

## Particulars of a mortgage or charge

079224/12

# 395

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

Company number

116

4893332

Name of company

\* IM PROPERTIES (READING 1) LIMITED ("the Company")

Date of creation of the charge

27 November 2003

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

### Assignment of Interest Rate Cap ("the Assignment")

Amount secured by the mortgage or charge

All moneys, obligations and liabilities whatsoever whether or principal interest or otherwise in whatever currency which may at the date of the Assignment or thereafter be due owing or incurred by the Company to the Governor and Company of the Bank of Ireland ("the Bank") whether present or future actual or contingent and whether alone severally or jointly as principal guarantor surety or otherwise and in whatever name or style and whether on any current or other account or in any other manner whatsoever including without limitation all interest, costs and charges ("the Secured Liabilities")

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

The Governor and Company of the Bank of Ireland whose principal office is situate at Lower Baggot Street Dublin 2 Ireland ("the Bank")

Postcode

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

Martineau Johnson  
St Philips House  
St Philips Place  
Birmingham  
B3 2PP

CSD/DZS/BA523.18

Time critical reference

For official Use  
Mortgage Section

Post room



**A28**  
**COMPANIES HOUSE**

0635  
10/12/03

Short particulars of all the property mortgaged or charged

The Company assigned to the Bank all sums due and those to become due by Royal Bank of Scotland ("RBS") or by virtue of the Interest Rate Cap or as damages for the breach thereof and all other rights and benefits thereunder and the power to give good discharge for the same subject to redemption on payment of all monies remaining unpaid by the Company to the Bank.

"Interest Rate Cap" the interest rate cap transaction entered into between RBS and the Company dated 9 October 2003 details of which are contained in the first schedule of the Assignment.

The Company may not :

- 1) make or consent to any modification or amendment of the Interest Rate Cap or agree to the cancellation or termination thereof or to a waiver of any provision thereof without the prior written consent of the Bank
- 2) further assign or pledge its rights or benefits under the Interest Rate Cap or any sum due or to become due to the Company under or by virtue of the Interest Rate Cap.
- 3) take or omit to take any action which may result in any alteration or impairment of the Interest Rate Cap or its assignment or any of the rights created by the Interest Rate Cap of the Assignment without the prior written consent of the Bank.

Please do not  
write in  
this margin

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

Particulars as to commission allowance or discount (note 3)

Nil

Signed

*Martineau / Jansen*

Date

8/12/03

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

A fee of £10 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 Cheques and Postal Orders are to be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-

Companies House, Crown Way, Cardiff CF14 3UZ

FILE COPY



## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 04893332

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT AN ASSIGNMENT OF INTEREST RATE CAP DATED THE 27th NOVEMBER 2003 AND CREATED BY I.M. PROPERTIES (READING 1) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 10th DECEMBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 12th DECEMBER 2003.

*ph*



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES