

Registration of a Charge

Company Name: NAKED FOODS LIMITED

Company Number: 03924935

XCUROOPV

Received for filing in Electronic Format on the: 15/01/2024

Details of Charge

Date of creation: 12/01/2024

Charge code: **0392 4935 0003**

Persons entitled: LLOYDS BANK PLC AS SECURITY AGENT

Brief description:

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: 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: CLIFFORD CHANCE LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3924935

Charge code: 0392 4935 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th January 2024 and created by NAKED FOODS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th January 2024.

Given at Companies House, Cardiff on 16th January 2024

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





EXECUTION VERSION

DATED 12 JANUARY 2024

THE ENTITIES LISTED IN SCHEDULE 1 (ADDITIONAL CHARGORS) AS ADDITIONAL CHARGORS

IN FAVOUR OF

LLOYDS BANK PLC AS SECURITY AGENT

SECURITY ACCESSION DEED

10274959822-v8 70-41065002

CONTENTS

Clause		Page
1.	Definitions and Interpretation	2
2.	Accession of Additional Chargors	3
3.	Charging Provisions	5
4.	Powers of Attorney	6
5.	Negative Pledge	7
6.	Implied Covenants for Title	7
7.	Application to HM Land Registery	7
8.	Extension of Power of Sale	8
9.	Restrictions	8
10.	Notices	8
11.	Governing Law and Jurisdiction	8
Sch	nedule 1 Additional Chargors	9
Sch	nedule 2 Shares and Investments	10
Sch	nedule 3 Property	11
Sch	nedule 4 Material Intellectual Property	12
Sch	nedule 5 Equipment	13
Sch	nedule 6 Accounts	14
Sch	nedule 7 Assigned Agreements	15
Sch	nedule 8 Insurance Policies	16

THIS SECURITY ACCESSION DEED (the "Security Accession Deed") is made on 12 January 2024

BETWEEN:

- (1) The entities listed in Schedule 1 (Additional Chargors) (the "Additional Chargors");
- (2) **FF MEADOW HOLDCO LIMITED** (registered in England and Wales with company registration number 15291982) (the "**Parent**"); and
- (3) LLOYDS BANK PLC as trustee for each of the Secured Parties (the "Security Agent").

RECITALS:

- (A) Each Additional Chargor has agreed to enter into this Security Accession Deed and to become a Chargor under a debenture dated 27 November 2023 between FF Meadow Holdco Limited and FF Meadow Bidco Limited as Original Chargors and the Security Agent (the "**Debenture**").
- (B) This Security Accession Deed is supplemental to the Debenture.

IT IS AGREED as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 **Definitions**

- (a) "Real Property" means all freehold and leasehold property specified in Schedule 3 (*Property*) of this Security Accession Deed and all freehold and leasehold property from time to time owned by the Additional Chargors or in which the Additional Chargors are otherwise interested and shall include:
 - (i) the proceeds of sale of all or any part of such property;
 - (ii) all rights, benefits, privileges, warranties, covenants, easements, appurtenances and licences relating to such property;
 - (iii) all money received by or payable to the Additional Chargors in respect of such property; and
 - (iv) all buildings, fixtures and fittings from time to time on such property.
- (b) Unless defined in this Security Accession Deed, or the context otherwise requires, a term defined in or incorporated by reference into the Debenture has the same meaning in this Security Accession Deed, or in any notice given under or in connection with this Security Accession Deed.

1.2 Interpretation and construction

(a) Clause 1.2 (Construction), Clause 1.3 (Other References), Clause 1.4 (Incorporation by reference) and Clause 1.5 (Third party rights) to Clause 1.12

(Security Agent assumes no obligation) (inclusive) of the Debenture are deemed to form part of this Security Accession Deed as if expressly incorporated into it and as if all references in those clauses to the Debenture were references to this Security Accession Deed.

- (b) All the provisions contained in the Debenture in relation to the Security created by it and all the powers and rights conferred on the Security Agent and any Receiver in relation to the Security created by the Debenture shall extend and apply to the Security created by this Security Accession Deed.
- (c) The Debenture and this Security Accession Deed shall be read together and construed as one instrument.
- (d) This Security Accession Deed is a Finance Document.

