

MR01

Particulars of a charge



Companies House

673608-23.



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR08.

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. It must be scanned and placed on the public record. **Do not send the original**



A8DR927S

A21

11/09/2019

#24

COMPANIES HOUSE

WEDNESDAY

1 Company details

Company number 0555894

Company name in full Delano Investments Limited

3

For official use

Filling in this form

Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 06/09/2019

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name NatWest Markets Plc

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☒ Yes

☐ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☒ Yes Continue

☐ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☒ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes

☐ No

8

Trustee statement ^①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

^① This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X

MAGFARLANES LLP

X

This form must be signed by a person with an interest in the charge.

MR01

Particulars of a charge

**Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
AMY WALKER

Company name
MACFARLANES LLP

Address
20 CURSITOR STREET

Post town
LONDON

County/Region

Postcode
E C 4 A 1 L T

Country

DX
138 CHANCERY LANE

Telephone
+44 (0) 20 7849 2377

**Certificate**

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

**Checklist**

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

**Important information**

Please note that all information on this form will appear on the public record.

**How to pay**

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'

**Where to send**

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.

**Further information**

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5555894

Charge code: 0555 5894 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th September 2019 and created by DELANO INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th September 2019.

Given at Companies House, Cardiff on 20th September 2019



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Date 6 September 2019

**THE COMPANIES identified in Schedule 1
as Original Chargors**

**NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF
SCOTLAND PLC)
as Security Agent**

SECURITY AGREEMENT

This deed is subject to the terms of the Intercreditor Agreement

SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G
COMPANIES ACT 2006, THIS COPY INSTRUMENT IS
CERTIFIED TO BE A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.

MACFARLANES LLP

MACFARLANES LLP
20 CURSITOR STREET
LONDON EC4A 1LT

DATE: 11 SEPTEMBER 2019

MACFARLANES

Macfarlanes LLP
20 Cursitor Street
London EC4A 1LT

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DATE

6 September 2019

PARTIES

- 1 **THE COMPANIES** whose names, registered numbers and registered offices are set out in schedule 1 (the "**Original Chargors**"); and
- 2 **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** as security agent and trustee for the Secured Parties (the "**Security Agent**").

BACKGROUND

- A The Original Chargors (as defined below) entered into the Existing Security Agreement (as defined below) and (in addition and without prejudice to the Existing Security Agreement), the Chargors are entering into this deed in connection with the Finance Documents (as defined below), which, in the case of the Facility Agreement (as defined below), will be amended by the Amendment Letter (as defined below).
- B The Security Agent and the Chargors intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.

IT IS AGREED as follows:

1 **Definitions and interpretation**

1.1 **Definitions**

Unless otherwise provided in this deed, terms defined in the Facilities Agreement shall have the same meaning where used in this deed.

In addition, in this deed, unless the context otherwise requires, the following words shall have the following meanings:

Accounts: all accounts (including any Designated Account) and all moneys from time to time standing to the credit (including any interest thereon) of such accounts and all rights in relation thereto, with any bank, financial institution or other person in any jurisdiction now or at any time hereafter (and from time to time) owned, operated or held by any Chargor or in which any Chargor has an interest;

Additional Chargor: any person which becomes a Chargor by executing a Deed of Accession;

Administrator: a person appointed in accordance with Schedule B1 Insolvency Act 1986 to manage a Chargor's affairs, business and property;

Amendment Letter: the amendment letter dated on or around the date of this deed and made between, amongst others, the Chargors and the Security Agent;

Assigned Agreements: the Acquisition Documents, the Reports, the Hedging Agreements and any other agreement designated in writing as an Assigned Agreement by the Parent and the Security Agent;

Charged Assets: all the assets for the time being subject to the Security created by this deed (and references to the Charged Assets include references to any part of them);

Chargor: an Original Chargor or an Additional Chargor;

Debts: all book and other debts, of any kind whatsoever now or at any time hereafter (and from time to time) due, owing or payable to any Chargor or in which any Chargor has an

interest and the proceeds of the same, including the benefit of any judgement or order to pay a sum of money, and the benefit of all rights, securities and guarantees of any nature enjoyed or held by it in relation to the same;

Deed of Accession: a deed substantially in the form of schedule 4 (*Form of Deed of Accession*);

Designated Account: each Mandatory Prepayment Account;

Existing Security Agreement: the security agreement dated 12 July 2016 entered into by the Original Chargers in favour of the Security Agent;

Equipment: all equipment, plant, machinery, tools, vehicles, furniture and other tangible moveable property now or at any time hereafter (and from time to time) owned by any Chargor, and any part thereof, together with the benefit of all contracts and warranties relating to the same;

Facilities Agreement: the facilities agreement dated 12 July 2016 and made between amongst others, CX Midco 2 Limited as Parent, CX Bidco Limited as Company, The Royal Bank of Scotland plc as Agent and Natwest Markets Plc (formerly known as The Royal Bank of Scotland Plc) as Security Agent and as amended, varied, supplemented, extended or replaced from time to time;

Floating Charge Assets: all the assets for the time being subject to the floating charge created by this deed (and references to the Floating Charge Assets include references to any part of it);

Goodwill: all goodwill now or at any time hereafter (and from time to time) of or in a Chargor;

Insolvency Event: has the meaning given to that term in the Intercreditor Agreement;

Insurance Policies: all contracts and policies of insurance or assurance and all moneys payable under or pursuant to such policies, now or at any time hereafter (and from time to time) taken out by or on behalf of any Chargor or (to the extent of its interest) in which any Chargor has an interest excluding, in each case, contracts and policies of insurance or assurance which relate to liabilities to third parties;

Intellectual Property: all interests in respect of any patent (including supplementary protection certificates), trade mark, service mark, trade name, Domain Name, registered design, design right, copyright, know-how, utility model, topographical or similar right, moral right, invention, confidential information, trade secret, database right, right in passing off and any other right in intellectual property subsisting anywhere in the world in any of the foregoing whether registered or unregistered and in each case, any registrations, extensions, renewals or applications of or for the same, now or at any time hereafter (and from time to time) owned or held by any Chargor or (to the extent of its interest) in which any Chargor has an interest;

LPA: the Law of Property Act 1925;

Original Chargers: CX Midco 2 Limited a limited liability company incorporated in England and Wales with registered number 10212351 and CX Bidco Limited a limited liability company incorporated in England and Wales with registered number 10212741;

Properties: all estates or interests in any freehold and leasehold properties (whether registered or unregistered) and all commonhold or other immovable properties now or at any time hereafter (and from time to time) owned by any Chargor (including the properties which are briefly described in schedule 2 (*Properties currently owned*)), but excluding in each case Short Leasehold Properties;

Property Interests: all interests in or over the Properties and all rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the Properties, in each case, now or at any time hereafter (and from time to time) owned or held by any Chargor;

Receiver: a person appointed by the Security Agent to be a receiver or receiver and manager or (if permitted by law) an administrative receiver of all or any part of the Charged Assets of any Chargor;

Restrictions Notice: a “restrictions notice” as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006;

Secured Liabilities: all present and future liabilities and obligations at any time due, owing or incurred by each Obligor to any Secured Party under or in connection with the Finance Documents, both actual and contingent and whether incurred solely or jointly, as principal or surety and/or in any other capacity;

Securities: all stocks, shares, loan capital, securities, bonds and investments of any kind whatsoever (whether or not marketable) now or at any time hereafter (and from time to time) owned by any Chargor, or in which any Chargor has an interest together with all allotments offered or arising in respect thereof or incidental thereto and all stocks, shares, loan capital, securities, bonds, investments, rights, income, money or property accruing, deriving, offered or paid from time to time by way of dividend, distribution, interest, exchange, capital reorganisation, conversion, redemption, bonus, rights, preference, option or otherwise in respect thereof;

Securities Issuer: the issuer of any Securities;

Security Period: the period starting on the date of this deed and ending on the date on which the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full;

Short Leasehold Properties: all leasehold properties for a term of less than 15 years unexpired at the date of acquisition of the lease (whether registered or unregistered) under which the relevant Chargor is obliged to pay a rack rent save where the continuing occupation of the relevant land or, as the case may be, property is required in order to carry on the business and operations of that Chargor;

Uncalled Capital: all the uncalled capital now or at any time hereafter (and from time to time) of a Chargor; and

Warning Notice: a “warning notice” as defined in paragraph 1(2) of Schedule 1B of the Companies Act 2006.

1.2 Construction

1.2.1 Unless otherwise provided in this deed, the provisions of clause 1.2 (*Construction*) of the Facilities Agreement apply to this deed as though they were set in full in this deed, *mutatis mutandis*.

1.2.2 In this deed (unless the context requires otherwise) any reference to:

1.2.2.1 each Chargor, each Obligor, each Secured Party, any Securities Issuer, any Administrator or Receiver or any other person shall be construed so as to include their successors in title, permitted assigns, permitted transferees and (in the case of any Administrator or Receiver) lawful substitutes and/or replacements;

1.2.2.2 a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or

instrument as amended (however fundamentally, including any amendment providing for any increase in the amount of any facility or other liability) from time to time with the agreement of the relevant parties and (where such consent is, by the terms of any Finance Document or the relevant document, required to be obtained as a condition to such amendment being permitted) the prior consent of the Security Agent;

1.2.2.3 "assets" includes present and future properties, revenues and rights of every description;

1.2.2.4 the Security constituted by this deed becoming "enforceable" shall mean that the Security created under this deed has become enforceable under clause 10.1 (*Enforcement events*);

1.2.2.5 "owned" includes having legal or equitable title to or a right to have legal or equitable title transferred;

1.2.2.6 "law" includes the common law, any statute, bye-law, regulation or instrument and any kind of subordinate legislation, and any order, requirement, code of practice, circular, guidance note, licence, consent or permission (whether or not having the force of law but, if not having the force of law, being of a type with which any person to whom it applies is accustomed to comply) of any governmental, intergovernmental or supranational body, agency, department or of any regulatory, self regulatory or other authority or organisation made or given pursuant to any of the foregoing;

1.2.2.7 a provision of law is a reference to that provision as amended or re-enacted from time to time;

1.2.2.8 a time of day is a reference to London time;

1.2.2.9 any gender includes a reference to the other genders;

1.2.2.10 the singular includes a reference to the plural and vice versa; and

1.2.2.11 a clause or schedule is to a clause or schedule (as the case may be) of or to this deed.

1.2.3 Clause and schedule headings are for ease of reference only.

1.3 **Nature of security over real property**

A reference in this deed to any freehold, leasehold or commonhold property includes:

1.3.1 all buildings and fixtures (including trade and tenant's fixtures, for the avoidance of doubt, to the extent owned by the relevant Chargor) which are at any time situated on that property;

1.3.2 the proceeds of sale of any part of that property; and

1.3.3 the benefit of any covenants for title given or entered into by any predecessor in title of any Chargor in respect of that property or any monies paid or payable in respect of those covenants.

1.4 Secured Liabilities

References in this deed to the Secured Liabilities shall be construed in relation to the Finance Documents so as to include (i) any increase or reduction in any amount made available thereunder and/or any alteration and/or addition to the purposes for which any such amount, or increased or reduced amount, may be used, (ii) any ancillary facilities provided in substitution for or in addition to the facilities originally made available thereunder, (iii) any rescheduling of the indebtedness incurred thereunder whether in isolation or in connection with any of the foregoing and (iv) any combination of any of the foregoing.

