



Registration of a Charge

Company name: **Stradbrook Holdings Limited**

Company number: **00168660**

Received for Electronic Filing: **03/11/2016**



X5J0DCFT

Details of Charge

Date of creation: **28/10/2016**

Charge code: **0016 8660 0012**

Persons entitled: **THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND (AS SECURITY AGENT FOR THE BENEFICIARIES)**

Brief description: **ALL CURRENT AND FUTURE LAND (EXCEPT FOR ANY RESTRICTED LAND AND ANY FLOATING CHARGE PROPERTY) AND INTELLECTUAL PROPERTY (EXCEPT FOR ANY RESTRICTED IP) OWNED BY THE COMPANY, IN EACH CASE AS SPECIFIED (AND DEFINED) IN THE DEED OF ACCESSION AND CHARGE REGISTERED BY THIS FORM MR01 (THE "DEED"). FOR MORE DETAILS, PLEASE REFER TO THE DEED.**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006, I CERTIFY THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A TRUE AND COMPLETE COPY OF THE COMPOSITE ORIGINAL SEEN BY ME.**

Certified by: **ALISTAIR HANDY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 168660

Charge code: 0016 8660 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th October 2016 and created by Stradbroke Holdings Limited was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd November 2016 .

Given at Companies House, Cardiff on 4th November 2016

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Attached hereto is a deed of accession and charge entered into between The Governor and Company of the Bank of Ireland (as Security Agent) and each of Stradbrook Acquisitions (Holdings) Limited, Stradbrook Acquisitions Limited, Stradbrook Holdings Limited, Centurycomm Limited and Raceform Limited.

Save for material redacted pursuant to s859G of the Companies Act 2006, I certify that this is a true and complete copy of the composite original seen by me

Name:  ALISTAIR HANDY

Title: SOLICITOR

Date: 03/11/2016

Hogan Lovells International LLP (Ref: 10143L.006858)

Atlantic House, Holborn Viaduct, London EC1A 2FG

Deed of Accession and Charge

THIS DEED OF ACCESSION AND CHARGE is made on

28 October 2016

BETWEEN:

- (1) The Chargors listed in Schedule 1 (each a **"New Chargor"** and together the **"New Chargors"**);
- (2) **Fence Holdco Limited** (registered in England and Wales under number 09840295) (the **"Parent"**); and
- (3) **The Governor and Company of the Bank of Ireland** (the **"Security Agent"**).

WHEREAS:

- (A) This Deed is supplemental to a Debenture (the **"Principal Deed"**) dated 15 September 2016 between (1) Fence Holdco Limited and certain of its Subsidiaries; and (2) the Security Agent as agent and trustee for the Beneficiaries named in the Principal Deed (the **"Beneficiaries"**).
- (B) Each New Chargor has agreed, on the terms contained in the Principal Deed, to charge in favour of the Security Agent (acting as security agent and trustee for the Beneficiaries), all of its property, undertaking and assets to secure the Secured Sums, and to accede to the Principal Deed.

THIS DEED WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

- 1.1 **Incorporation:** Words or expressions defined in the Principal Deed and principles of interpretation provided for in the Principal Deed shall, unless the context otherwise requires or unless otherwise re-defined below, have the same meaning and shall apply (as the case may be) in this Deed.

1.2 **Additional Definitions:** In this Deed:

"Floating Charge Property" means:

- (a) any leasehold property owned by a New Chargor which is held under a lease, the remaining term of which is less than 15 years; and
- (b) any freehold or leasehold property with a market value of less than £500,000.

"Intellectual Property" means patents (including supplementary protection certificates), utility models, registered and unregistered trade marks (including service marks), rights in passing off, copyright, database rights, registered and unregistered rights in designs (including in relation to semiconductor products) anywhere in the world and, in each case, any extensions and renewals of, and any applications for, such rights.

"Land" means freehold and leasehold, and any other estate in, land and (outside England and Wales) immovable property and in each case all buildings and structures upon and all things affixed to Land (including trade and tenant's fixtures).

