

## Particulars of a mortgage or charge

395

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

Pursuant to section 395 of the Companies Act 1985

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



[1811]

Company number

2003672

Name of company

\* PH HOMES LIMITED (the "Company")

Date of creation of the charge

6 September 2002

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

SECURITY ACCESSION DEED between the Company, the Parent and the Security Agent (the "Deed")

Amount secured by the mortgage or charge

All money or liabilities due, owing or incurred to any Secured Party by any Charging Company or any other Obligor under any Senior Finance Document at present or in the future, in any manner whether actual or contingent, whether incurred solely or jointly with any other person and whether as principal or surety, together with all interest accruing thereon and including all liabilities in connection with any notes, bills or other instruments accepted by any Secured Party for or at the request of an Obligor and all losses incurred by any Secured Party in connection therewith except for any money or liability which, if it were so included, would cause the infringement of section 151 of the Companies Act 1985 (the "Indebtedness").

continued on continuation sheet 1, page 2

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

BARCLAYS BANK PLC, 54 Lombard Street, London as security trustee for itself and the other Secured Parties (the "Security Agent").

Postcode EC3P 3AH

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

Ashurst Morris Crisp  
Broadwalk House  
5 Appold Street  
London  
EC2A 2HA

AMS/Banking/2792325

Time critical reference

For official Use  
Mortgage Section



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

1. **CHARGING CLAUSE**

1.1 **Fixed charges**

The Company, as continuing security for the payment of the Indebtedness, charged in favour of the Security Agent with full title guarantee the following assets, both present and future, from time to time owned by it or in which it has an interest:

- (a) by way of first legal mortgage all freehold and leasehold property (including the property specified in schedule 1 hereto) together with all buildings and fixtures (including trade fixtures) on that property; and
- (b) by way of first equitable mortgage all the Subsidiary Shares and Investments and all corresponding Distribution Rights;

continued on continuation sheet 1, page 4

Particulars as to commission allowance or discount (note 3)

N/A

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

Signed

*Ashunt Morris Corp*

Date

*13/9/02*

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

**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

# Particulars of a mortgage or charge (continued)

CHFP025

Please do not  
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Continuation sheet No 1  
to Form No 395 and 410 (Scot)

Please complete  
legibly, preferably  
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Company Number

2003672

Name of Company

PH HOMES LIMITED (the "Company")

~~XXXXXX~~

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

**NOTE.**

In this form:

Please complete  
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**"Assigned Agreements"** means, the Hedging Agreements (as more particularly defined in the Senior Credit Agreement), the Insurances, the Alchemy Undertaking, the PHFL Investment Agreement, the FSHC Investment Agreement, the Key Executive Policy (all as more particularly defined in the Senior Credit Agreement) and any other deeds or agreements specified in schedule 3 to the relevant Security Accession Deed;

**"Book Debts"** means all book and other debts arising in the ordinary course of trading;

**"Cash Collateral Accounts"** means an account with the Security Agent (or any other Lender (as more particularly defined in the Senior Credit Agreement)) opened in the name of an Obligor which is designated by the Parent and the Facility Agent for the purpose of receiving payments of cash collateral under clause 1.4 (Cash cover) and/or clause 12 (Prepayment and cancellation) of the Senior Credit Agreement and over which the Security Agent has a first priority security interest under the Security Documents (as more particularly defined in the Senior Credit Agreement);

