

THE COMPANIES ACT 2006
COMPANY LIMITED BY SHARES

RESOLUTION

of

Metric Property Investments plc

FRIDAY



(Passed 21 December 2012)

At a GENERAL MEETING of the above-named Company, duly convened and held at 10 Snow Hill, London EC1A 2AL on 21 December 2012 at 10 15 a m the following resolution was passed as a special resolution

SPECIAL RESOLUTION

THAT:

for the purpose of giving effect to the scheme of arrangement dated 27 November 2012 between the Company and the holders of its Scheme Shares (each as defined in the said scheme), a print of which has been produced to this meeting and for the purposes of identification signed by the Chairman thereof in its original form or subject to such modification, addition or condition approved or imposed by the Court (the "**Scheme**")

- (1) the Scheme be approved in its original form or subject to such modification, addition or condition agreed between the Company and London & Stamford Property Plc and the directors of the Company be authorised to take all such action as they may consider necessary or appropriate for carrying the Scheme into effect,
- (2) the share capital of the Company be reduced by cancelling and extinguishing all of the Scheme Shares (as defined in the Scheme),
- (3) forthwith and contingently upon the reduction of share capital referred to in paragraph (2) above taking effect the reserve arising in the books of account of the Company as a result of the reduction of share capital referred to in paragraph (2) above be applied by the Company in paying up in full at par such number of the new ordinary shares of 1 penny each in the capital of the Company as is equal to the aggregate number of Scheme Shares cancelled pursuant to

paragraph (2) above, which shall be allotted and issued (free from all liens, charges, encumbrances, rights of pre-emption and any other third party rights of any nature whatsoever) credited as fully paid to London & Stamford Property Plc and/or its nominees in accordance with the terms of the Scheme,

- (4) for the purposes of section 551 of the Companies Act 2006, the directors of the Company be and they are hereby generally and unconditionally authorised pursuant to Article 6 of the Company's articles of association and otherwise howsoever to exercise all the powers of the Company to allot shares in connection with the Scheme provided always that (1) the maximum aggregate nominal amount of ordinary shares that may be allotted under this authority shall be the aggregate nominal amount of the said new ordinary shares created pursuant to paragraph (3) of this resolution, (2) this authority shall expire (unless previously revoked, varied or renewed) on the fifth anniversary of the date of this resolution, and (3) this authority shall be in addition and without prejudice to any other authority under the said Article 6 previously granted and in force on the date on which this resolution is passed,
- (5) with effect from the passing of this resolution, the articles of association of the Company be amended by the adoption and inclusion of the following new Article 237 after Article 236

"237 Scheme of Arrangement

- (A) In this Article 237, the "Scheme" means the scheme of arrangement dated 27 November 2012, between the Company and the holders of its Scheme Shares, (each as defined in the Scheme) under sections 895 to 899 of the Act in its original form or with or subject to any modification, addition or condition approved or imposed by the Court and/or agreed to by the Company and London & Stamford Property Plc ("London & Stamford") and (save as defined in this Article) expressions defined in the Scheme shall have the same meanings in this Article
- (B) Notwithstanding any other provision of these Articles, if the Company issues any ordinary shares (other than to London & Stamford or its nominee(s)) after the adoption of this Article and before the Scheme Record Time (as defined in the Scheme), such shares shall be issued subject to the terms of the Scheme and the holders of such shares shall be bound by the Scheme accordingly
- (C) Subject to the Scheme becoming effective and notwithstanding any other provision of these Articles, if any ordinary shares are issued to any person (a "New Member") (other than under the Scheme or to London & Stamford or its nominee(s)) on or after the Effective Date of the Scheme (the "Transfer Shares"), such New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) will be immediately obliged to transfer the Transfer Shares to London & Stamford (the "Purchaser") (or as it may direct) in consideration for and conditional on the allotment and issue to the New Member of such number of new ordinary shares of 10 pence each in the capital of London & Stamford as that New Member

would have been entitled to under the Scheme ("Consideration Shares"), provided that if the Company is advised that the allotment and/or issue of Consideration Shares pursuant to this Article would or may infringe the laws of a jurisdiction outside the United Kingdom or would or may require London & Stamford to comply with any governmental or other consent or any registration, filing or other formality with which London & Stamford is unable to comply or compliance with which London & Stamford regards as unduly onerous, London & Stamford may, in its sole discretion, determine that such Consideration Shares shall be sold, in which event London & Stamford shall appoint a person to act pursuant to this Article and such person shall be authorised on behalf of such holder to procure that any shares in respect of which London & Stamford has made such determination shall, as soon as practicable following the allotment, issue or transfer of such shares, be sold

- (D) The Consideration Shares allotted and issued or transferred to a New Member pursuant to paragraph (C) of this Article shall be credited as fully paid and shall rank *pari passu* in all respects with all other London & Stamford ordinary shares in issue at that time (other than as regards any dividend or other distribution payable by reference to a record date preceding the date of allotment) and shall be subject to the articles of association of London & Stamford
- (E) The number of Consideration Shares to be allotted and issued to a New Member pursuant to paragraph (C) of this Article may be adjusted by the directors of the Company, in such manner as the auditors of the Company may determine, on any reorganisation of or material alteration (including, without limitation, any sub-division and/or consolidation) to the share capital of either the Company or London & Stamford effected after the close of business on the Effective Date
- (F) No fraction of a Consideration Share shall be allotted to a New Member pursuant to this Article, and any fraction of a Consideration Share to which a New Member would otherwise have become entitled shall be rounded down to the nearest whole number of Consideration Shares number, which may be zero
- (G) To give effect to any transfer required by paragraph (C) above, the Company may appoint any person as attorney for the New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) to transfer the Transfer Shares to the Purchaser and/or its nominee(s) and do all such other things and execute and deliver (in the attorney's name or otherwise) all such documents as may in the opinion of the attorney be necessary or desirable to vest the Transfer Shares in the Purchaser or its nominee(s) and pending such vesting to exercise all such rights attaching to the Transfer Shares as the Purchaser may direct. If an attorney is so appointed, the New Member shall not thereafter (except to the extent that the agent fails to act in accordance with the directions of the Purchaser) be entitled to exercise any rights attaching to the Transfer Shares unless so agreed by the Purchaser. The attorney shall be empowered to execute and deliver as transferor a form of

transfer or instructions of transfer on behalf of the New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) in favour of the Purchaser and the Company may give a good receipt for the purchase price of the Transfer Shares and may register the Purchaser as holder thereof and issue to it certificates for the same. The Company shall not be obliged to issue a certificate to the New Member for the Transfer Shares. The Purchaser shall send share certificate(s) in respect of any Consideration Shares allotted and issued to such New Member (or any subsequent holder or the relevant transferee or nominee) within 14 days of the time on which the Transfer Shares are issued to the New Member.

- (H) Notwithstanding any other provision of these Articles, neither the Company nor the Directors shall register the transfer of any Scheme Shares effected between the Scheme Record Time and the Effective Date.
- (I) If the Scheme shall not have become Effective by the date referred to in Clause 6.2 of the Scheme, this Article 23.7 shall be of no effect."


.....
Chairman

THE COMPANIES ACT 2006

COMPANY LIMITED BY SHARES

RESOLUTION OF SCHEME SHAREHOLDERS

of

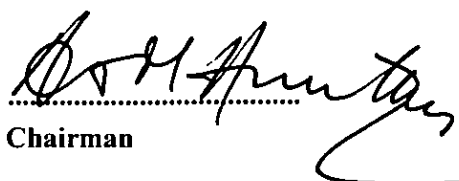
Metric Property Investments plc

(Passed 21 December 2012)

At a COURT MEETING of the above-named Company, duly convened and held at 10 Snow Hill, London EC1A 2AL on 21 December 2012 at 10 00 a m the following resolution was passed as a resolution requiring the approval of a majority in number of those shareholders who are present and vote, either in person or by proxy, and who represent 75 per cent or more in value of all shares voted by such shareholders

SPECIAL RESOLUTION

Scheme Shareholders (as defined in the Scheme referred to below), approve (with or without modification and subject to the passing of the resolutions to be proposed at the General Meeting (as defined in the circular (the "**Scheme Circular**") sent to Metric Shareholders (as such term is defined in the Scheme Circular) in relation to the Scheme, (as defined below)) a scheme of arrangement (the "**Scheme**") pursuant to sections 895 to 899 of the Companies Act 2006 proposed to be made between the Company and the holders of the Scheme Shares (each as defined in the said Scheme)


Chairman

LD9

21/12/2012
COMPANIES HOUSE

#324

PART III
THE SCHEME OF ARRANGEMENT

IN THE HIGH COURT OF JUSTICE
CHANCERY DIVISION
COMPANIES COURT

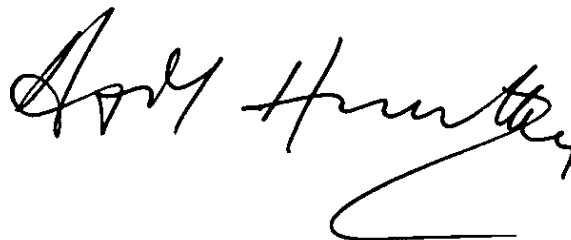
No 8836 of 2012

IN THE MATTER OF METRIC PROPERTY INVESTMENTS PLC
and
IN THE MATTER OF THE COMPANIES ACT 2006

SCHEME OF ARRANGEMENT
(under sections 895 to 899 of the Companies Act 2006)

BETWEEN

METRIC PROPERTY INVESTMENTS PLC
and
SCHEME SHAREHOLDERS
(as hereinafter defined)

A handwritten signature in black ink, appearing to read 'Andy Hunter', with a long, sweeping underline.

PRELIMINARY

(A) In this Scheme, unless inconsistent with the subject or context, the following expressions bear the following meanings

"Business Day"	any day on which London Stock Exchange plc is open for the transaction of business,
"Capital Reduction"	the proposed reduction of capital of the Company pursuant to Chapter 10 of Part 17 of the Companies Act, involving the cancellation and extinguishing of the Scheme Shares provided for by the Scheme,
"certificated" or "in certificated form"	a share or other security which is not in uncertificated form (that is, not in CREST),
"Companies Act"	the Companies Act 2006, as amended, modified, consolidated, re-enacted or replaced from time to time,
"Company" or "Metric"	Metric Property Investments plc a public limited company registered in England and Wales with company number 07172804 with its registered office at Connaught House, 1-3 Mount Street, London W1K 3NB,
"Court"	the High Court of Justice in England and Wales,
"Court Hearing"	the hearing by the Court of the claim form to sanction the Scheme and to confirm the Capital Reduction,
"Court Meeting"	the meeting of the Scheme Shareholders convened by order of the Court pursuant to sections 895 to 899 of the Companies Act to consider and, if thought fit, approve (with or without modification) the Scheme, notice of which is set out in Appendix VIII to the Scheme Circular, including any adjournment thereof,
"Court Order"	the order of the Court sanctioning the Scheme under section 899 of the Companies Act and confirming the Capital Reduction under section 648 of the Companies Act,
"CREST"	the system for the paperless settlement of trades in securities and the holding of uncertificated securities in accordance with the CREST Regulations,
"CREST Regulations"	the Uncertificated Securities Regulations 2001 (SI 2001 No 3755) (as amended),
"CSOP" or "Company Share Option Plan"	the Metric company share option plan,
"Effective Date"	the date on which an office copy of each of the Court Order provided for by this Scheme and the Statement of Capital have been delivered to the Registrar of Companies for registration and, if so ordered by the Court, the Court Order and Statement of Capital having been registered by the Registrar of Companies,
"Euroclear"	Euroclear UK & Ireland Limited,
"Excluded Shares"	any Metric shares of which London & Stamford is the holder or in which London & Stamford or a member of the London & Stamford Group is beneficially interested at the relevant time,
"holder"	a registered holder and includes any person entitled by transmission,

"London & Stamford"	London & Stamford Property Plc a public limited company incorporated in England and Wales under registered number 07124797 with its registered office at 21 St James's Square, London SW1Y 4JZ,
"London & Stamford Group"	London & Stamford Group and its subsidiary undertakings and, where the context so permits, each of them,
"members"	members of the Company on the register of members at any relevant date,
"Merger"	the direct or indirect acquisition of the entire issued and to be issued share capital of Metric by London & Stamford (other than Metric Shares already held by the London & Stamford Group) to be implemented by way of the Scheme or (should London & Stamford so elect, subject to the consent of the Panel (where necessary) and with Metric's prior written consent) by way of a Takeover Offer,
"Merger Ratio"	the ratio of 0.94 New Ordinary Shares to one Scheme Share,
"Metric Interim Dividend"	the interim dividend of 1.8 pence for each Metric Share payable by Metric to Metric Shareholders who are on Metric's register of members as at 23 November 2012,
"Metric Share Incentive Schemes"	the MSP, MIP and the CSOP,
"Metric Shares"	ordinary shares of 1 penny each in the capital of the Metric,
"MIP" or "Management Incentive Plan"	the Metric management incentive plan,
"MSP" or "Matching Share Plan"	the Metric matching share plan,
"New Metric Shares"	the new ordinary shares of 1 penny each in the capital of Metric to be issued in accordance with Clause 1.2 of this Scheme,
"New Ordinary Shares" or "New London & Stamford Ordinary Shares"	the new ordinary shares of 10 pence each in the capital of London & Stamford to be issued in accordance with the Scheme,
"Panel"	the Panel on Takeovers and Mergers,
"Registrar of Companies"	the Registrar of Companies in England and Wales,
"Restricted Overseas Persons"	holders of Metric Shares resident in, ordinarily resident in, located in, or citizens of, jurisdictions outside the United Kingdom (or the United States) or whom London & Stamford believes to be a citizen, resident or national of a jurisdiction outside the United Kingdom (or the United States) and whom London & Stamford and Metric agree (subject to the consent of the Court) will not be subject to the Scheme,
"Scheme"	the proposed scheme of arrangement under Part 26 of the Companies Act between Metric and the Scheme Shareholders in its present form or with or subject to any modification, addition, or condition approved or imposed by the Court and/or agreed to by the Company and London & Stamford,
"Scheme Circular"	the document dated 27 November 2012 sent by Metric to the holders of Metric Shares of which this Scheme forms part,
"Scheme Record Time"	6.00 p.m. on the Business Day immediately prior to the Court Hearing,
"Scheme Shareholders"	registered holders of Scheme Shares,

"Scheme Shares"	<p>the Metric Shares</p> <p>(i) in issue at the date of this Scheme,</p> <p>(ii) (if any) issued after the date of this Scheme and before the Voting Record Time, and</p> <p>(iii) (if any) issued at or after the Voting Record Time and before the Scheme Record Time in respect of which the original or any subsequent holders thereof are, or shall have agreed in writing to be, bound by the Scheme,</p> <p>in each case, other than any Excluded Shares,</p>
"Statement of Capital"	a statement of capital of the Company prepared in accordance with section 649(2) of the Companies Act and approved by the Court showing, as altered by the Court Order, the information required by section 649 of the Companies Act with respect to the Company's share capital,
"uncertificated" or "in uncertificated form"	recorded on the relevant register as being held in uncertificated form in CREST and title to which may be transferred by means of CREST,
United States"	the United States of America, its territories and possessions, any state of the United States of America, any other areas subject to its jurisdiction and the District of Columbia, and
Voting Record Time"	6 00 p m on the day which is two days before the date of the Court Meeting or, if the Court Meeting is adjourned, 10 a m on the day which is two days before the date fixed for the adjourned meeting
<p>(B) References to clauses are to clauses of this Scheme and references to time are to London time</p> <p>(C) Where the context so admits or requires, the plural includes the singular and vice versa</p> <p>(D) The share capital of the Company at the date of this Scheme is £1,900,000 divided into 190,000,000 ordinary shares of 1 penny each, all of which are credited as fully paid</p> <p>(E) Options and awards to acquire up to 928,738 Metric Shares have been granted pursuant to the Metric Share Incentive Schemes and remain unexercised and/or unvested at the date of this document</p> <p>(F) London & Stamford was incorporated on 13 January 2010. The issued share capital of London & Stamford at the date of this Scheme is £54,279,517.10 divided into 542,795,171 ordinary shares of 10 pence each all of which credited as fully paid</p> <p>(G) London & Stamford has agreed to appear by Counsel on the hearing to sanction this Scheme and to consent thereto and to undertake to the Court to be bound thereby and to execute and do, or procure to be executed and done, all such documents, acts or things as may be necessary or desirable to be executed or done by it or on its behalf for the purpose of giving effect to this Scheme</p> <p>(H) As at the date of this Scheme, London & Stamford does not hold any Metric Shares. Prior to the Effective Date, London & Stamford will acquire at least one Metric Share</p>	

THE SCHEME

1 Cancellation of Scheme Shares

- 1 1** The share capital of the Company shall be reduced by cancelling and extinguishing all of the Scheme Shares in issue at the Scheme Record Time
- 1 2** Forthwith and contingently upon the reduction of share capital referred to in Clause 1 1 taking effect the reserve arising in the books of account of the Company as a result of the reduction of share capital referred to in Clause 1 1 shall be capitalised and applied in paying up in full at par such number of the New Metric Shares as is equal to the aggregate number of Scheme Shares cancelled pursuant to Clause 1 1 above, which shall be allotted and issued (free from all liens, charges, encumbrances, rights of pre-emption and any other third party rights of any nature whatsoever) credited as fully paid to London & Stamford and/or its nominees

2 Consideration for cancellation of Scheme Shares

- 2 1** In consideration for the cancellation of the Scheme Shares and the creation and allotment and issue of the New Metric Shares as provided for in Clause 1, London & Stamford shall (subject as hereinafter provided) allot and issue to the holders of Scheme Shares (as appearing on the register of members of the Company at the Scheme Record Time)

0 94 New London & Stamford Ordinary Shares for each Scheme Share,

provided that, if any dividend (other than a dividend declared before the Effective Date by any wholly owned subsidiary of Metric to Metric or any of its wholly-owned subsidiaries or the Metric Interim Dividend) or other distribution or return of capital is proposed, declared, made, paid or becomes payable by Metric in respect of a Metric Share on or before the Effective Date, London & Stamford may, with the consent of the Panel, adjust the Merger Ratio to reduce the value of the consideration payable for each Metric Share under the Scheme by up to the amount per Metric Share of such dividend, distribution or return of capital except where the Metric Share is or will be acquired pursuant to the Merger on a basis which entitles London & Stamford to receive the dividend and/or distribution and/or return of capital and to retain it

- 2 2** The aggregate number of New Ordinary Shares to which a holder of Scheme Shares shall be entitled under Clause 2 1 shall be rounded down to the nearest whole number. No fractions of New Ordinary Shares shall be allotted to any Scheme Shareholders, and all fractions to which, but for this Clause 2 2, Scheme Shareholders would have become entitled shall be disregarded
- 2 3** The New Ordinary Shares to be issued pursuant to Clause 2 1 shall be issued, credited as fully paid, and shall rank equally in all respects with all other fully paid ordinary shares of London & Stamford and shall be entitled to all dividends and other distributions declared, paid or made by London & Stamford by reference to a record date on or after the Effective Date

3 Restricted Overseas Persons

- 3 1** The provisions of Clause 2 shall be subject to any prohibition or condition imposed by law. Without prejudice to the generality of the foregoing, if, in respect of any holder of Scheme Shares with a registered address in a jurisdiction outside the United Kingdom (or the United States), or whom London & Stamford reasonably believes to be a citizen, resident or national of a jurisdiction outside the United Kingdom (or the United States), or to whom London & Stamford is advised that the allotment and/or issue of New Ordinary Shares pursuant to Clause 2 would or may infringe the laws of such jurisdiction or would or may require London & Stamford to comply with any governmental or other consent or any registration, filing or other formality with which London & Stamford is unable to comply or compliance with which London & Stamford regards as unduly onerous, London & Stamford may, in its sole discretion, either
- 3 1 1** determine that such New Ordinary Shares shall be sold, in which event the New Ordinary Shares shall be issued to such holder and London & Stamford shall appoint a person to act pursuant to this Clause 3 1 1 and such person shall be authorised on behalf of such holder to procure that any New Ordinary Shares in respect of which London & Stamford has made such determination shall, as soon as practicable following the Effective Date, be sold, or

- 3 1 2** determine that such New Ordinary Shares shall not be issued to such holder but shall instead be issued to a nominee for such holder appointed by London & Stamford on terms that the nominee shall, as soon as practicable following the Effective Date, sell the New Ordinary Shares so issued
- 3 2** Any sale under Clause 3 1 shall be carried out at the best price which can reasonably be obtained at the time of sale and the net proceeds of such sale (after the deduction of all expenses and commissions incurred in connection with such sale, including any value added tax payable on the proceeds of sale) shall be paid to such holder by sending a cheque or creating an assured payment obligation in accordance with the provisions of Clause 4 1
- 3 3** To give effect to any sale under Clause 3 1, the person appointed by London & Stamford in accordance with Clause 3 1 1 shall be authorised as attorney on behalf of the holder concerned, and the nominee appointed by London & Stamford in accordance with Clause 3 1 2 shall be authorised, to execute and deliver as transferor a form of transfer or other instrument or instruction of transfer and to give such instructions and to do all other things which he may consider necessary or expedient in connection with such sale. In the absence of bad faith or wilful default, none of the Company London & Stamford or the person or nominee so appointed shall have any liability for any loss or damage arising as a result of the timing or terms of such sale

