



Registration of a Charge

Company Name: **RENEW HOLDINGS PLC.**

Company Number: **00650447**



XBJHKSPD

Received for filing in Electronic Format on the: **23/12/2022**

Details of Charge

Date of creation: **22/12/2022**

Charge code: **0065 0447 0028**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC AS SECURITY AGENT**

Brief description:

Contains fixed charge(s).

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: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **A & L GOODBODY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 650447

Charge code: 0065 0447 0028

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd December 2022 and created by RENEW HOLDINGS PLC. was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2022 .

Given at Companies House, Cardiff on 3rd January 2023

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**

Dated 22 December 2022

(1) **RENEW HOLDINGS PLC.**

(Chargor)

(2) **National Westminster Bank Plc**

(Security Agent)

SHARE CHARGE

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This Deed is made on 22 December

2022 and made between:

- (1) RENEW HOLDINGS PLC. (registered in England with number 00650447) (Chargor); and
- (2) NATIONAL WESTMINSTER BANK PLC (registered in England with number 00929027) as security trustee for the Secured Parties (Security Agent).

IT IS AGREED

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed:

1881 Act means the Conveyancing and Law of Property Act 1881

1911 Act means the Conveyancing Act 1911

Acts means the 1881 Act and the 1911 Act

Charged Property means all of the rights and assets of the Chargor which from time to time are, or are expressed to be, the subject of any Security created (or expressed to be created) by, under or supplemental to, this Deed in favour of the Security Agent;

Company has the meaning Enisca Group Limited (registered in Northern Ireland with number NI648204);

Facility Agreement means the facility agreement dated 18 November 2022 between (amongst others), the Chargor as parent and certain of its subsidiaries as original borrowers and original guarantors, National Westminster Bank Plc as agent and security agent, National Westminster Bank plc, HSBC UK Bank plc and Lloyds Bank plc as original lenders and arrangers and NatWest Markets PLC and Lloyds Bank Corporate Markets Plc as original hedge counterparties;

Material Adverse Effect means in the reasonable opinion of the Majority Lenders a material adverse effect on:

- (a) the business, operations, property or financial condition of the Chargor; or
- (b) the ability of the Chargor to perform its payment or other material obligations under this deed; or
- (c) subject to the Legal Reservations, the validity or enforceability of, or the effectiveness or ranking of the Security granted or purported to be granted pursuant to this deed or the rights or remedies of any Finance Party under this deed;

Party means a party to this Deed;

Receiver means any receiver, receiver and manager or administrative receiver appointed by the Security Agent in respect of the Chargor or the whole or any part of any of the Charged Property and includes any appointee made under a joint or several appointment;

Related Rights means, in respect of any asset:

- (a) all monies, amounts and proceeds paid or payable in respect of (or derived from) that asset (whether as income, capital or otherwise);

- (b) all shares, investments or other assets derived from that asset and all dividends, interest and other monies payable in respect of such asset (whether derived by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise);
- (c) all rights in respect of, derived from or incidental to that asset (including all rights to make any demand or claim);
- (d) all powers, remedies, causes of action, guarantees, indemnities, security or other collateral in respect of, or derived from, that asset (or any of them);
- (e) the benefit of any judgment or order to pay a sum of money and all rights of enforcement in respect of that asset; and
- (f) the benefit of any covenant for title given or entered into by any predecessor in title of the Chargor in respect of that asset or any monies paid or payable in respect of those covenants;

Relevant Jurisdiction means, in relation to the Chargor:

- (a) its jurisdiction of incorporation;
- (b) any jurisdiction where any asset subject to or intended to be subject to the Transaction Security to be created by it is situated;
- (c) any jurisdiction where it conducts its business; and
- (d) the jurisdiction whose laws govern the perfection of any of the Security Documents entered into by it;

Secured Obligations means in respect of the Chargor, all monies and liabilities now or after the date of this Deed due, owing or incurred by the Chargor to the Finance Parties (or any of them) under the Finance Documents (or any of them) in any manner and in any currency or currencies whether present or future, actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, together with all interest accruing on such monies and liabilities and all costs, charges and expenses incurred by any Finance Party under any Finance Document, except for any obligation which, if it were included here, would constitute unlawful financial assistance, or its equivalent in any other jurisdiction;

Security Period means the period beginning on the date of this Deed and ending on the date on which the Security Agent is satisfied (acting reasonably) that the Secured Obligations have been irrevocably and unconditionally satisfied in full and all facilities made available by the Finance Parties (or any of them) under the Finance Documents (or any of them) have been cancelled and all obligations of the Hedge Counterparties under the Hedging Agreements have been terminated and no Finance Party is under any further actual or contingent obligation to make advances or provide other financial accommodation to the Chargor or any other person under any of the Finance Documents;

Shares means all shares in the Company present and future held by the Chargor from time to time (being 85,079 ordinary A Shares of £1.00 each, 72,415 ordinary B shares of £1.00 each, 20,420 ordinary C shares of £1 each and 7,755 ordinary D shares of £1.00 each at the date of this Deed) and in each case:

- (a) whether certificated or uncertificated, physical or dematerialised, registered or unregistered; and
- (b) whether held directly by or to the order of the Chargor or by a trustee, custodian, fiduciary, clearance system or nominee on its behalf (including all rights against any such trustee, custodian, fiduciary, clearance system or nominee).