1.5 Existing Security Agreement

1.5.1 This deed is in addition, and without prejudice, to the Existing Security Agreement. The parties agree that:

1.5.1.1 the Existing Security Agreement continues in full force and effect and continues to secure the Secured Liabilities; and

1.5.1.2 they are entering into this deed in case, notwithstanding their agreement set out in clause 1.5.1.1, the Existing Security Agreement is or becomes ineffective in any way.

1.5.2 In the event of any inconsistency between the Existing Security Agreement and this deed (other than in respect of this clause 1.5), the Existing Security Agreement shall prevail.

1.5.3 The satisfaction of any obligation of the Original Chargors under the Existing Security Agreement shall, where it is also contained in this deed, be deemed to satisfy the same obligation of the Original Chargors under this deed.

1.5.4 Without prejudice to the generality of clauses 1.5.1 - 1.5.3:

1.5.4.1 any reference to a "first" fixed charge (in clauses 3.1.2 (*Fixed security*) and 3.2.5 (*Assets acquired after any floating charge conversion*)), a "first" floating charge (in clause 3.2.1 (*Floating charge*)) or an assignment (in clauses 3.1.3, 3.1.4 and 3.1.5 (*Fixed security*)) is qualified by and subject to the Security created by the Existing Security Agreement in respect of the relevant Charged Assets of the Original Chargors;

1.5.4.2 any reference to Security being created by this deed "with full title guarantee" is qualified by and subject to the Security created by the Existing Security Agreement in respect of the relevant Charged Assets of the Original Chargors;

1.5.4.3 the deposit with the Security Agent under the Existing Security Agreement of any document required to be deposited with the Security Agent under clause 3.3 (*Title documents*) shall be deemed to satisfy the Original Chargors' obligations under clause 3.3 (*Title documents*);

1.5.4.4 the covenants of each Chargor contained in clause 4.1 (*Negative pledge and restriction on disposal*) are qualified by and subject to the Security created by the Existing Security Agreement in respect of the Charged Assets of the Original Chargors; and

1.5.4.5 the representations and warranties made and deemed to be made by the Original Chargors in clause 13 (*Representations and warranties*) are qualified by and subject to the Security

created by, and the provisions of, the Existing Security Agreement,

unless and to the extent that, notwithstanding the agreement set out in clause 1.5.1.1, the relevant Security created by, or a relevant provision of, the Existing Security Agreement is or becomes ineffective.

2 Covenant to pay; Further advances

2.1 Covenant to pay

Each Chargor hereby covenants with the Security Agent (as trustee for the Secured Parties) that it will on demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Secured Parties when the same become due and payable in accordance with the terms of, and in the manner provided for in, the Finance Documents and whether by acceleration or otherwise.

2.2 Potential invalidity

Neither the covenant to pay in clause 2.1 (*Covenant to pay*) nor the Security constituted by this deed shall extend to or include any liability or sum which would, but for this clause, cause such covenant or Security to be unlawful under any applicable law.

2.3 Further advances

This deed secures further advances made under or pursuant to the terms of the Finance Documents and the Lenders are, subject to and upon the terms and conditions of the Finance Documents, under an obligation to make further advances.

3 Grant of security

3.1 Fixed security

As a continuing security for the payment and discharge of the Secured Liabilities, each Chargor with full title guarantee hereby:

3.1.1 grants to the Security Agent (as trustee for the Secured Parties), a charge by way of legal mortgage over all its Properties which are listed in schedule 2 (*Properties currently owned*) opposite its name;

3.1.2 charges to the Security Agent (as trustee for the Secured Parties), by way of first fixed charge, all its:

3.1.2.1 Properties acquired by it after the date of this deed;

3.1.2.2 Property Interests;

3.1.2.3 Equipment;

3.1.2.4 Securities;

3.1.2.5 Intellectual Property;

3.1.2.6 Debts;

3.1.2.7 Accounts;

3.1.2.8 Goodwill and Uncalled Capital; and

3.1.2.9 rights, title and interest to any Assigned Agreement not otherwise effectively assigned pursuant to clause 3.1.4 below.

- 3.1.3 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to that Chargor's rights of reinvestment for proceeds of Insurance Policies, under the Facilities Agreement and a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and
- 3.1.4 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party or an addressee and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.

3.2 Floating security

3.2.1 Floating charge

As a continuing security for the payment or discharge of the Secured Liabilities, each Chargor with full title guarantee hereby charges to the Security Agent (as trustee for the Secured Parties), by way of first floating charge, all of its undertaking and assets at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive above.

3.2.2 Qualifying floating charge

Schedule B1 para 14 Insolvency Act 1986 (as inserted by s.248 of, and Schedule 16 Enterprise Act 2002) applies to the floating charge created by this deed.

3.2.3 Automatic conversion of floating charge

Notwithstanding anything express or implied in this deed, and without prejudice to any law which may have similar effect, if

- 3.2.3.1 a Declared Default has occurred; or
- 3.2.3.2 any Chargor creates any Security (other than as permitted under the Facilities Agreement) or any trust in favour of another person over any Floating Charge Asset; or
- 3.2.3.3 any Chargor disposes of any Floating Charge Asset other than as permitted under the Facilities Agreement or in the ordinary course of its trading; or
- 3.2.3.4 an Insolvency Event has occurred,

the floating charge created by this deed will automatically and immediately (without notice) be converted into a fixed charge over all the Floating Charge Assets or, in the case of clauses 3.2.3.2 and 3.2.3.3 above, over the relevant Floating Charge Asset, or in the case of clause 3.2.3.4 above, over the Floating Charge Assets owned by the Chargor which is the subject of the Insolvency Event.

3.2.4 Conversion of floating charge by notice

Notwithstanding anything express or implied in this deed, if the Security Agent (acting reasonably) considers that any Floating Charge Asset is in danger of being seized or sold pursuant to any legal process, or execution is being enforced against that Floating Charge Asset, the Security Agent may at any time thereafter while such circumstances are continuing, by notice to a Chargor, convert the floating charge created by this deed with immediate effect into a fixed charge over all or any of the Floating Charge Assets of the relevant

Chargor specified in such notice (but without prejudice to the Security Agent's rights to serve a notice in respect of any other Floating Charge Assets and any other rights of the Security Agent whatsoever).

3.2.5 Assets acquired after any floating charge conversion

Any asset acquired by any Chargor after any conversion of the floating charge created under this deed, in accordance with clauses 3.2.3 or 3.2.4 above which but for such conversion would be subject to a floating charge shall, (unless the Security Agent confirms in writing to the contrary) be charged to the Security Agent (as trustee for the Secured Parties) by way of first fixed charge.

3.2.6 Reconversion of fixed charge assets into floating charge assets

The Security Agent may at any time after any conversion of the floating charge created under this deed over any Charged Assets into a fixed charge in accordance with clauses 3.2.3 (*Automatic Conversion of floating charge*) or 3.2.4 (*Conversion of floating charge by notice*) reconvert such fixed charge into a floating charge by notice to the relevant Chargor.

3.2.7 Moratorium under section 1A of the Insolvency Act 1986

The floating charge created under this deed may not be converted into a fixed charge solely by reason of the obtaining of a moratorium under section 1A of the Insolvency Act 1986 in relation to a Chargor, or anything done with a view to obtaining such a moratorium.

3.3 Title documents

3.3.1 Each Chargor shall within five Business Days of the execution of this deed or in the case of an Additional Chargor, within five Business Days of the date of the relevant Deed of Accession (or, if later, the date of acquisition of the relevant Charged Assets) deposit with the Security Agent (and the Security Agent shall during the continuance of this security be entitled to hold):

3.3.1.1 all deeds and documents of title relating to the Properties as the Security Agent may from time to time require or shall alternatively provide an undertaking (in a form satisfactory to the Security Agent) to hold the same to the order of the Security Agent; and

3.3.1.2 all certificates relating to the Securities and such instruments of transfer in blank and other documents as the Security Agent may from time to time require.

3.4 Security notices

Each Chargor shall within five Business Days of the execution of this deed (or in the case of an Additional Chargor, within five Business Days of the date of the relevant Deed of Accession) or, in the case of any Insurance Policy taken out, any Assigned Agreement entered into (or designated as such in accordance with this deed) or any Account opened, in each case by any Chargor after its execution of or accession to this deed, within five Business Days of the date (as applicable) on which such Insurance Policy is taken out, such Assigned Agreement is entered into (or designated as such) or such Account is opened):

3.4.1 give notice substantially in the form set out in part 1 of schedule 5 (*Form of notice to insurers*) to the relevant insurers of the assignment pursuant to clause 3.1.3 (*Fixed security*) of its rights and interest in and under the Insurance Policies and use its reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Security Agent in

the form set out in part 2 of schedule 5 (*Form of acknowledgement from insurers*);

- 3.4.2 give notice substantially in the form set out in part 1 of schedule 6 (*Form of notice to counterparties of Assigned Agreements*) to the other parties to the Assigned Agreements to which it is a party of the assignment pursuant to clause 3.1.4 (*Fixed security*) of its rights and interest in and under the Assigned Agreements and use its reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 6 (*Form of acknowledgement from counterparties to Assigned Agreements*); and
- 3.4.3 give notice substantially in the form set out in part 1 of schedule 7 (*Form of notice of charge to third party bank*) to any bank, financial institution or other person with which an account is maintained or charging to the Security Agent pursuant to clause 3.1.2.7 of its rights and interests under such accounts and use its reasonable endeavours to procure that each addressee of such notice will promptly provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 7 (*Form of acknowledgement from third party bank*),

provided that if the relevant Chargor has not been able to obtain appropriate countersignature and acknowledgement, any obligations to procure that acknowledgement shall cease after 30 Business Days of the service of notice of security.

3.5 Leasehold security restrictions

- 3.5.1 There shall be excluded from the Security created under Clauses 3.1.1 and 3.1.2 (*Fixed security*) of this deed, and from the operation of clause 4.1 (*Restrictions on dealing*), any leasehold Property held by a Chargor under a lease which precludes either absolutely or conditionally (including requiring the consent of any third party) that Chargor from creating any charge over its leasehold interest in that Property (each an “**Excluded Property**”) until the relevant condition or waiver has been satisfied or obtained.
- 3.5.2 For each Excluded Property, each relevant Chargor undertakes to:
 - 3.5.2.1 apply for the relevant consent or waiver of prohibition or conditions as promptly as reasonably practicable and, in any event, within ten Business Days of the date of this deed (in relation to Excluded Property owned at the date of this deed) or as promptly as reasonably practicable and, in any event, within ten Business Days of the relevant Chargor acquiring the Excluded Property (if otherwise) and, to use its reasonable endeavours to obtain that consent or waiver of prohibition promptly;
 - 3.5.2.2 upon request, keep the Security Agent informed of its progress in obtaining such consent or waiver; and
 - 3.5.2.3 forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.
- 3.5.3 Immediately upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent (as trustee for the Secured Parties) under clause 3.1.1, clause 3.1.2.1 or clause 3.1.2.2 (*Fixed security*) as the case may be. If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor will execute a further valid fixed charge in such form as the Security Agent shall require.

4 Restrictions on dealing

4.1 Negative pledge and restriction on disposal

Each Chargor hereby covenants with the Security Agent that it will not at any time except in accordance with the terms of the Facilities Agreement or with the prior consent of the Security Agent or the Agent:

4.1.1 create or purport to create or permit to subsist any Security on or in relation to the Charged Assets; or

4.1.2 enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer, surrender or otherwise dispose of or cease to exercise control of all, or part of any interest in any Charged Assets.

4.2 Land Registry restriction

4.2.1 In respect of any Property registered at the Land Registry each Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of [name of Security Agent] referred to in the charges register or, if appropriate, signed on such proprietor's behalf by its conveyancer".