4 Settlement

- 4 1** As soon as practicable after the Effective Date, and in any event no more than 14 days thereafter, London & Stamford shall
- 4 1 1** allot and issue the New Ordinary Shares which it is required to allot and issue to holders of Scheme Shares at the Scheme Record Time pursuant to this Scheme and
- (a) in the case of Scheme Shares which at the Scheme Record Time were in certificated form, procure the despatch of certificates for such New Ordinary Shares to the persons entitled thereto in accordance with Clause 4 2, and
 - (b) in the case of Scheme Shares which at the Scheme Record Time were in uncertificated form, procure that Euroclear is instructed to credit the appropriate stock account in CREST of the relevant holder with such holder's entitlement to such New Ordinary Shares, provided that London & Stamford reserves the right to settle all or part of such consideration in the manner set out in Clause 4 1 1(a) if, for reasons outside its reasonable control, it is not able to effect settlement in accordance with this Clause 4 1 1(b),
- 4 1 2** in the case of Scheme Shares sold pursuant to Clause 3 1 which at the Scheme Record Time are in certificated form, procure the despatch to the persons entitled thereto in accordance with Clause 4 2 of cheques for the sums payable to them respectively in accordance with Clause 3, and
- 4 1 3** in the case of Scheme Shares sold pursuant to Clause 3 1 which at the Scheme Record Time are in uncertificated form, procure that Euroclear is instructed to create an assured payment obligation in favour of the payment bank of the persons entitled thereto in accordance with the CREST assured payment arrangements for the sums payable to them respectively in accordance with Clause 3, provided that London & Stamford reserves the right to make payment of the said sums by cheque as set out in Clause 4 1 2 if, for reasons outside its reasonable control, it is not able to effect settlement in accordance with this Clause 4 1 3
- 4 2** All deliveries of share certificates and cheques shall be effected by London & Stamford by duly posting the same by first-class post in prepaid envelopes (or by such other method as may be approved by the Panel) addressed to the persons respectively entitled thereto at their respective addresses as appearing in the register of members of the Company or, in the case of joint holders, at the address of that one of the joint holders whose name stands first in such register (except, in either case, as otherwise directed in writing) at the Scheme Record Time
- 4 3** Neither London & Stamford nor the Company shall be responsible for any loss or delay in the despatch of the share certificates or cheques posted in accordance with Clause 4 2 which shall be posted at the risk of the addressee

4 4 All cheques shall be in pounds sterling drawn on a UK clearing bank and shall be made payable to the persons respectively entitled to the moneys represented thereby (except that, in the case of joint holders, London & Stamford reserves the right to make such cheques payable to that one of the joint holders whose name stands first in the register of members of the Company at the Scheme Record Time in respect of such joint holding) and the encashment of any such cheque or the creation of any such assured payment obligation as is referred to in Clause 4 1 3 shall be a complete discharge to London & Stamford for the moneys represented thereby

4 5 The provisions of this Clause 4 shall be subject to any prohibition or condition imposed by law

5 Share certificates and cancellations

With effect from and including the Effective Date

5 1 all certificates representing Scheme Shares shall cease to have effect as documents of title to the Scheme Shares comprised therein and every holder thereof shall be bound at the request of the Company to deliver up the same to the Company for cancellation, or as it may direct, to destroy the same and appropriate entries shall be made in the register of members of the Company with effect from the Effective Date to reflect their cancellation, and

5 2 in respect of those holders of Scheme Shares holding their shares in uncertificated form, Euroclear shall be instructed to cancel the entitlements to such Scheme Shares in uncertificated form with effect from the Effective Date

6 The Effective Date

6 1 This Scheme shall become effective in accordance with its terms as soon as an office copy of each of the Court Order and the Statement of Capital shall have been delivered to the Registrar of Companies for registration and, if so ordered by the Court, the Court Order and the Statement of Capital having been registered by the Registrar of Companies

6 2 Unless this Scheme shall become effective on or before 6 00 p m 31 March 2013 or such later date, if any, as London & Stamford and the Company may agree, and if required the Court and the Panel may allow, this Scheme shall never become effective

7 Modification

London & Stamford and the Company may jointly consent on behalf of all concerned to any modification of, or addition to, this Scheme or to any condition which the Court may approve or impose

8 Costs

The Company is authorised and permitted to pay all of its costs and expenses relating to the negotiation, preparation and implementation of the Scheme

9 Governing Law

9 1 This Scheme and any dispute or claim arising out of or in connection with it shall be governed by and construed in accordance with English law The rules of the City Code on Takeovers and Mergers will, so far as they are appropriate, apply to this Scheme

9 2 The courts of England shall have exclusive jurisdiction in relation to any dispute or claim arising out of or in connection with this Scheme

Dated 27 November 2012

TRAVERS SMITH

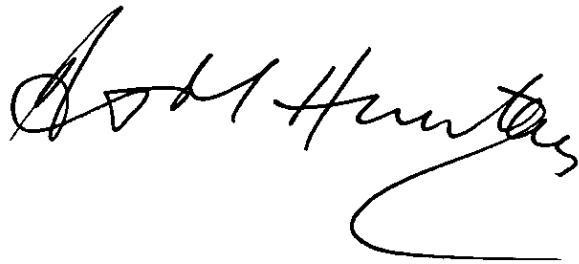
THE COMPANIES ACT 2006

ARTICLES OF ASSOCIATION

- OF -

METRIC PROPERTY INVESTMENTS PLC

**(ADOPTED BY SPECIAL RESOLUTION PASSED ON 4 MARCH 2010 AND
AMENDED BY SPECIAL RESOLUTION PASSED ON 21 DECEMBER 2012)**

A handwritten signature in black ink, appearing to read 'David Hunter', with a long, sweeping underline.

**TRAVERS SMITH LLP
10 SNOW HILL LONDON EC1A 2AL**

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THE COMPANIES ACT 2006

ARTICLES OF ASSOCIATION

- of -

METRIC PROPERTY INVESTMENTS PLC

(Company Number: 7172804)

(Adopted by Special Resolution passed on 4 March 2010)

EXCLUSION OF OTHER REGULATIONS

1. This document comprises the articles of association of the Company and no regulations set out in any statute or statutory instrument concerning companies including, without prejudice to such generality, the regulations contained in the Companies (Model Articles) Regulations 2008, shall apply as articles of association of the Company

DEFINITIONS AND INTERPRETATION

- 2.1 In these Articles the following expressions have the following meanings unless the context otherwise requires

Act	the Companies Acts (as defined in section 2 of the Companies Act 2006), insofar as they apply to the Company
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address	in relation to electronic communications, includes any number or address (including, in the case of any Uncertificated Proxy Instruction permitted in accordance with these Articles, an identification number of a participant in the Relevant System concerned) used for the purposes of such communications
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Articles	these articles of association as altered from time to time
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auditors	the auditors for the time being of the Company
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Benefit Plan Investor	means (i) an employee benefit plan, plan or other retirement arrangement or account that is subject to the fiduciary responsibility or prohibited transaction
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provisions of Title I of the ERISA (including, as applicable, assets of an insurance company general account) or a plan that is subject to the prohibited transaction provisions of Section 4975 of the US Code (including an individual retirement account), (ii) an entity whose underlying assets include "plan assets" by reason of such employee benefit plan's, plan's, account's or arrangement's investment in the entity, or (iii) any "benefit plan investor" as defined in Section 3(42) of ERISA or regulations promulgated by the US Department of Labor

Board	the board of directors of the Company or the Directors present at a duly convened meeting of the Directors at which a quorum is present
clear days	in relation to the period of a notice, that period calculated in accordance with section 360 of the Act
communication	has the same meaning as in section 15 of the Electronic Communications Act
Company	Metric Property Investments plc
Company's website	the web site, operated or controlled by the Company, which contains information about the Company in accordance with the Statutes
competent authority	the designated competent authority for the purposes of Part VI of the FSMA
Daily Official List	the publication issued daily by the London Stock Exchange of share prices of listed securities
Directors	the directors of the Company for the time being
elected	elected or re-elected
electronic address	any number or address used for the purposes of sending or receiving notices, documents or information by electronic means
electronic communication	has the same meaning as in section 15 of the Electronic Communications Act

electronic means	has the same meaning as in the Acts
Electronic Communications Act	the Electronic Communications Act 2000 (as amended from time to time)
ERISA	the United States Employee Retirement Income Security Act of 1974, as amended, and the applicable regulations thereunder
FSMA	the Financial Services and Markets Act 2000 (as amended from time to time)
group	the Company and its subsidiary undertakings for the time being
holder	in relation to shares, the member whose name is entered in the register as the holder of the shares
in electronic form	in a form specified by section 1168(3) of the Act and otherwise complying with the provisions of that section
Information Rights	has the meaning given to such expression in section 146(3) of the Act
London Stock Exchange	London Stock Exchange plc
member	a member of the Company
month	calendar month
NAV	the net asset value of the group calculated in accordance with the valuation policies of the Company from time to time as appropriate
Net Proceeds	the aggregate value of all of the ordinary shares issued pursuant to the Company's initial public offering comprising a placing of ordinary shares and an offer for subscription for ordinary shares (including pursuant to the over-allotment option related thereto) and after the deduction of expenses relating to the initial public offering

Nomination Notice	a notice given by a member to the Company that another person is entitled to enjoy Information Rights and to receive Shareholder Information which that member is entitled to enjoy or to receive
office	the registered office for the time being of the Company
Operator	a person approved under the Regulations as Operator of a Relevant System
paid up	paid up or credited as paid up
recognised person	a recognised clearing house acting in relation to a recognised investment exchange, or a nominee of a recognised clearing house acting in that way, or a nominee of a recognised investment exchange
register	the register of members of the Company and shall, so long as the Regulations so permit or require, include so far as relevant a related Operator register of members
Relevant System	in relation to a share, a computer-based system, and procedures, which enable title to units of a security to be evidence and transferred without written instrument, and which facilitate supplementary and incidental matters
RPI	the monthly index in the UK that demonstrates the movement of retail prices
Regulations	the Uncertificated Securities Regulations 2001 (SI 2001 No 2001/3755) (as amended from time to time)
seal	the common seal (if any) of the Company and an official seal (if any) kept by the Company by virtue of section 50 of the Act, or either of them as the case may require
secretary	the secretary of the Company or any other person appointed to perform any of the duties of the

secretary of the Company including a joint, temporary, assistant or deputy secretary

Shareholder Information

notices, documents or information which the Company wishes or is required to communicate to shareholders including, without limitation, annual reports and accounts, interim financial statements, summary financial statements, notices of meetings and proxy forms

Statutes

the Act and every other statute (including any orders, regulations or other subordinate legislation made under them) for the time being in force concerning companies and affecting the Company (including, without limitation, the Electronic Communications Act)

Uncertificated Proxy Instruction

a properly authenticated dematerialised instruction, and/or other instruction or notification, which is sent by means of the Relevant System concerned and received by such participant in that system acting on behalf of the Company as the Directors may prescribe, in such form and subject to such terms and conditions as may from time to time be prescribed by the Directors (subject always to the facilities and requirements of the Relevant System concerned)

United Kingdom

Great Britain and Northern Ireland

US Exchange Act

the US Securities Exchange Act of 1934, as amended

US Internal Revenue Code

the United States Internal Revenue Code of 1986, as amended

US Investment Company Act

the US Investment Company Act of 1940, as amended

website communication

the publication of a notice or other Shareholder Information on the Company's website in accordance with Part 4 of Schedule 5 to the Act

year

calendar year

2.2 References to "writing" include references to printing, typewriting, lithography,

photography and any other mode or modes of presenting or reproducing words in a visible and non-transitory form whether sent or supplied in electronic form or made available on a website or otherwise

2.3 Words importing one gender shall (where appropriate) include any other gender and words importing the singular shall (where appropriate) include the plural and vice versa

2.4 Any words or expressions defined in the Act, the Electronic Communications Act or the Regulations shall, if not inconsistent with the subject or context and unless otherwise expressly defined in these Articles, bear the same meaning in these Articles save that the word "**company**" shall include any body corporate

2.5 References to

2.5.1 "**mental disorder**" mean mental disorder as defined in section 1 of the Mental Health Act 1983 or the Mental Health (Scotland) Act 1984 (as the case may be),

2.5.2 any statute, regulation or any section or provision of any statute or regulation, if consistent with the subject or context, shall include any corresponding or substituted statute, regulation or section or provision of any amending, consolidating or replacement statute or regulation,

2.5.3 "**executed**" include any mode of execution,

2.5.4 an Article by number are to a particular Article of these Articles,

2.5.5 a "**meeting**" shall be taken as not requiring more than one person to be present if any quorum requirement can be satisfied by one person,

2.5.6 a "**person**" include references to a body corporate and to an unincorporated body of persons,

2.5.7 a share (or to a holding of shares) being in uncertificated form or in certificated form are references respectively to that share being an uncertificated unit of a security or a certificated unit of a security provided that any reference to a share in uncertificated form applies only to a share class which is, for the time being, a participating security, and only for so long as it remains a participating security, and

2.5.8 a "**cash memorandum account**" are to an account so designated by the Operator of the Relevant System concerned

REGISTERED OFFICE

3. The Company's registered office is to be situated in England and Wales

LIMITED LIABILITY

4. The liability of the members is limited to the amount, if any, unpaid on the shares held by them

CHANGE OF NAME

5. The Company may change its registered name in accordance with the Statutes

SHARE CAPITAL

6. Subject to the provisions of the Statutes and without prejudice to the rights attaching to any existing shares or class of shares, any share may be issued with such preferred, deferred or other special rights or such restrictions as the Company may from time to time by ordinary resolution determine or, if the Company has not so determined, as the Directors may determine
7. In the event that rights and restrictions attaching to shares are determined by ordinary resolution pursuant to Article 6, those rights and restrictions shall apply, in particular in place of any rights or restrictions that would otherwise apply by virtue of the Act in the absence of any provisions in the articles of a company, as if those rights and restrictions were set out in the Articles
8. Subject to the provisions of these Articles and to the Statutes, any unissued shares in the capital of the Company (whether forming part of the original or any increased capital) and all (if any) shares in the Company lawfully held by or on behalf of it shall be at the disposal of the Board which may offer, allot (with or without a right of renunciation), issue or grant options over such shares to such persons, at such time and for such consideration and upon such terms and conditions as the Board may determine
9. The Company may exercise the powers of paying commissions conferred by the Statutes Subject to the provisions of the Statutes, any such commission may be satisfied by the payment of cash or by the allotment of fully or partly paid shares or partly in one way and partly in the other and may be in respect of a conditional or absolute subscription The Company may also on any issue of shares pay such brokerage as may be lawful
10. Subject to the provisions of the Statutes and to any rights conferred on the holders of any other shares, shares may be issued on terms that they are, at the option of the Company or a member, liable to be redeemed on such terms and in such manner as may be determined by the Board

11. Except as required by law, no person shall be recognised by the Company as holding any share upon any trust, and (except as otherwise provided by these Articles or by law) the Company shall not be bound by or compelled in any way to recognise (even if having notice of it) any equitable, contingent, future, partial or other claim or any interest in any share, except an absolute right to the entirety thereof in the holder
12. The Company may give financial assistance for the acquisition of shares in the Company to the extent that it is not restricted by the Statutes

VARIATION OF RIGHTS

13. Subject to the provisions of the Statutes, whenever the capital of the Company is divided into different classes of shares, the rights attached to any class may (unless otherwise provided by the terms of issue of the shares of that class) be varied or abrogated, whether or not the Company is being wound up, either with the consent in writing of the holders of not less than three-quarters in nominal amount of the issued shares of the affected class (excluding any shares of that class held as treasury shares), or with the sanction of a special resolution passed at a separate general meeting of the holders of shares of that class (but not otherwise)
14. All the provisions of these Articles relating to general meetings shall, *mutatis mutandis*, apply to every such separate general meeting, except that
 - 14.1 the necessary quorum at any such meeting other than an adjourned meeting shall be two persons together holding or representing by proxy at least one-third in nominal amount of the issued shares of the class in question (excluding any shares of that class held as treasury shares) and at an adjourned meeting one person holding shares of the class in question (other than treasury shares) or his proxy,
 - 14.2 any holder of shares of the class in question present in person or by proxy may demand a poll, and
 - 14.3 the holder of shares of the class in question shall, on a poll, have one vote in respect of every share of such class held by him
15. Subject to the terms on which any shares may be issued, the rights or privileges attached to any class of shares in the capital of the Company shall be deemed not to be varied or abrogated by the creation or issue of any new shares ranking *pari passu* in all respects (save as to the date from which such new shares shall rank for dividend) with or subsequent to those already issued or by any purchase by the Company of its own shares or the holding of such shares as treasury shares
16. The provisions of Articles 13 to 15 shall apply to the variation or abrogation of the special

rights attached to some only of the shares of any class as if such group of shares of the class differently treated formed a separate class

SHARES IN UNCERTIFICATED FORM

17.1 The Directors shall have power to implement such arrangements as they may, in their absolute discretion, think fit in order for any class of shares to be a participating security (subject always to the Regulations and the facilities and requirements of the Relevant System concerned) Where they do so, Articles 17 2 and 17 3 shall come into effect immediately prior to the time at which the Operator of the Relevant System concerned permits the class of shares concerned to be a participating security

17.2 In relation to any class of shares which is, for the time being, a participating security, and for so long as such class remains a participating security, no provision of these Articles shall apply or have effect to the extent that it is in any respect inconsistent with

17.2.1 the holding of shares of that class in uncertificated form,

17.2.2 the transfer of title to shares of that class by means of a Relevant System,
or

17.2.3 the Regulations

and, without prejudice to the generality of this Article, no provision of these Articles shall apply or have effect to the extent that it is in any respect inconsistent with the maintenance, keeping or entering up by the Operator, so long as that is permitted or required by the Regulations, of an Operator register of securities in respect of shares of that class in uncertificated form

17.3 Without prejudice to the generality of Article 17 2 and notwithstanding anything contained in these Articles or the Regulations, where any class of shares is, for the time being, a participating security (such class being referred to in these Articles as the "**Relevant Class**")

17.3.1 the register relating to the Relevant Class shall be maintained at all times in the United Kingdom,

17.3.2 shares of the Relevant Class may be issued in uncertificated form in accordance with and subject as provided in the Regulations,

17.3.3 unless the Directors otherwise determine, shares of the Relevant Class held by the same holder or joint holder in certificated form and uncertificated form shall be treated as separate holdings,

- 17.3.4** shares of the Relevant Class may be changed from uncertificated to certificated form, and from certificated to uncertificated form, in accordance with and subject as provided in the Regulations,
- 17.3.5** title to shares of the Relevant Class which are recorded on the register as being held in uncertificated form may be transferred by means of the Relevant System concerned and accordingly (and in particular) Articles 47, 48 and 50 shall not apply in respect of such shares to the extent that those Articles require or contemplate the effecting of a transfer by an instrument in writing and the production of a certificate for the share to be transferred,
- 17.3.6** the Company shall comply with the provisions of Regulations 25 and 26 in relation to the Relevant Class,
- 17.3.7** the provisions of these Articles with respect to meetings of or including holders of the Relevant Class, including notices of such meetings, shall have effect subject to the provisions of Regulation 41, and
- 17.3.8** Articles 18 to 21 shall not apply so as to require the Company to issue a certificate to any person holding shares of the Relevant Class in uncertificated form
- 17.4** The Company shall be entitled to assume that the entries on any record of securities maintained by it in accordance with the Regulations and regularly reconciled with the relevant Operator register of securities are a complete and accurate reproduction of the particulars entered in the Operator register of securities and shall accordingly not be liable in respect of any act or thing done or omitted to be done by or on behalf of the Company in reliance upon such assumption, in particular, any provision of these Articles which requires or envisages that action will be taken in reliance on information contained in the register shall be construed to permit that action to be taken in reliance on information contained in any relevant record of securities (as so maintained and reconciled)

SHARE CERTIFICATES

- 18.** Subject to these Articles and the provisions of the Regulations every person (except a person in respect of whom the Company is not by law required to complete and have ready for delivery a certificate) whose name is entered as a holder of any share in the register shall be entitled without payment to have issued to him within two months after allotment or lodgement of a transfer (unless the terms of the issue of the shares provide otherwise) one certificate in respect of each class of shares held by him or, with the consent of the Board and upon payment of such reasonable out-of-pocket expenses for every certificate after the first as the Board shall determine, several certificates, each for one or more of his shares. Shares of different classes may not be included in the same certificate

19. Where a holder of any share (except a recognised person) has transferred a part of the shares comprised in his holding, he shall be entitled to a certificate for the balance without charge or, upon payment for every certificate after the first of such reasonable sum as the directors may determine, several certificates each for one or more of his shares
20. Any two or more certificates representing shares of any one class held by any member may at his request be cancelled and a single new certificate for such shares issued in lieu without charge
21. The Company shall not be bound to issue more than one certificate for shares held jointly by several persons and delivery of a certificate to the joint holder who is named first in the register shall be a sufficient delivery to all of them
22. In the case of shares held jointly by several persons, any such request mentioned in Articles 18, 19 or 20 may only be made by the joint holder who is named first in the register
23. Every certificate shall be executed by the Company in such manner as the Board, having regard to the Statutes and the listing requirements of the competent authority, may authorise Every certificate shall specify the number, class and distinguishing number (if any) of the shares to which it relates and the nominal value of and the amount paid up on each share
24. The Board may by resolution decide, either generally or in any particular case or cases, that any signatures on any certificates for shares or any other form of security at any time issued by the Company need not be autographic but may be applied to the certificates by some mechanical means or may be printed on them or that the certificates need not be signed by any person
25. If a share certificate is damaged, worn out, defaced, lost, stolen or destroyed, it may be replaced without charge (other than exceptional out-of-pocket expenses) and otherwise on such terms (if any) as to evidence and/or indemnity (with or without security) as the Board may require In the case where the certificate is damaged, worn out or defaced, it may be renewed only upon delivery of the certificate to the Company

LIEN

26. The Company shall have a first and paramount lien on every share (not being a fully paid share) for all money (whether presently due or not) payable in respect of that share The Company's lien over a share extends to any dividend and (if the lien is enforced and the share is sold by the Company) the proceeds of sale of that share The Board may at any time declare any share to be wholly or in part exempt from the provisions of this Article
27. The Company may sell, in such manner as the Board decides, any shares on which the Company has a lien, if a sum in respect of which the lien exists is presently payable and is

not paid within 14 clear days after notice in writing has been served on the holder of the shares in question or the person entitled to such shares by reason of death or bankruptcy of the holder or otherwise by operation of law, demanding payment of the sum presently payable and stating that if the notice is not complied with the shares may be sold