1.2 Interpretation

- 1.2.1 Unless otherwise defined in this Deed, a term defined in the Facility Agreement has the same meaning when used in this Deed or any notices, acknowledgements or other documents issued under or in connection with this Deed.
- 1.2.2 In this Deed, the term **disposal** includes any sale, lease, licence, transfer or loan.
- 1.2.3 clause 1.2 (*Construction*) of the Facility Agreement are incorporated in this Deed as if set out here in full but so that each reference in that clause to this **Agreement** shall be read as a reference to this Deed.

1.3 Third party rights

- 1.3.1 Unless expressly provided to the contrary in any Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Deed or any other Finance Document issued or entered into under or in connection with it but this does not affect any right or remedy of a third party which exists or is available apart from the Contracts (Rights of Third Parties) Act 1999.
- 1.3.2 Unless expressly provided to the contrary in any Finance Document the consent of any person who is not a Party is not required to rescind or vary this Deed or any other Finance Document entered into under or in connection with it.
- 1.3.3 Any Receiver or Delegate may enforce and enjoy the benefit of any clause which expressly confers rights on it, subject to clause 1.3.2 and the provisions of the Contracts (Rights of Third Parties) Act 1999.

1.4 Administration

- 1.4.1 Any reference in this Deed, or any other Finance Document entered into under or in connection with it, to the making of an administration order shall be treated as including a reference to the appointment of an administrator under paragraph 14 (by the holder of a qualifying floating charge in respect of the Chargor's assets) or 22 (by the Chargor or the directors of the Chargor) of Schedule B1 to the Insolvency Act 1986 or under paragraph 15 (by the holder of a qualifying floating charge in respect of a Chargor's assets) or 23 (by a Chargor or the directors of a Chargor) of Schedule B1 to the Insolvency (Northern Ireland) Order 1989 or any steps taken toward such order or appointment.
- 1.4.2 Any reference in this Deed or any other Finance Document entered into under or in connection with it, to making an application for an administration order by petition shall be treated as including a reference to making an administration application to the court under Schedule B1 to the Insolvency Act 1986, appointing an administrator under paragraph 14 or 22 of that Schedule, or giving notice under paragraphs 15 or 26 of that Schedule or Schedule B1 to the Insolvency (Northern Ireland) Order 1989, appointing an administrator under paragraph 15 or 23 of that Schedule, or giving notice under paragraph 16 or 27 of that Schedule of intention to appoint an administrator or any steps taken towards such application or notice.

1.5 Not used

1.6 Application of provisions in the Facility Agreement

Clauses 13.4 (*Default interest*), 17 (*Tax gross-up and indemnities*), 19 (*Other indemnities*), 21 (*Costs and expenses*), 30.1 (*Assignment and transfers by Obligors*), 10.1 (*Security Agent as trustee*), 34 (*Payment mechanics*), 37.1 (*Accounts*) and 40 (*Amendments and waivers*) of the Facility Agreement are deemed to form part of this Deed as if expressly incorporated into it and as if all references in those clauses to:

1.6.1 the Facility Agreement were references to this Deed; and

1.6.2 an Obligor or the Obligors were references to the Chargor.

1.7 Present and future assets

1.7.1 A reference in this Deed to any **Charged Property** or other asset includes, unless the contrary intention appears, present and future **Charged Property** and other assets.

1.7.2 The absence of or incomplete details of any Charged Property in any Schedule shall not affect the validity or enforceability of any Security under this Deed.

1.8 Fixed security

Clause 3.2 (*First fixed charge*) shall be construed as creating a separate and fixed charge or assignment by way of security over each relevant asset within any particular class of assets defined under this Deed and the failure to create an effective fixed charge or assignment by way of security (whether arising out of this Deed or any act or omission by any party) on any one asset shall not affect the nature of any fixed charge or assignment by way of security imposed on any other asset whether within that same class of assets or not.

1.9 No obligations

The Security Agent shall not be under any obligation in relation to the Charged Property as a consequence of this Deed and the Chargor shall at all times remain liable to perform all obligations expressed to be assumed by it in respect of the Charged Property.

2 COVENANT TO PAY

2.1 Covenant

The Chargor covenants with the Security Agent as security trustee for the Secured Parties, to pay and discharge the Secured Liabilities when they become due for payment and discharge in accordance with the terms of the Finance Documents.

3 CHARGING PROVISIONS

3.1 General

3.1.1 All Security created by the Chargor under this Deed is:

- (a) a continuing security for the payment and discharge of the Secured Obligations;
- (b) granted as beneficial owner;
- (c) granted in respect of all the right, title and interest (if any), present and future, of the Chargor in and to the relevant Charged Property; and
- (d) granted in favour of the Security Agent as security trustee for the Secured Parties and the Security Agent shall hold the benefit of this Deed and the Security created by or pursuant to it on trust for the Secured Parties.

3.2 First fixed charge

The Chargor charges by first fixed charge all of its rights, title and interest from time to time in the Shares together with all Related Rights.

4 EFFECTIVENESS OF SECURITY

4.1 Continuing security

The Security constituted by this Deed shall be continuing security and shall remain in full force and effect regardless of any intermediate payment or discharge by the Chargor or any other person of the whole or any part of the Secured Obligations.

4.2 No prejudice

The Security created by or pursuant to this Deed shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to the Chargor or any other person, by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties or by any variation of the terms of the trust upon which the Security Agent holds the Security or by any other thing which might otherwise prejudice that Security.

4.3 Cumulative rights

4.3.1 The Security constituted by this Deed shall be cumulative, in addition to and independent of any other Security which any Secured Party may hold at any time for the Secured Liabilities (or any of them) or any other obligations or any rights, powers and remedies provided by law and shall operate as an independent security notwithstanding any receipt, release or discharge endorsed on or given in respect of or under any such other Security.

4.3.2 No prior Security held by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties over the whole or any part of the Charged Property shall merge into the Security constituted by this Deed.

4.4 Waiver of defences

The obligations of, and the Security created by, the Chargor under this Deed will not be affected by an act, omission, matter or thing which, but for this clause 4.4, would reduce, release or prejudice any of its obligations under this Deed (without limitation and whether or not known to it or any Finance Party) including:

- 4.4.1 any time, waiver or consent granted to, or composition with, any Obligor or other person;
- 4.4.2 the release of any other Obligor or any other person under the terms of any composition or arrangement with any creditor of any member of the Group;
- 4.4.3 the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- 4.4.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of an Obligor or any other person;
- 4.4.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of a Finance Document or any other document or security including, without limitation, any change in the purpose of, any extension of or increase in any facility or the addition of any new facility under any Finance Document or other document or security;

4.4.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or

4.4.7 any insolvency or similar proceedings.

4.5 Chargor intent

Without prejudice to the generality of clause 4.4, the Chargor expressly confirms that it intends that the Security created under the Deed shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital; enabling distributions to be made; carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness; making facilities available to new borrowers; any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and any fees, costs and/or expenses associated with any of the foregoing.

4.6 Recourse

The Security constituted by this Deed:

4.6.1 is in addition to any other Security which any Finance Party may hold at any time for the Secured Obligations (or any of them); and

4.6.2 may be enforced without first having recourse to any other rights of any Finance Party.

5 DEFERRAL OF RIGHTS

Until the end of the Security Period the Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under the Finance Documents:

5.1 to be indemnified by an Obligor;

5.2 to claim any contribution from any other guarantor of any Obligor's obligations under this Deed;

5.3 to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under this Deed or of any other guarantee or Security taken pursuant to, or in connection with, this Deed by any Secured Party;

5.4 to bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which any Guarantor has given a guarantee, undertaking or indemnity under any Finance Document;

5.5 to exercise any right of set-off against any Obligor; and/or

5.6 to claim or prove as a creditor of any Obligor in competition with any Secured Party.

If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to any Secured Party by the Obligors under or in connection with this Deed to be repaid in full on trust for the Security Agent and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with clause 16 (*Application of monies*).

6 NEGATIVE PLEDGE

6.1 The Chargor shall not create or permit to subsist any Security over any of the Charged Property.

- 6.2 Clause 5.1 does not apply to any Security which is expressly permitted pursuant to the terms of the Facility Agreement.

7 RESTRICTIONS ON DISPOSALS

- 7.1 The Chargor shall not enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of any Charged Property.
- 7.2 Clause 6.1 does not apply to any Permitted Disposal.

8 FURTHER ASSURANCE

- 8.1 The Chargor shall promptly, do all such acts and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require) in favour of the Security Agent or its nominee(s):
- 8.1.1 to create, perfect, protect and/or maintain the Security created or intended to be created under or evidenced by this Deed (which may include the execution by the Chargor of a mortgage, charge or assignment over all or any of the assets constituting, or intended to constitute, Charged Property) or for the exercise of any rights, powers and remedies of the Security Agent, the Finance Parties or any Receiver provided by or pursuant to this Deed or by law;
 - 8.1.2 to confer on the Security Agent or confer on the Finance Parties Security over any property and assets of the Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this Deed; and/or
 - 8.1.3 (if an Event of Default is continuing) to facilitate the realisation of the assets which are, or are intended to be, the subject of the Security created by or under this Deed.
- 8.2 The Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Finance Parties by or pursuant to this Deed.
- 8.3 Any document required to be executed by the Chargor under this clause 8 will be prepared at the cost of the Chargor.

9 REPRESENTATIONS

The Chargor makes the representations set out in this clause 9 to the Security Agent for the benefit of each Secured Party.

9.1 Status

- 9.1.1 It is a limited liability corporation, duly incorporated and validly existing under the law of its jurisdiction of incorporation.
- 9.1.2 It has the power to own its assets and carry on its business as it is being conducted.

9.2 Binding obligations

- 9.2.1 The obligations expressed to be assumed by it in this Deed are, subject to the Legal Reservations, legal, valid, binding and enforceable obligations.

- 9.2.2 Without limiting the generality of clause 9.2.1, the Security conferred by this Deed constitutes a first priority Security interest of the type described, over the assets referred to, in this Deed and those assets are not subject to any prior or pari passu Security.

9.3 Non-conflict with other obligations

The entry into and performance by it of, and the transactions contemplated by, this Deed and the granting of the Security contemplated by this Deed do not and will not conflict with:

- 9.3.1 any law or regulation applicable to it;
- 9.3.2 its constitutional documents; or
- 9.3.3 any agreement or instrument binding upon it or any of its assets or constitute a default or termination event (however described) under any such agreement or instrument unless such conflict, default or termination event would not have or is not reasonably likely to have a Material Adverse Effect.

9.4 Power and authority

- 9.4.1 It has the power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, this Deed and the transactions contemplated by this Deed.
- 9.4.2 No limit on its powers will be exceeded as a result of the grant of the Security contemplated by this Deed.