4.2.2 Each Chargor authorises the Security Agent to make any application which it deems appropriate for the designation of this deed or any other Finance Document as an exempt information document under rule 136 Land Registration Rules 2003 and will use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent. Each Chargor will notify the Security Agent in writing promptly upon receiving notice of any person's application under rule 137 Land Registration Rules 2003 for the disclosure of this deed or any other Finance Document, following its designation as an exempt information document and will not make any application under rule 138 Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

5 Debts and Accounts

5.1 Preservation of debts

Each Chargor shall not, except as not prohibited by the terms of the Facilities Agreement, sell, factor, discount, release, exchange, compound, set-off, grant time or indulgence in respect of all or any of the Debts.

5.2 Realising debts

Each Chargor shall if called upon following the occurrence of a Declared Default so to do by the Security Agent, execute a legal assignment of the Debts to the Security Agent (as trustee for the Secured Parties) in such terms as the Security Agent may require and give notice thereof to the debtors from whom the Debts are due, owing or incurred.

5.3 Accounts

All Designated Accounts must be maintained with the Security Agent.

5.4 Withdrawals

- 5.4.1 Except with the prior consent of the Security Agent, no Chargor may withdraw any amounts from time to time standing to the credit of any Designated Account. The parties acknowledge that amounts may be withdrawn from the Designated Account by the Agent from time to time as permitted in the Facilities Agreement; and
- 5.4.2 upon the occurrence of a Declared Default, each Chargor shall comply with any notice served by the Security Agent on that Chargor prohibiting it from withdrawing all or any monies from time to time standing to the credit of any of its Accounts except with the prior consent of the Security Agent.

6 Properties

Each Chargor hereby covenants with the Security Agent that, during the Security Period, it will:

6.1 Preservation of property and fixtures

not, without the prior consent of the Security Agent or as permitted by the Facilities Agreement:

- 6.1.1 pull down or remove the whole or any part of any buildings forming part of any Property;
- 6.1.2 make any structural or material alterations to any Property; or
- 6.1.3 sever or unfix or remove any of the fixtures thereto nor (except for the purpose of effecting necessary repairs thereto),

unless such action is not materially and adversely prejudicial to the interests of the Secured Parties or as permitted by the Facilities Agreement;

6.2 Information

if required by the Security Agent (acting reasonably), promptly and at the cost of such Chargor take all steps to comply with any material notice, order, direction, designation or resolution or proposal having specific application to any Property or to the locality in which it is situated given or made by any planning authority or other public body or authority whatsoever and make or join with the Security Agent in making such objections or representations in respect of any such proposal as the Security Agent may desire;

6.3 Compliance with obligations

- 6.3.1 observe and perform all material covenants, stipulations and conditions to which each Property is now or may hereafter be subjected; and
- 6.3.2 perform and observe all material covenants and conditions on its part contained in any lease, agreement for lease, licence or other agreement under which any Property or part of any Property is held;

6.4 Maintenance of interests in Properties

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld or delayed) or as permitted in the Facilities Agreement:

- 6.4.1 grant or agree to grant any licence or tenancy affecting any Property or part of a Property;
- 6.4.2 exercise the powers of leasing or agreeing to lease or of accepting or agreeing to accept surrenders conferred by s.99 or 100 LPA; or

6.4.3 in any other way dispose (save as may arise by operation of law) or agree to dispose of or surrender or create any legal or equitable estate or interest in any Property or any part thereof;

6.5 Registration restrictions

procure that no person shall be registered under the Land Registration Act 2002 as proprietor of any Property or any part thereof without the prior consent of the Security Agent;

6.6 Development restrictions

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld or delayed) or as permitted in the Facilities Agreement carry out or permit or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 or change or permit or suffer to be changed the user of any Property;

6.7 No restrictive obligations

not without the prior consent of the Security Agent (such consent not to be unreasonably withheld or delayed) or as permitted in the Facilities Agreement enter into any onerous or restrictive obligations affecting any Property or any part thereof or create or permit to arise any overriding interest or easement or right whatever in or over any Property or any part thereof;

6.8 Proprietary rights

procure that no person shall become entitled to assert any proprietary or other like right or interest over any Property or any part thereof without the prior consent of the Security Agent; and

6.9 Property acquisitions

if it acquires any freehold or leasehold property (including, but not limited to, any Permitted Freehold Buy Back), whether registered or unregistered:

6.9.1 inform the Security Agent promptly of such acquisition;

6.9.2 within five Business Days of written request by the Security Agent and at the cost of that Chargor, execute and deliver to the Security Agent a legal mortgage in favour of the Security Agent of that property in such form as the Security Agent may require (or such other Security in the jurisdiction where such property is located as the Security Agent may require); and

6.9.3 comply with all registration requirements resulting from the acquisition of such property and the creation of Security over such property pursuant to this deed and the legal mortgage (or other Security) referred to above.

7 Equipment

Each Chargor hereby covenants with the Security Agent that, during the Security Period, it will act as follows:

7.1 Notice of Charge

if so reasonably requested in writing by the Security Agent, place and maintain on each item of Equipment material to the conduct of the business of the Group, in a conspicuous place, a clearly legible identification plate containing the following wording:

"NOTICE OF CHARGE

This *[description of item]* and ancillary equipment is subject to a fixed charge dated [] in favour of *[name of Security Agent]*."

8 Securities

8.1 Registration of Securities

The Security Agent may at any time following the occurrence of a Declared Default cause any or all of the Securities to be registered in the name of the Security Agent or its nominee. Each Chargor agrees promptly to execute and deliver to the Security Agent all such transfers and other documents and do all such things as may be necessary or desirable to achieve such registration.

8.2 Additional registration obligations

Each Chargor hereby:

- 8.2.1 grants and agrees to procure as necessary, following the occurrence of a Declared Default, all consents, waivers, approvals and permissions which are necessary, under the articles of association of any Securities Issuer or otherwise, for the transfer of the Securities to the Security Agent or its nominee or to a purchaser; and
- 8.2.2 agrees to procure the amendment of the share transfer provisions of the articles of association of each Securities Issuer in such manner as the Security Agent may require in order to permit such a transfer.

8.3 Dividends and voting rights prior to enforcement

Prior to the occurrence of a Declared Default:

- 8.3.1 all cash dividends or other cash distributions paid or payable in respect of the Securities shall be paid directly to the relevant Chargor which shall be permitted to apply such dividends or distributions as it deems fit to the extent permitted by the Facilities Agreement and the Intercreditor Agreement;
- 8.3.2 any cash dividends or other cash distributions paid in respect of any of the Securities and received by the Security Agent or its nominee shall, on request by the relevant Chargor, be released and paid to such Chargor;
- 8.3.3 the relevant Chargor may exercise all voting and other rights and powers attaching to the Securities and exercisable by the relevant Chargor provided that the exercise of such voting and other rights and powers would not be prejudicial to the validity and enforceability of the Security created or would materially impair the value of the Securities or contravene any Finance Documents; and
- 8.3.4 the Security Agent will (to the extent that it has or will acquire any such rights or powers) exercise all voting and other rights and powers attaching to the Securities and exercisable by the Security Agent or its nominee as the relevant Chargor may from time to time direct provided that acting in accordance with such directions would not prejudice the Security Agent's security under this deed or the value of the Securities or contravene any Finance Document.

8.4 Dividends and voting rights post enforcement

After the occurrence of a Declared Default:

- 8.4.1 all dividends and other distributions paid in respect of the Securities and received by any Chargor shall be held on trust for the Security Agent (as trustee for the Secured Parties) or, if received by the Security Agent or its nominee, shall be retained by the Security Agent; and
- 8.4.2 (subject to service of notice on the relevant Chargor of the intention to do so for the purpose of preserving or realising the value of the relevant Securities) the Security Agent may exercise or direct the exercise (or refrain from exercising or directing the exercise) of all voting and other rights and powers attaching to the Securities as the Security Agent may in its absolute discretion think fit and each Chargor shall, and shall procure that its nominees shall, comply with any such directions from the Security Agent concerning the exercise of such rights and powers.

8.5 Warning Notice or Restrictions Notice

- 8.5.1 Each Chargor represents and warrants to the Security Agent that no Warning Notice or Restrictions Notice has been issued to it in respect of all or any part of the Securities and remains in effect.
- 8.5.2 Each Chargor shall comply with any notice served on it in respect of all or any part of the Securities pursuant to part 21A of the Companies Act 2006 within the timeframe specified in that notice and shall deliver a copy of any such notice to the Security Agent promptly upon receipt.

8.6 Additional undertakings, representations and warranties

- 8.6.1 Each Chargor further undertakes to the Security Agent that it shall:
- 8.6.1.1 duly and promptly pay all calls, instalments and other moneys which may be payable from time to time in respect of the Securities, it being acknowledged by the Chargors that the Security Agent shall be under no liability whatsoever in respect of any such calls, instalments or other moneys;
 - 8.6.1.2 not without the Security Agent's prior consent or unless permitted under the Facilities Agreement amend, or agree to the amendment of, the memorandum or articles of association of any Securities Issuer or the rights or liabilities attaching to any of the Securities;
 - 8.6.1.3 ensure (insofar as it is able by the exercise of all voting rights, powers of control and other means available to it to do so) that no Securities Issuer will:
 - (i) consolidate or sub-divide any of its Securities or reduce or re-organise its share capital in any way (other than as permitted under the Facilities Agreement);
 - (ii) issue any new shares or stock (other than as permitted under the Facilities Agreement); or
 - (iii) refuse to register any transfer of any of its Securities which may be lodged for registration by or on behalf of the Security Agent or a Chargor in accordance with this deed; and
 - 8.6.1.4 promptly give notice of this deed to any custodian of any Securities in any form which the Security Agent may reasonably require and use its reasonable endeavours to

ensure that the custodian acknowledges that notice in any form which the Security Agent may reasonably require.

8.6.2 Subject to clause 8.6.3, each Chargor represents and warrants to the Security Agent that nothing has arisen or has been created or is subsisting which would be an overriding interest in any Property.

8.6.3 The representations and warranties in clause 8.6.2 shall be subject to the disclosures in the Certificates of Title or, in respect of any Property acquired after the date of this deed, any disclosures (in form and substance satisfactory to the Security Agent (acting in its sole and absolute discretion)) provided to the Security Agent reasonably prior to the acquisition of such Property.

8.7 Repetition

The representation and warranty set out in clause 8.6.2 (*Additional undertakings, representations and warranties*) will be deemed to be repeated by each Chargor on each day the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then existing.

9 Power to remedy

9.1 If a Chargor is at any time in breach of any of its obligations contained in this deed, and within five Business Days of being notified or becoming aware of that breach (unless, provided that there is no Declared Default, the relevant Chargor is disputing in good faith and by formal proceedings that it is not in breach and that dispute is resolved in a reasonable period of time), the Security Agent shall be entitled (but shall not be bound) to remedy such breach and each Chargor hereby irrevocably authorises the Security Agent and its agents to do all things necessary or desirable in connection therewith.

9.2 The rights of the Security Agent contained in this clause 9 are without prejudice to any other rights of the Security Agent hereunder and the exercise by the Security Agent of its rights under this clause shall not make the Security Agent liable to account as a mortgagee in possession.

10 Enforcement

10.1 Enforcement events

The security constituted by this deed shall become immediately enforceable if a Declared Default has occurred.

10.2 Statutory power of sale

The statutory power of sale shall arise on and be exercisable at any time after the execution of this deed (and the Secured Liabilities shall be deemed to have become due and payable for that purpose), provided that the Security Agent shall not exercise such power of sale until the security constituted by this deed has become enforceable.