28. To give effect to any such sale, the Board may authorise such person as it directs to execute any instrument of transfer of the shares sold to, or in accordance with the directions of, the purchaser. The title of the transferee to the shares shall not be affected by any irregularity in or invalidity of the proceedings relating to the sale, and he shall not be bound to see to the application of the purchase money
29. The net proceeds of the sale, after payment of the costs of such sale, shall be applied in or towards satisfaction of the liability in respect of which the lien exists so far as the same is presently payable, and any residue shall (upon surrender to the Company for cancellation of the certificate for the shares sold (where applicable) and subject to a like lien for any monies not presently payable or any liability or engagement not likely to be presently fulfilled or discharged as existed upon the shares before the sale) be paid to the holder of (or person entitled by transmission to) the shares immediately before the sale

CALLS ON SHARES

30. Subject to the terms of allotment of any shares, the Board may send a notice and make calls upon the members in respect of any monies unpaid on their shares (whether in respect of the nominal value of the shares or by way of premium) provided that (subject as aforesaid) no call on any share shall be payable within one month from the date fixed for the payment of the last preceding call and that at least 14 clear days' notice from the date the notice is sent shall be given of every call specifying the time or times, place of payment and the amount called on the members' shares. A call may be revoked in whole or in part or the time fixed for its payment postponed in whole or in part by the Board at any time before receipt by the Company of the sum due thereunder
31. A call shall be deemed to have been made at the time when the resolution of the directors authorising the call was passed
32. A call may be made payable by instalments
33. The joint holders of a share shall be jointly and severally liable to pay all calls in respect of the share
34. Each member shall pay to the Company, at the time and place of payment specified in the notice of the call, the amount called on his shares. A person on whom a call is made will remain liable for calls made upon him, notwithstanding the subsequent transfer of the shares in respect of which the call was made

35. If a sum called in respect of a share shall not be paid before or on the day appointed for payment, the person from whom the sum is due shall pay interest on the sum from the day fixed for payment to the time of actual payment at such rate, not exceeding 5 per cent above the base lending rate per annum most recently set by the Monetary Policy Committee of the Bank of England, as the Board may decide, together with all expenses that may have been incurred by the Company by reason of such non-payment, but the Board may waive payment of interest and such expenses wholly or in part. No dividend or other payment or distribution in respect of any such share shall be paid or distributed and no other rights which would otherwise normally be exercisable in accordance with these Articles may be exercised by a holder of any such share so long as any such sum or any interest or expenses payable in accordance with this Article in relation thereto remains due.
36. Any sum which becomes payable by the terms of allotment of a share, whether on allotment or on any other fixed date or as an instalment of a call and whether on account of the nominal value of the share or by way of premium, shall for the purposes of these Articles be deemed to be a call duly made, notified and payable on the date on which, by the terms of allotment or in the notice of the call, it becomes payable. In the case of non-payment, all the provisions of these Articles relating to payment of interest and expenses, forfeiture and otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified.
37. The Board may, if it thinks fit, receive from any member willing to advance it all or any part of the money (whether on account of the nominal value of the shares or by way of premium) uncalled and unpaid upon any shares held by him, and such payment shall, to the extent of it, extinguish the liability on the shares in respect of which it is advanced. The Company may pay upon all or any part of the money so advanced (until it would but for the advance become presently payable) interest at such rate (if any) not exceeding 5 per cent above the base lending rate per annum most recently set by the Monetary Policy Committee of the Bank of England, as the Board may decide. No sum paid in advance of calls shall entitle the holder of a share to any portion of a dividend or other payment or distribution subsequently declared in respect of any period prior to the date upon which such sum would, but for such payment, become presently payable.
38. The Board may on the allotment of shares differentiate between the allottees or holders as to the amount of calls to be paid and the times of payment.

FORFEITURE

39. If a member fails to pay the whole or any part of any call or instalment of a call on the day fixed for payment, the Board may, at any time thereafter during such time as any part of such call or instalment remains unpaid, serve a notice on him requiring payment of so much of the call or instalment as is unpaid, together with any accrued interest and any costs, charges and expenses incurred by the Company by reason of the non-payment.

40. The notice shall fix a further day (not being less than seven clear days from the date of the notice) on or before which, and the place where, the payment required by the notice is to be made, and shall state that, in the event of non-payment at or before the time and at the place specified, the shares on which the call was made will be liable to be forfeited. The Board may accept the surrender of any share liable to be forfeited upon such terms and conditions as may be agreed and, subject to any such terms and conditions, a surrendered share shall be treated as if it had been forfeited.
41. If the requirements of the notice are not complied with, any share in respect of which the notice has been given may, at any time before the payments required by the notice have been made, be forfeited by a resolution of the Board to that effect. Every forfeiture shall include all dividends and other payments or distributions declared in respect of the forfeited shares and not paid or distributed before forfeiture. Forfeiture shall be deemed to occur at the time of the passing of the said resolution of the Board.
42. Subject to the provisions of the Statutes, a forfeited share shall be deemed to be the property of the Company and may be sold, allotted or otherwise disposed of upon such terms and in such manner as the Board decides, either to the person who was before the forfeiture the holder or to any other person, and at any time before sale, allotment or other disposition the forfeiture may be cancelled on such terms as the Board decides. The Company shall not exercise any voting rights in respect of such a share. Where for the purposes of its disposal a forfeited share (being in certificated form) is to be transferred to any person, the Board may authorise a person to execute an instrument of transfer of the share. In the case of a share in uncertificated form, the Directors may, to enable the Company to deal with the share in accordance with the provisions of this Article, require the Operator of a Relevant System to convert the share into certificated form, and after such conversion, authorise any person to execute an instrument of transfer and/or take such other steps (including the giving of directions to or on behalf of the holder, who shall be bound by them) as they think fit to effect the transfer.
43. When any share has been forfeited, notice of the forfeiture shall be served upon the person who was before forfeiture the holder, or the person entitled to the share by transmission, and an entry of the forfeiture, with the date of the forfeiture, shall be entered in the register, but no forfeiture shall be invalidated by any failure to give such notice or make such entry.
44. A person, any of whose shares have been forfeited, shall cease to be a member in respect of the forfeited shares and shall surrender to the Company for cancellation the certificate for the shares forfeited, but shall, notwithstanding the forfeiture, remain liable to pay to the Company all money which at the date of forfeiture was then payable by him to the Company in respect of the shares, with interest on such money at such rate not exceeding 5 per cent above the base lending rate per annum most recently set by the Monetary Policy Committee of the Bank of England, as the Board may decide, or, if no interest was so payable, at the appropriate rate (as defined in the Act) from the date of forfeiture until payment. The Board may, if it thinks fit, waive the payment of all or part of such money and/or the interest

payable thereon, or enforce payment without any allowance for the value of the shares at the time of forfeiture or for any consideration received on their disposal

45. A statutory declaration by a Director or the secretary that a share has been duly forfeited or surrendered on a specified date shall be conclusive evidence of the facts stated in it as against all persons claiming to be entitled to the share. The statutory declaration shall (subject to the execution of an instrument of transfer, if necessary) constitute a good title to the share and the person to whom the share is disposed of shall not be bound to see to the application of the consideration (if any) nor shall his title to the share be affected by any irregularity in or invalidity of the proceedings in reference to the forfeiture, surrender, sale, allotment or disposal of the share
46. If the Company sells a forfeited share, the person who held it prior to its forfeiture is entitled to receive from the Company the proceeds of such sale, net of any commission, and excluding any amount which was, or would have become, payable and had not, when that share was forfeited, been paid by that person in respect of that share, but no interest is payable to such person in respect of such proceeds and the Company is not required to account for any money earned on them

TRANSFER OF SHARES

47. The instrument of transfer of a share may be in any usual form or in any other form which the Board may approve
48. The instrument of transfer of a share shall be executed by or on behalf of the transferor and (in the case of a partly paid share) by or on behalf of the transferee. The transferor shall be deemed to remain the holder until the name of the transferee is entered in the register
49. Where any class of shares is, for the time being, a participating security, title to shares of that class which are recorded on an Operator's register of members as being held in uncertificated form may be transferred by means of the Relevant System concerned. The transfer may not be in favour of more than four transferees
50. The Board may, in its absolute discretion, and without assigning any reason therefor, refuse to register any transfer of shares which are not fully paid provided that, where any such shares are admitted to the Official List of the competent authority, such discretion may not be exercised in such a way as to prevent dealings in the shares of that class from taking place on an open and proper basis
51. The Board may refuse to register any transfer of shares, unless (in the case of a certificated share)
- 51.1 the instrument of transfer is lodged (duly stamped if the Statutes so require) at the office or at such other place as the Board may appoint, accompanied by the certificate for the shares

to which it relates and such other evidence (if any) as the Board may reasonably require to show the right of the transferor to make the transfer (and, if the instrument of transfer is executed by some other person on his behalf, the authority of that person to do so) provided that, in the case of a transfer by a recognised person where a certificate has not been issued in respect of the share, the lodgment of share certificates shall not be necessary,

- 51.2 the instrument of transfer is in respect of only one class of share, and
- 51.3 in the case of a transfer to joint holders, they do not exceed four in number
- 52. The Board may refuse to register any transfer of shares to a transferee
 - 52.1 whose ownership of shares may cause the Company's assets to be deemed "plan assets" for the purposes of ERISA or the US Internal Revenue Code,
 - 52.2 whose ownership of shares may cause the Company to be required to register as an "investment company" under the US Investment Company Act (including because the purchaser of the shares is not a "qualified purchaser" as defined in the US Investment Company Act), or members of the senior management of the Company to register as an "investment adviser" under the US Investment Advisers Act of 1940,
 - 52.3 whose ownership of shares may cause the Company to register under the US Exchange Act or any similar legislation,
 - 52.4 whose ownership of shares may cause the Company not being considered a "Foreign Private Issuer" as such term is defined in rule 3b-4(c) under the Exchange Act,
 - 52.5 whose ownership may result in a person holding shares in violation of the transfer restrictions put forth in any prospectus published by the Company, from time to time, in connection with any increase in the Company's share capital pursuant to Article 61,
 - 52.6 whose ownership of shares may cause the Company to be a "controlled foreign corporation" for the purposes of the US Internal Revenue Code, or may cause the Company to suffer any pecuniary disadvantage (including any excise tax, penalties or liabilities under ERISA or the US Internal Revenue Code), and
 - 52.7 whose ownership of shares may cause the Company to be required to comply with any registration or filing requirements in any jurisdiction with which the Company would not otherwise be required to comply
- 53. The directors may refuse to register a transfer of a share in uncertificated form to a person who is to hold it thereafter in certificated form in any case where the Company is entitled to refuse (or is excepted from the requirement) under the Regulations to register the transfer

54. The Company shall be entitled to retain any instrument of transfer which is registered, but any instrument of transfer which the Board refuses to register (except in the case of fraud) shall be returned to the person lodging it when notice of the refusal is given
55. If the Board refuses to register a transfer, it shall as soon as practicable and in any event within two months after the date on which the instrument of transfer was lodged with the Company (or in the case of uncertificated shares the date on which the Operator-instruction was received) send to the transferee notice of, together with the reasons for, the refusal. The Board shall send such further information about the reasons for the refusal to the transferee as the transferee may reasonably request
56. No fee shall be payable to the Company for the registration of any transfer or any other document relating to or affecting the title to any share or for making any entry in the register affecting the title to any share
57. Nothing in these Articles shall preclude the Directors from recognising a renunciation of the allotment of any share by the allottee in favour of some other person

TRANSMISSION OF SHARES

58. If a member dies, the survivor or survivors where he was a joint holder and his personal representatives where he was a sole holder or the only survivor of joint holders shall be the only person(s) recognised by the Company as having any title to his shares, but nothing contained in these Articles shall release the estate of a deceased member from any liability in respect of any share held by him solely or jointly with other persons
59. Any person becoming entitled to a share in consequence of the death or bankruptcy of a member or by operation of law may, upon such evidence as to his title being produced as may be reasonably required by the Board and subject to these Articles, elect either to be registered as the holder of the share or to have a person nominated by him registered as the holder. If the person elects to become the holder, he shall give notice in writing to that effect. If the person elects to have another person registered, he shall execute an instrument of transfer of the share to that person. All the provisions of these Articles relating to the transfer of shares shall apply to the notice or instrument of transfer as if the death or bankruptcy of the member or other event giving rise to the transmission had not occurred and the notice or instrument of transfer were an instrument of transfer executed by the member
60. Any person becoming entitled to a share in consequence of the death or bankruptcy of a member or by operation of law shall, subject to the requirements of these Articles and to the provisions of this Article, be entitled to receive, and may give a good discharge for, all dividends and other money payable in respect of the share, but he shall not be entitled to receive notice of or to attend or vote at meetings of the Company or at any separate meetings of the holders of any class of shares or to any of the rights or privileges of a

member until he shall have become a holder in respect of the share in question. The Board may at any time give notice requiring any such person to elect either to be registered or to transfer the share, and if the notice is not complied with within 60 days, the Board may withhold payment of all dividends and other distributions and payments declared in respect of the share until the requirements of the notice have been complied with.

ALTERATION OF SHARE CAPITAL

- 61.** The Company may by ordinary resolution alter its share capital in accordance with the Act.
- 62.** A resolution to sub-divide shares may determine that, as between the holders of such shares resulting from the sub-division, any of them may have any preference or advantage or be subject to any restriction as compared with the others.
- 63.** Whenever as a result of a consolidation of shares any members would become entitled to fractions of a share, the Board may deal with the fractions as it thinks fit and in particular may, on behalf of those members, sell the shares representing the fractions for the best price reasonably obtainable to any person (including, subject to the provisions of the Statutes, the Company) and distribute the net proceeds of sale (subject to retention by the Company of amounts not exceeding £3, the cost of distribution of which would be disproportionate to the amounts involved) in due proportion among those members, or retain such net proceeds for the benefit of the Company, and in the case of shares in certificated form, the Board may authorise a person to execute an instrument of transfer of the shares to, or in accordance with the directions of, the purchaser, and in the case of shares in uncertificated form, the Board may, to enable the Company to deal with the share in accordance with the provisions of this Article, require the Operator of a Relevant System to convert the share into certificated form, and after such conversion, authorise any person to execute an instrument of transfer and/or take such other steps (including the giving of directions to or on behalf of the holder, who shall be bound by them) as they think fit to effect the transfer. The transferee shall not be bound to see to the application of the purchase money nor shall his title to the shares be affected by any irregularity in or invalidity of the proceedings relating to the sale.

PURCHASE OF OWN SHARES

- 64.** On any purchase by the Company of its own shares, neither the Company nor the Board shall be required to select the shares to be purchased rateably or in any manner as between the holders of shares of the same class or as between them and the holders of shares of any other class or in accordance with the rights as to dividends or capital conferred by any class of shares.

GENERAL MEETINGS

65. The Company shall hold an annual general meeting which shall be convened by the Board in accordance with the Statutes
66. The Board may call a general meeting whenever it thinks fit and, on the requisition of members in accordance with the Act, it shall proceed to convene a general meeting for a date not more than 28 days after the date of the notice convening the meeting. If there are not within the United Kingdom sufficient Directors to call a general meeting, any Director or, if there is no Director within the United Kingdom, any member of the Company may call a general meeting

NOTICE OF GENERAL MEETINGS

67. An annual general meeting shall be called by at least 21 clear days' notice in writing. All other general meetings shall be called by at least 14 clear days' notice in writing. The notice shall specify
- 67.1 if the meeting is an annual general meeting, that the meeting is an annual general meeting,
- 67.2 the day, time and place of the meeting,
- 67.3 the general nature of the business to be transacted,
- 67.4 if the meeting is convened to consider a special resolution, the intention to propose the resolution as such, and
- 67.5 with reasonable prominence, that a member entitled to attend and vote is entitled to appoint one or more proxies to attend, to speak and to vote instead of him and that a proxy need not also be a member
68. Where the Company has given an electronic address in any notice of meeting, any document or information relating to proceedings at the meeting may be sent by electronic means to that address, subject to any conditions or limitations specified in the relevant notice of meeting. Subject to the provisions of these Articles and to any rights or restrictions attached to any shares, notices shall be given to all members, to all persons entitled to a share in consequence of the death or bankruptcy of a member and to the Directors and auditors of the Company
69. Subject to the provisions of these Articles, to the rights attaching to any class of shares and to any restriction imposed on any holder, notice of any general meeting shall be given to all members, the Directors and (in the case of an annual general meeting) the auditors
70. The accidental omission to send a notice of any meeting, or notice of a resolution to be

moved at a meeting or (where forms of proxy are sent out with notices) to send a form of proxy with a notice or the failure to give notice due to circumstances beyond the Company's control to any person entitled to receive the same, or the non-receipt of a notice of any meeting or a form of proxy by such a person, shall not invalidate the proceedings at the meeting

71. The Board may postpone a general meeting if they deem it necessary to do so. Notice of such postponement shall be given in accordance with these Articles

PROCEEDINGS AT GENERAL MEETINGS

72. No business shall be transacted at any general meeting unless a quorum is present but the absence of a quorum shall not preclude the choice or appointment of a chairman in accordance with these Articles (which shall not be treated as part of the business of the meeting). Subject to Article 73, two members present in person being either members or representatives (in the case of a corporate member) or proxies appointed by members in relation to the meeting and entitled to vote shall be a quorum for all purposes
73. If within 15 minutes from the time fixed for a meeting a quorum is not present or if during a meeting a quorum ceases to be present, the meeting, if convened on the requisition of members, shall be dissolved and in any other case it shall stand adjourned to such day and to such time and place (being not less than 14 nor more than 28 days thereafter) as may be fixed by the chairman of the meeting. At such adjourned meeting a quorum shall be two persons present in person being either members or representatives (in the case of a corporate member) or proxies appointed by members in relation to the meeting and entitled to vote. If within 15 minutes from the time fixed for holding an adjourned meeting a quorum is not present or if during an adjourned meeting a quorum ceases to be present, the adjourned meeting shall be dissolved. The Company shall give at least 10 clear days' notice (in any manner in which notice of a meeting may lawfully be given from time to time) of any meeting adjourned through lack of a quorum and such notice shall state the quorum requirement
74. The chairman of the Board or in his absence the deputy chairman shall preside as chairman at every general meeting of the Company. If there is no such chairman or deputy chairman or if at any meeting neither the chairman nor the deputy chairman is present within 15 minutes from the time fixed for holding the meeting or if neither is willing to act as chairman of the meeting, the Directors present shall choose one of their number, or if no Director is present or if all the Directors present decline to take the chair, the members present in person or by proxy or by corporate representative and entitled to vote shall choose one of their number to be chairman of the meeting
75. The Board may implement at general meetings of the Company, such security arrangements as it shall think appropriate to which members, representatives (in the case of corporate members) and their proxies shall be subject. The Board shall be entitled to refuse entry to

the meeting to any such member, representative or proxy who fails to comply with such security arrangements

76. The chairman of each general meeting of the Company may take such action as he considers appropriate to permit the orderly conduct of the business of the meeting as set out in the notice of the meeting
77. Any decision of the chairman of the meeting on matters of procedure or matters arising incidentally from the business of the meeting, and any determination by the chairman of the meeting as to whether a matter is of such a nature, shall be final
78. The chairman of the meeting may permit other persons who are not members of the Company or otherwise entitled to exercise the rights of members in relation to general meetings to attend and, at the chairman of the meeting's discretion, speak at a general meeting or at any separate class meeting
79. The chairman of a meeting at which a quorum is present may, without prejudice to any other power of adjournment which he may have under these Articles or at common law, with the consent of the meeting (and shall if so directed by the meeting), adjourn the meeting from time to time (or indefinitely) and from place to place. No business shall be transacted at any adjourned meeting except business left unfinished at the meeting from which the adjournment took place. Where a meeting is adjourned for an indefinite period, the time and place for the adjourned meeting shall be fixed by the Board. Whenever a meeting is adjourned for 14 days or more or for an indefinite period, at least seven clear days' notice, specifying the place, the day and the time of the adjourned meeting and the general nature of the business to be transacted, shall be given (in any manner in which notice of a meeting may lawfully be given from time to time). Save as provided in these Articles, it shall not otherwise be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting
80. If it appears to the chairman that the meeting place specified in the notice convening the meeting is inadequate to accommodate all members entitled and wishing to attend, the meeting shall nevertheless be duly constituted and its proceedings valid provided that the chairman is satisfied that adequate facilities are available to ensure that any member who is unable to be accommodated is nonetheless able to participate in the business for which the meeting has been convened and to hear and see all persons present who speak (whether by the use of microphones, loudspeakers, audiovisual communication equipment or otherwise), whether in the meeting place or elsewhere, and to be heard and seen by all other persons so present in the same manner
81. At any general meeting, a resolution put to the vote of the meeting shall be decided on a show of hands unless, before or on the declaration of the result of the show of hands or on the withdrawal of any other due demand for a poll, a poll is duly demanded. Subject to the provisions of the Statutes and to the rights attaching to any class of shares, a poll may be

demanded

- 81.1** by the chairman of the meeting, or
 - 81.2** a majority of the directors present at the meeting, or
 - 81.3** by at least five members present all of whom are either members or proxies and entitled to vote on the resolution, or
 - 81.4** by any member or members present in person or by proxy and representing not less than one-tenth of the total voting rights of all the members having the right to vote at the meeting (excluding any voting rights attached to any shares in the Company held as treasury shares), or
 - 81.5** by a member or members present in person or by proxy holding shares in the Company conferring a right to vote on the resolution, being shares on which an aggregate sum has been paid up equal to not less than one-tenth of the total sum paid up on all the shares conferring that right (excluding shares in the Company conferring a right to vote on the resolution which are held as treasury shares)
- 82.** Unless a poll is so demanded, and the demand is not subsequently withdrawn, a declaration by the chairman of the meeting that a resolution has on a show of hands been carried, or carried unanimously, or by a particular majority, or lost, or not carried by a particular majority and an entry to that effect in the minute book, shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favour of or against such resolution
- 83.** If a poll is duly demanded, it shall be taken where and in such manner as the chairman of the meeting may direct. The chairman may appoint scrutineers (who need not be members) and fix a time and place for declaring the result of the poll. The result of a poll shall be the decision of the meeting in respect of which it was demanded
- 84.** A poll demanded on the election of the chairman of a meeting or on a question of adjournment shall be taken forthwith. A poll demanded on any other question shall be taken at such time and place as the chairman of the meeting directs, but in any case not more than 28 days after the meeting at which the poll was demanded. Any business other than that upon which a poll has been demanded may be proceeded with pending the completion of the poll. The demand for a poll may be withdrawn at any time before the poll is taken with the consent of the chairman. If a poll is demanded before the declaration of the result of a show of hands and the demand is subsequently duly withdrawn, the meeting shall continue as if the demand had not been made. No notice need be given of a poll not taken forthwith if the time and place at which it is to be taken are announced at the meeting at which it is demanded. In any other case, at least seven clear days' notice shall be given (in any manner in which notice of a meeting may lawfully be given from time to time) specifying the time

and place at which the poll is to be taken

85. A Director shall, notwithstanding that he is not a member, be entitled to attend and speak at any general meeting and at any separate meeting of the holders of any class of shares in the Company