2. ACCESSION OF ADDITIONAL CHARGORS

2.1 Accession

With effect from the date of this Security Accession Deed, each Additional Chargor:

- (a) agrees to be a party to the Debenture as a Chargor; and
- (b) agrees to be bound by all the terms of the Debenture which are expressed to be binding on a Chargor as if it had originally been a party to it as a Chargor (but so that the Security created by virtue of this deed shall be created on the date of this Security Accession Deed).

2.2 Consent of existing Chargors

The Parent agrees and consents, for itself and on behalf of each of the other existing Chargors, to the terms of this Security Accession Deed and further agrees that its execution shall not, in any way, prejudice or affect the Security granted by each of the existing Chargors pursuant to (and the covenants given by each of them in) the Debenture or any other Security Accession Deed.

2.3 Covenant to pay

Each Additional Chargor covenants with the Security Agent (for the benefit of itself and the other Secured Parties) that it will on demand pay, discharge and satisfy the Secured Obligations when they fall due for payment.

2.4 Third party consent

- (a) Meadow Foods Limited shall use its reasonable endeavours to obtain consent from the relevant landlord to create Security in favour of the Security Agent over the leasehold properties it owns, such leasehold properties as identified and set out in sub-paragraph (b) below, and shall promptly upon receiving such consent:
 - (i) notify the Security Agent of receiving such consent;

- (ii) enter into a supplemental mortgage substantially in the form of the property charging provisions in the Security Accession Deed, with any further changes to be agreed between the parties acting reasonably; and
- (iii) register the supplemental mortgage with the Land Registry against the leasehold properties as identified and set out in sub-paragraph (b) below.
- (b) For the purposes of this Clause 2.4, the leasehold properties are as follows:

Property			
Name of Chargor	Description	Title Number	
Meadow Foods Limited	The land and buildings on the south side of Lache Lane, Chester	CH442886 and CH442887	
Meadow Foods Limited	Property at Rough Hill, Marlston- cum- Lache held under a lease dated 8 September 2016 between (1) Philip Edward Collier and Paul Neil Horrocks and (2) Meadow Foods Limited	CH652852	
Meadow Foods Limited	Ground Floor Offices, Rough Hill, Marlston Cum Lache, Chester held under a lease dated 8 September 2016 between (1) Gaerwen Properties Limited and (2) Meadow Foods Limited	СН663778	
Meadow Foods Limited	Ground Floor Offices, Rough Hill, Marlston Cum Lache, Chester held under a lease dated 8 September 2016 between (1) Gaerwen Properties Limited and (2)	CH661305	

Meadow Foods Limited

3. CHARGING PROVISIONS

3.1 Fixed Charges

Subject to Clause 1.6 (Excluded Assets) of the Debenture, each Additional Chargor charges, as continuing security for the payment of the Secured Obligations, charges 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 by way of first fixed charge and, in the case of the charge over the Real Property, such charge being by way of first legal mortgage:

- (a) all of its rights, title and interest in the Material Intellectual Property and all Related Rights;
- (b) all of its rights, title and interest in the Real Property and all Related Rights;
- (c) all of its rights, title and interest in the Equipment and all Related Rights;
- (d) all of its rights, title and interest in the Investments, the Shares, all dividends, interest and other monies payable in respect of those Shares and Investments and all Related Rights (whether derived by way of redemption, bonus, references, substitution, conversion, compensation or otherwise);
- (e) all of its rights, title and interest in the Trading Receivables, all rights and claims against third parties and against any security in respect of those Trading Receivables and all Related Rights;
- (f) all of its rights, title and interest in the Other Debts, all rights and claims against third parties against any security in respect of those Other Debts and all Related Rights;
- (g) all monies standing to the credit of the Accounts and all of its rights, title and interest in relation to those Accounts and all Related Rights;
- (h) all of its rights, title and interest in any contract or agreement to which the relevant Chargor is a party (except for the Assigned Agreements) and all Related Rights;
- (i) the benefit of all licences, consents and agreements held by it in connection with the use of any of its assets;
- (j) its goodwill and uncalled capital; and
- (k) if not effectively assigned by Clause 3.2 (Security Assignment) below, all its rights, title and interest in (and claims under) the Insurance Policies and the Assigned Agreements,

provided that nothing in this Clause 3.1 shall affect the operation of any contractual netting, close-out netting or set-off under any agreement governing a Permitted Hedging Transaction.