**"Charged Property"** means the assets mortgaged, charged or assigned to the Security Agent by the Deed;

**"Charging Companies"** means the Parent and Four Seasons Health Care Limited (CRN: 3782935), Four Seasons Health Care Investments Limited (CRN: 3782943), Four Seasons Health Care Holdings Plc (CRN: 3806216), Four Seasons Group Limited (incorporated in The Isle of Man with number 1637), Principal Healthcare Finance Holdings (Guernsey) Limited (incorporated in Guernsey with number 39653), Principal Healthcare Finance Investments (Guernsey) Limited (incorporated in Guernsey with number 39730), Four Seasons Health Care (Capital) Limited (CRN: 4470724), Principal Healthcare Finance Limited (CRN: 3608335), Alliance Care (Dales Homes) Limited (CRN: 3691542), Alliance Care (Woodside) Limited (CRN: 3683399), PH Developments Limited (CRN: 2670384) PH Homes Limited (CRN: 2003672), PH Property Company Limited (CRN: 3255711), Principal Healthcare PLC (CRN: 3326678), PHF Reversions No. 3 Limited (incorporated in Jersey with number 72831), PHF Securities No. 3 Limited (incorporated in Jersey with number 72851), Principal Healthcare Finance Limited (incorporated in Jersey with number 62304) and each company which grants security over its assets in favour of the Security Agent by executing a Security Accession Deed;

**"Collection Accounts"** means the accounts of the Company set out in schedule 4 to the Deed and/or such other accounts as the Company and the Security Agent shall agree or (following the occurrence of a Declared Default) as the Security Agent shall specify;

**"Declared Default"** means an Event of Default which has resulted in the Facility Agent exercising any of its rights under clause 21.2 (Cancellation and Repayment) of the Senior Credit Agreement;

**"Debenture"** means the debenture dated 1 August 2002 made between, inter alia, the Parent, the Charging Companies named therein and the Security Agent, as previously supplemented and amended by earlier Security Accession Deeds (if any);

**"Distribution Rights"** means all dividends, distributions and other income paid or payable on an Investment or Subsidiary Share, together with all shares or other property derived from that Investment or Subsidiary Share and all other allotments, accretions, rights, benefits and advantages of all kinds accruing, offered or otherwise derived from or incidental to that Investment or Subsidiary Share (whether by way of conversion, redemption, bonus, preference, option or otherwise);

**"Events of Default"** means any event specified in clause 21.1 (List of events) of the Senior Credit Agreement;

**"Facility Agent"** means Barclays Bank PLC;

**"Finance Parties"** means the Arranger, each Agent, each Lender, each Ancillary Lender, each Issuing Lender and each Hedging Lender (all as more particularly defined in the Senior Credit Agreement);

**"Floating Charge Asset"** means an asset charged under clause 2.4 (Floating Charge) of the Deed;

**"Group"** means the FSHC Group and the PHFL Group (both as more particularly defined in the Senior Credit Agreement);

continued on continuation sheet 2, page 2

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

Please complete  
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(c) by way of first fixed charge:

- (i) all other interests (not charged under clause 2.3(a) of the Deed) in any freehold or leasehold property, the buildings and fixtures (including trade fixtures) on that property, all proceeds of sale derived therefrom and the benefit of all covenants given in respect thereof and all licences to enter upon or use land and the benefit of all other agreements relating to land;
- (ii) all *plant, machinery, vehicles, computers, office and other equipment and the* benefit of all contracts, licences and warranties relating thereto;
- (iii) all Book Debts and all rights and claims against third parties and against any security in respect of those Book Debts;
- (iv) all debts and monetary claims (other than Book Debts) and all rights against third parties in respect of such debts and claims;
- (v) all monies standing to the credit of any and all its accounts (including the Collection Accounts and the Cash Collateral Accounts) with any bank, financial institution, or other person;
- (vi) all its Intellectual Property Rights;
- (vii) the benefit of all consents and agreements held by it in connection with its business or the use of any of its assets;
- (viii) its goodwill and uncalled capital;
- (ix) if not effectively assigned by clause 2.5 (Security Assignment) of the Deed, all its rights and interests in (and claims under) the Assigned Agreements.

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## 1.2 Floating charge

As further continuing security for the payment of the Indebtedness, the Company charged with full title guarantee in favour of the Security Agent (for the benefit of itself and the other Secured Parties) by way of first floating charge all its assets, both present and future, not effectively charged by way of first fixed charge under clause 2.3 (Fixed Charges) of the Deed or assigned under clause 2.5 (Security Assignment) of the Deed, including heritable property and all other assets in Scotland.

