAND

www.companiesregistry-ni.gov.uk

Short particulars of all the property mortgaged or charged

The premises situate at and known as 33 College Gardens, Belfast

Please do not
write in this
margin

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

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

Signed



Date

22/01/04

On behalf of [company] [mortgage/charge]*

* 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.



NI41115

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
TWENTY-FIRST day of OCTOBER Two Thousand and FOUR and created
by

Callender Street Trustees Limited

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

AIB GROUP (UK) PLC

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 TWENTY-FIFTH day of OCTOBER
Two Thousand and FOUR

F. Brown

for the Registrar of Companies
for Northern Ireland