9.5 Validity and admissibility in evidence

All Authorisations required or desirable:

- 9.5.1 to enable it lawfully to enter into, exercise its rights and comply with its obligations in this Deed; and
- 9.5.2 to make this Deed admissible in evidence in its Relevant Jurisdictions,

have been obtained or effected and are in full force and effect except any Authorisation referred to in clause 9.8 which Authorisations will be promptly obtained or effected after the date of this Deed.

9.6 Acting as principal

It is acting in all matters relating to this Deed as principal for its own account and not as agent or trustee or in any other capacity whatsoever on behalf of any third party.

9.7 Governing law and enforcement

- 9.7.1 The choice of the laws of Northern Ireland as the governing law of this Deed will be recognised and enforced in its Relevant Jurisdictions.
- 9.7.2 Any judgment obtained in Northern Ireland in relation to this Deed will be recognised and enforced in its Relevant Jurisdictions.

9.8 No filing or stamp taxes

It is not necessary under the laws of its Relevant Jurisdiction that this Deed be filed, recorded or enrolled with any court or other authority in that jurisdiction or that any stamp, registration or similar tax be paid on or in relation to this Deed or the transactions contemplated by this Deed except registration of a statement

of particulars and a certified copy of this Deed at Companies House under the Companies Act 2006 and payment of associated fees, which registrations and filings will be made and paid promptly after the date of this Deed.

9.9 Good title to assets

It has a good, valid and marketable title to the Charged Property, in each case, free from Security (other than that created by or pursuant to this Deed).

9.10 Legal and beneficial ownership

9.10.1 The Chargor is the sole legal and beneficial owner of the Charged Property.

9.10.2 The Charged Property is legally and beneficially owned by the Chargor free from any claims, third party rights or competing interests other than Security created under this Deed.

9.10.3 No breach of any law or regulation is outstanding which adversely affects or might reasonably be expected to adversely affect the value of any Charged Property.

9.11 Shares

9.11.1 The Shares constitute all of the issued share capital of the Company and are fully paid.

9.11.2 No Charged Property is subject to any option to purchase or similar rights.

9.11.3 As at the date of this Deed, none of the Shares is in an uncertificated form.

9.11.4 The constitutional documents of the Company do not restrict or inhibit any transfer of the Charged Property on creation or enforcement of the Security conferred by this Deed.

9.12 Centre of main interest and establishments

For the purposes of Regulation (EU) 2015/848 of 20 May 2015 on insolvency proceedings (recast) (Regulation), its centre of main interest (as that term is used in Article 3(1) of the Regulation) is situated in its Original Jurisdiction and it has no "establishment" (as that term is used in Article 2(10) of the Regulations) in any other jurisdiction.

9.13 No adverse consequences

9.13.1 It is not necessary under the laws of its Relevant Jurisdictions:

(a) in order to enable the Security Agent to enforce its rights under this Deed; or

(b) by reason of the execution of this Deed or the performance by it of its obligations under this Deed,

that any Finance Party should be licensed, qualified or otherwise entitled to carry on business in any Relevant Jurisdiction of the Chargor.

9.13.2 No Finance Party is or will be deemed to be resident, domiciled or carrying on business in any Relevant Jurisdiction of the Chargor by reason only of the execution, performance and/or enforcement of this Deed.

9.14 Repetition

The representations and warranties in this clause 9 are deemed to be made by the Chargor by reference to the facts and circumstances then existing on:

- 9.14.1 the date of this Deed;
- 9.14.2 the date of each Utilisation Request;
- 9.14.3 each Utilisation Date; and
- 9.14.4 the first day of each Interest Period.

10 UNDERTAKINGS

10.1 Duration

The Chargor undertakes to the Security Agent for the benefit of the Secured Parties in accordance with this clause 10. The undertakings in this clause 10 shall remain in force during the Security Period.

10.2 Authorisations

It shall promptly:

- 10.2.1 obtain, comply with and do all that is necessary to maintain in full force and effect; and
- 10.2.2 supply certified copies to the Security Agent of,

any Authorisation required under any law or regulation of a Relevant Jurisdiction to enable it to perform its obligations under this Deed and to ensure the legality, validity, enforceability or admissibility in evidence of this Deed.

10.3 Compliance with laws

It shall comply in all respect with all laws to which it may be subject, if failure so to comply has or is reasonably likely to have a Material Adverse Effect.

10.4 Shares

10.4.1 On:

- (a) the date of this Deed; and
- (b) if later, the date of acquisition of any Shares or Related Rights,

the Chargor shall:

- (i) deliver to the Security Agent all certificates of title and other documents of title or evidence of ownership in respect of those Shares or Related Rights; and
- (ii) deliver to the Security Agent such transfer documents (executed with the transferee left blank) or any other documents as the Security Agent may require or otherwise request in respect of those Shares and Related Rights.
- (c) Until any steps are taken to enforce the Security created by or under this Deed, the Chargor shall be entitled to receive and retain all dividends, distributions and other monies receivable in respect of the Shares and Related Rights

- (d) The Chargor shall not exercise its voting and other rights in respect of its Shares and Related Rights in a manner which is likely to be prejudicial to the interests of the Finance Parties.
- (e) The Chargor shall make all payments which may become due and payable in respect of any of the Shares and Related Rights. If the Chargor fails to make any such payments, the Security Agent may but shall not be obliged to make such payment on behalf of the Chargor. Any sums so paid by the Security Agent shall be repayable by the Chargor to the Security Agent on demand and pending such repayment shall constitute part of the Secured Obligations.
- (f) The Chargor shall remain liable to observe and perform all of the conditions and obligations assumed by it in respect of the Shares and Related Rights and the Security Agent shall not be required to perform or fulfil any obligation of the Chargor in respect of any Shares or Related Rights.
- (g) The Chargor shall comply with any notice served on it, under the Companies Act 2006 or pursuant to its articles of association or any other constitutional document, in respect of or in connection with the Shares or Related Rights and will promptly provide to the Security Agent a copy of that notice.
- (h) Immediately on the conversion of any of the Chargor's Shares or Related Rights from a certificated to an uncertificated form, or on the acquisition by the Chargor of any Shares or Related Rights in an uncertificated form, the Chargor shall give such instructions or directions and take such other steps and enter into such documentation as the Security Agent may require in order to protect or preserve the Security intended to be created by this Deed.

10.5 General undertaking

It shall not do or cause or permit to be done anything which may in any way materially depreciate, jeopardise or otherwise prejudice the value to the Finance Parties of the Security created by or under this Deed.

10.6 Information

The Chargor shall provide to the Security Agent such documents or information relating to the Charged Property as the Security Agent (acting reasonably) may from time to time request and shall promptly deliver to the Security Agent a copy of any notice or proceedings served by any person on the Chargor concerning any Charged Property or alleging any breach of its obligations relating to any Charged Property.

11 POWER TO REMEDY

- 11.1 If the Chargor fails to comply with any of the undertakings set out in clause 10 (*Undertakings*) it shall allow and irrevocably authorises the Security Agent and/or such persons as it shall nominate, to take such action on behalf of the Chargor as shall be necessary to ensure that it complies with those undertakings.
- 11.2 If the Chargor fails to perform any obligation or other covenant affecting any Charged Property, the Chargor shall permit the Security Agent or its agents and contractors:
 - 11.2.1 to comply with or object to any notice served on the Chargor relating to such Charged Property; and
 - 11.2.2 to take any action the Security Agent may reasonably consider expedient to prevent or remedy any breach of any such term or to comply with or object to any such notice.

- 11.3 The Chargor shall within 3 Business Days of demand indemnify the Security Agent against any cost, loss or liability incurred by it in taking any of the steps referred to in this clause 11.

12 SECURITY POWER OF ATTORNEY

The Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their delegates or sub-delegates to be its attorney to take any action which the Chargor is obliged to take (but has not done within 5 Business Days of being notified by the Security Agent of such failure and being requested to comply) under this Deed. The Chargor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this clause 12.

13 ENFORCEMENT OF SECURITY

13.1 When security is enforceable

On the occurrence of any Event of Default which is continuing, the Security created by and under this Deed is immediately enforceable.

13.2 Acts of enforcement

The Security Agent may, at its absolute discretion, at any time after the Security created by or under this Deed is enforceable:

- 13.2.1 enforce all or any part of the Security created by or under this Deed in any manner and on the terms it sees fit;
- 13.2.2 exercise all and any of its rights and powers conferred upon mortgagees by the Acts as varied and extended by this Deed, and rights and powers conferred on a Receiver by this Deed whether or not it has taken possession or appointed a Receiver to any of the Charged Property;
- 13.2.3 appoint a Receiver to all or any part of the Charged Property; and/or
- 13.2.4 exercise its power of sale under section 19 of the 1881 Act (as amended by this Deed).

13.3 Right of appropriation

- 13.3.1 To the extent that the Security created by this Deed constitutes a "security financial collateral arrangement" and the Charged Property constitutes "financial collateral" for the purpose of the Financial Collateral Arrangements (No. 2) Regulations 2003 (**Regulations**), the Security Agent shall have the right at any time after the Security becomes enforceable, to appropriate all or any part of the Charged Property in or towards discharge of the Secured Obligations.

- 13.3.2 The value of the appropriated Charged Property shall be:

- (a) in the case of cash, the amount of cash appropriated, together with any accrued but unposted interest at the time of appropriation; and
- (b) in the case of Secured Shares and Investments, determined by the Security Agent by reference to any publicly available market price or by such other means as the Security Agent (acting reasonably) may select including, without limitation, an independent valuation.

In each case, for the purpose of the Regulations, the Chargor agrees that any such determination by the Security Agent will constitute a valuation "in a commercially reasonable manner".

13.4 Statutory powers - general

- 13.4.1 For the purposes of all powers implied by statute, the Secured Obligations are deemed to have become due and payable on the date of this Deed.
- 13.4.2 Section 20 of the 1881 Act (restricting the power of sale) and section 17 of the 1881 Act (restricting the right of consolidation) do not apply to the Security constituted by or under this Deed.
- 13.4.3 Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the Acts, the Insolvency Act 1986 and the Insolvency (Northern Ireland) Order 1989 on mortgagees and receivers duly appointed under the Acts, except that section 20 of the 1881 Act does not apply.

13.5 Contingencies

If the Security Agent enforces the Security constituted by or under this Deed at a time when no amounts are due under the Finance Documents but at a time when amounts may or will become so due, the Security Agent (or the Receiver) may pay the proceeds of any recoveries effected by it into a suspense account or other account selected by it.

13.6 Mortgagee in possession - no liability

None of the Security Agent, its nominee(s) nor any Receiver shall be liable, by reason of entering into possession of any Charged Property, to account as a mortgagee in possession or for any loss on realisation for any default or omission for which a mortgagee in possession might otherwise be liable.