"Restricted IP" means any Intellectual Property owned by or licensed to a New Chargor which, in each case, precludes either absolutely or conditionally that New Chargor from

creating a charge over its interest in that Intellectual Property and in respect of which consent has not yet been obtained pursuant to Clause 3.4(b) (*Third Party Consents*) of the Principal Deed.

"Restricted Land" means any leasehold property held by a New Chargor under a lease which precludes either absolutely or conditionally that New Chargor from creating a mortgage or charge over its leasehold interest in that property and in respect of which consent has not yet been obtained pursuant to Clause 3.4(a) (*Third Party Consents*) of the Principal Deed.

"Specified Intellectual Property" means the Intellectual Property listed in Schedule 3 (*Specified Intellectual Property*).

2. **ACCESSION BY THE NEW CHARGORS TO THE PRINCIPAL DEED**

2.1 **Accession:** Each New Chargor agrees to be bound by all the terms of the Principal Deed and to perform all obligations of a Chargor under, and in accordance with, the Principal Deed with effect from the date of this Deed, as if it had been an original party to the Principal Deed as a Chargor.

2.2 **Covenant to pay:** Each New Chargor (as primary obligor and not merely as surety) covenants with the Security Agent that it will, on the Security Agent's written demand, pay or discharge the Secured Sums when due and payable at the times and in the manner provided in the relevant Finance Documents.

2.3 **Proviso:** The covenants contained in this Clause and the security created by this Deed shall not extend to or include any liability or sum which would otherwise cause any such covenant or security to be unlawful or prohibited by any applicable law.

2.4 **Parent's agreement to the accession:** The Parent (on behalf of itself and the other members of the Group which are parties to the Principal Deed) hereby agrees to each New Chargor's accession.

3. **ASSIGNMENTS**

Each New Chargor, with full title guarantee, as security for the payment or discharge of all Secured Sums, assigns and agrees to assign absolutely (subject to a proviso for reassignment or redemption) to the Security Agent (as trustee for Beneficiaries):

- (a) all of its rights, title and interest from time to time in respect of any sums payable to it pursuant to the Insurance Policies; and
- (b) all of its rights, title and interest from time to time in respect of the Hedging Agreements.

4. **FIXED SECURITY**

Each New Chargor, with full title guarantee, as security for the payment or discharge of all Secured Sums, charges in favour of the Security Agent (as trustee for the Beneficiaries):

- (a) by way of legal mortgage, all Land (other than Floating Charge Property) in England and Wales now vested in it and registered at the Land Registry or which will be subject to first registration at the Land Registry upon the execution and delivery of this Deed, in each case as described in Schedule 2 (*Registered Land to be Mortgaged*);

- (b) by way of fixed charge:
- (i) with the exception of any Restricted Land and any Floating Charge Property, all other Land which is now, or in the future becomes, its property;
 - (ii) all Land (other than, for the avoidance of doubt, any Floating Charge Property) which has ceased to fall within the definition of Restricted Land by virtue of receipt of the relevant landlord's consent to charge that Land, but only with effect from the date on which that consent is obtained;
 - (iii) all other interests and rights in or relating to Land or in the proceeds of sale of Land now or in the future belonging to it (other than in relation to any Floating Charge Property);
 - (iv) all plant and machinery now or in the future attached to any Land which, or an interest in which, is charged by it under the preceding provisions of Clause 4 (*Fixed Security*);
 - (v) all rental and other income and all debts and claims now or in the future due or owing to it under or in connection with any lease, agreement or licence relating to Land;
 - (vi) all Specified Investments which are on the date of this Deed its property, including all proceeds of sale derived from them;
 - (vii) all Specified Investments in which each New Chargor may in the future acquire any interest (legal or equitable), including all proceeds of sale derived from them;
 - (viii) all Derivative Rights of a capital nature now or in the future accruing or offered in respect of its Specified Investments;
 - (ix) all Derivative Rights of an income nature now or in the future accruing or offered at any time in respect of its Specified Investments;
 - (x) all insurance or assurance contracts or policies now or in the future held by or otherwise benefiting it which relate to Fixed Security Assets or which are now or in the future deposited by it with the Security Agent, together with all its rights and interests in such contracts and policies (including the benefit of all claims arising and all money payable under them) apart from any claims which are otherwise subject to a fixed charge or assignment (at law or in equity) in this Deed;
 - (xi) all its goodwill and uncalled capital for the time being;
 - (xii) all Specified Intellectual Property belonging to it;
 - (xiii) with the exception of any Restricted IP, all other Intellectual Property presently belonging to it, including any Intellectual Property to which it is not absolutely entitled or to which it is entitled together with others;
 - (xiv) with the exception of any Restricted IP, all Intellectual Property that is acquired by, or that belongs to, it in the future, including any such