VOTES OF MEMBERS

86. Subject to any special terms as to voting upon which any shares may be issued or may for the time being be held the total number of votes a member present in person or (being a corporation) who is present by a duly authorised representative or a proxy for a member has on a show of hands shall be determined in accordance with the Act. On a poll every member present in person or by proxy or by representative (in the case of a corporate member) shall have one vote for each share of which he is the holder, proxy or representative. On a poll, a member entitled to more than one vote need not, if he votes, use all his votes or cast all the votes in the same way
87. For the purposes of determining which persons are entitled to attend or vote at a general meeting and how many votes such persons may cast, the Company may specify in the notice convening the meeting a time, being not more than 48 hours before the time fixed for the meeting (and for this purpose no account shall be taken of any part of a day that is not a working day), by which a person must be entered on the register in order to have the right to attend or vote at the meeting
88. In the case of joint holders of a share the vote of the senior holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register in respect of the joint holding
89. A member in respect of whom an order has been made by any court or official having jurisdiction (whether in the United Kingdom or elsewhere) that he is or may be suffering from mental disorder or is otherwise incapable of running his affairs may vote, whether on a show of hands or on a poll, by his guardian, receiver, curator bonis or other person authorised for that purpose and appointed by the court, and any such guardian, receiver, curator bonis or other person may, on a poll, vote by proxy provided that evidence to the satisfaction of the Board of the authority of the person claiming to exercise the right to vote shall be deposited at the office, or at such other place as is specified in accordance with these Articles for the deposit of instruments of proxy, not less than 48 hours before the time appointed for holding the meeting or adjourned meeting at which the right to vote is to be exercised, and in default the right to vote shall not be exercisable
90. No member shall, unless the Board otherwise determines, be entitled to vote at any general meeting or at any separate general meeting of the holders of any class of shares in the Company unless all calls or other sums presently payable by him in respect of shares in the

Company have been paid

- 91.** Where, in respect of any shares of the Company, any holder or any other person appearing to be interested in such shares held by a member has been issued with a notice pursuant to section 793 of the Act (a "**statutory notice**") and has failed in relation to any shares (the "**default shares**") to comply with the statutory notice and to give the Company the information required by such notice within the prescribed period as defined in Article 96 4 from the date of the statutory notice, then the Board may serve on the holder of such default shares a notice (a "**disenfranchisement notice**") whereupon the following sanctions shall apply (unless the Board otherwise determines)
- 91.1** such holder shall not with effect from the service of the disenfranchisement notice be entitled in respect of the default shares to be present or to vote (either in person or by representative or by proxy) either at any general meeting or at any separate general meeting of the holders of any class of shares or on any poll or to exercise any other right conferred by membership in relation to any such meeting or poll, and
- 91.2** where such shares represent not less than 0.25 per cent in nominal value of the issued shares of their class (calculated exclusive of treasury shares)
- 91.2.1** any dividend or other monies payable in respect of the default shares shall be withheld by the Company which shall not be under any obligation to pay interest on it and the holder shall not be entitled under Article 196 to elect to receive shares instead of that dividend, and
- 91.2.2** no transfer, other than an excepted transfer (as defined in Article 96 5), of any shares in certificated form held by the holder shall be registered unless
- (a) the holder is not himself in default as regards supplying the information required, and
- (b) the holder proves to the satisfaction of the Board that no person in default as regards supplying such information is interested in any of the shares the subject of the transfer
- (and, for the purpose of ensuring this Article 91 2 2 can apply to all shares held by the holder, the Company may, in accordance with the Regulations, issue a written notification to the Operator requiring the conversion into certificated form of any shares held by the holder in uncertificated form)
- 92.** Any new shares in the Company issued in right of default shares shall be subject to the same sanctions as apply to the default shares, and the Directors may make any right to an allotment of the new shares subject to sanctions corresponding to those which will apply to

those shares on issue, provided that any sanctions applying to, or to a right to, new shares by virtue of this Article shall cease to have effect when the sanctions applying to the related default shares cease to have effect (and shall be suspended or cancelled if and to the extent that the sanctions applying to the related default shares are suspended or cancelled) and provided further that Article 91 shall apply to the exclusion of this Article if the Company gives a separate notice under section 793 of the Act in relation to the new shares

93. The Company may at any time withdraw a disenfranchisement notice by serving on the holder of the default shares a notice in writing to that effect (a "**withdrawal notice**"), and a disenfranchisement notice shall be deemed to have been withdrawn at the end of the period of seven days (or such shorter period as the Directors may determine) following the earlier of receipt by the Company of the information required by the statutory notice in respect of all the shares to which the disenfranchisement notice related, or receipt by the Company of notice that the shares have been transferred by means of an excepted transfer and the Directors may suspend or cancel any of the sanctions at any time in relation to any shares
94. Unless and until a withdrawal notice is duly served in relation thereto or a disenfranchisement notice in relation thereto is deemed to have been withdrawn or the shares to which a disenfranchisement notice relates are transferred by means of an excepted transfer, the sanctions referred to in Articles 91 and 92 shall continue to apply
95. Where, on the basis of information obtained from a holder in respect of any share held by him, the Company issues a notice pursuant to section 793 of the Act to any other person and such person fails to give the Company the information thereby required within the prescribed period and the Board serves a disenfranchisement notice upon such person, it shall at the same time send a copy of the disenfranchisement notice to the holder of such share, but the accidental omission to do so, or the non-receipt by the holder of the copy, shall not invalidate or otherwise affect the application of Articles 91 and 92
96. For the purposes of these Articles
- 96.1 a person other than the holder of a share shall be treated as appearing to be interested in that share if the holder has informed the Company that the person is or may be so interested or if (after taking into account the said notification and any other relevant notification pursuant to section 793 of the Act) the Company knows or has reasonable cause to believe that the person in question is or may be interested in the share,
- 96.2 "**interested**" shall be construed as it is for the purpose of section 793 of the Act,
- 96.3 reference to a person having failed to give the Company the information required by a notice, or being in default as regards supplying such information, includes
- 96.3.1 reference to his having failed or refused to give all or any part of it, and

96.3.2 reference to his having given information which he knows to be false in a material particular or having recklessly given information which is false in a material particular,

96.4 the "**prescribed period**" means

96.4.1 in a case where the default shares represent at least 0.25 per cent of their class, 14 days, and

96.4.2 in any other case, 28 days, and

96.5 an "**excepted transfer**" means, in relation to any share held by a holder

96.5.1 a transfer pursuant to acceptance of an offer made to all the holders (or all the holders other than the person making the offer and his nominees) of the shares in the Company to acquire those shares or a specified proportion of them, or to all the holders (or all the holders other than the person making the offer and his nominees) of a particular class of those shares to acquire the shares of that class or a specified proportion of them, or

96.5.2 a transfer in consequence of a sale made through a recognised investment exchange (as defined in the FSMA) or any other stock exchange outside the United Kingdom on which the Company's shares are normally traded, or

96.5.3 a transfer which is shown to the satisfaction of the Board to be made in consequence of a bona fide sale of the whole of the beneficial interest in the share to a person who is unconnected with the holder and with any other person appearing to be interested in the share

97. Nothing contained in these Articles shall prejudice or affect the right of the Company to apply to the court for an order under section 794 of the Act and in connection with such an application or intended application or otherwise to require information on shorter notice than the prescribed period

98. No objections may be raised to the qualification of any person voting at a general meeting except at the meeting or adjourned meeting at which the vote objected to is tendered, and every vote not disallowed at the meeting is valid. Any such objection must be referred to the Chairman of the meeting whose decision is final. If a vote is not disallowed by the Chairman of the meeting, it is valid for all purposes

99. If an amendment shall be proposed to any resolution under consideration but shall in good faith be ruled out of order by the chairman of the meeting, the proceedings on the

substantive resolution shall not be invalidated by any error in such ruling. In the case of a resolution proposed as a special resolution, no amendment to it (other than a mere clerical amendment to correct a patent error) may in any event be considered or voted upon.

- 99.1** Invitations to appoint a proxy (whether made by instrument in writing, in electronic form or by website communication) shall be in any usual form or in such other form as the Board may approve. Invitations to appoint a proxy shall be sent or made available by the Company to all persons entitled to notice of and to attend and vote at any meeting, and shall provide for voting both for and against all resolutions to be proposed at that meeting other than resolutions relating to the procedure of the meeting. The accidental omission to send or make available an invitation to appoint a proxy or the non-receipt thereof by any member entitled to attend and vote at a meeting shall not invalidate the proceedings at that meeting. The appointment of a proxy shall be deemed to confer authority to demand, or concur in demanding, a poll and to vote on any amendment of a resolution put to the meeting for which it is given or any procedural resolution, as the proxy thinks fit. A proxy need not be a member of the Company.
- 99.2** The appointment of a proxy shall, if made by instrument in writing, be executed by or on behalf of the appointor. A body corporate may execute an instrument of proxy either under seal or under the hand of two authorised signatories (as defined in the Act) or of a director in the presence of a witness who attests the signature.
- 99.3** Where the appointment of a proxy is expressed to have been or purports to have been executed by a duly authorised person on behalf of a member
- 99.3.1** the Company may treat the appointment as sufficient evidence of that person to execute the appointment of proxy on behalf of that member, and
- 99.3.2** the member shall, if requested by or on behalf of the Company, send or procure the sending of any authority under which the appointment of proxy has been executed, or a certified copy of any such authority to such address and by such time as required under Article 102 and, if the request is not complied with in any respect, the appointment of proxy may be treated as invalid.
- 99.4** If the Directors from time to time so permit, a proxy may be appointed by electronic communication to such address as may be notified by or on behalf of the Company for that purpose, or by any other lawful means from time to time authorised by the Directors. Any means of appointing a proxy which is authorised by or under this Article shall be subject to any terms, limitations, conditions or restrictions that the Directors may from time to time prescribe. Without limiting the foregoing, in relation to any shares which are held in uncertificated form, the Directors may from time to time permit appointments of a proxy to be made by means of an electronic communication in the form of an Uncertificated Proxy Instruction, and received by such participant in the Relevant System concerned acting on behalf of the Company as the Directors may prescribe, in such form and subject to such

terms and conditions as may from time to time be prescribed by the Directors (subject always to the facilities and requirements of the Relevant System concerned), and may in a similar manner permit supplements to, or amendments or revocations of, any such Uncertificated Proxy Instruction to be made by like means. The Directors may in addition prescribe the method of determining the time at which any such properly authenticated dematerialised instruction (and/or other instruction or notification) is to be treated as received by the Company or such participant. The Directors may treat any such Uncertificated Proxy Instruction which purports to be or is expressed to be sent on behalf of a holder of a share as sufficient evidence of the authority of the person sending that instruction to send it on behalf of that holder.

100. Any corporation which is a member of the Company may by resolution of its directors or other governing body authorise such person as it thinks fit to act as its representative at any meeting of the Company or of any class of members of the Company, and (except as otherwise provided in these Articles) the person so authorised shall be entitled to exercise the same powers on behalf of the corporation which he represents as that corporation could exercise if it were an individual member of the Company. The Company may require a certified copy of such a resolution to be delivered at the meeting to the chairman of the meeting or secretary or any person appointed by the Company to receive such authorisation, and unless such certified copy of such resolution is so delivered the authority granted by such resolution may at the discretion of the Board not be treated as valid. Where certified copies of two or more valid but differing resolutions authorising any person or persons to act as the representative of any corporation pursuant to this Article at the same meeting in respect of the same share are delivered, the resolution, a certified copy of which is delivered to the Company (in accordance with the provisions of this Article) last in time (regardless of the date of such certified copy or of the date upon which the resolution set out therein was passed), shall be treated as revoking and replacing all other such authorities as regards that share, but if the Company is unable to determine which of any such two or more valid but differing resolutions was so deposited last in time, none of them shall be treated as valid in respect of that share. The authority granted by any such resolution shall, unless the contrary is stated in the certified copy thereof delivered to the Company pursuant to this Article, be treated as valid for any adjournment of any meeting at which such authority may be used as well as at such meeting.
101. A vote given or poll demanded by a corporate representative shall be valid notwithstanding that he is no longer authorised to represent the member unless notice of the termination was delivered in writing to the Company at such place or address and by such time as is specified in Article 102 for the receipt of an appointment of proxy.
102. A corporation which is a member of the Company may authorise more than one person to act as its representative pursuant to this Article in respect of any meeting or meetings, and such a member who holds different classes of shares may so authorise one or more different persons for each class of shares held.

102.1 The appointment of proxy and the power of attorney or other written authority (if any) under which it is signed, or a copy of any such power or written authority certified notarially or in any other manner approved by the Directors, shall

- (a) in the case of an appointment otherwise than by electronic communication, be deposited at the office (or at such other place as shall be specified in the notice of meeting or in any instrument of proxy or other document accompanying the same), and
- (b) in the case of an appointment by electronic communication where an address has been specified for the purpose of receiving appointments by electronic communication (i) in the notice convening the meeting, (ii) in any instrument of proxy sent out by the Company in relation to the meeting or (iii) in any invitation contained in an electronic communication to appoint a proxy issued by the Company in relation to the meeting, be received at such address,

not less than 48 hours before the time appointed for holding the meeting or adjourned meeting at which the person named in the appointment proposes to vote or in the case of a poll taken more than 48 hours after it was demanded, not less than 24 hours before the time appointed for taking the poll, and (save as otherwise provided in this Article) unless so deposited or received the appointment of proxy shall not be treated as valid. The Directors may specify in the notice convening the meeting that in determining the time for delivery of proxies pursuant to this Article, no account shall be taken of any part of any day that is not a working day. Where a poll is not taken forthwith but is taken less than 48 hours after it was demanded, the appointment of proxy together with any other documents required to be deposited or received pursuant to this Article 102.1 shall nevertheless be deemed to have been duly deposited if

- (i) in the case of an appointment otherwise than by electronic communication, they are delivered at the meeting at which the poll was demanded to the chairman or the secretary or to any Director, or
- (ii) in the case of an appointment by electronic communication, they are received at the address notified by the Company for such purposes,

in each case, at any time prior to the commencement of such meeting and, if so delivered or received, the instrument of proxy shall be treated as valid. In calculating the periods mentioned in this Article no account shall be taken of any part of a day that is not a working day.

102.2 The deposit, delivery or receipt of an appointment of proxy shall not preclude a member from attending and voting at the meeting or at any adjourned meeting. When two or more valid but differing appointments of proxy are deposited, delivered or received in respect of the same share for use at the same meeting, the one which is deposited with, delivered to or

received by the Company (in accordance with the provisions of this Article) last in time (regardless of the date of its making or transmission) shall be treated as revoking and replacing any others as regards that share, but if the Company is unable to determine which of any such two or more valid but differing instruments of proxy was so deposited, delivered or received last in time, none of them shall be treated as valid in respect of that share

- 102.3** No appointment of proxy shall be valid after the expiration of 12 months from the date stated in it as the date of its making or transmission. The appointment of proxy shall, unless the contrary is stated, be valid as well for any adjournment of the meeting as for the meeting to which it relates
- 102.4** Any vote cast by a proxy who does not vote in accordance with any instructions given by the member by whom he is appointed shall be treated as being valid and the Company shall not be bound to enquire whether a proxy has complied with the instructions he has been given
- 103.** A vote given or poll demanded by proxy or by the duly authorised representative of a corporation shall be valid, notwithstanding the previous determination of the authority of the person voting or demanding a poll, unless notice of the determination shall have been received by the Company at the office (or other place at which the appointment of proxy was duly deposited, delivered or received in accordance with Article 102) before the commencement of the meeting or adjourned meeting at which the appointment of proxy is used, or, in the case of a poll taken otherwise than on the same day as the meeting or adjourned meeting, at the time appointed for taking the poll

POWERS OF THE BOARD

- 104.** Subject to the provisions of the Statutes, these Articles and any directions given by special resolution, the business of the Company shall be managed by the Board which may exercise all the powers of the Company. No alteration of these Articles and no directions given by special resolution shall invalidate any prior act of the Board which would have been valid if such alteration had not been made or such direction had not been given. The general powers given by this Article shall not be limited or restricted by any special authority or power given to the Board by any other Article. A meeting of the Board at which a quorum is present may exercise all of the powers exercisable by the Directors
- 105.** The Board may from time to time make such arrangements as it thinks fit for the management and transaction of the Company's affairs in the United Kingdom or elsewhere and may for that purpose appoint local boards, managers, managing agents, valuers, inspectors and agents and delegate to them any of the powers, authorities and discretions vested in the Board (other than the power to borrow and make calls) with power to sub-delegate and may authorise the members of any local board or any of them to fill any vacancies therein and to act notwithstanding such vacancies. Any such appointment or delegation may be made upon such terms and subject to such conditions as the Board thinks

fit The Board may at any time remove any person so appointed and may vary or annul such delegation, but no person dealing in good faith and without notice of such removal, variation or annulment shall be affected by it

106. The Board may from time to time by power of attorney appoint any company, firm or person, or any fluctuating body of persons, whether nominated directly or indirectly by the Board, to be the attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions (not exceeding those vested in or exercisable by the Board under these Articles) and for such period and subject to such conditions as it may think fit Any such power of attorney may contain such provisions for the protection or convenience of persons dealing with any such attorney as the Board may think fit and may also authorise any such attorney to sub-delegate all or any of the powers, authorities and discretions vested in him The Board may revoke or vary any such appointment, but no person dealing in good faith and without notice of such revocation or variation shall be affected by it
107. The Board may delegate any of its powers to any committee consisting of one or more Directors It may also delegate to any Director holding any executive office or any other Director such of its powers as it considers desirable to be exercised by him Any such delegation may be made subject to any conditions the Board may impose and either collaterally with or to the exclusion of its own powers and may be revoked or altered, but no person dealing in good faith and without notice of such revocation or variation shall be affected by it Subject to any such conditions, the proceedings of a committee with two or more members shall be governed by these Articles regulating the proceedings of the Board so far as they are capable of applying If any such committee determines to co-opt persons other than Directors onto such committee, the number of such co-opted persons shall be less than one-half of the total number of members of the committee and no resolution of the committee shall be effective unless a majority of the members of the committee present at the meeting concerned are Directors

BORROWING POWERS

108. Subject as provided in these Articles, the Directors may exercise all the powers of the Company to borrow money, and to mortgage or charge its undertaking, property and assets (present and future) and uncalled capital and, subject to the Statutes, to issue debentures and other securities, whether outright or as collateral security, for any debt, liability or obligation of the Company or of any third party
109. The Board shall restrict the borrowings of the Company and exercise all voting and other rights or powers of control exercisable by the Company in relation to its subsidiary undertakings (if any) so as to secure (as regards subsidiary undertakings so far as by such exercise the Board can secure) that the aggregate amount for the time being outstanding of all borrowings by the group (excluding money owed by any member of the group to any other member of the group) shall not, without the previous sanction of an ordinary

resolution of the Company, exceed an amount equal to 80 per cent of the Company's total assets **provided that** for the first year following the date of the adoption of these Articles the Company shall (without the previous sanction of an ordinary resolution of the Company) be able to borrow up to an amount of 65 per cent of the Net Proceeds For the purpose of the above restriction, the "**total assets**" means the aggregate from time to time of

109.1 the fixed assets of the group, and

109.2 the current assets of the group,

all as shown in the latest audited balance sheet of the Company or (as the case may be) the latest published consolidated balance sheet of the group or, prior to the first audit, as set out in the latest management accounts of the group,

109.3 after making appropriate adjustment for any revaluation of the properties owned by the group and in the latest NAV statement published by the Company through a Regulatory Information Service,

109.4 after excluding any sums set aside for future taxation (including deferred tax),

109.5 after making appropriate adjustment for any company or asset which has become or ceased to be a subsidiary undertaking or asset since the date of such balance sheet and any variation in the interests of the Company in its subsidiary undertakings since the date of such balance sheet,

109.6 after making appropriate adjustment for any sums attributable to outside interests in any subsidiary undertaking, and

109.7 where the calculation is required for the purposes of or in connection with a transaction under or in connection with which any company is to become or cease to be a subsidiary undertaking, after making such adjustments as would be appropriate if such transaction had been carried into effect

110. For the purpose of Article 109, "**borrowings**" shall be deemed to include not only borrowings but also the following except insofar as otherwise taken into account

110.1 the nominal amount of any issued share capital and the principal amount of any debentures or borrowed money (together with any fixed or minimum premium payable on redemption or repayment) of any body, whether corporate or unincorporate, the redemption or repayment of which is the subject of a guarantee or indemnity by a member of the group but excluding any shares or indebtedness the beneficial interest in which is for the time being owned by a member of the group,