10.3 Extension of statutory powers

10.3.1 Any restriction imposed by law on the power of sale (including under s.103 LPA) or on the right of a mortgagee to consolidate mortgages (including under s.93 LPA) does not apply to the security constituted by this deed and the Security Agent or any Receiver shall have the right to consolidate all or any of the security constituted by this deed with any other Security in existence at any time and to make any applications to the Land Registry in support of the same.

10.3.2 Any powers of leasing conferred on the Security Agent or any Receiver by law are extended so as to authorise the Security Agent or any Receiver to lease, make agreements for leases, accept surrenders of leases and grant options as

the Security Agent or Receiver may think fit and without the need to comply with any restrictions conferred by law (including under ss.99 or 100 LPA).

10.4 No obligation to enquire

No person dealing with the Security Agent, any Administrator or any Receiver appointed hereunder, or its agents or brokers, shall be concerned to enquire:

- 10.4.1 whether the security constituted by this deed has become enforceable;
- 10.4.2 whether any power exercised or purported to be exercised has become exercisable;
- 10.4.3 whether any money remains due under the Finance Documents;
- 10.4.4 as to the necessity or expediency of the stipulations and conditions subject to which any sale of any Charged Assets shall be made, or otherwise as to the propriety or regularity of any sale of any of the Charged Assets; or
- 10.4.5 how any money paid to the Security Agent, Administrator or Receiver, or its agents or brokers is to be applied.

10.5 No liability as mortgagee in possession

None of the Security Agent, any Administrator or any Receiver shall be liable:

- 10.5.1 to account as mortgagee in possession in respect of all or any of the Charged Assets; or
- 10.5.2 for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Assets for which a mortgagee in possession might as such be liable.

10.6 Power to dispose of chattels

After the security constituted by this deed has become enforceable, the Security Agent, any Administrator or any Receiver may dispose of any chattels or produce found on any Property as agent for the relevant Chargor and, without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce the Security Agent, the Administrator or the Receiver shall be indemnified by such Chargor against any liability arising from such disposal.

10.7 Redemption of prior Security

At any time after the security constituted by this deed shall have become enforceable the Security Agent may:

- 10.7.1 redeem any prior Security;
- 10.7.2 procure the transfer thereof to itself; and/or
- 10.7.3 settle and pass the accounts of the prior encumbrancer and any account so settled and passed shall be conclusive and binding on the relevant Chargor and all monies paid by the Security Agent to the prior encumbrancer in accordance with such accounts shall as from such payment be due from such Chargor to the Security Agent on current account and shall bear interest and be secured as part of the Secured Liabilities.

11 Administrator and Receiver

11.1 Appointment of Administrator or Receiver

At any time after:

- (a) the security constituted by this deed becomes enforceable;
- (b) any corporate action or any other steps are being taken or legal proceedings have been started and are continuing by or in respect of any Chargor with a view to the appointment of an Administrator over such Chargor; or
- (c) at the request of the relevant Chargor,

the Security Agent may without further notice, under seal or by writing under hand of a duly authorised officer of the Security Agent:

- 11.1.1 appoint any person or persons to be an Administrator of any Chargor; or
- 11.1.2 appoint any person or persons to be a Receiver of all or any part of the Charged Assets of any Chargor; and
- 11.1.3 (subject to s.45 Insolvency Act 1986) from time to time remove any person appointed to be Receiver and appoint another in his place.

11.2 More than one appointment

Where more than one person is appointed Administrator or Receiver, they will have power to act separately (unless the appointment by the Security Agent specifies to the contrary).

11.3 Additional powers

- 11.3.1 The powers of appointing an Administrator or a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Security Agent under the Insolvency Act 1986 and the LPA or otherwise and shall be exercisable without the restrictions contained in s.109 LPA or otherwise.
- 11.3.2 The power to appoint an Administrator or a Receiver (whether conferred by this deed or by statute) shall be and remain exercisable by the Security Agent notwithstanding any prior appointment in respect of all or any part of the Charged Assets.

11.4 Agent of the relevant Chargor

- 11.4.1 Any Administrator or Receiver shall be the agent of the relevant Chargor and the relevant Chargor shall be solely responsible for his acts and remuneration as well as for any defaults committed by him.
- 11.4.2 No Secured Party will incur any liability (either to a Chargor or to any other person) by reason of the appointment of an Administrator or Receiver.

11.5 Powers of Administrator and Receiver

A Receiver shall have (and shall be entitled to exercise), in relation to the Charged Assets over which he is appointed, and an Administrator shall have in addition to the powers he enjoys under Schedule B1 Insolvency Act 1986, the following powers (as the same may be varied or extended by the provisions of this deed):

- 11.5.1 (in respect of a Receiver) all of the powers of an administrative receiver set out in Schedule 1 Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);

- 11.5.2 all of the powers conferred from time to time on receivers, mortgagors and mortgagees in possession by the LPA;
- 11.5.3 all of the powers and rights of a legal and beneficial owner and the power to do or omit to do anything which any relevant Chargor itself could do or omit to do; and
- 11.5.4 the power to do all things which, in the opinion of the Administrator or Receiver (as appropriate) are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Administrator or Receiver pursuant to this deed or upon receivers by statute or law generally (including the bringing or defending of proceedings in the name of, or on behalf of, any relevant Chargor; the collection and/or realisation of Charged Assets in such manner and on such terms as the Administrator or Receiver sees fit; and the execution of documents in the name of the relevant Chargor (whether under hand, or by way of deed or by utilisation of the company seal of such Chargor)).

12 Amounts received

12.1 Application of proceeds

The Receiver shall apply all monies received by him (other than insurance monies):

- 12.1.1 first in paying all rents, taxes, duties, rates and outgoings affecting any Charged Assets;
- 12.1.2 secondly in paying all costs, charges and expenses of and incidental to his appointment and the exercise of his powers and all outgoings paid by him;
- 12.1.3 thirdly in paying his remuneration (as agreed between him and the Security Agent);
- 12.1.4 fourthly in or towards discharge of the Secured Liabilities in such order and manner as provided for in the Intercreditor Agreement; and
- 12.1.5 finally in paying any surplus to the Chargors or any other person entitled to it.

12.2 Section 109(8) Law of Property Act 1925

Neither the Security Agent nor any Receiver or Administrator shall be bound (whether by virtue of s.109(8) LPA, which is hereby varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order as between any of the Secured Liabilities.

12.3 Currencies of denomination

For the purpose of or pending the discharge of any of the Secured Liabilities the Security Agent may convert any monies received, recovered or realised by the Security Agent under this deed from their existing denominations and/or currencies of denomination into such other denominations and/or currencies of denomination as the Security Agent may think fit and any such conversion shall be effected at the Security Agent's then prevailing spot selling rate of exchange.

12.4 Suspense account

All monies received recovered or realised by the Security Agent under this deed may at the discretion of the Security Agent be credited to any interest bearing suspense or impersonal account and may be held in such account for so long as the Security Agent thinks fit pending the application from time to time (as the Security Agent shall be entitled to do as it may think fit) of such monies and accrued interest thereon (if any) in or towards the

discharge of any of the Secured Liabilities, unless and until such amount is sufficient in amount to discharge the Secured Liabilities in full.

12.5 New accounts

If the Security Agent receives notice of any subsequent charge or other interest affecting all or part of the Charged Assets, the Security Agent may open a new account or accounts for the relevant Chargor in its books and (without prejudice to the Security Agent's right to combine accounts) no money paid to the credit of such Chargor in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities. If the Security Agent does not open a new account or accounts immediately on receipt of such notice then unless the Security Agent gives express notice to the contrary to the relevant Chargor as from the time of receipt of such notice by the Security Agent all payments made by the relevant Chargor to the Security Agent in the absence of any express appropriation by such Chargor to the contrary shall be treated as having been credited to a new account of such Chargor and not as having been applied in reduction of the Secured Liabilities.

12.6 Security Agent set-off rights

If the Security Agent shall have more than one account for any Chargor in its books the Security Agent may at any time after the security constituted by this deed has become enforceable or the Security Agent has received notice of any subsequent charge or other interest affecting all or any part of the Charged Assets and without prior notice forthwith transfer all or any part of the balance standing to the credit of any such account to any other such account which may be in debit but the Security Agent shall notify the relevant Chargor of the transfer having been made.

13 Power of attorney and delegation

13.1 Power of attorney

Each Chargor hereby by way of security irrevocably appoints the Security Agent and (jointly and severally) each and every Administrator or Receiver of this deed to be the attorney of such Chargor and in its name and on its behalf and as its act and deed or otherwise and at any time following the occurrence of a Declared Default to sign, execute, seal, deliver, complete any blanks in and otherwise perfect any deed, transfer, assurance, agreement, instrument or act which such Administrator or Receiver or the Security Agent may consider expedient in the exercise of any of his or its powers or in respect of such Chargor's obligations under this deed. The power of attorney hereby granted is to secure the performance of obligations owed to the donees within the meaning of the Powers of Attorney Act 1971.

13.2 Ratification

Each Chargor ratifies and confirms and agrees to ratify and confirm:

13.2.1 all transactions entered into by the Security Agent and/or any Administrator or Receiver in the proper exercise of its or their powers in accordance with this deed; and

13.2.2 all transactions entered into by the Security Agent and/or any Administrator or Receiver in signing, sealing, delivering and otherwise perfecting any assignment, mortgage, charge, security, document or other act.

13.3 The Security Agent and any Administrator or Receiver shall have full power to delegate the powers, authorities and discretions conferred on it or him by this deed (including the power of attorney), on such terms and conditions as it or he shall see fit which shall not preclude exercise of these powers, authorities or discretions by it or him or any revocation of the delegation or subsequent delegation.

14 Protection of security and further assurance

14.1 Independent security

This deed shall be in addition to and independent of every other security or guarantee that the Security Agent or any other Secured Party may at any time hold for any of the Secured Liabilities. No prior security held by the Security Agent or any other Secured Party over the whole or any part of the Charged Assets shall merge in the security created by this deed.

14.2 Continuing security

This deed shall remain in full force and effect as a continuing security for the Secured Liabilities, notwithstanding any settlement of account or intermediate payment or discharge in whole or in part.

14.3 No waivers; rights cumulative

No failure to exercise, nor delay in exercising, on the part of the Security Agent or any Secured Party, any right or remedy under this deed shall operate as a waiver, nor shall any single or partial exercise of any right or remedy preclude any further or other exercise, or the exercise of any other right or remedy. The rights and remedies of the Security Agent and each Secured Party provided in this deed are cumulative and not exclusive of any rights or remedies provided by law.

14.4 No Chargor set-off

Each Chargor waives any right of set-off it may have now or at any time in the future in respect of the Secured Liabilities (including sums payable by such Chargor under this deed).

14.5 Further assurance

14.5.1 Each Chargor must, promptly upon request by the Security Agent or any Receiver or Administrator, at its own expense, take whatever action the Security Agent or a Receiver or Administrator may reasonably require for:

14.5.1.1 creating, perfecting or protecting any security intended to be created by or pursuant to this deed;

14.5.1.2 facilitating the realisation of any Charged Asset following the occurrence of a Declared Default;

14.5.1.3 exercising any right, power or discretion conferred on the Security Agent, or any Receiver or any Administrator or any of their respective delegates or sub-delegates in respect of any Charged Asset; or

14.5.1.4 creating and perfecting security in favour of the Security Agent (equivalent to the security intended to be created by this deed) over any assets of any Chargor located in any jurisdiction outside England and Wales.