3.2 Security Assignment

Subject to Clause 1.6 (Excluded Assets) of the Debenture, as further continuing security for the payment of the Secured Obligations, each Additional Chargor assigns absolutely with full title guarantee to the Security Agent all its rights, title and interest, both present and future, from time to time in:

- (a) the proceeds of any Insurance Policies; and
- (b) the Assigned Agreements,

and all Related Rights, subject in each case to reassignment by the Security Agent to the relevant Additional Chargor of all such rights, title and interest upon payment or discharge in full of the Secured Obligations and provided that nothing in this Clause 3.2 shall affect the operation of any contractual netting, close-out netting or set-off under any agreement governing a Permitted Hedging Transaction.

3.3 Floating charge

Provided that nothing in this Clause 3.3 shall affect the operation of any contractual netting, close-out netting or set-off under any agreement governing a Permitted Hedging Transaction:

- (a) as further continuing security for the payment of the Secured Obligations, each Additional Chargor charges with full title guarantee in favour of the Security Agent by way of first floating charge all its present and future assets, undertakings and rights;
- (b) the floating charge created pursuant to sub-paragraph (a) above shall be deferred in point of priority to all Fixed Security validly and effectively created by that Additional Chargor under the Finance Documents in favour of the Security Agent as security for the Secured Obligations; and
- (c) paragraph 14 of Schedule B1 to the Insolvency Act 1986 shall apply to the floating charge created by this Security Accession Deed.

4. **POWERS OF ATTORNEY**

4.1 Security power of attorney

Each Additional Chargor by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any person nominated for the purpose by the Security Agent or any Receiver (in writing and signed by an officer of the Security Agent or Receiver) to be its attorney in accordance with the terms set out in Clauses 16 (Power of Attorney) and 16.2 (Exercise of rights) of the Debenture.

4.2 Additional Chargors

Each Additional Chargor irrevocably appoints the Parent as its attorney for the purpose of executing a Security Accession Deed relating to any other member of the Group on its behalf.

5. **NEGATIVE PLEDGE**

No Additional Chargor may:

- (a) create or agree to create or permit to subsist any Security or Quasi-Security over all or any part of the Charged Assets;
- (b) sell, transfer, lease out, lend or otherwise dispose of all or any part of the Charged Assets (other than in respect of assets charged under Clause 3.3 (*Floating charge*) 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 Assets,

except as permitted by the Finance Documents or with the prior consent of the Security Agent.

6. IMPLIED COVENANTS FOR TITLE

- 6.1 The covenants set out in sections 3(1), 3(2) and 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to Clause 3 (*Charging Provisions*).
- 6.2 It shall be implied in respect of Clause 3 (*Charging Provisions*) that each Additional Chargor is disposing of the Charged Assets free from all charges and incumbrances (whether monetary or not) and from all other rights exercisable by third parties (including liabilities imposed and rights conferred by or under any enactment).

7. APPLICATION TO HM LAND REGISTERY

Each relevant Additional Chargor hereby consents to an application being made to HM Land Registry to enter the following restriction in the Proprietorship Register of any registered land at any time forming part of the Real Property listed in Schedule 3 (*Property*) hereto:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of Lloyds Bank PLC referred to in the charges register or their conveyancer."

8. EXTENSION OF POWER OF SALE

For the purpose of all rights and powers implied or granted by statute, the Secured Obligations are deemed to have fallen due on the date of the Debenture and this Security Accession Deed. The power of sale and other powers conferred by section 101 of the Law of Property Act 1925 and all other enforcement powers conferred by the Debenture and this Security Accession Deed shall be immediately exercisable at any time after a Declared Default has occurred.

9. **RESTRICTIONS**

The restriction on the consolidation of mortgages and on power of sale imposed by sections 93 and 103 respectively of the Law of Property Act 1925 shall not apply to the Security constituted by this Security Accession Deed.

10. NOTICES

Each Additional Chargor confirms that its address details for notices are as follows:

Address: Meadow Foods Limited,

Rough Hill,

Marlston Cum Lache,

Cheshire,

England, CH4 9JS

Email: m.neeve@meadowfoods.co.uk

Attention: Maria Neeve

11. GOVERNING LAW AND JURISDICTION

- (a) This Security Accession Deed and all non-contractual obligations arising out of or in connection with it are governed by English law.
- (b) Subject to paragraph (c) below, the parties agree that the courts of England shall have exclusive jurisdiction to settle any dispute arising out of or in connection with this Security Accession Deed, whether contractual or non-contractual (including a dispute regarding the existence, validity or termination of this Security Accession Deed) (a "Dispute"). 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) The parties agree that, for the benefit of the Secured Parties only, nothing in this Security Accession Deed shall limit the right of the Secured Parties to bring any legal action relating to a Dispute against any of the Additional Chargor in any other court of competent jurisdiction.