- 110.2** the outstanding amount raised by acceptances by any bank or accepting house under any acceptance credit opened on behalf of and in favour of any member of the group,
- 110.3** the principal amount of any debenture (whether secured or unsecured) of a member of the group owned otherwise than by a member of the group,
- 110.4** the principal amount of any preference share capital of any subsidiary undertaking owned otherwise than by a member of the group,
- 110.5** any fixed or minimum premium payable on final redemption or repayment of any borrowing or deemed borrowing, and
- 110.6** the amounts which would be shown as outstanding in respect of any hire purchase commitments or finance lease obligations in an audited consolidated balance sheet for the group, if such a balance sheet had been prepared, in accordance with generally accepted accounting principles,

but shall be deemed not to include borrowings incurred by any member of the group for the purpose of repaying the whole or any part of any borrowings by a member of the group for the time being outstanding within six months of being so borrowed, pending their application for that purpose within that period

- 111.** When the aggregate amount of borrowings required to be taken into account for the purposes of these Articles on any particular day is being ascertained, any money denominated or repayable (or repayable at the option of any person other than any member of the group) in a currency other than sterling shall, if not subject to a contract or arrangement determining the rate of exchange, be converted for the purpose of calculating the sterling equivalent at the rate of exchange prevailing in London at the close of business on the last business day before that day or, if it would result in a lower sterling equivalent, at the rate of exchange prevailing in London six months before such day (and for this purpose the rate of exchange shall be taken as the middle market rate as at the close of business on the day in question or, if that is not a business day, on the last business day before the day in question)
- 112.** Subject to the provisions of the Statutes, the Board may from time to time change the accounting conventions on which the audited balance sheet or audited consolidated balance sheet is prepared
- 113.** A certificate or report by the auditors as to the amount of the adjusted capital and reserves or the amount of any borrowings or to the effect that the limit imposed by these Articles has not been or will not be exceeded at any particular time or times shall be conclusive evidence of the amount or of that fact For the purposes of their computation, the auditors may at their discretion make such further or other adjustments (if any) as they think fit Nevertheless, for the purposes of these Articles the Board may act in reliance on a bona fide

estimate of the amount of the adjusted capital and reserves at any time, and, if in consequence such limit is inadvertently exceeded, an amount of monies borrowed equal to the excess may be disregarded until the expiry of 60 days after the day on which (by reason of a determination of the auditors or otherwise) the Board becomes aware that such a situation has or may have arisen

114. Notwithstanding the foregoing, no lender or other person dealing with the Company shall be concerned to see or inquire whether the limit imposed by Articles 109 to 113 is observed and no borrowing incurred or security given in excess of such limit shall be invalid or ineffectual except in the case of express notice to the lender or the recipient of the security at the time when the borrowing was incurred or security given that the limit had been or was thereby exceeded

NUMBER AND QUALIFICATION OF DIRECTORS

115. Unless and until otherwise determined by ordinary resolution of the Company, the Directors (other than alternate Directors) shall be not less than six nor more than twelve in number
116. A Director shall not be required to hold any shares of the Company by way of qualification
117. If the number of Directors is reduced below the minimum number fixed in accordance with these Articles, the Directors for the time being may act for the purpose of filling up vacancies in their number or of calling a general meeting of the Company, but not for any other purpose. If there are no Directors able or willing to act, then any two members may summon a general meeting for the purpose of appointing Directors
118. No person other than a Director retiring (or, if appointed by the Board, vacating office) at the meeting shall, unless recommended by the Board, be eligible for election to the office of a Director at any general meeting, unless not less than seven nor more than 42 days before the day fixed for the meeting there shall have been left at the office addressed to the secretary notice in writing by a member entitled to be present and vote at the meeting for which such notice is given of his intention to propose such person for election, and also notice in writing signed by the person to be proposed of his willingness to be elected. The notice from the member shall give the particulars in respect of that person which would (if he were elected) be required to be included in the Company's register of Directors

ELECTION, APPOINTMENT AND RETIREMENT BY ROTATION

119. Subject to the provisions of Articles 115 to 118 and without prejudice to the power of the Board under Article 117, the Company may by ordinary resolution elect a person who is willing to act to be a Director either to fill a vacancy or as an additional Director, but so that the total number of Directors shall not at any time exceed the maximum number fixed by these Articles

- 120.** A resolution for the election of two or more persons as Directors by a single resolution shall not be moved at any general meeting unless a resolution that it shall be so moved has first been agreed to by the meeting without any vote being given against it, and any resolution moved in contravention of this provision shall be void. For the purposes of this Article, a motion for approving a person's appointment or for nominating him for appointment shall be treated as a motion for his appointment.
- 121.** The Board shall have power to appoint any person who is willing to act as a Director and is permitted by law to do so to be a Director, either to fill a casual vacancy or as an addition to the existing Board, but so that the total number of Directors shall not at any time exceed the maximum number fixed by these Articles. Any Director so appointed shall hold office only until the next following annual general meeting, and shall then be eligible for election, and unless so elected shall vacate office at the conclusion of such meeting.
- 122.1** At the annual general meeting of the Company, one-third of the Directors for the time being, or if their number is not three or a multiple of three, then the nearest number to but not less than one-third, shall retire from office and each Director shall retire from office at least once every three years. A Director retiring at a meeting shall retain office until the close or adjournment of the meeting.
- 122.2** Subject to these Articles, the Directors to retire by rotation at each annual general meeting shall be, so far as necessary to obtain the number required, firstly, any Director who wishes to retire and not offer himself for re-election and secondly, those Directors who have been longest in office since their last appointment or re-appointment. As between two or more Directors who have been in office an equal length of time, the Directors to retire shall, in default of agreement between them, be determined by lot. The Directors to retire on each occasion (both as to number and identity) shall be determined by the composition of the Board at the start of seven days before the notice convening the annual general meeting notwithstanding any change in the number or identity of the Directors after the time but before the close of the meeting.
- 122.3** Any non-executive Director (being a Director not holding an office referred to in Article 132) who, at the date of the annual general meeting, has held office for nine years or more (whether or not he held an office referred to in Articles 132 for part of that period) shall be subject to re-election at each annual general meeting.
- 123.** A retiring Director shall be eligible for re-election. If he is not re-elected or deemed to be re-elected, he shall hold office until the meeting elects someone in his place or, if it does not do so, until the end of the meeting.
- 124.** If the Company at the meeting at which a Director retires by rotation does not fill the vacancy, the retiring Director shall, if willing to act, be deemed to have been reappointed unless at the meeting it is resolved not to fill the vacancy or unless a resolution for the reappointment of the Director is put to the meeting and lost.

RESIGNATION AND REMOVAL OF DIRECTORS

- 125.** A Director may resign his office either by notice in writing submitted to the Board or, if he shall in writing offer to resign, if the other Directors resolve to accept such offer
- 126.** The Company may, by ordinary resolution at a meeting of which special notice has been given, in accordance with section 312 of the Act, remove any Director before the expiration of his period of office notwithstanding anything in these Articles or in any agreement between the Company and such Director. Such removal shall be without prejudice to any claim which such Director may have for damages for breach of any contract of service between him and the Company. Subject to these Articles, the Company may, by ordinary resolution, appoint another person who is willing to act as a Director, and is permitted by law to do so, to be a director instead of him. A person so appointed shall be treated, for the purposes of determining the time at which he or any other director is to retire, as if he had become a Director on the day on which the director in whose place he is appointed was last appointed or reappointed a Director
- 127.** A Director may be removed from office if he
- 127.1** receives written notice signed by not less than three-quarters of the other Directors removing him from office without prejudice to any claim which such Director may have for damages for breach of any contract of service or letter of appointment between him and the Company, or
- 127.2** in the case of a Director who holds any executive office, ceases to hold such office (whether because his appointment is terminated or expires) and the majority of the other Directors resolve that his office be vacated

VACATION OF OFFICE

- 128.** Without prejudice to the other provisions of these Articles, the office of a Director shall be vacated if the Director
- 128.1** becomes bankrupt or the subject of an interim receiving order or makes any arrangement or composition with his creditors generally or applies to the court for an interim order under section 253 of the Insolvency Act 1986 (as amended) in connection with a voluntary arrangement under that Act, or
- 128.2** a registered medical practitioner who is treating that person gives a written opinion to the Company stating that that person has become physically or mentally incapable of acting as a director and may remain so for more than three months, or
- 128.3** by reason of that person's mental health, a court makes an order which wholly or partly

prevents that person from personally exercising any powers or rights which that person would otherwise have, or

- 128.4** is absent from meetings of the Board for six consecutive months or, if during a shorter period, for 4 consecutive board meetings without permission of the Board and the Board resolves that his office be vacated, or
 - 128.5** sends notification to the Company that he is resigning or retiring from his office as Director, and such resignation or retirement has taken effect in accordance with its terms, or
 - 128.6** ceases to be a Director by virtue of any provision of the Statutes or becomes prohibited by law from being a Director
- 129.** A resolution of the Board declaring a Director to have vacated or have been removed from office under the terms of Articles 127 to 128 shall be conclusive as to the fact and grounds of vacation or removal stated in the resolution

REMUNERATION OF DIRECTORS

- 130.** The Directors (other than alternate Directors) shall be paid such remuneration (by way of fee) for their services as may be determined by the Board save that, unless otherwise approved by ordinary resolution of the Company in general meeting, the aggregate of the remuneration (by way of fee) of all the Directors shall not exceed £3 million per annum, such cap to increase annually in line with the increase in RPI over the previous 12 months. Such remuneration shall be deemed to accrue from day to day, shall be divided between the Directors as they shall agree or, failing agreement, equally and shall be distinct from and additional to any remuneration or other benefits which may be paid or provided to any Director pursuant to any other provision of these Articles. The Directors shall also be entitled to be repaid all travelling, hotel and other expenses of attending Board meetings, committee meetings, general meetings, or otherwise incurred while engaged on the business of the Company
- 131.** Any Director who by request of the Board performs special services or goes or resides abroad for any purposes of the Company may be paid such extra remuneration by way of salary, commission, percentage of profits or otherwise as the Board may decide

CHIEF EXECUTIVE, MANAGING AND EXECUTIVE DIRECTORS

- 132.** The Board may from time to time
- 132.1** appoint one or more of its body to the office of chief executive, joint chief executive, managing Director or joint managing Director, or to any other office (except that of auditor) or employment in the Company, for such period (subject to the Statutes and these Articles) and on such terms as it thinks fit, and may revoke such appointment (but so that such

revocation shall be without prejudice to any rights or claims which the person whose appointment is revoked may have against the Company by reason of such revocation), and

- 132.2 permit any person elected or appointed to be a Director to continue in any other office or employment held by that person before he was so elected or appointed
133. A Director holding any such office or employment with a member of the group is referred to in these Articles as an "**executive Director**".
134. An executive Director shall (subject to the provisions of any contract between him and the Company) be subject to the same provisions as to resignation and removal as the other Directors, and if he ceases from any cause to be a Director he shall cease to hold any office or employment with a member of the group (but without prejudice to any rights or claims which he may have against the Company by reason of such cessation)
135. An executive Director shall not be exempt from retirement by rotation, and shall cease to be a Director if he ceases for any reason to hold the office or employment by virtue of which he is termed an executive Director
136. The remuneration of any executive Director (whether by way of salary, commission, participation in profits or otherwise) shall be decided by the Board and may be either in addition to or in lieu of any remuneration as a Director
137. The Board may entrust to and confer upon any executive Director any of the powers, authorities and discretions vested in or exercisable by it upon such terms and conditions and with such restrictions as it thinks fit, either collaterally with or to the exclusion of its own powers, authorities and discretions and may from time to time revoke or vary all or any of them, but no person dealing in good faith and without notice of the revocation or variation shall be affected by it

ASSOCIATE AND OTHER DIRECTORS

138. The Directors may from time to time, and at any time, pursuant to this Article appoint any other persons to any post with such descriptive title including that of Director (whether as associate, executive, group, divisional, departmental, deputy, assistant, local or advisory director or otherwise) as the Directors may determine and may define, limit, vary and restrict the powers, authorities and discretions of persons so appointed and may fix and determine their remuneration and duties and, subject to any contract between him and the Company, may remove from such post any person so appointed. A person so appointed shall not be a Director for any of the purposes of these Articles or of the Statutes, and accordingly shall not be a member of the Board or (subject to Article 107) of any committee hereof, nor shall he be entitled to be present at any meeting of the Board or of any such committee except at the request of the Board or of such committee, and if present at such request he shall not be entitled to vote thereat

DIRECTORS' GRATUITIES AND PENSIONS

- 139.** The Board may exercise all the powers of the Company to provide benefits, whether by the payment of allowances, gratuities or pensions or by insurance or death, sickness or disability benefits or otherwise, for any Director who has held but no longer holds any executive office or employment with the Company or with any body corporate which is or has been a subsidiary undertaking of the Company or a predecessor in business of the Company or of any such subsidiary undertaking, and for any member of his family (including a spouse and a former spouse) or any person who is or was dependent on him, and may (as well before as after he ceases to hold such office or employment) contribute to any fund and pay premiums for the purchase or provision of any such benefit

ALTERNATE DIRECTORS

- 140.** Any Director (other than an alternate Director) may appoint another Director, or any other person approved by the Board, to be an alternate Director and may at any time terminate that appointment
- 141.** An alternate Director shall (subject to his giving to the Company a postal address within the United Kingdom and, if applicable, an address in relation to which electronic communications may be received by him) be entitled to receive notice of all meetings of Directors and of all meetings of committees of Directors of which his appointor is a member, to attend and vote at any such meeting at which the Director appointing him is not personally present, and generally to perform all the functions of his appointor as a Director in his absence, but it shall not be necessary to give notice of such a meeting to an alternate Director who is absent from the United Kingdom
- 142.** An alternate Director shall automatically cease to be an alternate Director if his appointor ceases to be a Director or dies, but, if a Director retires by rotation or otherwise vacates office and is elected or deemed to have been elected at the meeting at which he retires, any appointment of an alternate Director made by him which was in force immediately prior to his retirement shall continue after his election. The appointment of an alternate Director shall also automatically cease on the happening of any event which, if he were a Director, would cause him to vacate office
- 143.** Any appointment or removal of an alternate Director shall be by notice in writing to the Company signed by the Director making or revoking the appointment or in any other manner approved by the Board. A notice of appointment must contain a statement signed by the proposed alternate that he is willing to act as the alternate of the Director giving the notice
- 144.** Save as otherwise provided in these Articles, an alternate Director shall (1) be deemed for all purposes to be a Director, (2) alone be responsible for his own acts and defaults, (3) in

addition to any restrictions which may apply to him personally be subject to the same restrictions as his appointer, and (4) not be deemed to be the agent of the Director appointing him. An alternate Director may be repaid by the Company such expenses as might properly have been repaid to him if he had been a Director but shall not (unless the Company by ordinary resolution otherwise determines), in respect of his office of alternate Director, be entitled to receive any remuneration or fee from the Company. An alternate Director shall be entitled to be indemnified by the Company to the same extent as if he were a Director.

145. An alternate Director shall not be required to hold any shares in the Company and shall not be counted in determining any maximum number of Directors permitted by these Articles.

PROCEEDINGS OF THE BOARD

146. The Board may meet together for the despatch of business, adjourn and otherwise regulate its meetings as it thinks fit. Questions arising at any such meetings shall be determined by a majority of votes. In case of an equality of votes, the chairman of the meeting shall, unless he is not entitled to vote on the resolution in question, have a second or casting vote. A Director who is also an alternate Director shall be entitled, in the absence of his appointor, to a separate vote on behalf of his appointor in addition to his own vote and an alternate Director who is appointed by two or more Directors shall be entitled to a separate vote on behalf of each of his appointors in the appointor's absence. A Director may, and the secretary on the requisition of a Director shall, call a meeting of the Board and notice of such meeting shall be deemed to be duly given to each Director if it is given to him personally, by telephone or by word of mouth or sent in writing to him at his last-known address or any other address given by him to the Company for this purpose or sent by way of electronic communication to an address for the time being notified by him to the Company for this purpose. It shall not be necessary to give notice of a meeting of the Board to any Director absent from the United Kingdom unless he has requested that notices of Board meetings shall during his absence be given in hard copy form or in electronic form to him at a postal address or electronic address notified by him to the Company for that purpose. Such notices, however, need not be given any earlier than notices given to directors not so absent. A Director may waive notice of any board meeting and any such waiver may be retrospective.
147. The quorum necessary for the transaction of the business of the Board may be fixed by the Board, and unless so fixed at any other number shall be two. A Director or other person who is present at a meeting of the Board in more than one capacity (that is to say, as both Director and an alternate Director or as an alternate for more than one Director) shall not be counted as two or more for quorum purposes unless at least one other Director or alternate Director is also present.
148. The continuing Directors or a sole continuing Director may act notwithstanding any vacancies in their number, but, if the number of Directors is less than either the number

fixed as the minimum, or the quorum required for a meeting of the Directors (or both) the continuing Directors or Director may act only for the purpose of filling vacancies or of calling a general meeting

149. Any Director or alternate Director may validly participate in a meeting of the Board or a committee of the Board through the medium of conference telephone or similar form of communication equipment provided that all persons participating in the meeting are able to hear and speak to each other throughout such meeting. A person so participating shall be deemed to be present in person at the meeting and shall accordingly be counted in a quorum and be entitled to vote. Subject to the Statutes, all business transacted in such a manner by the Board or a committee of the Board shall, for the purposes of these Articles, be deemed to be validly and effectively transacted at a meeting of the Board or a committee of the Board, notwithstanding that fewer than two Directors or alternate Directors are physically present at the same place. Such a meeting shall be deemed to take place where the largest group of those participating is assembled or, if there is no such group, where the chairman of the meeting then is.
150. The Board may appoint from its number, and remove, a chairman and, if it thinks fit, a deputy chairman of its meetings and determine the period for which they are respectively to hold office. If no such chairman or deputy chairman is appointed, or neither is present within five minutes after the time fixed for holding any meeting, or neither of them is willing to act as chairman, the Directors present may choose one of their number to act as chairman of such meeting.
151. A resolution in writing signed by all the Directors for the time being entitled to vote on the resolution at a meeting of the Board (not being less than the number of Directors required to form a quorum of the Board at such meeting) or by all the members of a committee of the Board for the time being shall be as valid and effective as a resolution passed at a meeting of the Board or committee duly convened and held. A resolution signed by an alternate Director need not be signed by his appointor and, if it is executed by a Director who has appointed an alternate Director, it need not also be executed by the alternate Director in that capacity. The resolution may consist of one document or several documents in like form each signed by one or more Directors or alternate Directors and such documents may be exact copies of the signed resolution.
152. All acts done by any meeting of the Board, or of a committee of the Board, or by any person acting as a Director or by an alternate Director, shall as regards all persons dealing in good faith with the Company, notwithstanding it be afterwards discovered that there was some defect in the appointment or continuance in office of any Director, alternate Director or person so acting, or that they or any of them were disqualified, or had vacated office or were not entitled to vote, be as valid as if every such person had been duly appointed or had duly continued in office and was qualified and had continued to be a Director or an alternate Director and had been entitled to vote.