## 1.3 Security Assignment

As further continuing security for the payment of the Indebtedness, the Company assigned absolutely to the Security Agent all its rights, title and interest in the Assigned Agreements identified in schedule 3 hereto, provided that on payment or discharge in full of the Indebtedness the Security Agent will at the request and cost of the Company re-assign the Assigned Agreements to the Company (or as it shall direct).

## 1.4 Conversion of Floating Charge

If:

- (a) a Declared Default has occurred; or
- (b) the Security Agent is of the view that any legal process or execution is being enforced against any Floating Charge Asset or that any Floating Charge Asset is in danger of being seized or otherwise in jeopardy,

the Security Agent may, by notice to the Company, convert the floating charge created under the Deed into a fixed charge as regards those assets which it specifies in the notice. The Company shall promptly execute a fixed charge or legal assignment over those assets in the form which the Security Agent requires.

continued on continuation sheet 2, page 4

# Particulars of a mortgage or charge (continued)

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Continuation sheet No 2  
to Form No 395 and 410 (Scot)

Please complete  
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Company Number

2003672

Name of Company

PH HOMES LIMITED (the "Company")

~~XXXXXX~~

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

**"Group Company"** means a member of the Group;

**"Insurances"** means all policies of insurance and all proceeds of them either now or in the future held by, or written in favour of, a Charging Company or in which it is otherwise interested to the extent that such policy or policies relate to Charged Property (other than Insurances), but excluding any third party liability or public liability insurance and any directors and officers insurance;

**"Intra-Group Loan Agreements"** means all intra-group loan agreements (if any) entered into between any Charging Company and other members of the Group from time to time for the purpose of, among other things, assisting the borrowers thereunder to meet their obligations under the Senior Finance Documents;

**"Intellectual Property Rights"** means all patents and patent applications, trade and service marks and trade and/or service mark applications (and all goodwill associated with any such applications), all brand and trade names, all copyrights and rights in the nature of copyright, all design rights, all registered designs and applications for registered designs, all trade secrets, know-how and all other intellectual property rights;

**"Investment"** means any stock, share, debenture, loan stock, security, interest in any investment fund and any other comparable investment (whether or not marketable) whether owned directly by or to the order of the Company or by any trustee, fiduciary or clearance system on its behalf (including, unless the context otherwise requires, the Subsidiary Shares);

**"Obligors"** means the Parent, each Borrower and each Guarantor (both as more more particularly defined in the Senior Credit Agreement) (other than Idun Health Care Limited and Four Seasons Group Limited);

**"Parent"** means Four Seasons Health Care Limited (CRN: 3782935);

**"Secured Parties"** means the Finance Parties as defined in the Senior Credit Agreement;

**"Security Accession Deed"** means a deed executed by a Group Company substantially in the form set out in schedule 7 to the Debenture, with those amendments which the Security Agent may approve or reasonably require;

**"Security Interest"** means any mortgage, charge (fixed or floating), pledge, lien, hypothecation, right of set-off, security trust, assignment by way of security, reservation of title, any other security interest or any other agreement or arrangement (including a sale and repurchase arrangement) having the commercial effect of conferring security;

**"Senior Credit Agreement"** means the senior credit agreement dated 1 August 2002 under which Barclays Bank PLC and certain other lenders have made available up to £59,000,000 of facilities to the Parent and certain of its subsidiaries;

**"Senior Finance Documents"** means the Senior Credit Agreement, each Security Document, the Intercreditor Deed, each Hedging Agreement, each Ancillary Document, each Accession Document, each Transfer Certificate, the Fees Letters (all as more particularly defined in the Senior Credit Agreement) and any other document designated as a Senior Finance Document by the Parent and the Facility Agent;

**"Subsidiary"** means a subsidiary and (for the purposes of the financial information to be delivered, and the financial covenants to be complied with, under the Senior Credit Agreement) a subsidiary undertaking as defined in sections 736 and 258 of the Companies Act 1985 respectively;

**"Subsidiary Shares"** means all shares owned by the Company in its Subsidiaries from time to time including (without limitation) those listed in schedule 2 hereto but excluding, for the avoidance of doubt, the shares in any Subsidiary of Four Seasons Group Limited.