13.7 Redemption of prior mortgages

- 13.7.1 At any time after the Security created by or under this Deed has become enforceable, the Security Agent may at the sole cost of the Chargor (payable to the Security Agent on demand):
- (a) redeem any prior form of Security over any Charged Property; and/or
 - (b) procure the transfer of that Security to itself; and/or
 - (c) settle and pass the accounts of any prior mortgagee, chargee or encumbrancer which once so settled and passed shall be conclusive and binding on the Chargor.
- 13.7.2 The Chargor must pay to the Security Agent, immediately on demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest.

13.8 Shares following an Event of Default

- 13.8.1 If an Event of Default is continuing, the Chargor shall on request by the Security Agent:
- (a) deliver to the Security Agent such pre-stamped stock transfer forms or other transfer documents as the Security Agent may require to enable the Security Agent or its nominee or nominees to be registered as the owner of, and to obtain legal and beneficial title to, the Shares and/or Related Rights referred to in such request;
 - (b) provide to the Security Agent certified copies of all resolutions and authorisations approving the execution of such transfer forms and registration of such transfers as the Security Agent may reasonably require;

- (c) procure that each such transfer is promptly registered by the relevant company or other entity;
 - (d) procure that, immediately on their issue, all share certificates or other documents of title in the appropriate form, in respect of the relevant Shares and/or Related Rights, are delivered to the Security Agent in each case showing the registered holder as the Security Agent or its nominee or nominees (as applicable);
 - (e) exercise all voting rights in respect of the Shares and/or Related Rights only in accordance with the instructions of the Security Agent.
- 13.8.2 At any time while an Event of Default is continuing, the Security Agent may complete any transfer documents held by it in respect of the Shares and/or the Related Rights in favour of itself or such other person or nominee as it shall select.
- 13.8.3 At any time after the Security created by or under this Deed has become enforceable the Security Agent and its nominee or nominees may sell all or any of the Shares or Related Rights of the Chargor (or any of them) in any manner permitted by law and on such terms as the Security Agent shall in its absolute discretion determine.
- 13.8.4 If the Chargor receives any dividends, distributions or other monies in respect of its Shares and Related Rights at a time when the Security Agent has made a request under clause 13.8.1 or taken any steps to enforce the Security created by this Deed under clause 12 (*Security power of attorney*), the Chargor shall immediately pay such sums received directly to the Security Agent for application in accordance with clause 16 (*Application of monies*) and shall hold all such sums on trust for the Security Agent pending payment of them to such account as the Security Agent shall direct.

14 RECEIVER

14.1 Appointment of Receiver

14.1.1

- (a) At any time after any Security created by or under this Deed is enforceable, the Security Agent may appoint a Receiver to all or any part of the Charged Property in accordance with clause 13.2.3 (*Acts of enforcement*).
- (b) At any time if so requested in writing by the Chargor, without further notice, the Security Agent may appoint one or more persons to be a Receiver of all or any part of the Charged Property as if the Security Agent had become entitled under the Acts to exercise the power of sale conferred under the Acts.

14.1.2 Any appointment under clause 14.1.1 may be by deed, under seal or in writing under its hand.

14.1.3 Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 24(1) of the 1881 Act) does not apply to this Deed.

14.1.4 Any Receiver appointed under this Deed shall be deemed to be the agent of the Chargor for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Acts. The Chargor alone is responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.

- 14.1.5 In no circumstances whatsoever shall the Security Agent or any Secured Party be liable (either to the Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason nor be in any way responsible for any misconduct, negligence or default of the Receiver.

14.2 Removal

The Security Agent may remove from time to time any Receiver appointed by it and may, whenever it may deem appropriate, appoint a new Receiver in the place of any Receiver whose appointment has terminated.

14.3 Powers of Receiver

14.3.1 General

- (a) A Receiver has all of the rights, powers and discretions set out below in this clause 14.3 in addition to those conferred on it by the Acts.
- (b) A Receiver shall have all the powers of an administrative receiver set out in Schedule 1 to the Insolvency Act 1986 and / or Insolvency (Northern Ireland) Order 1989 (whether or not the receiver is an administrative receiver).
- (c) A Receiver may, in the name of the Chargor:
 - (i) do all other acts and things which he may consider expedient for realising any Charged Property; and
 - (ii) exercise in relation to any Charged Property all the powers, authorities and things which he would be capable of exercising if he were its absolute beneficial owner.
- (d) If there is more than one Receiver holding office at the same time, unless the document appointing him states otherwise, each Receiver may exercise all of the powers conferred on a Receiver under this Deed or under the Insolvency Act 1986 or the Insolvency (Northern Ireland) Order 1989 individually and to the exclusion of any other Receivers.

14.3.2 Borrow money

A Receiver may raise and borrow money (either unsecured or on the security of any Charged Property, either in priority to the Security constituted by this Deed or otherwise) on any terms and for whatever purpose which he thinks fit. No person lending that money need enquire as to the propriety or purpose of the exercise of that power or to check the application of any money so raised or borrowed.

14.3.3 Compromise

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the Chargor relating in any way to any Charged Property.

14.3.4 Delegation

A Receiver may delegate his powers in accordance with clause 14.3.4 (*Delegation*).

14.3.5 Lending

A Receiver may lend money or advance credit to any person.

14.3.6 Employees

For the purposes of this Deed, a Receiver as he thinks appropriate, on behalf of the Chargor or for itself as Receiver, may:

- (a) appoint and discharge managers, officers, agents, accountants, servants, workmen and others upon such terms as to remuneration or otherwise as he may think proper; and
- (b) discharge any such persons appointed by the Chargor.

14.3.7 Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings or submit to arbitration or any form of alternative dispute resolution in the name of the Chargor in relation to any Charged Property as he considers expedient.