DIRECTORS' INTERESTS

Declarations of interest relating to transactions or arrangements

- 153.** Subject to the provisions of the Statutes, and provided that he has made the disclosures required by this Article, a Director notwithstanding his office may be a party to or otherwise directly or indirectly interested in
- 153.1** any transaction or arrangement with the Company or in which the Company is otherwise interested, or
- 153.2** a proposed transaction or arrangement with the Company
- 154.** A Director shall, subject to sub-section 177(6) of the Act, be required to disclose all interests whether or not material in any transaction or arrangement referred to in Article 153 and the declaration of interest must (in the case of a transaction or arrangement referred to in Article 153 1) and may (in the case of a transaction or arrangement referred to in Article 153 2), but need not, be made
- 154.1** at a meeting of the Directors, or
- 154.2** by notice to the Directors in accordance with
- (a) Section 184 of the Act (notice in writing), or
 - (b) Section 185 of the Act (general notice)
- 155.** The Directors may resolve that any situation referred to in Article 153 and disclosed to them thereunder shall also be subject to such terms as they may determine including, without limitation, the terms referred to in paragraphs (a) to (d) of Article 156 3

Directors' interests other than in relation to transactions or arrangements with the Company

- 156.** For the purposes of Section 175 of the Act, the Directors shall have the power to authorise any matter which would or might otherwise constitute or give rise to a breach of the duty of a Director under that Section to avoid a situation in which he has, or can have, a direct or indirect interest that conflicts, or possibly may conflict, with the interests of the Company For these purposes references to a conflict of interest includes a conflict of interest and duty and a conflict of duties This Article does not apply to a conflict of interest arising in relation to a transaction or arrangement with the Company which are governed by Articles 153 to 155 inclusive
- 156.1** Authorisation of a matter under this Article shall be effective only if

- (a) the matter in question shall have been proposed in writing (giving full particulars of the relevant situation) for consideration at a meeting of the Directors, in accordance with the Board's normal procedures or in such other manner as the Directors may approve,
- (b) any requirement as to the quorum at the meeting of the Directors at which the matter is considered is met without counting the Director in question and any other interested Director (together the "**Interested Directors**"), and
- (c) the matter was agreed to without the Interested Directors voting or would have been agreed to if the votes of the Interested Directors had not been counted

156.2 Any authorisation of a matter pursuant to this Article shall extend to any actual or potential conflict of interest which may reasonably be expected to arise out of the matter so authorised

156.3 Any authorisation of a matter under this Article shall be subject to such terms as the Directors may determine, whether at the time such authorisation is given or subsequently, and may be terminated by the Directors at any time. Such terms may include, without limitation, terms that the relevant Directors

- (a) will not be obliged to disclose to the Company or use for the benefit of the Company any confidential information received by him otherwise than by virtue of his position as a Director, if to do so would breach any duty of confidentiality to a third party,
- (b) may be required by the Company to maintain in the strictest confidence any confidential information relating to the Company which also relates to the situation as a result of which the conflict arises ("the conflict situation"),
- (c) may be required by the Company not to attend any part of a meeting of the Directors at which any matter which may be relevant to the conflict situation is to be discussed, and not to view any board papers relating to such matters, and
- (d) shall not be obliged to account to the Company for any remuneration or other benefits received by him in consequence of the conflict situation

A Director shall comply with any obligation imposed on him by the Directors pursuant to any such authorisation

156.4 A Director shall not, save as otherwise agreed by him, be accountable to the Company for any benefit which he (or a person connected with him) derives from any matter authorised by the Directors under this Article and any contract, transaction or arrangement relating

thereto shall not be liable to be avoided on the grounds of any such benefit

- 157.** Save as otherwise provided by these Articles, a Director shall not vote at a meeting of the Board or of a committee of the Board on any resolution concerning a matter in which he has, directly or indirectly, an interest (other than by virtue of his interest in shares, debentures or other securities of or in or otherwise through the Company) which is material, or a duty which conflicts or may conflict with the interests of the Company, unless his interest or duty arises only because one of the following Articles applies (in which case he may vote and be counted in the quorum)
- 157.1** the resolution relates to the giving to him or any other person of a guarantee, security or indemnity in respect of money lent to, or an obligation incurred by him or by any other person at the request of or for the benefit of, the Company or any of its subsidiary undertakings,
- 157.2** the resolution relates to the giving to a third party of a guarantee, security or indemnity in respect of an obligation of the Company or any of its subsidiary undertakings for which the Director has assumed responsibility in whole or in part and whether alone or jointly with others under a guarantee or indemnity or by the giving of security,
- 157.3** his interest arises by virtue of his being, or intending to become, a participant in the underwriting or sub-underwriting of an offer of any shares, debentures or other securities by the Company or any of its subsidiary undertakings for subscription, purchase or exchange,
- 157.4** the resolution relates to any proposal concerning any other company in which he is interested, directly or indirectly, and whether as an officer or shareholder or otherwise howsoever provided that he does not hold an interest in shares (as that term is used in Part 22 of the Act) representing 1 per cent or more of either any class of the equity share capital of such company or of the voting rights available to members of such company (any such interest being deemed for the purpose of this Article to be a material interest in all circumstances),
- 157.5** the resolution relates to any arrangement for the benefit of the employees of the Company or any of its subsidiary undertakings, and/or the members of their families (including a spouse or civil partner or a former spouse or former civil partner) or any person who is or was dependent on such persons, including but without being limited to a retirement benefits scheme and an employees' share scheme, which does not award him any privilege or benefit not generally awarded to the employees to whom such arrangement relates, or
- 157.6** the resolution relates to any proposal concerning any insurance which the Company is empowered to purchase and/or maintain for or for the benefit of any of the Directors or for persons who include Directors provided that, for the purposes of this Article, "insurance" means only insurance against liability incurred by a Director in respect of any act or omission by him as is referred to in Article 226 or any other insurance which the Company

is empowered to purchase and/or maintain for or for the benefit of any groups of persons consisting of or including Directors

- 158.** For the purposes of Articles 153 to 157 inclusive
- 158.1** an interest of a person who is, for any purpose of the Act (excluding any such modification thereof not in force when these Articles became binding on the Company), connected with a Director shall be treated as an interest of the Director and, in relation to an alternate Director, an interest of his appointor shall be treated as an interest of the alternate Director without prejudice to any interest which the alternate Director otherwise has,
- 158.2** an interest of which a Director has no knowledge and of which it is unreasonable to expect him to have knowledge shall not be treated as an interest of his,
- 158.3** a Director shall be deemed to have disclosed the nature and extent of an interest which consists of him being a director, officer or employee of any subsidiary undertaking of the Company,
- 158.4** a Director need not disclose an interest if it cannot be reasonably regarded as likely to give rise to a conflict of interest, and
- 158.5** a Director need not disclose an interest if, or to the extent that, the other Directors are already aware of it (and for this purpose the other Directors are treated as aware of anything of which they ought reasonably to be aware)
- 159.** The Board may exercise the voting power conferred by the shares in any company held or owned by the Company in such manner and in all respects as it thinks fit (including the exercise thereof in favour of any resolution appointing the Directors or any of them directors of such company, or voting or providing for the payment of remuneration to the directors of such company)
- 160.** A Director shall not be counted in the quorum present at a meeting in relation to a resolution on which he is not entitled to vote
- 161.** Where proposals are under consideration concerning the appointment (including the fixing or varying of terms of appointment) of two or more Directors to offices or employments with the Company or any body corporate in which the Company is interested, the proposals may be divided and considered in relation to each Director separately and (provided he is not caught by the proviso to Article 157 4 or for another reason precluded from voting) each of the Directors concerned shall be entitled to vote and be counted in the quorum in respect of each resolution except that concerning his own appointment
- 162.** If a question arises at a meeting of the Board or of a committee of the Board as to the right of a Director to vote, the question may, before the conclusion of the meeting, be referred to

the chairman of the meeting (or if the Director concerned is the chairman, to the other Directors at the meeting) and his ruling in relation to any Director (or, as the case may be, the ruling of the majority of the other Directors in relation to the chairman) shall be final and conclusive

SECRETARY

- 163.** Subject to the Statutes, the secretary shall be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit, and any secretary appointed by the Board may at any time be removed by it
- 164.** Any provision of the Statutes or these Articles requiring or authorising a thing to be done by or to a Director and the secretary shall not be satisfied by its being done by or to the same person acting both as Director and as, or in place of, the secretary

MINUTES

- 165.** The Board shall cause minutes to be kept
- 165.1** of all appointments of officers made by the Board,
- 165.2** of proceedings at meetings of the Board and of any committee of the Board and the names of the Directors present at each such meeting, and
- 165.3** of all resolutions of the Company, proceedings at meetings of the Company or the holders of any class of shares in the Company
- 166.** Any such minutes, if purporting to be signed by the chairman of the meeting to which they relate or of the meeting at which they are read, shall be sufficient evidence without any further proof of the facts therein stated
- 167.** Any such minutes must be kept for the period specified by the Act

THE SEAL

- 168.** In addition to its powers under section 44 of the Act, the Company may have a seal and the Board shall provide for the safe custody of such seal. The seal shall only be used by the authority of the Board or of a committee of the Board authorised by the Board. The Board shall determine who may sign any instrument to which the seal is affixed and, unless otherwise so determined, it shall also be signed by two directors of the company, one director and the secretary of the company or at least one authorised person in the presence of a witness who attests the signature. For the purpose of this Article an authorised person is any director of the Company, company secretary or any person authorised by the Directors for the purpose of signing documents to which the common seal is applied

169. All forms of certificates for shares or debentures or representing any other form of security (other than letters of allotment or scrip certificates) shall be issued executed by the Company but the Board may by resolution determine, either generally or in any particular case that any signatures may be affixed to such certificates by some mechanical or other means or may be printed on them or that such certificates need not bear any signature
170. If the Company has
- (a) an official seal for use abroad, it may only be affixed to a document if its use on that document, or documents of a class to which it belongs, had been authorised by a resolution of the Directors, and
 - (b) a security seal, it may only be affixed to securities by the Company Secretary or a person authorised to apply it to securities by the Company Secretary

ACCOUNTING RECORDS, BOOKS AND REGISTERS

171. The Directors shall cause accounting records to be kept and such other books and registers as are necessary to comply with the provisions of the Statutes and, subject to the provisions of the Statutes, the Directors may cause the Company to keep an overseas or local or other register in any place, and the Directors may make and vary such directions as they may think fit respecting the keeping of the registers
172. The accounting records shall be kept at the office or (subject to the provisions of the Statutes) at such other place in Great Britain as the Board thinks fit, and shall always be open to inspection by the Directors. No member of the Company (other than a Director) shall have any right of inspecting any accounting record or book or document except as conferred by law or authorised by the Board or by the Company in general meeting
173. The Board shall, in accordance with the Statutes, cause to be prepared and to be laid before the Company in general meeting such profit and loss accounts, balance sheets, group accounts (if any) and reports as are required by the Statutes. The Board shall in its report state the amount which it recommends to be paid by way of dividend
174. A printed copy of every balance sheet (including every document required by law to be annexed thereto) which is to be laid before the Company in general meeting and of the Directors' and auditors' reports shall, at least 21 clear days before the meeting, be delivered or sent by post to every member and to every debenture holder of the Company of whose address the Company is aware or, in the case of joint holders of any share or debenture, to the joint holder who is named first in the register and to the auditors provided that, if and to the extent that the Statutes so permit and without prejudice to Article 176, the Company need not send copies of the documents referred to above to members but may send such members summary financial statements or other documents authorised by the Statutes

AUDIT

175. Auditors of the Company shall be appointed and their duties regulated in accordance with the Statutes
176. The auditors' report to the members made pursuant to the statutory provisions as to audit shall be laid before the Company in general meeting and shall be open to inspection by any member, and in accordance with the Statutes every member shall be entitled to be furnished with a copy of the balance sheet (including every document required by law to be annexed thereto) and auditors' report

AUTHENTICATION OF DOCUMENTS

177. Any Director or the secretary or any person appointed by the Board for the purpose shall have power to authenticate any documents affecting the constitution of the Company and any resolutions passed by the Company or the Board and any books, records, documents and accounts relating to the business of the Company, and to certify copies thereof or extracts therefrom as true copies or extracts, and where any books, records, documents or accounts are elsewhere than at the office, the officer of the Company having the custody thereof shall be deemed to be a person appointed by the Board, as aforesaid
178. A document purporting to be a copy of a resolution, or an extract from the minutes of a meeting of the Company or of the Board or of any committee of the Board which is certified as such in accordance with Article 177 shall be conclusive evidence in favour of all persons dealing with the Company on the faith thereof that such resolution has been duly passed or, as the case may be, that such extract is a true and accurate record of proceedings at a duly constituted meeting

RECORD DATES

179. Notwithstanding any other provision of these Articles but without prejudice to the rights attached to any shares, the Company or the Board may fix a date as the record date for any dividend, distribution, allotment or issue and such record date may be on or at any time within six months before or after any date on which such dividend, distribution, allotment or issue is declared, paid or made
180. Where such a record date is fixed, references in these Articles to a holder of shares or member to whom a dividend is to be paid or a distribution, allotment or issue is to be made shall be construed accordingly

DIVIDENDS

181. Subject to the Statutes, the Company may by ordinary resolution declare that out of profits

available for distribution there be paid dividends to members in accordance with their respective rights and priorities but no dividend shall exceed the amount recommended by the Board

182. Except as otherwise provided by these Articles or the rights attached to any shares, all dividends shall be declared and paid according to the amounts paid on the shares in respect of which the dividend is paid, but no amount paid on a share in advance of the date upon which a call is payable shall be treated for the purposes of this Article or Article 185 as paid on the share
183. All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid, but if any share is issued on terms providing that it shall rank for dividend as from a particular date or be entitled to dividends declared after a particular date, such share shall rank for or be entitled to dividends accordingly
184. Any general meeting declaring a dividend may, upon the recommendation of the Board, by ordinary resolution direct that it shall be paid or satisfied wholly or partly by the distribution of specific assets, and in particular by paid-up shares or debentures of any other company, and the Board shall give effect to such direction. If the shares in respect of which such a non-cash distribution is paid are uncertificated, any shares in the Company which are issued as a non-cash distribution in respect of them must be uncertificated. Where any difficulty arises in regard to such distribution, the Board may settle it as it thinks expedient, and in particular may issue fractional certificates or authorise any person to sell and transfer any fractions or may ignore fractions altogether, and may fix the value for distribution purposes of such assets (or any part thereof) and may determine that cash shall be paid to any members upon the footing of the value so fixed in order to secure equality of distribution, and may vest any such assets in trustees, upon trust for the members entitled to the dividend, as may seem expedient to the Board
185. Subject to the Statutes, the Board may from time to time pay to the members such interim dividends as appear to the Board to be justified by the profits of the Company available for distribution and the position of the Company, and the Board may also pay the fixed dividend payable on any shares of the Company with preferential rights half-yearly or otherwise on fixed dates whenever such profits, in the opinion of the Board, justify that course. In particular (but without prejudice to the generality of the foregoing), if at any time the share capital of the Company is divided into different classes, the Board may pay interim dividends on shares in the capital of the Company which confer deferred or non-preferential rights as well as in respect of shares which confer preferential rights with regard to dividend, but no interim dividend shall be paid on shares carrying deferred or non-preferential rights if, at the time of payment, any preferential dividend is in arrear. Provided the Board acts in good faith, the Board shall not incur any liability to the holders of shares conferring any preferential rights for any loss that they may suffer by reason of the lawful payment of an interim dividend on any shares having deferred or non-preferential rights

186. The Board may deduct from any dividend payable to any member on or in respect of a share all sums of money (if any) presently payable by him to the Company on account of calls or otherwise in relation to shares in the Company
187. All dividends and interest shall belong and be paid (subject to any lien of the Company) to those members whose names shall be on the register at the date at which such dividend shall be declared or at the date at which such interest shall be payable respectively, or at such other date as the Company by ordinary resolution or the Board may determine, notwithstanding any subsequent transfer or transmission of shares
188. The Board may pay the dividends or interest payable on shares in respect of which any person is by transmission entitled to be registered as holder to such person upon production of such certificate and evidence as would be required if such person desired to be registered as a member in respect of such shares
189. No dividend or other monies payable in respect of a share shall bear interest against the Company unless otherwise expressly provided by the rights attached to the share. If dividends, interest and other sums payable which are unclaimed for one year after having been declared, or in respect of at least two consecutive dividends payable on that share, the cheque or warrant has been returned undelivered or remains uncashed (or that other method of payment has failed), or following one such occasion, reasonable enquiries have failed to establish any new address or account of the person entitled to the payment, they may be invested or otherwise made use of by the Board for the benefit of the Company until such time as they are claimed. The payment of any unclaimed dividend, interest or other sum payable by the Company on or in respect of any share into a separate account shall not constitute the Company a trustee of the same. All dividends unclaimed for a period of 12 years after having been declared shall be forfeited and shall revert to the Company
190. The Company may pay any dividend, interest or other monies payable in cash in respect of shares by direct debit, bank transfer, cheque, dividend warrant or money order. In respect of shares in uncertificated form, where the Company is authorised to do so by or on behalf of the holder or joint holders in such manner as the Company shall from time to time consider sufficient, the Company may also pay any such dividend, interest or other monies by means of the Relevant System concerned (subject always to the facilities and requirements of that Relevant System). Without prejudice to the generality of the foregoing, in respect of shares in uncertificated form, such payment may include the sending by the Company or by any person on its behalf of an instruction to the Operator of the Relevant System to credit the cash memorandum account of the holder or joint holders or, if permitted by the Company, of such person as the holder or joint holders may in writing direct
191. Every such cheque, warrant or order may be remitted by post directed to the registered postal address of the holder or, in the case of joint holders, to the registered postal address of the joint holder whose name stands first in the register, or to such person and to such postal

address as the holder or joint holders may in writing direct Every such cheque, warrant or order shall be made payable to or to the order of the person to whom it is sent, or to such other person as the holder or joint holders may in writing direct

- 192.** Every such payment made by direct debit or bank transfer shall be made to the holder or joint holders or to or through such other person as the holder or joint holders may in writing direct
- 193.** The Company shall not be responsible for any loss of any such cheque, warrant or order and any payment made by direct debit, bank transfer, by means of a Relevant System or such other method shall be at the sole risk of the holder or joint holders Without prejudice to the generality of the foregoing, if any such cheque, warrant or order has or shall be alleged to have been lost, stolen or destroyed, the Directors may, on request of the person entitled thereto, issue a replacement cheque, warrant or order subject to compliance with such conditions as to evidence and indemnity and the payment of out-of-pocket expenses of the Company in connection with the request as the Directors may think fit
- 194.** Payment of such cheque, warrant or order, the collection of funds from or transfer of funds by a bank in accordance with such direct debit or bank transfer or, in respect of shares in uncertificated form, the making of payment in accordance with the facilities and requirements of the Relevant System concerned shall in each case be a good discharge to the Company
- 195.** Any one of two or more joint holders may give effectual receipts for any dividends or other monies payable in respect of the share held by him as joint holder
- 196.** The Board may, if authorised by an ordinary resolution of the Company, offer the holders of ordinary shares the right to elect to receive additional ordinary shares, credited as fully paid, instead of cash in respect of any dividend or any part (to be determined by the Board) of any dividend specified by the ordinary resolution The following provisions shall apply
- 196.1** an ordinary resolution may specify a particular dividend or dividends, or may specify all or any dividends declared within a specified period, but such period may not end later than the conclusion of the fifth annual general meeting following the date of the meeting at which the ordinary resolution is passed,
- 196.2** the entitlement of each holder of ordinary shares to new ordinary shares shall be such that the relevant value of such new ordinary shares shall in aggregate be as nearly as possible equal to (but not greater than) the cash amount (disregarding any tax credit) that such holder would have received by way of dividend For this purpose "**relevant value**" shall be calculated by reference to the average of the middle market quotations for the Company's ordinary shares on the London Stock Exchange as derived from the Daily Official List on the day on which the ordinary shares are first quoted "ex" the relevant dividend and the four subsequent dealing days, or in such other manner as may be determined by or in accordance

with the ordinary resolution, but shall never be less than the par value of the new ordinary share. A certificate or report by the auditors as to the amount of the relevant value in respect of any dividend shall be conclusive evidence of that amount,

- 196.3** the Board may, after determining the basis of allotment, notify the holders of ordinary shares in writing of the right of election offered to them, and (except in the case of any holder from whom the Company has received written notice in such form as the Directors may require which is effective for the purposes of the relevant dividend that such holder wishes to receive shares instead of cash in respect of all future dividends in respect of which a right of election is offered) shall send with, or following, such notification, forms of election and specify the procedure to be followed and place at which, and the latest time by which, elections must be lodged in order to be effective. The basis of allotment shall be such that no shareholder may receive a fraction of a share,
- 196.4** the Board may exclude from any offer any holders of ordinary shares where the Board believes that the making of the offer to them would or might involve the contravention of the laws of any territory or that for any other reason the offer should not be made to them,
- 196.5** the dividend (or that part of the dividend in respect of which a right of election has been offered) shall not be payable on ordinary shares in respect of which an election has been made (the "**elected ordinary shares**") and instead additional ordinary shares shall be allotted to the holders of the elected ordinary shares on the basis of allotment calculated as stated. For such purpose the Board shall capitalise, out of any amount for the time being standing to the credit of any reserve or fund (including any share premium account, any capital reserve and the profit and loss account) or otherwise available for distribution as the Board may determine, a sum equal to the aggregate nominal amount of the additional ordinary shares to be allotted on that basis and apply it in paying up in full the appropriate number of unissued ordinary shares for allotment and distribution to the holders of the elected ordinary shares on that basis,
- 196.6** the Directors shall not proceed with any election unless the Company has sufficient reserves or funds that may be capitalised to give effect to it after the basis of allotment is determined,
- 196.7** the additional ordinary shares when allotted shall rank *pari passu* in all respects with fully paid ordinary shares then in issue except that they will not be entitled to participate in the relevant dividend (including the share election in lieu of such dividend), and
- 196.8** the Board may do such acts and things which it considers necessary or expedient to give effect to any such capitalisation and may authorise any person to enter on behalf of all the members interested into an agreement with the Company providing for such capitalisation, and any incidental matters and any agreement so made shall be binding on all concerned

RESERVES

- 197.** The Board may, before recommending any dividend (whether preferential or otherwise), set aside out of the profits of the Company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the Company may be properly applied, and pending such application may, also at such discretion, either be employed in the business of the Company or be invested in such investments as the Board may think fit, and so that it shall not be necessary to keep any investments constituting the reserve or reserves separate or distinct from any other investments of the Company. The Board may also, without placing the same to reserve, carry forward any profits which it may think prudent not to distribute

CAPITALISATION OF PROFITS

- 198.** The Company may, upon the recommendation of the Board, resolve by ordinary resolution that it be desirable to capitalise all or any part of the profits of the Company specified in Article 202 and accordingly that the Board be authorised and directed to appropriate the profits so resolved to be capitalised to the members as at the date specified in the relevant resolution or determined as therein provided who would have been entitled thereto if distributed by way of dividend and in the same proportions

- 199.** Subject to any direction given by the Company, the Board shall appropriate the profits resolved to be capitalised by any such resolution, and apply such profits on behalf of the members entitled thereto either

- 199.1** in or towards paying up the amounts, if any, for the time being unpaid on any shares held by such members respectively, or

- 199.2** in paying up in full unissued shares, debentures or obligations of the Company, of a nominal amount equal to such profits, for allotment and distribution, credited as fully paid, to and amongst such members in the proportions referred to above or as they may direct,

or partly in one way and partly in the other provided that no unrealised profit shall be applied in paying up amounts unpaid on any issued shares and the only purpose to which sums standing to capital redemption reserve or share premium account shall be applied pursuant to this Article shall be the payment up in full of unissued shares to be allotted and distributed to members credited as fully paid

- 200.** The Board shall have power after the passing of any such resolution

- 200.1** to make such provision (by the issue of fractional certificates or by payment in cash or otherwise) as it thinks fit for the case of shares, debentures or obligations becoming distributable in fractions, such power to include the right for the Company to retain small amounts the cost of distribution of which would be disproportionate to the amounts

involved,

200.2 to authorise any person to enter, on behalf of all the members entitled thereto, into an agreement with the Company providing (as the case may require) either

200.2.1 for the payment up by the Company on behalf of such members (by the application thereto of their respective proportions of the profits resolved to be capitalised) of the amounts, or any part of the amounts, remaining unpaid on their existing shares, or

200.2.2 for the allotment to such members respectively, credited as fully paid, of any further shares, debentures or obligations to which they may be entitled upon such capitalisation,

and any agreement made under such authority shall be effective and binding on all such members

201. The Company in general meeting may resolve that any shares allotted pursuant to Articles 198 to 200 (inclusive) to holders of any partly paid ordinary shares shall, so long as such ordinary shares remain partly paid, rank for dividends only to the extent that such partly paid ordinary shares rank for dividends

202. The profits of the Company to which Articles 198 to 200 (inclusive) apply shall be any undivided profits of the Company not required for paying the fixed dividends on any preference shares or other shares issued on special conditions and shall also be deemed to include

202.1 any profits arising from appreciation in capital assets (whether realised by sale or ascertained by valuation), and

202.2 any amounts for the time being standing to any reserve or reserves or to the capital redemption reserve or to the share premium or other special account

NOTICES

203. Subject to the specific terms of any Article, any notice to be given to or by any person pursuant to these Articles shall be in writing (which, for the avoidance of doubt, shall be deemed to include a notice given in electronic form or by website communication), save that a notice convening a meeting of the Board or of a committee of the Board need not be in writing

204. Save as provided in Articles 207 1 and 211, any notice or other Shareholder Information may be served by the Company on, or supplied by the Company to, any person personally or by sending it by first-class post in a prepaid envelope addressed to such person at his postal

address as appearing in the register or by sending or supplying it in electronic form or by website communication in accordance with Article 207.1. In the case of joint holders of a share all notices or other Shareholder Information shall be given or supplied to the joint holder who is named first in the register, and notice so given or other Shareholder Information so supplied shall be sufficient notice or supply to all the joint holders. Any notice to be given to a person may be given by reference to the register as it stands at any time within the period of 15 days before the notice is given and no change in the register after that time shall invalidate the giving of the notice.