14.5.2 This includes:

14.5.2.1 the re-execution of this deed;

14.5.2.2 the execution of any legal mortgage, charge, transfer, conveyance, assignment or assurance of any property, whether to the Security Agent or to its nominee; and

- 14.5.2.3 the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, may be necessary (in the reasonable opinion of the Security Agent, Receiver or Administrator (as appropriate)) for the purpose of the creation, perfection, protection or maintenance of any security created or intended to be created by or pursuant to this deed.

15 Costs and indemnity

- 15.1 The provisions of clause 19 (*Costs and expenses*) of the Facilities Agreement are incorporated into this deed as if set out in full *mutatis mutandis*.

- 15.2 Each Chargor hereby agrees to indemnify and hold harmless the Security Agent, any Administrator and any Receiver from and against all actions, claims, expenses, demands and liabilities, whether arising out of contract or in tort or in any other way, which may at any time be incurred by him or by any manager, agent, officer, servant or workman for whose debt, default or miscarriage he may be answerable for anything done or omitted to be done in the exercise or purported exercise of his powers pursuant to this deed, unless caused by its gross negligence or wilful default.

16 Miscellaneous

16.1 Benefit of Deed

The benefit of this deed will be held by the Security Agent on and subject to the terms of the Intercreditor Agreement on trust for the benefit of itself and the other Secured Parties without preference or priority amongst themselves as security for the Secured Liabilities, except as provided under the Intercreditor Agreement.

16.2 Certificates conclusive

A certificate or determination by the Security Agent as to any amount or rate under this deed shall be conclusive evidence of that amount or rate in the absence of any manifest error.

16.3 Limitations

The obligations of any Additional Chargor are subject to the limitations (if any) set out in the Deed of Accession executed by that Additional Chargor.

16.4 Notice of assignment

This deed constitutes notice in writing to each Chargor of any charge or assignment of a debt owed by that Chargor to any other member of the Group and contained in any other Finance Document.

16.5 Financial collateral

- 16.5.1 To the extent that the Charged Assets constitute "financial collateral" and this deed and the obligations of the Chargors under this deed constitute a "security financial collateral arrangement" (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 no. 3226)), the Security Agent shall have the right after the Security constituted by this deed has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

- 16.5.2 For the purpose of clause 16.5.1, the parties agree that the value of the financial collateral appropriated shall:

16.5.2.1 in the case of cash or a right to receive cash, be equal to the amount of cash concerned; and

16.5.2.2 in all other cases be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

16.6 Severability

If any provision of this deed is or becomes invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected or impaired thereby.

16.7 Section 2(1) Law of Property (Miscellaneous Provisions) Act 1989

The terms of the Finance Documents and of any side letters between any parties in relation to the Finance Documents are incorporated in this deed to the extent required to ensure that any purported disposition of Charged Assets contained in this deed is a valid disposition in accordance with s.2(1) Law of Property (Miscellaneous Provisions) Act 1989.

16.8 Third party rights

Save expressly provided to the contrary in a Finance Document, a third party (being any person other than the Chargors and the Secured Parties and their successors and permitted assigns) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this deed. Notwithstanding any term of any Finance Document, the consent of such third party is not required to rescind or vary this deed at any time.

16.9 Joint and several liability

The covenants, agreements, obligations and liabilities of the Chargors contained in this deed or implied on their part are joint and several and shall be construed accordingly.

16.10 Trustee Act 2000

The Chargors and the Security Agent agree that the Security Agent shall not be subject to the duty of care imposed on the trustees by the Trustee Act 2000.

17 Demands and notices

Any demand, notice, consent or communication to be made or given by or to a Chargor or the Security Agent under or in connection with this deed shall be made and delivered as provided in clause 34 (*Notices*) of the Facilities Agreement. Any demand on a Chargor shall be validly made whether or not it contains an accurate statement of the amount of the Secured Liabilities.

18 Assignment and transfer

18.1 Assignment by Security Agent

The Security Agent may at any time without the consent of any Chargor, assign or transfer the whole or any part of its rights under this deed to any person to which it can transfer its rights in accordance with the terms of the Intercreditor Agreement and the Facilities Agreement.

18.2 Assignment by Chargor

No Chargor may assign any of its rights or transfer any of its obligations under this deed or enter into any transaction which would result in any of these rights or obligations passing to another person.

19 Release of Security

19.1 Release

Subject to clause 19.3 (*Discharge conditional*), upon the expiry of the Security Period (but (save as provided for in the Intercreditor Agreement) not otherwise) the Security Agent shall promptly at the request and cost of the Chargors, take whatever action is necessary to release the Charged Assets from the Security constituted by this deed.

19.2 Avoidance of payments and reinstatement

If any payment by an Obligor or any discharge given by a Secured Party (whether in respect of the obligations of any Obligor or any security for those obligations or otherwise) is (a) capable of being, and is reasonably likely to be, avoided or reduced (in the opinion of the Security Agent (acting reasonably) or (b) avoided or reduced in each case as a result of insolvency or any similar event, then:

- 19.2.1 the liability of each Obligor will continue as if the payment, discharge, avoidance or reduction had not occurred;
- 19.2.2 each Secured Party will be entitled to recover the value or amount of that security or payment from each Obligor, as if the payment, discharge, avoidance or reduction had not occurred; and
- 19.2.3 the Security Agent shall be entitled to enforce this deed subsequently as if such payment, discharge, avoidance or reduction had not occurred.

19.3 Discharge conditional

Any release, discharge or settlement between any Chargor and the Security Agent or any other Secured Party shall be deemed conditional upon no payment or security received by the Security Agent or such other Secured Party in respect of the Secured Liabilities being avoided or reduced or ordered to be refunded pursuant to any provision of any enactment relating to insolvency, bankruptcy, winding-up, administration or receivership and, notwithstanding any such release, discharge or settlement:

- 19.3.1 the Security Agent or its nominee shall be at liberty to retain this deed and the Security created by or pursuant to this deed, including all certificates and documents relating to the Charged Assets or any part thereof, for such period as the Security Agent (acting reasonably) shall deem necessary to provide the Security Agent with security against any such avoidance or reduction or order for refund, whether actual or contingent; and
- 19.3.2 the Security Agent shall be entitled to recover the value or amount of such security or payment from the Chargor concerned subsequently as if such settlement, discharge or release had not occurred and each Chargor agrees with the Security Agent accordingly and charges the Charged Assets and the proceeds of sale thereof with any actual liability under this clause.

20 Governing law

This deed and any non-contractual obligations arising out of or in connection with it are governed by, and shall be construed in accordance with, English law.

21 Counterparts

This deed may be executed in counterparts, all of which when taken together shall be deemed to constitute one and the same instrument.

In Witness whereof this deed has been executed by the Original Chargors and is intended to be and is hereby delivered as a deed the day and year first above written and has been signed on behalf of the Security Agent.

SCHEDULE 1

The Chargors

| No. | Name of Chargor | Registration number | Registered office |
|-----|---------------------------------------|---------------------|--|
| 1 | CX Midco 2 Limited | 10212351 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, S61 1AJ |
| 2 | CX Bidco Limited | 10212741 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, S61 1AJ |
| 3 | Exemplar Health Care Group Limited | 07727801 | Ferham House, Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 4 | Goldcrest Capital Investments Limited | 06409105 | Ferham House, Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 5 | Aaron Holdings Limited | 04406319 | Ferham House, Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 6 | BCD Holdings Limited | 06189220 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 7 | Benvane Limited | 05028776 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 8 | Benvane Investments Limited | 04925277 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 9 | Cairnwell Capital Limited | 06881280 | Ferham House Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 10 | Cairnwell Estates Limited | 06881327 | Ferham House Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 11 | Delano Sutton 2007 Limited | 06172872 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 12 | Delano Liverpool 2007 Limited | 06349339 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 13 | Delano Tipton 2007 Limited | 06172850 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 14 | Corazon Estates Limited | 05028751 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |

| No. | Name of Chargor | Registration number | Registered office |
|-----|---|---------------------|--|
| 15 | Immingham Health Care Limited | 05854506 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 16 | Swallownest Health Care Limited | 05854523 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 17 | Delano Investments Limited | 05555894 | Ferham House, Kimberworth Road Masborough, Rotherham, South Yorkshire, S61 1AJ |
| 18 | Delano Leeds 2009 Limited | 06349315 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 19 | Delano Birmingham 2009 Limited | 06770177 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 20 | Delano Doncaster 2010 Limited | 07071697 | Ferham House Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 21 | Iora Properties Limited | 07814122 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 22 | Iora Codnor 2012 Limited | 07149581 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, England, S61 1AJ |
| 23 | Exemplar Limited | 05401905 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, S61 1AJ |
| 24 | Exemplar Holdings Limited | 05055556 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 25 | Neville Health Care Limited | 04485012 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 26 | Bridgewood Health Care Limited | 04530972 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 27 | Longley Health Care Limited | 04216866 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 28 | Kingfisher Health Care Services Limited | 04216877 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 29 | Eastlands Health Care Limited | 06565056 | Ferham House Kimberworth Road, Masbrough, Rotherham, South Yorkshire, S61 1AJ |

| No. | Name of Chargor | Registration number | Registered office |
|-----|---|---------------------|--|
| 30 | Parkside Health Care Limited | 06172859 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 31 | Pathways Health Care Limited | 06565095 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 32 | Exemplar Operations Limited | 05029485 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 33 | Exemplar Health Care Limited | 04193835 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 34 | Exemplar Health Care Services Limited | 03874495 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 35 | Exemplar Health Care Partnerships Limited | 04479086 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 36 | Exemplar Homes Limited | 04484981 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 37 | Exemplar Business Services Limited | 04315542 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 38 | Ravensdale Health Care Limited | 07174703 | Ferham House Kimberworth Road, Masbrough, Rotherham, Yorkshire, S61 1AJ |
| 39 | Quarryfields Health Care Limited | 07174751 | Ferham House, Kimberworth Road, Rotherham, England, S61 1AJ |
| 40 | Otterburn Health Care Limited | 07175227 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, S61 1AJ |
| 41 | Yarningdale Health Care Limited | 07175218 | Ferham House, Kimberworth Road, Rotherham, South Yorkshire, S61 1AJ |
| 42 | Lonnen Health Care Limited | 04484993 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 43 | Thames Health Care Limited | 05555903 | Ferham House, Kimberworth Road Masborough, Rotherham, South Yorkshire, S61 1AJ |
| 44 | The Lodge Health Care Limited | 06172862 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |

| No. | Name of Chargor | Registration number | Registered office |
|-----|---------------------------------|---------------------|---|
| 45 | Church Walk Health Care Limited | 06172842 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 46 | Havenmere Health Care Limited | 06172870 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 47 | Willowbeck Health Care Limited | 05772982 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 48 | Willowbeck SPV Limited | 11504536 | Ferham House, Kimberworth Road, Rotherham, United Kingdom, S61 1AJ |
| 49 | Greenside Health Care Limited | 04263185 | Ferham House, Kimberworth Road Masbrough, Rotherham, South Yorkshire, S61 1AJ |
| 50 | Greenside SPV Limited | 11504344 | Ferham House, Kimberworth Road, Rotherham, United Kingdom, S61 1AJ |