14.3.8 Possession

A Receiver may take immediate possession of, get in and collect any Charged Property.

14.3.9 Receipts

A Receiver may give valid receipts for all monies and execute all assurances and things which may be proper and desirable for realising any Charged Property.

14.3.10 Sale of assets

- (a) A Receiver may sell, exchange, convert into monies and realise any Charged Property by public auction or private contract in any manner and on any terms which he thinks proper.
- (b) The consideration for any such transaction may consist of cash, or non-cash consideration and any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit.

14.3.11 Deal with Charged Property

A Receiver may, without restriction vary the terms of or otherwise dispose of or deal with, all or any part of the Charged Property without being responsible for loss or damage, and so that any such disposition may be made for cash payable by instalments, loan stock or other debt obligations or for shares or securities of another company or other valuable consideration, and the Receiver may form and promote, or concur in forming and promoting, a company or companies to purchase or otherwise acquire interests in all or any of the Charged Property or otherwise, arrange for such companies to trade or cease to trade and to purchase or otherwise acquire all or any of the Charged Property on such terms and conditions whether or not including payment by instalments secured or unsecured as he may think fit.

14.3.12 Voting rights

A Receiver may exercise all voting and other rights attaching to the Investments, Secured Shares, Related Rights, and stocks, shares and other securities owned by the Chargor and comprised in the Charged Property in such manner as he may think fit.

14.3.13 Security

A Receiver may redeem any prior Security and settle and pass the accounts of the person entitled to the prior Security so that any accounts so settled and passed shall (subject to any

manifest error) be conclusive and binding on the Chargor and the money so paid shall be deemed to be an expense properly incurred by the Receiver.

14.3.14 *Uncalled capital*

A Receiver may make calls conditionally or unconditionally on the members of the Chargor in respect of uncalled capital.

14.3.15 *Incidental matters*

A Receiver may do all other acts and things including without limitation, signing and executing all documents and deeds as may be considered by the Receiver to be incidental or conducive to any of the matters or powers listed here or granted by law or otherwise incidental or conducive to the preservation, improvement or realisation of the Charged Property and to use the name of the Chargor for all the purposes set out in this clause 14.

14.4 Remuneration

The Security Agent may from time to time fix the remuneration of any Receiver appointed by it.

15 DELEGATION

15.1 Security Agent and any Receiver may delegate by power of attorney or in any other manner all or any of the powers, authorities and discretions which are for the time being exercisable by the Security Agent and the Receiver (as appropriate) under this Deed to any person or persons as it shall think fit. Any such delegation may be made upon such terms and conditions (including the power to sub-delegate) as the Security Agent and Receiver (as appropriate) may think fit.

15.2 The Security Agent and any Receiver will not be liable or responsible to any Chargor or any other person for any losses, liabilities or expenses arising from any act, default, omission or misconduct on the part of any delegate.

16 APPLICATION OF MONIES

16.1 Sections 24(6) and (8) (Appointment, powers, remuneration and duties of receiver) of the 1881 Act shall not apply to a Receiver appointed under this Deed.

16.2 All monies received or recovered by the Security Agent or any Receiver under this Deed or in connection with the realisation or enforcement of all or part of this Security will be held by the Security Agent and shall be applied in accordance with the terms of the Facility Agreement.

16.3 The Security Agent and any Receiver may place any money received, recovered or realised pursuant to this Deed in an interest bearing suspense account and it may retain the same for such period as it considers expedient without having any obligation to apply the same or any part of it in or towards discharge of the Secured Obligations.

17 EXPENSES AND INDEMNITY

The Chargor must:

17.1 immediately on demand pay to each Secured Party the amount of all costs and expenses (including legal fees) incurred by that Secured Party in connection with this Deed including any arising from any actual or alleged breach by any person of any law or regulation; and

17.2 keep each Secured Party indemnified against any failure or delay in paying those costs or expenses.

18 REMEDIES AND WAIVERS

- 18.1 No failure to exercise, nor any delay in exercising, on the part of the Security Agent or any Receiver, any right or remedy under this Deed shall operate as a waiver of any such right or remedy or constitute an election to affirm this Deed. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.
- 18.2 A waiver or affirmation given or consent granted by the Security Agent or any Receiver under this Deed will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

19 PROTECTION OF THIRD PARTIES

- 19.1 No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his agents has an obligation to enquire of the Security Agent, Receiver or others:
- 19.1.1 whether the Secured Obligations have become payable;
 - 19.1.2 whether any power purported to be exercised has become exercisable or is being properly exercised;
 - 19.1.3 whether any Secured Obligations or other monies remain outstanding;
 - 19.1.4 how any monies paid to the Security Agent or to the Receiver shall be applied; or
 - 19.1.5 the status, propriety or validity of the acts of the Receiver or Security Agent.
- 19.2 The receipt of the Security Agent or any Receiver shall be an absolute and a conclusive discharge to a purchaser and shall relieve that purchaser of any obligation to see to the application of any monies paid to or by the direction of the Security Agent or any Receiver.
- 19.3 In clauses 19.1 and 19.2 **purchaser** includes any person acquiring, for money or monies worth, any lease of, or Security over, or any other interest or right whatsoever in relation to, the Charged Property or any of them.

20 ADDITIONAL SECURITY

The Security created by or under this Deed is in addition to and is not in any way prejudiced by any guarantee or security now or subsequently held by any Finance Party.