205. In the case of notices or other Shareholder Information sent by post, proof that an envelope containing the communication was properly addressed, prepaid and posted shall be conclusive evidence that the notice was given or other Shareholder Information sent. If the communication is made by post, it shall be deemed to be given or received at the expiration of 48 hours after the envelope containing it was posted. In calculating the period of hours for the purposes of this Article no account shall be taken of Sundays or Bank Holidays.

206. Any member or person nominated to receive Shareholder Information whose address in the register is not within the United Kingdom and who gives to the Company a postal address within the United Kingdom at which notices may be served upon him shall be entitled to have notices served upon him at such postal address, but otherwise no such person, other than a person whose address in the register is within the United Kingdom, shall be entitled to receive any notice from the Company. Any member or person nominated by a member to receive Shareholder Information whose address in the register is not within the United Kingdom and who gives to the Company an address for the purposes of receipt of communications in electronic form may, at the absolute discretion of the Board, have notices served upon him at such address.

207.1 Subject to the provisions of the Statutes, any notice or other Shareholder Information (excluding a share certificate) will be validly sent or supplied if sent or supplied by the Company to any member or person nominated by a member to receive Shareholder Information in electronic form if that person has agreed (generally or specifically) (or, if the member is a company and it is deemed by the Statutes to have agreed) that the communication may be sent or supplied in that form and

207.1.1 the notice or other Shareholder Information is sent using electronic means (as that term is used in section 1168 of the Act) to such address (or to one of such addresses if more than one) as may for the time being be notified by the member to the Company (generally or specifically) for that purpose or, if the intended recipient is a company, to such address as may be deemed by a provision of the Statutes to have been so specified,

207.1.2 the notice or other Shareholder Information is sent or supplied in electronic form by hand, handed to the recipient or sent or supplied to an address to which it could validly be sent if it were in hard copy form, and

- 207.1.3** in each case that person has not revoked the agreement
- 207.2** Subject to the provisions of the Statutes any notice or other Shareholder Information (excluding a share certificate) will be validly sent or supplied by the Company if it is made available by means of a website communication where that person has agreed, or is deemed by the Statutes to have agreed (generally or specifically) that the communication may be sent or supplied to him in that manner and
- 207.2.1** that person has not revoked the agreement,
- 207.2.2** that person is notified in a manner for the time being agreed for the purpose between that person and the Company of
- (a) the publication of the notice or other Shareholder Information on a website,
 - (b) the address of that website, and
 - (c) the place on that website where the notice or other Shareholder Information may be accessed and how it may be accessed,
- 207.2.3** the notice or other Shareholder Information continues to be published on the website throughout the period specified in the Act, and
- 207.2.4** the notice or other Shareholder Information is published on the website throughout the period referred to in Article 207 2 3 provided that if the notice or other Shareholder Information is published on that website for a part but not all of such period, the notice or other Shareholder Information will be treated as published throughout that period if the failure to publish the notice or other Shareholder Information throughout that period is wholly attributable to circumstances which it would not be reasonable to have expected the Company to prevent or avoid
- 207.3** When any notice or other Shareholder Information is given or sent by the Company by electronic means (as that term is used in section 1168 of the Act), it shall be deemed to have been given on the same day as it was sent to an address supplied by the member or person nominated by the member to receive Shareholder Information, and in the case of the publication of a notice or other Shareholder Information by website communication, it shall be deemed to have been received by the intended recipient when the material was first made available on the website or, if later, when the recipient received (or is deemed to have received) notice of the fact that the material was available on the website pursuant to Article 207 2 2 Proof that a notice contained in an electronic communication was sent in accordance with guidance issued by the Institute of Chartered Secretaries and

Administrators shall be conclusive evidence that the notice was given

- 207.4** The Company may at any time and at its sole discretion choose to send or supply notices, documents and information only in hard copy form to some or all members
- 207.5** Any provision of this Article 207 which refers to anything agreed, notified or specified by a member shall be deemed to have been validly agreed, notified or specified, notwithstanding any provisions of the Statutes, if agreed, notified or specified by only one and not all of the joint holders of any shares held in joint names
- 208.** Where in accordance with these Articles a member is entitled or required to give or send to the Company a notice in writing, the Company may, if it in its absolute discretion so decides, (and shall, if it is registered to do so or is deemed to have so agreed by any provision of the Statutes) permit such notices (or specified classes thereof) to be sent to the Company by such means of electronic communication as may from time to time be specified (or be deemed by the Statutes to be agreed) by the Company, so as to be received at such address as may for the time being be specified (or deemed by the Statutes to be specified) by the Company (generally or specifically) for the purpose Any means of so giving or sending such notices by electronic communication shall be subject to any terms, limitations, conditions or restrictions that the Directors may from time to time prescribe
- 209.** A member or person nominated by the member to receive Shareholder Information who (having no registered address within the United Kingdom) has not supplied to the Company either a postal address within the United Kingdom for the service of notices or an address for the service of notices in electronic form, subject always to the terms of Article 207 1 shall not be entitled to receive notices from the Company If, on three consecutive occasions, a notice to a member or person nominated by the member to receive Shareholder Information has been returned undelivered or the Company receives notice that it is undelivered, such member shall not thereafter be entitled to receive notices from the Company until he shall have communicated with the Company and supplied in writing to the office a new postal address within the United Kingdom for the service of notices or shall have informed the Company, in such manner as may be specified by the Company, of an address for the service of notices in electronic form, subject always to the terms of Article 207 1 For these purposes, a notice sent by post shall be treated as returned undelivered if the notice is sent back to the Company (or its agents) and a notice sent by electronic communication shall be treated as returned undelivered if the Company (or its agents) receive(s) notification that the notice was not delivered to the address to which it was sent
- 210.** Every person who becomes entitled to a share
- 210.1** except as mentioned in Article 210 2, shall be bound by any notice in respect of that share which, before his name is entered in the register, has been duly given to a person from whom he derives his title, but

- 210.2** shall not be bound by any such notice given by the Company under section 793 of the Act or under Article 91
- 211.** If at any time by reason of the suspension or curtailment of postal services within the United Kingdom the Company is unable effectively to convene a general meeting by notices sent through the post, a general meeting may be convened by a notice advertised in at least one national newspaper and such notice shall be deemed to have been duly served on all persons entitled thereto at noon on the day when the advertisement appears. In any such case, the Company shall still serve notices in electronic form or by website communication, subject always to the Statutes, and shall send confirmatory copies of the notice by post to persons to whom it was not sent in electronic form or by website communication and to those persons to whom notification of the publication of the notice on the Company's website would usually be given by post if at least seven clear days prior to the meeting the posting of notices to postal addresses throughout the United Kingdom becomes practicable
- 212.** Any notice, document or information to be sent or supplied by the Company to the members or any of them, not being a notice of a general meeting, shall be sufficiently sent or supplied if sent or supplied by advertisement in at least one national daily newspaper published in the United Kingdom
- 213.** A person entitled to a share in consequence of the death, mental disorder or bankruptcy of a member on supply to the Company of such evidence as the Board may reasonably require to show his title to that share, and upon supplying also a postal address within the United Kingdom for the service of notices and documents and, if he wishes, an address for the service and delivery of electronic communications, shall be entitled (subject always to the terms of Article 207) to have served on or delivered to him at such address any notice or document to which the member but for his death, mental disorder or bankruptcy would have been entitled, and such service or delivery shall for all purposes be deemed a sufficient service or delivery of such notice or document on all persons interested (whether jointly with or as claiming through or under him) in the share. Until such address or addresses have been so supplied, any notice or other Shareholder Information may be sent or supplied in any manner in which it might have been sent or supplied if the death, mental disorder or bankruptcy had not occurred and if so sent or supplied shall be deemed to have been duly sent or supplied in respect of any share registered in the name of such member as sole or first-named joint holder
- 214.** Any member present, either personally or by proxy or (in the case of a corporate member) by representative, at any general meeting of the Company or of the holders of any class of shares in the Company shall for all purposes be deemed to have received due notice of such meeting and, where required, of the purposes for which such meeting was called

UNTRACED MEMBERS

- 215.** The Company shall be entitled to sell at the best price reasonably obtainable the shares of a

member or the shares to which a person is entitled by virtue of transmission on death or bankruptcy if and provided that

- 215.1** during the period of 12 years prior to the date of the publication of the advertisements referred to in Article 215 2 (or, if published on different dates, the earlier or earliest thereof), no cheque or warrant or other method of payment for amounts payable in respect of the share sent and payable in a manner authorised by these Articles has been cashed or effected and no communication has been received by the Company from the member or person concerned, and during that period at least three dividends (either interim or final) in respect of the shares have become payable and no dividend has been claimed during that period in respect of such shares,
- 215.2** the Company shall, on or after the expiry of the said 12 years, have inserted advertisements, both in a national newspaper and in a newspaper circulating in the area of the last-known postal address of such member or other person (or the postal address at which service of notices may be effected in accordance with these Articles), giving notice of its intention to sell the said shares,
- 215.3** the said advertisements, if not published on the same day, shall be published within 30 days of each other, and
- 215.4** during the said period of 12 years and the period of three months following the date of publication of the said advertisements (or, if published on different dates, the later or latest thereof) and prior to the exercise of the power of sale, the Company shall not have received an indication either of the whereabouts or of the existence of such member or person
- 216.** If, during the period referred to in Article 215 1, any additional shares have been issued by way of rights in respect of shares held at the commencement of such period or in respect of shares so issued previously during such period, the Company may, if the requirement of Articles 215 1 to 215 4 have been satisfied, also sell such additional shares
- 217.1** To give effect to any such sale the Company may

 - 217.1.1** if the shares concerned are in uncertificated form, in accordance with the Regulations and these Articles, issue a written notification to the Operator requiring the conversion of the shares into certificated form,
 - 217.1.2** after such conversion authorise any person to execute as transferor an instrument of transfer of the said shares and/or take such other steps (including the giving of directions to or on behalf of the holder, who shall be bound by them) as he thinks fit to effect the transfer, such instrument of transfer to be as effective as if it had been executed by the holder of, or person entitled by transmission to, such shares, and

- 217.1.3** if the shares are in certificated form, the Board may authorise any person to execute an instrument of transfer of the said shares to the purchaser or a person nominated by the purchaser
- 217.2** The purchaser shall not be bound to see to the application of the proceeds of sale, or shall the title of the transferee be affected by any irregularity in or invalidity of the proceedings relating thereto
- 218.** The net proceeds of sale shall belong to the Company which shall
- 218.1** be obliged to account to the former member or other person previously entitled as aforesaid for an amount equal to such proceeds, and
- 218.2** (until the Company has so accounted) enter the name of such former member or other person in the books of the Company as a creditor for such amount
- 219.** No trust shall be created in respect of the debt, no interest shall be payable in respect of the same and the Company shall not be required to account for any money earned on the net proceeds which may be employed in the business of the Company or invested in such investments (other than shares of the Company or its holding company (if any)) as the Board may think fit

DESTRUCTION OF DOCUMENTS

- 220.** The Company shall be entitled to destroy
- 220.1** at any time after the expiration of six years from the date of registration thereof or on which an entry in respect thereof shall have been made (as the case may be), all instruments of transfer of shares of the Company which shall have been registered and all letters of request, renounced allotment letters, renounceable share certificates, forms of acceptance and transfers and applications for allotment in respect of which an entry in the register shall have been made,
- 220.2** at any time after the expiration of one year from the date of cancellation thereof, all registered certificates for shares of the Company (being certificates for shares in the name of a transferor and in respect whereof the Company has registered a transfer) and after the expiration of two years, any and all mandates and other written directions as to the payment of dividends (being mandates or directions which have been cancelled), and
- 220.3** at any time after the expiration of one year from the date of the recording thereof, all notifications of change of name or address (including addresses for the purpose of receipt of communications in electronic form and any Nomination Notices)
- 221.** It shall conclusively be presumed in favour of the Company that every entry in the register

purporting to have been made on the basis of an instrument of transfer or other document so destroyed was duly and properly made, and every instrument of transfer so destroyed was a valid and effective instrument duly and properly registered, and every share certificate so destroyed was a valid and effective certificate duly and properly cancelled, and every other document hereinbefore mentioned was in accordance with the recorded particulars thereof in the books or records of the Company provided always that

- 221.1** the foregoing provisions shall apply only to the destruction of a document in good faith and without notice of any claim (regardless of the parties thereto) to which the document might be relevant,
- 221.2** nothing contained in this Article or Article 220 shall be construed as imposing upon the Company any liability in respect of the destruction of any such document earlier than as aforesaid or in any other circumstances which would not attach to the Company in the absence of this Article or Article 220,
- 221.3** references herein to the destruction of any document include references to its disposal in any manner, and
- 221.4** any document referred to in Articles 220 1, 220 2 and 220 3 may be destroyed at a date earlier than that authorised by Article 220 provided that a permanent copy of such document shall have been made which shall not be destroyed before the expiration of the period applicable to the destruction of the original of such document and in respect of which the Board shall take adequate precautions for guarding against falsification and shall provide adequate means for its reproduction

WINDING-UP

- 222.** The power of sale of a liquidator shall include a power to sell wholly or partially shares or debentures, or other obligations of another company, either then already constituted, or about to be constituted, for the purpose of carrying out the sale
- 223.** On any voluntary winding-up of the Company, the liquidator may, with the sanction of a special resolution of the Company and any other sanction required by the Act or the Insolvency Act 1986 (as amended), divide among the members in specie the whole or any part of the assets of the Company and may, for that purpose, value any assets and determine how the division shall be carried out as between the members or different classes of members Any such division shall be in accordance with the existing rights of the members The liquidator may, with the like sanction, vest the whole or any part of the assets of the Company in trustees on such trusts for the benefit of the members as he, with the like sanction, shall determine, but no member shall be compelled to accept any assets on which there is a liability

PROVISION FOR EMPLOYEES

- 224.** The Company may, pursuant to a resolution of the Board and in accordance with the Act, make provision for the benefit of persons employed or formerly employed by the Company or any of its subsidiaries in connection with the cessation or the transfer to any person of the whole or part of the undertaking of the Company or that subsidiary

INDEMNITY

- 225.1** Every director of the Company or of any associated company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in the performance of the duties of his office or otherwise in relation thereto, provided that this Article 225 1 shall only have effect insofar as its provisions are not void under sections 232 or 234 of the Act
- 225.2** The Company may also indemnify, out of the assets of the Company, any director of either the Company or any associated company where the Company or such associated company acts as trustee of a pension scheme, against liability incurred by him in connection with the relevant company's activities as trustee of such scheme, provided that this Article 225 2 shall only have effect in so far as its provisions are not void under sections 232 or 234 of the Act
- 225.3** Subject to sections 205(2) to (4) of the Act, the Company may provide a Director with funds to meet expenditure incurred or to be incurred by him in defending (or seeking relief in respect of) any civil or criminal proceedings brought or threatened against him in connection with any alleged negligence, default, breach of duty or breach of trust by him in relation to the Company or an associated company, and the Company shall be permitted to take or omit to take any action or enter into any arrangement which would otherwise be prohibited under sections 197 to 203 of the Act to enable a director to avoid incurring such expenditure
- 225.4** Subject to section 206 of the Act, the Company may also provide a Director with funds to meet expenditure incurred or to be incurred by him in defending himself in an investigation by a regulatory authority or against action proposed to be taken by a regulatory authority in connection with any alleged negligence, default, breach of duty or breach of trust by him in relation to the Company or any associated company and the Company shall be permitted to take or omit to take any action or enter into any arrangement which would otherwise be prohibited under section 197 of the Act to enable a director to avoid incurring such expenditure
- 225.5** For the purpose of Articles 225 1, 225 2 and 225 4 the expression "**associated company**" shall mean a company which is either a subsidiary or a holding company of the Company or a subsidiary of such holding company as such terms are defined in the Act
- 225.6** This Article does not authorise any indemnity which would be prohibited or rendered void by any provision of the Act or by any other provision of law

INSURANCE

- 226.** Subject to the provisions of the Act, the Board shall have the power to purchase and maintain insurance for or for the benefit of any persons who are or were at any time Directors, officers or employees of the Company, or of any company or body which is its holding company or in which the Company or such holding company has an interest whether direct or indirect or which is in any way allied to or associated with the Company or who were at any time trustees of any pension fund in which any employees of the Company or of any other such company or body are interested including (without prejudice to the generality of the foregoing) insurance against any liability incurred by such persons in respect of any act or omission in the actual or purported execution and/or discharge of their duties and/or in the exercise or purported exercise of their powers and/or otherwise in relation to their duties, powers or offices in relation to the Company and/or any such other company, body or pension fund

NOMINATION NOTICES

- 227.1** The Company may prescribe the form and content of Nomination Notices Unless the Company prescribes otherwise, a Nomination Notice shall

- 227.1.1** state the name and address of the person nominated,
- 227.1.2** confirm that the member holds shares in the Company on behalf of the person nominated pursuant to the Nomination Notice,
- 227.1.3** specify whether the person nominated wishes to receive Shareholder Information in hard copy form, in electronic form or by website communication and include any further information which the Company will need in order to use the means of communication specified,
- 227.1.4** indicate whether the Information Rights are to be enjoyed only by the person nominated, or whether the member giving the notice may also continue to enjoy them,
- 227.1.5** specify the date from which it is to take effect,
- 227.1.6** specify the date on which it is to cease to have effect, or that it is to have effect until further notice or until the member concerned transfers or ceases to hold any shares in the Company, and
- 227.1.7** be executed by or on behalf of the member and the person nominated

- 227.2** Subject to these Articles, the Company shall give effect to any Nomination Notice received

by it in accordance with these Articles but in accordance with section 146(5) of the Act shall not be obliged to act on a nomination purporting to relate to certain Information Rights only

227.3 A nomination made by Nomination Notice shall cease to have effect

227.3.1 in accordance with its terms, or

227.3.2 in accordance with sections 148(3), 148(5) or 148(7) of the Act

227.4 If the Company receives a document which purports to be a Nomination Notice but which does not contain the required information or which is not given in the form prescribed by the Company, the Company shall give effect to it in accordance with section 147(5) to the extent that it is able to do so and shall notify the member that it is incomplete (and in what respect it is incomplete) and that the Company cannot give full effect to it in its present form

227.5 The Company shall be entitled to treat a Nomination Notice as surviving a subdivision, consolidation or reclassification of the Company's share capital

228.1 The Company shall keep a record of all Nomination Notices which are in force

228.2 The Company shall provide any member, on request and without charge, with a copy of the records of Nomination Notices given by that member in so far as it is able to do so

228.3 The Company may fix a record date for the enjoyment of Information Rights or for the circulation of Shareholder Information to persons nominated by Nomination Notices

229. Anything to be carried out by the Company in Articles 228 1 and 228 2 may instead be carried out by the Company through its agents

COMPULSORY TRANSFER

230. Where, in the opinion of the Directors, shares are being held, directly or indirectly, by any member (a "Non-Qualifying Person") (i) whose ownership of shares may cause the Company's assets to be deemed "plan assets" for the purposes of ERISA or the US Internal Revenue Code, or (ii) whose ownership of shares may cause the Company to be required to register as an "investment company" under the US Investment Company Act (including because the purchaser of the shares is not a "qualified purchaser" as defined in the US Investment Company Act) or members of the senior management of the Company to register as an "investment adviser" under the US Investment Advisers Act of 1940, or (iii) whose ownership of shares may cause the Company to register under the US Exchange Act or any similar legislation, or (iv) whose ownership of shares may cause the Company not being considered a "Foreign Private Issuer" as such term is defined in rule 3b-4(c) under the Exchange Act, or (v) whose ownership may result in a person holding shares in violation of the transfer restrictions put forth in any prospectus published by the Company, from time to

time, in connection with any increase in the Company's share capital pursuant to Article 61, or (vi) whose ownership of shares may cause the Company to be a "controlled foreign corporation" for the purposes of the US Internal Revenue Code, or may cause the Company to suffer any pecuniary disadvantage (including any excise tax, penalties or liabilities under ERISA or the US Internal Revenue Code) or (vii) whose ownership of shares may cause the Company to be required to comply with any registration or filing requirements in any jurisdiction with which the Company would not otherwise be required to comply, the Directors, following service of notice on the holder may require the Non-Qualifying Person (or if more than one, the member or members whose act of coming to hold shares or more shares caused this part (viii) to be activated) to transfer his shares to a person who is qualified to hold them and would not by reason of a transfer become a Non-Qualifying Person. Notwithstanding any provisions to the contrary in these Articles or on any resolution of the Directors altering the rights of any shares, until such transfer is effected, the holder of such shares will not be entitled to any rights or privileges attaching to such shares. If the required transfer is not effected within 14 days after service of a notice to do so and the said member directed to transfer his shares has not established to the reasonable satisfaction of the Board of Directors (whose judgement shall be final and binding) that he is not a Non-Qualifying Person, the Company may, in accordance with the Regulations, issue a written notification to the Operator requiring the conversion into certificated form of any shares held by the holder in uncertificated form and the Operator to deal with such shares in accordance with these Articles. At any time following the recertification of the relevant shares having taken place, any or all of such shares may be sold by the Company on behalf of the said member. The said member shall be entitled to receive the sale proceeds in respect of his shares so sold and such sale proceeds to be paid to such member in the manner described and subject as provided in these Articles. The consent of such member for the recertification or sale of his shares by the Company is not required. To give effect to any such sale the Board of Directors may authorise any person to transfer the shares to be sold. A person who becomes aware that he is a Non-Qualifying Person, shall forthwith notify the Company in writing.