Intellectual Property to which it is not absolutely entitled or to which it is entitled together with others;

- (xv) with the exception of any Restricted IP, the benefit of all agreements and licences now or in the future entered into or enjoyed by it relating to the use or exploitation of any Intellectual Property in any part of the world;
- (xvi) all Intellectual Property (including any Intellectual Property to which it is not absolutely entitled or to which it is entitled together with others, and the benefit of all agreements and licences now or in the future entered into or enjoyed by it relating to the use or exploitation of any Intellectual Property in any part of the world) which by virtue of obtaining third party consent to charge such Intellectual Property has ceased to fall within the definition of Restricted IP, but only with effect from the date on which that consent is obtained;
- (xvii) all its rights now or in the future in relation to trade secrets, confidential information and knowhow in any part of the world;
- (xviii) all its rights and causes of action in respect of infringement(s) (past, present or future) of the rights referred to in sub-paragraphs (b)(xii) to (xvii) inclusive of this Clause;
- (xix) all trade debts now or in the future owing to it;
- (xx) all other debts now or in the future owing to it, excluding those arising on fluctuating accounts with other members of the Group;
- (xxi) the benefit of all instruments, guarantees, charges, pledges and other security and all other rights and remedies available to it in respect of any Fixed Security Asset except to the extent that such items are for the time being effectively assigned under Clause 3 (*Assignments*);
- (xxii) any beneficial interest, claim or entitlement it has to any pension fund now or in the future;
- (xxiii) all rights, money or property accruing or payable to it now or in the future under or by virtue of a Fixed Security Asset except to the extent that such rights, money or property are for the time being effectively assigned or charged by fixed charge under the foregoing provisions of this Deed;
- (xxiv) all moneys at any time standing to the credit of any Mandatory Prepayment Account and the debt represented by any such credit balance; and
- (xxv) the benefit of all licences, consents and authorisations held in connection with its business or the use of any Asset and the right to recover and receive all compensation which may be payable in respect of them.

5. CREATION OF FLOATING CHARGE

5.1 Each New Chargor, with full title guarantee, charges to the Security Agent (as trustee for the Beneficiaries) as security for the payment or discharge of all Secured Sums, by way of floating charge:

- (a) all of its Assets, except to the extent that such Assets are for the time being effectively assigned by way of security by virtue of Clause 3 (*Assignments*) or charged by any fixed charge contained in Clause 4 (*Fixed Security*), including any Assets comprised within a charge which is reconverted under Clause 4.4 (*Reconversion*) of the Principal Deed; and
- (b) without exception, all its Assets in so far as they are for the time being situated in Scotland,

but in each case so that such New Chargor shall not create any Security over any such Floating Charge Asset (whether having priority over, or ranking *pari passu* with or subject to, this floating charge) or take any other step referred to in Clause 6 (*Negative Pledge and Other Restrictions*) with respect to any such Floating Charge Asset, and such New Chargor shall not, without the consent of the Security Agent, sell, transfer, part with or dispose of any such Floating Charge Asset (except as permitted by Clause 25.16 (*Disposals*) of the Facilities Agreement).