SCHEDULE 2

Properties currently owned

Part A: Registered Land

| Property name | Freehold/ Leasehold | Title Number | Registered Proprietor |
|--|-------------------------|--|---|
| Pathways, Kingfisher Way, Sutton in Ashfield, Nottinghamshire NG17 4BR | Freehold | NT438434 | Delano Sutton 2007 Limited |
| | Leasehold (intra-group) | NT462090 | Pathways Health Care Limited (CN 6565095) |
| Eastlands, Kingfisher Way, Sutton in Ashfield, Nottinghamshire NG17 4BR | Freehold | NT438434 | Delano Sutton 2007 Limited |
| | Leasehold (intra-group) | NT462094 | Eastlands Health Care Limited (CN 06565056) |
| 29 Coxmoor Road (and adjoining land near Kingfisher Way), Sutton in Ashfield, NG17 4LY | Freehold | NT438434 | Delano Sutton 2007 Limited |
| Parkside, 1a Tibbington Terrace, Tipton, Birmingham, DY4 9HJ | Freehold | WM742348 | Delano Tipton 2007 Limited |
| | Leasehold (intra-group) | WM964956 | Parkside Health Care Limited (CN 06172859) |
| Neville Court, Neville Avenue, Kendray, Barnsley, S70 3HF | Freehold | SYK481291 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | SYK505450 | Neville Health Care Limited (CN 04485012) |
| Land known as Bridgewood Mews, 38 Bridge Road, Tipton, Birmingham, DY4 0JW | Freehold | SF49021 (Part A), SF41531 (Part B) WM542148 (Part C) and WM241989 (Part D) | Cairnwell Estates Limited |
| | Leasehold (intra-group) | WM848495 | Bridgewood Health Care Limited (CN 4530972) |
| Kingfisher, Wheldon Road, Castleford WF10 2PY | Freehold | WYK702810 | Cairnwell Estates Limited |
| | | | Kingfisher Health |

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| | Leasehold (intra-group) | WYK703796 | Care Services Limited (CN 04216877) |
| Longley Park View, 70 Longley Lane, Sheffield, S5 7JZ | Freehold | SYK346199 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | SYK437457 | Longley Health Care Limited (CN 4216866) |
| Ravensdale, Naburn Walk, Whinmoor, Leeds, LS14 2DA | Freehold | WYK508299 | Delano Leeds 2009 Limited |
| | Leasehold (intra-group) | WYK926215 | Ravensdale Health Care Limited (CN 07174703) |
| Otterburn, Brandwood Park Road, Birmingham, B14 6QX | Freehold | WM706588 | Delano Birmingham 2009 Limited |
| | Leasehold (intra-group) | WM974879 | Otterburn Health Care Limited (CN 07175227) |
| <p>Quarryfields Woodfield Road Balby Doncaster DN4 8EP being:</p> <p>land on the south side of Woodfield Road Balby Doncaster (SYK235468).</p> <p>land lying to the south of Woodfield Road Balby (SYK265254).</p> <p>land lying on the south of Woodfield Road Balby Doncaster (SYK356908).</p> <p>land lying to the south of Woodfield Road Balby Doncaster (SYK507730).</p> <p>2 Woodfield Road Balby Doncaster DN4 8EW s E (SYK98890).</p> <p>4 Woodfield Road Balby Doncaster DN4 8EW (SYK36521).</p> | Freehold | SYK235468, SYK265254, SYK356908, SYK507730, SYK98890 and SYK36521 | Delano Doncaster 2010 Limited |
| | Leasehold (intra-group) | SYK581674 | Quarryfields Health Care Limited (CN 07174751) |
| | Leasehold (intra-group) | SYK581673 | Quarryfields Health Care Limited (CN 07174751) |

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| Yarningdale, Hollywell Avenue, Codnor, Ripley, DE5 9SG | Freehold | DY452661 | Iora Codnor 2012 Limited |
| | Leasehold (intra-group) | DY467688 | Yarningdale Health Care Limited (CN 07175218) |
| Land at Maypole Grove, Birmingham | Freehold | WM992518 and WM994696 | Cairnwell Estates Limited |
| Lonnen Grove, Kimberworth Road, Rotherham, S61 1AJ | Freehold | SYK472911 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | SYK589998 | Lonnen Health Care Limited |
| The Lodge, 109A Worksop Road, Swallownest, Sheffield, S26 4WB | Freehold | SYK521289 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | SYK590011 | The Lodge Health Care Limited |
| Havenmere, 191 Pelham Road, Immingham, DN40 1JP | Freehold | HS327828 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | HS363068 | Havenmere Health Care Limited |
| Thames House, Thames Street, Rochdale, OL16 5NY | Freehold | MAN22205 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | MAN180919 | Thames Health Care Limited |
| Church Walk Care Home, Cavendish Road, Rochdale, OL11 2QX | Freehold | GM326825 | Cairnwell Estates Limited |
| | Leasehold (intra-group) | MAN180900 | Church Walk Health Care Limited |
| Ashgrove, South Elmsall, Pontefract, WF9 2TF | Freehold | WYK829085 | Cairnwell Estates Limited |
| Ashdale Lodge, Wheeler Road, Hull, HU3 5QE | Freehold | HS207475 | Cairnwell Estates Limited |
| Blackmoor Croft, Birmingham B33 0PE | Freehold | WM943703 | Cairnwell Estates Limited |

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| Church Avenue, Preston PR1 4UD – new name is Ribble View | Freehold | LAN181502 | Cairnwell Estates Limited |
| Cross Green Lane, Leeds, LS9 0BA – new name is Copperfields | Freehold | YY97915 | Cairnwell Estates Limited |
| Brook View Nursing Home, Longmoor Lane, Fazakerley, L9 7JU | Freehold | MS257098 | Cairnwell Estates Limited |
| Hillfield House, Grainger Park Road, Newcastle, NE4 8RR | Freehold | TY320747 | Cairnwell Estates Limited |
| 37 Ferham Park Avenue, Rotherham, S61 1AL | Freehold | SYK387878 | Cairnwell Estates Limited |
| 39 Ferham Park Avenue, Rotherham, S61 1AL | Freehold | SYK611927 | Cairnwell Estates Limited |
| 27 Reginald Road, Barnsley, S70 3HJ | Freehold | SYK150556 | Cairnwell Estates Limited |
| 28 Reginald Road, Barnsley, S70 3HJ | Freehold | SYK290304 | Cairnwell Estates Limited |
| 43 Naburn Walk, Leeds, LS14 2DA | Freehold | WYK1777743 | Cairnwell Estates Limited |
| 5 Elizabeth Street, Grimethorpe, Barnsley, S72 7HZ | Freehold | SYK113166 | Cairnwell Estates Limited |
| 11 Elizabeth Street, Grimethorpe, Barnsley, S72 7HZ | Freehold | SYK109465 | Cairnwell Estates Limited |
| 19 Fairfield Road, Sutton in Ashfield, NG17 4LX | Freehold | NT336016 | Cairnwell Estates Limited |

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| 4a Woodfield Road, Doncaster, DN4 8EW | Freehold | SYK138845 | Cairnwell Estates Limited |
| 28 Cecil Terrace, Tipton, DY4 9BF | Freehold | MM76515 | Cairnwell Estates Limited |
| 44 Bourne Avenue, Tipton, DY4 0LW | Freehold | WM934347 | Cairnwell Estates Limited |
| 6 Westminster Close Liverpool, L4 1XB | Freehold | MS197932 | Cairnwell Estates Limited |
| 44 Devonshire Street, Kimberworth, S61 1AG | Freehold | SYK297295 | Cairnwell Estates Limited |
| 29 Coach Road, Greasbrough, Rotherham, S61 4PU | Freehold | SYK440336 | Cairnwell Estates Limited |
| 16 Ena Road, Leigh, WN7 5ES | Leashold | MAN163471 | Cairnwell Estates Limited |
| 8 Woodfield Road, Balby, DN4 8EW | Freehold | SYK393832 | Cairnwell Estates Limited |
| 10 Woodfield Road, Balby, DN4 8EW | Freehold | SYK46220 | Cairnwell Estates Limited |
| 26 Holywell Avenue, Codnor, Ripley, DE5 9SG | Freehold | DY322436 DY515567 | Cairnwell Estates Limited |

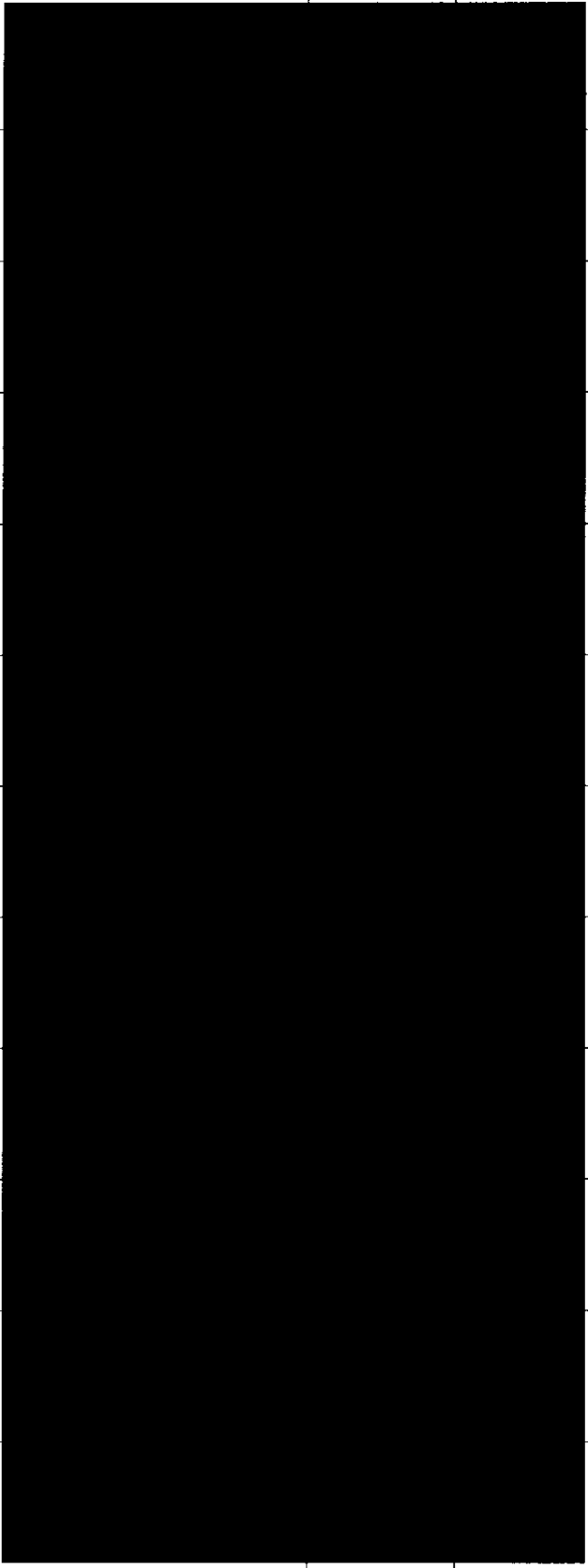
SCHEDULE 3

Accounts

| Chargor | Bank | Account name | Account number | Sort code | Account Bank Address |
|---------------------------------------|-------------------------------|--------------|----------------|-----------|--|
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | | | 26 Market Hill Barnsley, S70 2QE |
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | | | 26 Market Hill Barnsley, S70 2QE |
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | | | 26 Market Hill Barnsley, S70 2QE |
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| Exemplar Health Care Services Limited | National Westminster Bank Plc | | 26 Market Hill Barnsley, S70 2QE |
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | 26 Market Hill Barnsley, S70 2QE |
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | 26 Market Hill Barnsley, S70 2QE |
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| Exemplar Health Care Services Limited | National Westminster Bank Plc | | 26 Market Hill Barnsley, S70 2QE |
| Exemplar Health Care Services Limited | National Westminster Bank Plc | | 26 Market Hill Barnsley, S70 2QE |

SCHEDULE 4

Form of Deed of Accession

DATE

PARTIES

- 1 [] (registered number []) with its registered office at [] (the "**Additional Chargor**"); and
- 2 **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** as security agent and trustee for the Secured Parties (as defined in the Security Agreement (defined below)) (the "**Security Agent**").