THIS SECURITY ACCESSION DEED has been signed by the Security Agent and executed as a deed by each Additional Chargor and the Parent and is delivered by them as a deed on the date stated at the beginning of this Security Accession Deed.

SCHEDULE 1 ADDITIONAL CHARGORS

Name of Additional Chargor	Jurisdiction of Incorporation	Registered Number
Ingredient Sourcing Limited	England and Wales	05406056
Liquid Ingredient Sourcing Limited	England and Wales	04589511
Meadow Foods (Chester) Limited	England and Wales	01023644
Meadow Foods (Holdings) Limited	England and Wales	03055242
Meadow Foods Limited	England and Wales	02720823
Meadow Inclusions Limited	England and Wales	03043114
Naked Foods Limited	England and Wales	03924935
Swan Bidco Limited	England and Wales	11436870
Swan Holdco Limited	England and Wales	11436639
Swan Midco Limited	England and Wales	11436512
Swan Topco Limited	England and Wales	11436426

SCHEDULE 2 SHARES AND INVESTMENTS

Shares

Name of Chargor	Name of company issuing shares	Number and class of shares
Swan Topco Limited	Swan Midco Limited	86,435,535 ordinary shares of £1.00 each
Swan Midco Limited	Swan Holdco Limited	86,435,536 ordinary shares of £1.00 each
Swan Holdco Limited	Swan Bidco Limited	86,435,536 ordinary shares of £1.00 each
Swan Bidco Limited	Meadow Foods (Holdings) Limited	12,351,981 ordinary shares of £1.00 each
Swan Bidco Limited	Meadow Inclusions Limited	150,040 ordinary shares of £1.00 each
Meadow Foods (Holdings) Limited	Ingredient Sourcing Limited	1,000 ordinary shares of £1.00 each
Meadow Foods (Holdings) Limited	Liquid Ingredient Sourcing Limited	1,000 ordinary shares of £1.00 each
Meadow Foods (Holdings) Limited	Meadow Foods (Chester) Limited	1,578,000 ordinary shares of £1.00 each
Meadow Foods (Holdings) Limited	Meadow Foods Limited	50,003 ordinary shares of £1.00 each
Meadow Foods Limited	Naked Foods Limited	62,195 A ordinary shares of £0.10 each; 20 B ordinary shares of £37,500.00 each

Investments

[None at the date of this deed]

SCHEDULE 3 PROPERTY

Name of Chargor	Property Description	Title Number	Freehold or Leasehold
Meadow Foods Limited	The land and buildings on the west side of Station Lane, Holme on Spalding Moor	HS265333	Freehold
Meadow Foods Limited	The land on the south east side of Fengate, Peterborough and to the land south, west side of Third Drove, Fengate, Peterborough	CB216405 and CB276886	Freehold
Meadow Foods Limited	The land on the south east side of Fengate, Peterborough known as unit 5, Darlows Warehouse, Fengate, Peterborough and strip of land to the north of unit	CB436523	Freehold

SCHEDULE 4 MATERIAL INTELLECTUAL PROPERTY

[None at the date of this deed]

SCHEDULE 5 EQUIPMENT

[None at the date of this deed]

SCHEDULE 6 ACCOUNTS

Name of Chargor	Name and address of institution at which account is held	Account Number	Sort Code
Meadow Foods Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Foods Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Foods Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Foods Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Foods Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Inclusions Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Meadow Inclusions Limited	Barclays, 48-50, Lord Street, Liverpool, L2 1TD		
Naked Foods Limited	Handlesbanken, 4 th Floor, Riverside House, 40-46 High Street, ME14, 1JH		
Naked Foods Limited	Handlesbanken, 4 th Floor, Riverside House, 40-46 High Street, ME14, 1JH		
Naked Foods Limited	Handlesbanken, 4 th Floor, Riverside House, 40-46 High Street, ME14, 1JH		

SCHEDULE 7 ASSIGNED AGREEMENTS

[None at the date of this deed]