5.2 The parties agree (without limitation to the general nature of each New Chargor's accession to the Principal Deed contained in Clause 2) that the crystallisation provisions contained in Clause 4 of the Principal Deed shall equally apply to the floating charge contained in this Deed as if set out in full in this Deed.

6. NEGATIVE PLEDGE AND OTHER RESTRICTIONS

Except as otherwise permitted under any Finance Documents or with the prior written consent of the Security Agent:

- (a) each New Chargor shall not create or permit to subsist any Security over any of its Assets;
- (b) each New Chargor shall not sell, transfer or otherwise dispose of any of its Receivables; and
- (c) each New Chargor shall not:
 - (i) sell, transfer or otherwise dispose of any of its Assets on terms whereby they are or may be leased to or re-acquired by an Obligor;
 - (ii) enter into any arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts; or
 - (iii) enter into any other preferential arrangement having a similar effect,

in circumstances where the arrangement or transaction would be in breach of the Facilities Agreement.

7. RIGHT OF APPROPRIATION

7.1 The parties acknowledge and intend that the charges over each New Chargor's Financial Collateral provided under or pursuant to this Deed will each constitute a "security financial collateral arrangement" for the purposes of the Financial Collateral Regulations.

7.2 The Security Agent may, on or at any time after the security constituted by this Deed becomes enforceable in accordance with the terms of the Principal Deed, by notice in writing to each New Chargor appropriate with immediate effect all or any of its Financial Collateral hereby charged which is subject to a security financial collateral arrangement (within the meaning of the Financial Collateral Regulations) and apply it in or towards the discharge of the Secured Sums, whether such Assets are held by the Security Agent or otherwise.

7.3 The value of any Financial Collateral appropriated under Clause 7.2 shall be:

- (a) in the case of cash, its face value at the time of appropriation; and
- (b) in the case of financial instruments or other financial collateral, their market value at the time of appropriation as determined (after appropriation) by the Security Agent by reference to a public index or other applicable generally recognised price source or such other process as the Security Agent may reasonably select, including a valuation carried out by an independent firm of accountants or valuers appointed by the Security Agent;

as converted, where necessary, into sterling at a market rate of exchange prevailing at the time of appropriation selected by the Security Agent.

7.4 The Security Agent will account to each relevant New Chargor for any amount by which the value of the appropriated Assets exceeds the Secured Sums and each New Chargor shall remain liable to the Security Agent for any amount by which the value of the appropriated Assets is less than the Secured Sums.

7.5 Each New Chargor agrees that the method of valuing such Financial Collateral under Clause 7.3 is commercially reasonable.

8. APPLICATION TO THE LAND REGISTRY

Each New Chargor:

(a) in relation to each register of title of any present and future Land (other than any Floating Charge Property) of that New Chargor which is charged to the Security Agent under this Deed, consents to the Security Agent (or its solicitors) at any time submitting to the Land Registry:

- (i) a form AP1 (*application to change the register*) in respect of the security created by this Deed;
- (ii) a form AN1 (*application to enter an agreed notice*) in respect of the security created by this Deed;
- (iii) a form RX1 (*application to register a restriction*) in the following terms:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor

for the time being of the charge dated [date] in favour of [Chargee] referred to on the charges register or their conveyancer"; and

- (iv) a form CH2 (*application to enter an obligation to make further advances*); and
- (b) covenants to submit an application to the appropriate Land Registry for the first registration of any unregistered Land in England and Wales mortgaged by Clause 4 (*Fixed security*) at its own expense, immediately following its execution of this Deed.

For the avoidance of doubt, the provisions of this Clause 8 shall apply only to the Floating Charge Property once the floating charge created by each relevant New Chargor which own such assets has crystallised pursuant to clause 4 (*Crystallisation*) of the Principal Deed.

