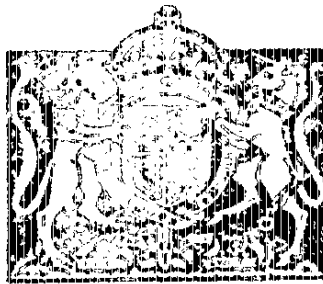


No.
360632



Certificate of Incorporation

I Hereby Certify,

That

ASSOCIATED CITY INVESTMENT TRUST LIMITED

is this day Incorporated under the Companies Act, 1929, and that the Company is Limited.

Given under my hand at London this seventeenth day of April One Thousand Nine Hundred and forty.

Registrar of Companies.

Certificate received by

Kenneth James Peter Baker

Legal Name and Full Name of

Date 17 Apr 1949

FILE COPY



CERTIFICATE OF INCORPORATION ON CHANGE OF NAME

No. 360632/~~238~~ 238

I hereby certify that

THE HAMMERSON PROPERTY AND INVESTMENT TRUST PUBLIC
LIMITED COMPANY

having by special resolution changed its name, is now
incorporated under the name of

THE HAMMERSON PROPERTY INVESTMENT AND DEVELOPMENT CORPORATION
PUBLIC LIMITED COMPANY

Given under my hand at Cardiff the 28TH JUNE 1982

A handwritten signature in cursive script, appearing to read 'R. Wilson'.

Assistant Registrar of Companies

C172



**CERTIFICATE OF INCORPORATION
ON CHANGE OF NAME**

Company No. 360632

The Registrar of Companies for England and Wales hereby certifies that
HAMMERSON PROPERTY INVESTMENT AND DEVELOPMENT
CORPORATION PUBLIC LIMITED COMPANY(THE)

having by special resolution changed its name, is now incorporated

under the name of

HAMMERSON PLC

Given at Companies House, Cardiff, the 21st March 1994

For the Registrar of Companies

21-3-94



C O M P A N I E S H O U S E