SCHEDULE 8 INSURANCE POLICIES

Name of Chargor	Insurer	Policy Number	Type of Risk Insured
Swan Topco Limited	NFU Mutual Corporate Insurance	080X7372282	Property Damage and Business Interruption
Swan Topco Limited	HDI Global SE	110-01161297-14052	Legal liability towards employees
Swan Topco Limited	HDI Global SE	110-01161297-14041	Legal liability to third parties
Swan Topco Limited	Allianz Insurance plc	BV22935468	Motor
Swan Topco Limited	Munich Re Specialty Insurance (UK) Ltd	CG230027737	Marine Facility
Swan Topco Limited	Liberty Mutual Insurance Europe SE	BOWCI2351942	Environmental Impairment Liability
Swan Topco Limited	Royal & Sun Alliance Insurance Ltd	RSAP4085421300	Computer Facility
Swan Topco Limited	CHUBB European Group SE	UKBBBD41649	PA Travel Facility
Swan Topco Limited	Allianz Insurance plc	NV27591313	Engineering Inspection
Swan Topco Limited	Allianz Insurance plc	NP/22936137	Engineering Business Interruption
Swan Topco Limited	Allianz Insurance plc	NZ/27561404	Engineering Insurance
Swan Topco Limited	Marsh Ltd-Bowring	BOWSR2350257	Product Recall
Swan Topco Limited	Liberty Mutual Insurance Europe SE	BRUKOD11364902	Management Liability

SIGNATORIES TO THE SECURITY ACCESSION DEED

The Parent

EXECUTED as a DEED by FF MEADOW HOLDCO LIMITED acting by:

M. NEEVE	Signature of Director
kanin Mata V.C.	Name of Director
in the presence of	
************************	Signature of witness
RACHEL HUSON	Name of witness
	Address of witness

The Additional Chargors

EXECUTED as a **DEED** by **SWAN TOPCO LIMITED** acting by:

M. NEEVE	Signature of Director
in the presence of	
	Signature of witness
RACHEL HUSON	Name of witness
***	Address of witness

EXECUTED as a **DEED** by **SWAN MIDCO LIMITED** acting by:

M NEEVE	Signature of Director Name of Director
in the presence of	
**********************	Signature of witness
RACHEL HUSON	Name of witness
	Address of witness
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

EXECUTED as a **DEED** by **SWAN HOLDCO LIMITED** acting by:

MNEEVE	Signature of Director
in the presence of RACHEL HUSON	Signature of witness Name of witness
***************************************	Address of witness

EXECUTED as a **DEED** by **SWAN BIDCO LIMITED** acting by:

M. NEEVE	Signature of Director
in the presence of	
*************************	Signature of witness
RACHEL HUSON	Name of witness
•	Address of witness

EXECUTED as a **DEED** by **MEADOW FOODS (HOLDINGS) LIMITED** acting by:

H NEE VÉ	Signature of Director
in the presence of	
	Signature of witness
RACHEL HUSON	Name of witness
# A A	Address of witness

EXECUTED as a **DEED** by **MEADOW INCLUSIONS LIMITED** acting by:

M. NEEVE	Signature of Director
in the presence of	
	Signature of witness
RACHELHUSON	Name of witness
	Address of witness

EXECUTED as a **DEED** by NAKED FOODS LIMITED acting by:

H. NEEVE	Signature of Director
in the presence of	Signature of witness
RACHEL HUSON	Name of witness
***************************************	Address of witness

EXECUTED as a **DEED** by **MEADOW FOODS LIMITED** acting by:

M. NEEVE	Signature of Director Name of Director
in the presence of	
	Signature of witness
RACHELHUCOU	Name of witness
16	Address of witness

EXECUTED as a DEED by MEADOW FOODS (CHESTER) LIMITED acting by:

MNEEVE	Signature of Director Name of Director
in the presence of	Signature of witness
RACHEL HUSON	Name of witness
***************************************	Address of witness

EXECUTED as a **DEED** by **LIQUID INGREDIENT SOURCING LIMITED** acting by:

M. NEEVE	Signature of Director
in the presence of	
**	Signature of witness
RACHEL MUSON	Name of witness
	Address of witness

EXECUTED as a **DEED** by INGREDIENT SOURCING LIMITED acting by:

M. NEEVE	Signature of Director
in the presence of	Signatura of suituas
RACHELHUDON	Signature of witness Name of witness
*******************************	Address of witness

The Security Agent

For and on behalf of LLOYDS BANK PLC by

Authorised Signatory:

Name: JENNIFEK ESPINER

Title: ASSOCIATE ALECTOR, AGENCY