9. POWER OF ATTORNEY

9.1 **Appointment of attorney:** Each New Chargor, by way of security and to more fully secure the performance of its obligations under this Deed, hereby irrevocably appoints the Security Agent and any Receiver separately, to be its attorney (with full power to appoint substitutes and to delegate) with power in its name and on its behalf, and as its act and deed or otherwise (whether or not a Receiver or administrator has been appointed) to:

- (a) do anything which each New Chargor is obliged to do (but has not done within 5 Business Days of being notified by the Security Agent of such failure and being requested to comply) in accordance with this Deed, including to execute and deliver and otherwise perfect any agreement, assurance, deed, instrument or document;
- (b) enable the Security Agent or any such Receiver to exercise (or to delegate) all or any of the rights conferred on it by this Deed or by statute in relation to this Deed or the Assets charged, or purported to be charged, by it.

9.2 **Ratification:** Each New Chargor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this clause.

9.3 **Sums recoverable:** All sums expended by the Security Agent or any Receiver under this clause shall be recoverable from each New Chargor under clause 20 (*Costs and Expenses*) and clause 21 (*Other Indemnities*) of the Intercreditor Agreement.

10. NOTICES

All notices or demands to be given or made pursuant to this Deed shall be given or made in the manner set out in Clause 32 (*Notices*) of the Principal Deed. Each New Chargor's address for service is set out in Schedule 1 (*New Chargors*).

11. COUNTERPARTS

This Deed may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all of which when taken together shall constitute a single document.

12. **GOVERNING LAW**

This Deed and all non-contractual obligations arising in any way whatsoever out of or in connection with this Deed shall be governed by, construed and take effect in accordance with English law.

13. **ENFORCEMENT**

13.1 **Jurisdiction:**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed (a "**Dispute**")),
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This Clause 13 is for the benefit of the Beneficiaries only. As a result, no Beneficiary shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Beneficiaries may take concurrent proceedings in any number of jurisdictions.

14. **FINANCE DOCUMENT**

This Deed is a Finance Document.

THIS DEED OF ACCESSION AND CHARGE has been executed by each New Chargor and the Parent as a deed and signed by the Security Agent and it has been delivered and shall take effect on the date stated at the beginning of this document.

Schedule 1
New Chargers

Name of Chargor	Registered Number	Address for Service
Stradbrook Acquisitions (Holdings) Limited	09341840	Address: 23 rd Floor One Canada Square Canary Wharf London E14 5AP Attention: Mark Francis
Stradbrook Acquisitions Limited	06276103	Address: 23 rd Floor One Canada Square Canary Wharf London E14 5AP Attention: Mark Francis
Stradbrook Holdings Limited	00168660	Address: 23 rd Floor One Canada Square Canary Wharf London E14 5AP Attention: Mark Francis
Centurycomm Limited	03387163	Address: 23 rd Floor One Canada Square Canary Wharf London E14 5AP Attention: Mark Francis
Raceform Limited	00462444	Address: 23 rd Floor One Canada Square Canary Wharf London E14 5AP Attention: Mark Francis