21 SETTLEMENTS CONDITIONAL

- 21.1 If the Security Agent (acting reasonably) believes that any amount paid by a Chargor or any other person in respect of the Secured Obligations is capable of being avoided or set aside for any reason, then for the purposes of this Deed, such amount shall not be considered to have been paid.
- 21.2 Any settlement, discharge or release between the Chargor and any Secured Party shall be conditional upon no Security or payment to or for that Secured Party by the Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any law relating to bankruptcy, insolvency or liquidation or otherwise.

22 SUBSEQUENT SECURITY

If the Security Agent or any Finance Party receives notice of any other subsequent Security or other interest affecting all or any of the Charged Property it may open a new account or accounts for the Chargor in its books. If it does not do so then, unless it gives express written notice to the contrary to the Chargor, as from the time of receipt of such notice by the Security Agent, all payments made by the Chargor to the

Security Agent or to any other Finance Party shall be treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Obligations.

23 SET-OFF

A Finance Party may set off any matured obligation due from a Chargor under the Finance Documents (to the extent beneficially owned by that Finance Party) against any matured obligation owed by that Finance Party to the Chargor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Finance Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

24 NOTICES

Any communication under this Deed or any other Security or Finance Document created by or under this Deed, shall be made and given in accordance with the terms of clause 36 (*Notices*) of the Facility Agreement.

25 INVALIDITY

Clause 38 (*Partial invalidity*) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it.

26 ASSIGNMENT

26.1 Each Finance Party may assign or otherwise transfer all or any part of its rights under this Deed or any Security created by or under it in accordance with the terms of the Finance Documents.

26.2 No Chargor may assign or otherwise transfer any of its rights and obligations under this Deed.

27 RELEASES

Upon the expiry of the Security Period, the Security Agent shall, at the request and cost of the Chargor, take whatever action is necessary to release and reassign to the Chargor:

27.1 its rights arising under this Deed; and

27.2 the Charged Property from the Security created by and under this Deed,

and return all documents or deeds of title delivered to it under this Deed.

28 CURRENCY CLAUSE

28.1 Clause 34.9 (*Currency of account*) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it and references to the Obligors shall be construed as references to the Chargor.

28.2 If a payment is made to the Security Agent under this Deed in a currency (**Payment Currency**) other than the currency in which it is expressed to be payable (**Contractual Currency**), the Security Agent may convert that payment into the Contractual Currency at the rate at which it (acting reasonably and in good faith) is able to purchase the Contractual Currency with the Payment Currency on or around the date of receipt of the payment and to the extent that the converted amount of the payment falls short of the amount due and payable the Chargor will remain liable for such shortfall.

29 **CERTIFICATES AND DETERMINATIONS**

Clause 37.2 (*Certificates and determinations*) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it and references to the Finance Parties shall be construed as references to the Security Agent.

30 **COUNTERPARTS**

This Deed or any Finance Document entered into under or in connection with this Deed may be executed in any number of counterparts and by each party on separate counterparts. Each counterpart is an original, but all counterparts shall together constitute one and the same instrument. Delivery of a counterpart of this Deed or any such Finance Document entered into under or in connection with this Deed by e-mail attachment or telecopy shall be an effective mode of delivery.

31 **GOVERNING LAW**

This Deed and any non-contractual obligations arising out of or in connection with are governed by the laws of Northern Ireland.

32 **ENFORCEMENT**

32.1 **Jurisdiction of the courts of Northern Ireland**

32.1.1 The courts of Northern Ireland 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) (**Dispute**).

32.1.2 The Parties agree that the courts of Northern Ireland are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.

32.1.3 This clause 32 is for the benefit of the Security Agent. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

32.2 **Service of process**

32.2.1 Any letter or other communication notifying a claim or serving legal proceedings under or in connection with this Deed may not be made by way of fax and must be made pursuant to clauses 36 (*Notices*) of the Facility Agreement (excluding, for this purpose, clause 36.6 (*Electronic communication*) and clause 36.7 (*Use of websites*) of the Facility Agreement) and/or, as applicable, clause 32.2.2.

32.2.2 Without prejudice to any other mode of service allowed under any relevant law, the Chargor:

(a) irrevocably appoints Enisca Group Limited (NI648204), Derryloran Industrial Estate, Sandholes Road, Cookstown, Northern Ireland, BT80 9LU as its agent for service of process in relation to any proceedings before the courts of Northern Ireland in connection with this Deed; and

(b) agrees that failure by an agent for service of process to notify the Chargor of the process will not invalidate the proceedings concerned.

32.2.3 If any person appointed as an agent for service of process is unable for any reason to act as agent for service of process, the Chargor must immediately (and in any event within 10 days of

such event taking place) appoint another agent on terms acceptable to the Security Agent. Failing this, the Security Agent may appoint another agent for this purpose.

This Deed has been entered into as a deed on the date given at the beginning of this Deed. It is intended by the parties to this Deed that this Deed will take effect as a deed notwithstanding that the Security Agent may only execute it under hand.

SIGNATURES TO THE DEED

The Chargor

Executed as a deed by

Renew Holdings Plc.

acting by a director in the presence of

)

)

) Director

Signature of witness

Name

LAURA LISTER

Address

WALKER MORRIS LLP
33 WELLINGTON STREET
LEEDS
LS1 4DL

The Security Agent

NATIONAL WESTMINSTER BANK PLC

By:



MARIE LANE

Address: 1st Floor, 1 Hardman Boulevard, Manchester, M3 3AQ

Attention: Stewart Jones, Syndicated Loans Agency