BACKGROUND

- A The Additional Chargor is a Subsidiary of [CX Bidco Limited].
- B [●] and others have entered into a security agreement dated [] (the "**Security Agreement**") between the Chargors under and as defined in the Security Agreement and the Security Agent.
- C The Additional Chargor has agreed to enter into this deed and to become an Additional Chargor under the Security Agreement.
- D The Security Agent and the Additional Chargor intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.
- E The Security Agent holds the benefit of this deed on trust for the Secured Parties on the terms of the Finance Documents.

IT IS AGREED as follows:

1 Definitions and interpretation

Terms defined in the Security Agreement have the same meaning in this deed unless given a different meaning in this deed. This deed is a Finance Document.

2 Accession and covenant to pay

2.1 With effect from the date of this deed the Additional Chargor:

- 2.1.1 will become a party to the Security Agreement as a Chargor; and
- 2.1.2 will be bound by all the terms of the Security Agreement which are expressed to be binding on a Chargor.

2.2 The Additional Chargor hereby covenants with the Security Agent (as trustee for the Secured Parties) that it will on demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Secured Parties when the same become due and payable in accordance with the terms of, and in the manner provided for in, the Finance Documents and whether by acceleration or otherwise.

2.3 Neither the covenant to pay in clause 2.2 above nor the Security constituted by this deed shall extend to or include any liability or sum which would, but for this clause, cause such covenant or Security to be unlawful under any applicable law.

3 Grant of security

3.1 Fixed security

As a continuing security for the payment or discharge of the Secured Liabilities, the Additional Chargor with full title guarantee hereby:

3.1.1 grants to the Security Agent (as trustee for the Secured Parties), a charge by way of legal mortgage over all its Properties which are listed in schedule 1 (*Properties currently owned*) to this deed;

3.1.2 charges to the Security Agent (as trustee for the Secured Parties), by way of first fixed charge, all its:

3.1.2.1 Properties acquired by it after the date of this deed;

3.1.2.2 Property Interests;

3.1.2.3 Equipment;

3.1.2.4 Securities;

3.1.2.5 Intellectual Property;

3.1.2.6 Debts;

3.1.2.7 Accounts;

3.1.2.8 Goodwill and Uncalled Capital; and

3.1.2.9 right, title and interest to any Assigned Agreement not otherwise effectively assigned pursuant to clause 3.1.4 below.

3.1.3 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to that Chargor's rights of reinvestment for proceeds of Insurance Policies under the Facilities Agreement and a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and

3.1.4 assigns to the Security Agent (as trustee for the Secured Parties), absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.

3.2 Floating Security

As a continuing security for the payment or discharge of the Secured Liabilities, the Additional Chargor with full title guarantee hereby charges to the Security Agent (as trustee for the Secured Parties), by way of first floating charge, all of its undertaking, property, assets and rights at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive above.

3.3 Leasehold Security restrictions

3.3.1 There shall be excluded from the Security created by this deed and by the Security Agreement and from the operation of clause 4.1 (*Restrictions on dealing*) of the Security Agreement, any Excluded Property until the relevant Condition or waiver has been excluded or obtained.

3.3.2 For each Excluded Property, the Additional Chargor undertakes to:

- 3.3.2.1 apply for the relevant consent or waiver of prohibition or conditions as promptly as reasonably practicable and, in any event, within five Business Days of the date of this deed (in relation to Excluded Property owned at the date of this deed) or as promptly as reasonably practicable and, in any event, within five Business Days of the Additional Chargor acquiring the Excluded Property (if otherwise) and, to use its reasonable endeavours to obtain that consent or waiver of prohibition promptly;
 - 3.3.2.2 upon request, keep the Security Agent informed of its progress in obtaining such consent or waiver; and
 - 3.3.2.3 forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.
- 3.3.3 Immediately upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent (as trustee for the Secured Parties) under clause 3.1.1, clause 3.1.2.1 or clause 3.1.2.2 (*Fixed security*) of the Security Agreement as the case may be. If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor will execute a further valid fixed charge in such form as the Security Agent shall require.

4 Land Registry restriction

In respect of any Property registered at the Land Registry, the Additional Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

“No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] in favour of [name of Security Agent] referred to in the charges register or, if appropriate, signed on such proprietor's behalf by its conveyancer”.

5 Miscellaneous

With effect from the date of this deed:

- 5.1 the Security Agreement will be read and construed for all purposes as if the Additional Chargor had been an original party in the capacity of Chargor (but so that the security created on this accession will be created on the date of this deed);
- 5.2 any reference in the Security Agreement to this deed and similar phrases will include this deed and all references in the Security Agreement to schedule 2 (*Properties currently owned*) (or any part of it) will include a reference to schedule 2 (*Properties currently owned*) to this deed (or relevant part of it).

6 Governing law

This deed and any non-contractual obligations arising out of or in connection with it are governed by, and shall be construed in accordance with, English law.

7 Enforcement

7.1 Jurisdiction of English courts

- 7.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute regarding the existence, validity or termination of this deed) (a “Dispute”).

7.1.2 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.

7.1.3 This clause 7.1.3 is for the benefit of the Security Agent only. 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.

7.2 Service of process

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

7.2.1 irrevocably appoints [] as its agent for service of process in relation to any proceedings before the English courts in connection with any Finance Document; and

7.2.2 agrees that failure by a process agent to notify the Additional Chargor of the process will not invalidate the proceedings concerned.]

8 Counterparts

This deed may be executed in counterparts, all of which when taken together shall be deemed to constitute one and the same instrument.

In Witness whereof this deed has been duly executed on the date first above written.

Properties currently owned

Part A: Registered Land

[•]

Part B: Unregistered Land

[•]

Accounts

| Chargor | Bank | Account name | Account number | Sort code |
|----------------|-------------|---------------------|-----------------------|------------------|
| | | | | |

SIGNATORIES (TO DEED OF ACCESSION)

The Additional Chargor

EXECUTED as a DEED and)
DELIVERED by [])
[LIMITED] acting by:)

Director

in the presence of:)

Signature:

Name:

Address:

Occupation:

The Security Agent

SIGNED by)
for and on behalf of [SECURITY)
AGENT]:)

SCHEDULE 5

PART 1

Form of notice to insurers

From: [relevant Chargor] (the "Company")

To: [insurer]

Date:

Dear Sirs

We refer to the [describe policy and its number] (the "Policy").

We hereby give notice that, pursuant to a security agreement dated [] (the "**Security Agreement**"), we have assigned to Natwest Markets Plc (formerly known as The Royal Bank of Scotland Plc) as trustee for the Secured Parties (as defined therein) (the "**Security Agent**") all our right, title, interest and benefit in and to the Policy, subject to the Company's rights of reinvestment for proceeds of Insurance Policies under the Facilities Agreement and a proviso for reassignment on redemption. [This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Policy pursuant to the security agreement dated 12 July 2016, notice of which was given to you by a notice dated on or around [♦] 2016 (the "**Existing Security Notice**").] ¹

We irrevocably authorise and instruct you from time to time:

- (a) to disclose to the Security Agent without any reference to or further authority from us (and without any enquiry by you as to the justification for each disclosure), such information relating to the Policy as the Security Agent may at any time and from time to time request;
- (b) after receipt of written notice from the Security Agent to hold all sums from time to time due and payable by you to us under the Policy to the order of the Security Agent;
- (c) to pay or release all or any part of the sums from time to time due and payable by you to us under the Policy (other than any policies which relate to liabilities of third parties) only in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Policy, the sums payable to us from time to time under the Policy or the debts represented thereby which you receive at any time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
- (e) after receipt of written notice from the Security Agent, to send copies of all notices and other information given or received under the Policy to the Security Agent.

This notice may only be revoked or amended with the prior written consent of the Security Agent.

¹ Note: This wording is only to be included in respect of notices previously served by the Original Chargor in respect of the same assets.

Please confirm by completing the enclosed acknowledgement and returning it to the Security Agent (with a copy to us) that:

- (a) you accept the instructions and authorisations contained in this notice;
- (b) you have not, at the date this notice is returned to the Security Agent, received any notice [(other than the Existing Security Notice)] that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and you will notify the Security Agent promptly if you should do so in future;
- (c) you will pay or release all or part of the amounts from time to time due and payable by you under the Policy as directed by this notice or in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) you will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) that the Security Agent's interest as mortgagee is noted on the Policy.

This notice and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully

.....
for and on behalf of
[]

PART 2

Form of acknowledgement from insurers

From: [insurer]

To: **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** as security agent and trustee for the Secured Parties (as defined in the Notice (defined below)) (the "**Security Agent**")

Date:

Dear Sirs

We acknowledge receipt of a notice dated [] (the "**Notice**") and addressed to us by

[] (the "**Company**") regarding the Policy (as defined in the Notice).

- (a) we accept the instructions and authorisations contained in this notice;
- (b) we have not, at the date of this acknowledgement, received any notice [(other than the Existing Security Notice defined in the Notice) that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and we will notify the Security Agent promptly if you should do so in future;
- (c) we will pay or release all or part of the amounts from time to time due and payable by us under the Policy as directed by the Notice or in accordance with the written instructions given to us by the Security Agent from time to time;
- (d) we will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) the Security Agent's interest as mortgagee is noted on the Policy.

This notice and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully

[insurer]

SCHEDULE 6

PART 1

Form of notice to counterparties of Assigned Agreements

From: [relevant Chargor]

To: [counterparty]

Date:

Dear Sirs

We refer to the [describe relevant Assigned Agreement] (the "**Agreement**")

We hereby notify you that pursuant to a security agreement dated [] (the "**Security Agreement**") we have assigned to Natwest Markets Plc (formerly known as The Royal Bank of Scotland Plc) as trustee for the Secured Parties (as defined therein) (the "**Security Agent**") absolutely (subject to a proviso for reassignment on redemption) all our right, title, interest and benefit in and to the Agreement. [This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Agreement pursuant to the security agreement dated on or around 12 July 2016, notice of which was given to you by a notice dated [♦] July 2016 (the "**Existing Security Notice**").]²

We further notify you that:

- (a) we may not agree to amend, modify or terminate the Agreement without the prior written consent of the Security Agent;
- (b) subject to paragraph (a) above you may continue to deal with us in relation to the Agreement until you receive written notice to the contrary from the Security Agent. Thereafter we will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Security Agent;
- (c) you are authorised to disclose information in relation to the Agreement to the Security Agent on request;
- (d) after receipt of a written notice in accordance with paragraph (b) you must pay all monies to which we are entitled under the Agreement direct to the Security Agent (and not to us) unless the Security Agent otherwise agrees in writing; and
- (e) the provisions of this notice may only be revoked with the written consent of the Security Agent.

Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to us) by way of confirmation that:

- (i) you agree to the terms set out in this notice and to act in accordance with its provisions; and
- (ii) you have not received notice [(other than the Existing Security Notice)] that we have assigned our rights under the Agreement to a third party or created any other interest (whether by way of security or otherwise) in the Agreement in favour of a third party.

² Note: This wording is only to be included in respect of notices previously served by the Original Chargor in respect of the same assets.

This notice and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully

.....
for and on behalf of
[]

PART 2

Form of acknowledgement from counterparties of Assigned Agreements

From: [counterparty]

To: **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** as security agent and trustee for the Secured Parties (as defined in the Notice (defined below)) (the "**Security Agent**")

Copy to: [relevant Chargon]

Date:

We hereby acknowledge receipt of the notice dated [], a copy of which is attached to the acknowledgment (the "**Notice**") and confirm the matters set out in paragraphs (i) and (ii) of the Notice.