Schedule 2

Registered land to be mortgaged

None at the date of this deed

Name of Chargor/Registered Proprietor	Description of Property	Title Number

Unregistered land subject to first registration upon the execution of this Deed

Schedule 3

Specified Intellectual Property

Mark	Country	Class	Status (application n or grant)	Proprietor	Registration / application number	Renewal date
CHASEFORM	UK	16	Registered	Raceform Limited	833038	05/04/2017
DIOMED	EUTM	38	Registered	Centurycomm Limited	EU009186438	18/06/2020
DREAM DOGS	UK	41	Registered	Centurycomm Limited	2474783	12/12/2017
FANCY 5	EUTM	9, 28, 35, 41	Registered	Centurycomm Limited	EU009376336	15/09/2020
FORM-U-LATOR	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009187139	18/06/2020
HORSES IN TRAINING	UK	16	Registered	Raceform Limited	1580273	01/08/2021
KILLER STATS	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009186842	18/06/2020
POSTDATA	EUTM	9, 38, 41, 42	Registered	Centurycomm Limited	EU009186495	18/06/2020
RACEFORM	UK	16	Registered	Raceform Limited	833039	05/04/2017
RACEFORM	EUTM	38	Registered	Centurycomm Limited	EU009186537	18/06/2020
RACEFORM INTERACTIVE	UK	9, 35, 41	Registered	Raceform Limited	2448608	06/03/2017
RACING&FOOTBA LL OUTLOOK	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009187295	18/06/2020
SIGNPOSTS	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009186388	18/06/2020
SOCCERBASE soccerbase (series of 2)	UK	9, 16, 35, 38, 39, 41, 42	Registered	Centurycomm Limited	2230256	20/04/2020
SPOTLIGHT	UK	9, 16, 38, 41, 42	Registered	Centurycomm Limited	2538249	05/02/2020
SPOTLIGHT	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009292665	03/08/2020
THE FORM BOOK	UK	16	Registered	Raceform Limited	1580253	01/08/2021
THE FORM BOOK	EUTM	9, 16, 38, 42	Registered	Centurycomm Limited	EU009186611	18/06/2020
THE RACEHORSE (stylised)	UK	16	Registered	Raceform Limited	609081	08/09/2022
TRADING POST	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009186529	18/06/2020
VERDICT	EUTM	9, 16, 38, 41, 42	Registered	Centurycomm Limited	EU009186412	18/06/2020

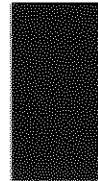
Execution page to Deed of Accession

EXECUTION

THE NEW CHARGORS

Executed as a Deed by)
Stradbrook Acquisitions (Holdings) Limited)
(pursuant to a resolution of its Board)
of Directors) acting by:)

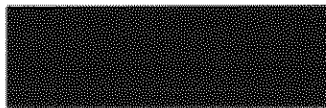
Director



MARK FRANCIS

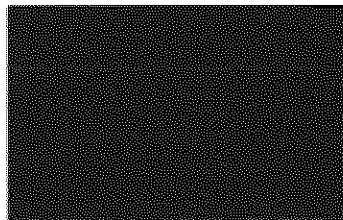
in the presence of:

Signature of witness:



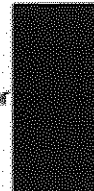
Name of witness: Cameron McDill

Address of witness:



Executed as a Deed by)
Stradbrook Acquisitions Limited)
(pursuant to a resolution of its Board of)
Directors) acting by:)

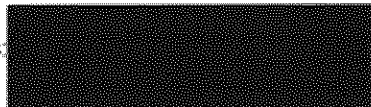
Director



MARK FRANCIS

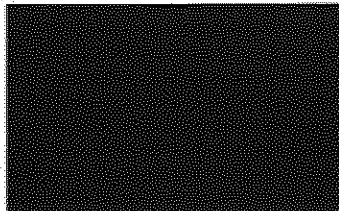
in the presence of:

Signature of witness:



Name of witness: Cameron McDill

Address of witness:



Executed as a Deed by)
Stradbrook Holdings Limited)
(pursuant to a resolution of its Board of)
Directors) acting by:)

Director

MARK FRANCIS

in the presence of:

Signature of witness:

Name of witness: Cameron McDill

Address of witness:

Executed as a Deed by)
Centurycomm Limited)
(pursuant to a resolution of its Board of)
Directors) acting by:)

Director

MARK FRANCIS

in the presence of:

Signature of witness:

Name of witness: Cameron McDill

Address of witness:

Executed as a Deed by)
Raceform Limited)
(pursuant to a resolution of its Board of)
Directors) acting by:)

Director

MARK FRANCUS

in the presence of:

Signature of witness:

Name of witness: Cameron McDill

Address of witness:

THE PARENT

Executed as a)
Deed by **Fence Holdco Limited**)
(pursuant to a resolution of its Board)
of Directors) acting by:)

Director

MARK FRANCUS

in the presence of:

Signature of witness:

Name of witness: Cameron McDill

Address of witness:

THE SECURITY AGENT

Signed by
for and on behalf of
**The Governor and Company of Bank of
Ireland**

))))

Emmo Smith

Authorised Signatory