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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bold block lettering**1.5 Automatic Conversion of Floating Charge**

If the Company creates (or purports to create) any Security Interest (except as permitted by the Senior Credit Agreement or with the prior consent of the Security Agent) on or over any Floating Charge Asset without the prior consent in writing of the Security Agent, or if any third party levies or attempts to levy any distress, attachment, execution or other legal process against any Floating Charge Asset, the floating charge created under the Deed will automatically (without notice) and immediately be converted into a fixed charge over the relevant Floating Charge Asset.

**2. CONTINUING SECURITY****2.1 Continuing Security**

The security is to be a continuing security notwithstanding any intermediate payment or settlement of all or any part of the Indebtedness or any other matter or thing.

**2.2 Other Security**

The security is to be in addition and shall neither be merged in nor in any way exclude or prejudice or be affected by any other security or other right which the Security Agent and/or any other Secured Party may as at 6 September 2002 or thereafter hold for any of the Indebtedness, and the security may be enforced against the Company without first having recourse to any other rights of the Security Agent or any other Secured Party.

**3. FURTHER ASSURANCE****3.1 General**

(a) The Company will, at its own expense, promptly following request by the Security Agent, execute such deeds and other agreements and otherwise take whatever action the Security Agent may reasonably require:

- (i) to perfect and/or protect the security created (or intended to be created) by the Deed;
- (ii) to facilitate the realisation or enforcement of such security;
- (iii) to facilitate the exercise of any of the Security Agent's rights, powers or discretions under the Deed; and/or
- (iv) to confer on the Security Agent security over any assets of the Company (in whatever jurisdiction situated) equivalent or similar to the security intended to be conferred by the Deed,

including the conversion of charges to assignments, equitable security to legal security, the execution of any transfer, conveyance, assignment or assurance whatsoever and the giving of all notices, orders, instructions and directions whatsoever.

(b) Any security document required to be executed by the Company under clause 5.1 of the Debenture will contain clauses corresponding to the provisions set out in the Debenture.

continued on continuation sheet 3, page 4

# Particulars of a mortgage or charge (continued)

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Please do not  
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Continuation sheet No 3  
to Form No 395 and 410 (Scot)

Please complete  
legibly, preferably  
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bold block lettering

Company Number

2003672

Name of Company

PH HOMES LIMITED (the "Company")

~~XXXXXX~~

\* delete if  
inappropriate

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

Please do not  
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**SCHEDULES**

**SCHEDULE 1**

**Details of Freehold and Leasehold Property**

Intentionally left blank

**SCHEDULE 2**

**Details of Subsidiary Shares**

<b>Subsidiary</b>	<b>Number and class of shares</b>
PH Developments Limited	100 Ordinary Shares
PH Property Company Limited	100,000 Ordinary Shares

**SCHEDULE 3**

**Assigned Agreements**

- 1. The Insurances
- 2. The Intra-Group Loan Agreements

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

Please complete  
legibly, preferably  
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bold block lettering

4. **NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS**

The Company may not:

- (a) create or agree to create or permit to subsist any Security Interest over all or any part of the Charged Property;
- (b) sell, transfer, lease out, lend or otherwise dispose of all or any part of the Charged Property (other than Floating Charge Assets on arm's length terms in the ordinary course of trading) or the right to receive or to be paid the proceeds arising on the disposal of the same, or agree or attempt to do so; or
- (c) dispose of the equity of redemption in respect of all or any part of the Charged Property,

except as permitted by the Senior Credit Agreement or with the prior consent of the Security Agent.

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

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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

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

COMPANY No. 02003672

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A SECURITY ACCESSION DEED DATED THE 6th SEPTEMBER 2002 AND CREATED BY PH HOMES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM ANY CHARGING COMPANY OR ANY OTHER OBLIGOR TO ANY SECURED PARTY UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 14th SEPTEMBER 2002.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 19th SEPTEMBER 2002 .



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



*Companies House*

— for the record —