.....
for and on behalf of
[counterparty]

SCHEDULE 7

PART 1

Form of notice of charge to third party bank

To: [name and address of third party bank]

Attention: []

Date:

Dear Sirs

We hereby give you notice that by a security agreement dated [] (the "**Security Agreement**") we have charged to Natwest Markets Plc (formerly known as The Royal Bank of Scotland Plc) as trustee for the Secured Parties (as defined therein) (the "**Security Agent**") all our right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts in our name with you together with all interest credited thereto and the debts represented by those sums.

[] (together the "**Accounts**")

[This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Accounts pursuant to the security agreement dated 12 July 2016, notice of which was given to you by a notice dated on or around [♦] 2016 (the "**Existing Security Notice**").]³

We hereby irrevocably instruct and authorise you:

- 1 to credit to each Account all interest from time to time earned on the sums of money held in that Account;
- 2 to disclose to the Security Agent, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Accounts and the sums in each Account as the Security Agent may, at any time and from time to time, request you to disclose to it;
- 3 to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you in accordance with the written instructions of the Security Agent at any time and from time to time; and
- 4 to comply with the terms of any written notice or instructions in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Security Agent without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

[Please note we are not permitted to withdraw any amount from the Account without the prior written consent of the Security Agent.]⁴

[By counter-signing this notice, the Security Agent confirms that we may make withdrawals from the Accounts until such time as the Security Agent shall notify you in writing that their permission is

³ Note: This wording is only to be included in respect of notices previously served by the Original Chargor in respect of the same assets.

⁴ Use if a Designated Account.

withdrawn, whereupon we will not be permitted to withdraw any amounts from any Account without the prior written consent of the Security Agent.]⁵

These instructions cannot be revoked or varied without the prior written consent of the Security Agent.

This notice and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your acceptance of the above instructions by returning the attached acknowledgement to the Security Agent with a copy to ourselves.

Yours faithfully

By:
for and on behalf of
[relevant Chargor]

By:
for and on behalf of
Natwest Markets Plc (formerly known as The Royal Bank of Scotland Plc)
as Security Agent

⁵ Use if not in relation to a Designated Account

PART 2

Form of acknowledgement from third party bank

To: **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** as agent and trustee for the Secured Parties (as defined in the Notice (defined below)) (the "**Security Agent**")

Date:

Dear Sirs

We confirm receipt of a notice dated [] (the "**Notice**") from [*relevant Chargor*] (the "**Company**") of a charge, upon the terms of a Security Agreement dated [], over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts with us in the name of the Company together with interest relating thereto:

[] (together the "**Accounts**")

We confirm that:

- 1 we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
- 2 we have not received notice [(other than the Existing Security Notice defined in the Notice)] of the interest of any third party in any Account or in the sums of money held in any Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
- 3 we have not claimed or exercised, nor will we claim or exercise, any Security or right of set-off or combination or counterclaim or other right in respect of any Account, the sums of money held in any Account or the debts represented by those sums, except for the netting of credit and debit balances pursuant to the current account netting arrangements;
- 4 [we will not permit any amount to be withdrawn from the Account except against the signature of one of your authorised signatories;]⁶
- 5 until you notify us in writing that withdrawals are prohibited, the Company may make withdrawals from the Accounts; upon receipt of such notice we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories; and
- 6 we will not seek to modify, vary or amend the terms upon which sums are deposited in the Accounts without your prior written consent.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

⁶ Use if a Designated Account

SIGNATORIES (TO SECURITY AGREEMENT)

The Chargors

EXECUTED as a DEED and)
DELIVERED by CX MIDCO 2 LIMITED)
acting by:)



Director

in the presence of:)

Signature: 

Name: ELIZABETH PHIPPS

Address: 

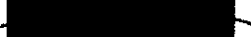
Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by CX BIDCO LIMITED)
acting by:)

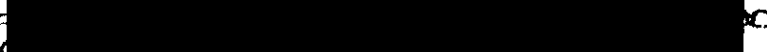


Director

in the presence of:)

Signature: 

Name: ELIZABETH PHIPPS

Address: 

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **EXEMPLAR HEALTH**
CARE GROUP LIMITED acting by:

)
)
)

[Signature]
[Redacted]

Director

in the presence of:)

Signature: [Redacted]

Name: ELIZABETH PHIPPS

Address: [Redacted]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **GOLDCREST**
CAPITAL INVESTMENTS LIMITED
acting by:

)
)
)

[Signature]
[Redacted]

Director

In the presence of:)

Signature: [Redacted]

Name: ELIZABETH PHIPPS

Address: [Redacted]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **AARON HOLDINGS**
LIMITED acting by:

)
)
)

[Signature]
[Redacted]

Director

in the presence of:)

Signature: [Redacted]

Name: ELIZABETH PHIPPS

Address: [Redacted]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **BCD HOLDINGS
LIMITED** acting by:

)
)
)

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **BENVANE LIMITED**
acting by:

)
)
)

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **BENVANE
INVESTMENTS LIMITED**
acting by:

)
)
)

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:



LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by CAIRNWELL
CAPITAL LIMITED acting by:

)
)
)
)

Director

in the presence of:


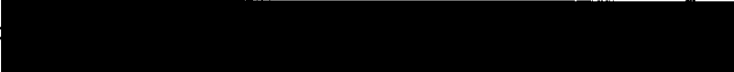
Signature: 
Name: ELIZABETH PHZPP
Address: 
Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by CAIRNWELL
ESTATES LIMITED acting by:

)
)
)
)

Director

in the presence of:



Signature: 
Name: ELIZABETH PHZPP
Address: 
Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by DELANO SUTTON
2007 LIMITED acting by:

)
)
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)

Director

in the presence of:

Signature: 
Name: ELIZABETH PHZPP
Address: 
Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **DELANO LIVERPOOL**
2007 LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name: ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

EXECUTED as a DEED and
DELIVERED by **DELANO TIPTON**
2007 LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name: ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **CORAZON ESTATES**
LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name: ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **IMMINGHAM HEALTH
CARE LIMITED** acting by:

)
)
)
)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **SWALLOWNEST
HEALTH CARE LIMITED**
acting by:

)
)
)
)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **DELANO
INVESTMENTS LIMITED**
acting by:

)
)
)
)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by DELANO LEEDS 2009)
LIMITED acting by:)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by DELANO)
BIRMINGHAM 2009 LIMITED)
acting by:)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by DELANO)
DONCASTER 2010 LIMITED)
acting by:)

[Redacted Signature]

Director

in the presence of:)

Signature: [Redacted Signature]

Name: ELIZABETH PHIPPS

Address: [Redacted Address]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by IORA PROPERTIES
LIMITED acting by:

Director

in the presence of:

Signature:

Name: ELIZABETH PHILLIPS

Address:

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by IORA CODNOR 2012
LIMITED acting by:

Director

in the presence of:

Signature:

Name: ELIZABETH PHILLIPS

Address:

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by EXEMPLAR LIMITED
acting by:

Director

in the presence of:

Signature:

Name: ELIZABETH PHILLIPS

Address:

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by EXEMPLAR
HOLDINGS LIMITED acting by:

)
)
)
)

[Signature]
[Redacted]

Director

in the presence of:

)

Signature:

[Signature]
[Redacted]

Name:

ELIZABETH PHIPPS

Address:

[Redacted]
[Redacted]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by NEVILLE HEALTH
CARE LIMITED acting by:

)
)
)
)

[Signature]
[Redacted]

Director

in the presence of:

)

Signature:

[Signature]
[Redacted]

Name:

ELIZABETH PHIPPS

Address:

[Redacted]
[Redacted]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by BRIDGEWOOD
HEALTH CARE LIMITED
acting by:

)
)
)
)

[Signature]
[Redacted]

Director

in the presence of:

)

Signature:

[Signature]
[Redacted]

Name:

ELIZABETH PHIPPS

Address:

[Redacted]
[Redacted]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **LONGLEY HEALTH
CARE LIMITED** acting by:

)
)
)

Director

in the presence of:

)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **KINGFISHER
HEALTH CARE SERVICES LIMITED**
acting by:

)
)
)

Director

in the presence of:

)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **EASTLANDS HEALTH
CARE LIMITED** acting by:

)
)
)

Director

in the presence of:

)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **PARKSIDE HEALTH**
CARE LIMITED acting by:

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)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **PATHWAYS HEALTH**
CARE LIMITED acting by:

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)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **EXEMPLAR**
OPERATIONS LIMITED
acting by:

)
)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHIPPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by EXEMPLAR HEALTH)
CARE LIMITED acting by:)

Director

in the presence of:)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and)
DELIVERED by EXEMPLAR HEALTH)
CARE SERVICES LIMITED acting by:)

Director

in the presence of:)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation:

EXECUTED as a DEED and)
DELIVERED by EXEMPLAR HEALTH)
CARE PARTNERSHIPS LIMITED)
acting by:)

Director

in the presence of:)

Signature: [REDACTED]

Name: ELIZABETH PHIPPS

Address: [REDACTED]

Occupation: LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **EXEMPLAR HOMES**
LIMITED acting by:

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)
)
)

11/11
[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PARAP

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **EXEMPLAR
BUSINESS SERVICES LIMITED**
acting by:

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)

11/11
[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PARAP

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **RAVENSDALE
HEALTH CARE LIMITED**
acting by:

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)

11/11
[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PARAP

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **QUARRYFIELDS**
HEALTH CARE LIMITED
acting by:

)
)
)
)

Director

in the presence of:

Signature:

Name:

Address:

Occupation:

ELIZABETH PHIPPS

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **OTTERBURN**
HEALTH CARE LIMITED
acting by:

)
)
)
)

Director

in the presence of:

Signature:

Name:

Address:

Occupation:

ELIZABETH PHIPPS

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **YARNINGDALE**
HEALTH CARE LIMITED
acting by:

)
)
)
)

Director

in the presence of:

Signature:

Name:

Address:

Occupation:

ELIZABETH PHIPPS

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **LONNEN HEALTH**
CARE LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHILLIPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **THAMES HEALTH**
CARE LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHILLIPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **THE LODGE HEALTH**
CARE LIMITED acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHILLIPS

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **CHURCH WALK
HEALTH CARE LIMITED**
acting by:

)
)
)
)

Director

in the presence of:

)

Signature:



Name:

ELIZABETH PHILLIPS

Address:



Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **HAVENMERE
HEALTH CARE LIMITED**
acting by:

)
)
)
)

Director

In the presence of:

)

Signature:



Name:

ELIZABETH PHILLIPS

Address:



Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **WILLOWBECK
HEALTH CARE LIMITED**
acting by:

)
)
)
)

Director

in the presence of:

)

Signature:



Name:

ELIZABETH PHILLIPS

Address:



Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **WILLOWBECK SPV
LIMITED** acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHAR

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **GREENSIDE HEALTH
CARE LIMITED** acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHAR

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

EXECUTED as a DEED and
DELIVERED by **GREENSIDE SPV
LIMITED** acting by:

)
)
)

[Redacted Signature]

Director

in the presence of:

)

Signature:

[Redacted Signature]

Name:

ELIZABETH PHAR

Address:

[Redacted Address]

Occupation:

LEGAL DIRECTOR

The Security Agent

SIGNED by)
for and on behalf of)
NATWEST MARKETS PLC (FORMERLY)
KNOWN AS THE ROYAL BANK OF SCOTLAND PLC))