A person who becomes aware that he is a Non-Qualifying Person shall forthwith notify the Company in writing.

SUBSTANTIAL SHAREHOLDERS

231.1 For the purposes of this Section, the following words and expressions shall bear the following meanings

"business day" means a day (not being a Saturday or Sunday) on which banks are normally open for business in London,

"Distribution" means any dividend or other distribution on or in respect of the shares of the Company and references to a Distribution being paid include a distribution not involving a cash payment being made,

"Distribution Transfer" means a disposal or transfer (however effected) by a Person of his rights to a Distribution from the Company such that he is not beneficially entitled (directly or indirectly) to such a Distribution and no Person who is so entitled subsequent to such disposal or transfer (whether the immediate transferee or not) is (whether as a result of the transfer or not) a Substantial Shareholder,

"Distribution Transfer Certificate" means a certificate in such form as the Directors may specify from time to time to the effect that the relevant Person has made a Distribution Transfer, which certificate may be required by the Directors to satisfy them that a Substantial Shareholder is not beneficially entitled (directly or indirectly) to a Distribution,

"Excess Charge" means, in relation to a Distribution which is paid or payable to a Person, all tax or other amounts which the Directors consider may become payable by the Company or any other member of the Group under Regulation 10 of the REIT Breach Regulations (as such regulation may be modified, supplemented or replaced from time to time) and any interest, penalties, fines or surcharge attributable to such tax as a result of such Distribution being paid to or in respect of that Person,

"Group" means the Company and the other companies in its group for the purposes of section 134 of the Finance Act 2006 (as such section may be modified, supplemented or replaced from time to time),

"HMRC" means HM Revenue & Customs,

"interest in the Company" includes, without limitation, an interest in a Distribution made or to be made by the Company,

"Person" includes a body of Persons, corporate or unincorporated, wherever domiciled

"REIT" means a Real Estate Investment Trust as defined in Part 4 of the Finance Act 2006, as such Part may be amended from time to time,

"REIT Breach Regulations" means the Real Estate Investment Trusts (Breach of Conditions) Regulations 2006 (as such regulations may be modified, supplemented or replaced from time to time),

"Relevant Registered Shareholder" means a holder who holds all or some of the shares in the Company that comprise a Substantial Shareholding (whether or not a Substantial Shareholder),

"Reporting Obligation" means any obligation from time to time of the Company to provide information or reports to HMRC that would arise if the Company were a REIT,

"Section" means Articles 231 to 06 (inclusive) of these Articles,

"Substantial Shareholder" means any Person whose interest in the Company, whether legal or beneficial, direct or indirect, may, cause any member of the Group to be liable to pay tax under Regulation 10 of the REIT Breach Regulations (as such regulation may be modified, supplemented or replaced from time to time) on or in connection with the making of a Distribution to or in respect of such Person including, at the date of adoption of this Section any Person who would be "the holder of excessive rights" as defined in the REIT Breach Regulations if such regulations applied to the Company, and

"Substantial Shareholding" means the shares in the Company in relation to which or by virtue of which (in whole or in part) a Person is a Substantial Shareholder

231.2 Where under this Section any certificate or declaration may be or is required to be provided by any Person (including, without limitation, a Distribution Transfer Certificate), such certificate or declaration may be required by the Directors (without limitation)

- (A) to be addressed to the Company, the Directors or such other Persons as the Directors may determine (including HMRC),
- (B) to include such information as the Directors consider is required for the Company to comply with any Reporting Obligation,
- (C) to contain such legally binding representations and obligations as the Directors may determine,
- (D) to include an undertaking to notify the Company if the information in the certificate or declaration becomes incorrect, including prior to such change,
- (E) to be copied or provided to such Persons as the Directors may determine (including HMRC), and
- (F) to be executed in such form (including as a deed or deed poll) as the Directors may determine

231.3 The Articles in this Section shall apply notwithstanding any provisions to the contrary in any other Article (including, without limitation, Articles 181 to 202 (Dividends, Reserves and Capitalisation of Profits))

NOTIFICATION OF SUBSTANTIAL SHAREHOLDER AND OTHER STATUS

232.1 Each member and any other relevant Person shall serve notice in writing on the Company at its registered office on (i) him becoming a Substantial Shareholder or him being a Substantial Shareholder on the date this Section comes into effect (together with the

percentage of voting rights, share capital or dividends he controls or is beneficially entitled to, details of the identity of the member(s) who hold(s) the relevant Substantial Shareholding and such other information, certificates or declarations as the Directors may require from time to time), (ii) him becoming a Relevant Registered Shareholder or being a Relevant Registered Shareholder on the date this Section comes into effect (together with such details of the relevant Substantial Shareholder and such other information, certificates or declarations as the Directors may require from time to time), and (iii) any change to the particulars contained in any such notice, including on the relevant Person ceasing to be a Substantial Shareholder or a Relevant Registered Shareholder

232.2 Any such notice shall be delivered by the end of the second business day after the day on which the Person becomes a Substantial Shareholder or a Relevant Registered Shareholder (or the date this Section comes into effect, as the case may be) or the change in relevant particulars or within such shorter or longer period as the Directors may specify from time to time

232.3 The Directors may at any time give notice in writing to any Person requiring him, within such period as may be specified in the notice (being seven days from the date of service of the notice or such shorter or longer period as the Directors may specify in the notice), to deliver to the Company at its registered office such information, certificates and declarations as the Directors may require to establish whether or not he is a Substantial Shareholder or a Relevant Registered Shareholder or to comply with any Reporting Obligation. Each such Person shall deliver such information, certificates and declarations within the period specified in such notice

DISTRIBUTIONS IN RESPECT OF SUBSTANTIAL SHAREHOLDINGS

233.1 In respect of any Distribution, the Directors may (but are not required to), if the Directors determine that the condition set out in Article 233 2 is satisfied in relation to any shares in the Company, withhold payment of such Distribution on or in respect of such shares. Any Distribution so withheld shall be paid as provided in Article 233 3 and until such payment the Persons who would otherwise be entitled to the Distribution shall have no right to the Distribution or its payment

233.2 The condition referred to in Article 233 1 is that, in relation to any shares in the Company, and Distribution to be paid or made on and in respect of such shares

(A) the Directors believe that such shares comprise all or part of a Substantial Shareholding of a Substantial Shareholder, and

(B) the Directors are not satisfied that such Substantial Shareholder would not be beneficially entitled to the Distribution if it was paid,

and, for the avoidance of doubt, if the shares comprise all or part of a Substantial

Shareholding in respect of more than one Substantial Shareholder this condition is not satisfied unless it is satisfied in respect of all such Substantial Shareholders

233.3 If a Distribution has been withheld on or in respect of any shares in the Company in accordance with Article 233 1, it shall be paid

- (A) if it is subsequently established to the satisfaction of the Directors that the condition in Article 233 2 is not or is no longer satisfied in relation to such shares, in which case the whole amount of the Distribution withheld shall be paid, or
- (B) if the Directors are satisfied that sufficient interests in all or some of the shares concerned have been transferred to a third party so that such transferred shares no longer form part of the Substantial Shareholding, in which case the Distribution attributable to such shares shall be paid (provided the Directors are satisfied that following such transfer such shares do not form part of a Substantial Shareholding), or
- (C) if the Directors are satisfied that as a result of a transfer of interests in shares referred to in 233 3(B) above the remaining shares no longer form part of a Substantial Shareholding, in which case the Distribution attributable to such shares shall be paid

In this Article 233 3, references to the "transfer" of a share include the disposal (by any means) of beneficial ownership of, control of voting rights in respect of and beneficial entitlement to dividends in respect of, that share.

233.4 A Substantial Shareholder may satisfy the Directors that he is not beneficially entitled to a Distribution by providing a Distribution Transfer Certificate. The Directors shall be entitled to (but shall not be bound to) accept a Distribution Transfer Certificate as evidence of the matters therein stated and the Directors shall be entitled to require such other information, certifications or declarations as they think fit

233.5 The Directors may withhold payment of a Distribution on or in respect of any shares in the Company if any notice given by the Directors pursuant to Article 232 3 in relation to such shares shall not have been complied with to the satisfaction of the Directors within the period specified in such notice. Any Distribution so withheld will be paid when the notice is complied with to the satisfaction of the Directors unless the Directors withhold payment pursuant to Article 233 1 and until such payment the persons who would otherwise be entitled to the Distribution shall have no right to the Distribution or its payment

233.6 If the Directors decide that payment of a Distribution should be withheld under Articles 233 1 or 233 5, they shall within five business days give notice in writing of that decision to the Relevant Registered Shareholder

- 233.7** If any Distribution shall be paid on a Substantial Shareholding and an Excess Charge becomes payable, the Substantial Shareholder shall pay the amount of such Excess Charge and all costs and expenses incurred by the Company in connection with the recovery of such amount to the Company on demand by the Company. Without prejudice to the right of the Company to claim such amount from the Substantial Shareholder, such recovery may be made out of any subsequent Distribution in respect of the shares to such Person or to the members of all shares in relation to or by virtue of which the Directors believe that Person has an interest in the Company (whether that Person is at that time a Substantial Shareholder or not)

DISTRIBUTION TRUST

- 234.1** If a Distribution is paid on or in respect of a Substantial Shareholding (except where the Distribution is paid in circumstances where the Directors are satisfied that the Substantial Shareholder is not beneficially entitled to the Distribution), the Distribution and any income arising from it shall be held by the payee or other recipient to whom the Distribution is transferred by the payee on trust absolutely for the Persons nominated by the Relevant Substantial Shareholder under Article 234.2 in such proportions as the Relevant Substantial Shareholder shall in the nomination direct or, subject to and in default of such nomination being validly made within 12 years after the date the Distribution is made, for the Company or such other Person as may be nominated by the Directors from time to time
- 234.2** The relevant Substantial Shareholder of shares of the Company in respect of which a Distribution is paid shall be entitled to nominate in writing any two or more Persons (not being Substantial Shareholders) to be the beneficiaries of the trust on which the Distribution is held under Article 234.1 and the Substantial Shareholder may in any such nomination state the proportions in which the Distribution is to be held on trust for the nominated Persons, failing which the Distribution shall be held on trust for the nominated Persons in equal proportions. No Person may be nominated under this Article who is or would, on becoming a beneficiary in accordance with the nomination, become a Substantial Shareholder. If the Substantial Shareholder making the nomination is not by virtue of Article 234.1 the trustee of the trust, the nomination shall not take effect until it is delivered to the Person who is the trustee
- 234.3** Any income arising from a Distribution which is held on trust under Article 234.1 shall until the earlier of (i) the making of a valid nomination under Article 234.2 and (ii) the expiry of the period of 12 years from the date when the Distribution is paid be accumulated as an accretion to the Distribution Income shall be treated as arising when payable, so that no apportionment shall take place
- 234.4** No Person who by virtue of Article 234.1 holds a Distribution on trust shall be under any obligation to invest the Distribution or to deposit it in an interest-bearing account
- 234.5** No Person who by virtue of Article 234.1 holds a Distribution on trust shall be liable for any

breach of trust unless due to his own wilful fraud or wrongdoing or, in the case of an incorporated Person, the fraud or wilful wrongdoing of its directors, officers or employees

OBLIGATION TO DISCLOSE

235.1 If at any time, the Directors believe that

- (A) in respect of any Distribution declared or announced, the condition set out in Article 233 2 is satisfied in respect of any shares in the Company in relation to that Distribution,
- (B) a notice given by the Directors pursuant to Article 232 3 in relation to any shares in the Company has not been complied with to the satisfaction of the Directors within the period specified in such notice, or
- (C) any information, certificate or declaration provided by a Person in relation to any shares in the Company for the purposes of the preceding provisions of Articles 231 1 to 236 5 was materially inaccurate or misleading,

the Directors may give notice in writing (a "**Disposal Notice**") to any Persons they believe are Relevant Registered Shareholders in respect of the relevant shares requiring such Relevant Registered Shareholders within 21 days of the date of service of the notice (or such longer or shorter time as the Directors consider to be appropriate in the circumstances) to dispose of such number of shares as the Directors may in such notice specify or to take such other steps as will cause the condition set out in Article 233 2 no longer to be satisfied. The Directors may, if they think fit, withdraw a Disposal Notice.

235.2 If

- (A) the requirements of a Disposal Notice are not complied with to the satisfaction of the Directors within the period specified in the relevant notice and the relevant Disposal Notice is not withdrawn, or
- (B) a Distribution is paid on a Substantial Shareholding and an Excess Charge becomes payable,

the Directors may arrange for the Company to sell all or some of the shares to which the Disposal Notice relates or, as the case may be, that form part of the substantial Shareholding concerned. For this purpose, the Directors may take such arrangements as they deem appropriate. In particular, without limitation, they may authorise any officer or employee of the Company to execute any transfer or other document on behalf of the holder or holders of the relevant share and, in the case of a share in an uncertificated form, may make such arrangements as they think fit on behalf of the relevant holder or holders to transfer title to the relevant share through a relevant system.

- 235.3** Any sale pursuant to Article 01 above shall be at the price which the Directors consider is the best price reasonably obtainable and the Directors shall not be liable to the holder or holders of the relevant share for any alleged deficiency in the amount of the sale proceeds or any other matter relating to the sale
- 235.4** The net proceeds of the sale of any share under Article 02 (less any amount to be retained pursuant to Article 07 and the expenses of sale) shall be paid over by the Company to the former holder or holders of the relevant share upon surrender of any certificate or other evidence of title relating to it, without interest The receipt of the Company shall be a good discharge for the purchase money
- 235.5** The title of any transferee of shares shall not be affected by an irregularity or invalidity of any actions purportedly taken pursuant to Articles 231 1 to 236 5

GENERAL

- 236.1** The Directors shall be entitled to presume without enquiry, unless any Director has reason to believe otherwise, that a Person is not a Substantial Shareholder or a Relevant Registered Shareholder
- 236.2** The Directors shall not be required to give any reasons for any decision or determination (including any decision or determination not to take action in respect of a particular Person) pursuant to this Section and any such determination or decision shall be final and binding on all Persons unless and until it is revoked or changed by the Directors Any disposal or transfer made or other thing done by or on behalf of the Board or any Director pursuant to this Section shall be binding on all Persons and shall not be open to challenge on any ground whatsoever
- 236.3** Without limiting their liability to the Company, the Directors shall be under no liability to any other Person, and the Company shall be under no liability to any member or any other Person, for identifying or failing to identify any Person as a Substantial Shareholder or a Relevant Registered Shareholder
- 236.4** The Directors shall not be obliged to serve any notice required under this Section upon any Person if they do not know either his identity or his address The absence of service of such a notice in such circumstances or any accidental error in or failure to give any notice to any Person upon whom notice is required to be served under this Section shall not prevent the implementation of or invalidate any procedure under this Section
- 236.5** The provisions of Articles 203 to 214 shall apply to the service upon any Person of any notice required by this Section Any notice required by this Section to be served upon a Person who is not a member or upon a Person who is a member but whose address is not within the United Kingdom and who has failed to supply to the company an address within

the United Kingdom pursuant to Article 206, shall be deemed validly served if such notice is sent through the post in a pre-paid cover addressed to that Person or member at the address if any, at which the Directors believe him to be resident or carrying on business or, in the case of a holder of depository receipts or similar securities, to the address, if any, in the register of holders of the relevant securities. Service shall, in such a case be deemed to be effected on the day of posting and it shall be sufficient proof of service if that notice was properly addressed, stamped and posted

- 236.6** Any notice required or permitted to be given pursuant to this Section may relate to more than one share and shall specify the share or shares to which it relates
- 236.7** The Directors may require from time to time any Person who is or claims to be a Person to whom a Distribution may be paid without deduction of tax under Regulation 7 of the Real Estate Investment Trusts (Assessment, Collection and Recovery of Tax) Regulations 2006 to provide such certificates or declarations as they may require from time to time
- 236.8** This Section may be amended by special resolution from time to time, including to give powers to the Directors to take such steps as they may require in order to ensure that the Company can satisfy Condition 4 of Section 106 of the Finance Act 2006 (as such section may be modified, supplemented or replaced from time to time) which relates to close company status, which powers may include the ability to arrange for the sale of shares on behalf of members

237 SCHEME OF ARRANGEMENT

- (A)** In this Article 237, the "**Scheme**" means the scheme of arrangement dated 27 November 2012, between the Company and the holders of its Scheme Shares, (each as defined in the Scheme) under sections 895 to 899 of the Act in its original form or with or subject to any modification, addition or condition approved or imposed by the Court and/or agreed to by the Company and London & Stamford Property Plc ("**London & Stamford**") and (save as defined in this Article) expressions defined in the Scheme shall have the same meanings in this Article
- (B)** Notwithstanding any other provision of these Articles, if the Company issues any ordinary shares (other than to London & Stamford or its nominee(s)) after the adoption of this Article and before the Scheme Record Time (as defined in the Scheme), such shares shall be issued subject to the terms of the Scheme and the holders of such shares shall be bound by the Scheme accordingly
- (C)** Subject to the Scheme becoming effective and notwithstanding any other provision of these Articles, if any ordinary shares are issued to any person (a "**New Member**") (other than under the Scheme or to London & Stamford or its nominee(s)) on or after the Effective Date of the Scheme (the "**Transfer Shares**"), such New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) will be immediately

obliged to transfer the Transfer Shares to London & Stamford (the "**Purchaser**") (or as it may direct) in consideration for and conditional on the allotment and issue to the New Member of such number of new ordinary shares of 10 pence each in the capital of London & Stamford as that New Member would have been entitled to under the Scheme ("**Consideration Shares**"), provided that if the Company is advised that the allotment and/or issue of Consideration Shares pursuant to this Article would or may infringe the laws of a jurisdiction outside the United Kingdom or would or may require London & Stamford to comply with any governmental or other consent or any registration, filing or other formality with which London & Stamford is unable to comply or compliance with which London & Stamford regards as unduly onerous, London & Stamford may, in its sole discretion, determine that such Consideration Shares shall be sold, in which event London & Stamford shall appoint a person to act pursuant to this Article and such person shall be authorised on behalf of such holder to procure that any shares in respect of which London & Stamford has made such determination shall, as soon as practicable following the allotment, issue or transfer of such shares, be sold

- (D) The Consideration Shares allotted and issued or transferred to a New Member pursuant to paragraph (C) of this Article shall be credited as fully paid and shall rank *pari passu* in all respects with all other London & Stamford ordinary shares in issue at that time (other than as regards any dividend or other distribution payable by reference to a record date preceding the date of allotment) and shall be subject to the articles of association of London & Stamford
- (E) The number of Consideration Shares to be allotted and issued to a New Member pursuant to paragraph (C) of this Article may be adjusted by the directors of the Company, in such manner as the auditors of the Company may determine, on any reorganisation of or material alteration (including, without limitation, any sub-division and/or consolidation) to the share capital of either the Company or London & Stamford effected after the close of business on the Effective Date
- (F) No fraction of a Consideration Share shall be allotted to a New Member pursuant to this Article, and any fraction of a Consideration Share to which a New Member would otherwise have become entitled shall be rounded down to the nearest whole number of Consideration Shares number, which may be zero
- (G) To give effect to any transfer required by paragraph (C) above, the Company may appoint any person as attorney for the New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) to transfer the Transfer Shares to the Purchaser and/or its nominee(s) and do all such other things and execute and deliver (in the attorney's name or otherwise) all such documents as may in the opinion of the attorney be necessary or desirable to vest the Transfer Shares in the Purchaser or its nominee(s) and pending such vesting to exercise all such rights attaching to the Transfer Shares as the Purchaser may direct. If an attorney is so appointed, the New Member shall not thereafter (except to the extent that the agent fails to act in accordance with the directions of the

Purchaser) be entitled to exercise any rights attaching to the Transfer Shares unless so agreed by the Purchaser. The attorney shall be empowered to execute and deliver as transferor a form of transfer or instructions of transfer on behalf of the New Member (or any subsequent holder or any nominee of such New Member or any such subsequent holder) in favour of the Purchaser and the Company may give a good receipt for the purchase price of the Transfer Shares and may register the Purchaser as holder thereof and issue to it certificates for the same. The Company shall not be obliged to issue a certificate to the New Member for the Transfer Shares. The Purchaser shall send share certificate(s) in respect of any Consideration Shares allotted and issued to such New Member (or any subsequent holder or the relevant transferee or nominee) within 14 days of the time on which the Transfer Shares are issued to the New Member.

- (H) Notwithstanding any other provision of these Articles, neither the Company nor the Directors shall register the transfer of any Scheme Shares effected between the Scheme Record Time and the Effective Date.
- (I) If the Scheme shall not have become Effective by the date referred to in Clause 6.2 of the Scheme, this Article 237 shall be of no effect.

PART III
THE SCHEME OF ARRANGEMENT

IN THE HIGH COURT OF JUSTICE
CHANCERY DIVISION
COMPANIES COURT

No 8836 of 2012

IN THE MATTER OF METRIC PROPERTY INVESTMENTS PLC
and
IN THE MATTER OF THE COMPANIES ACT 2006

SCHEME OF ARRANGEMENT

(under sections 895 to 899 of the Companies Act 2006)

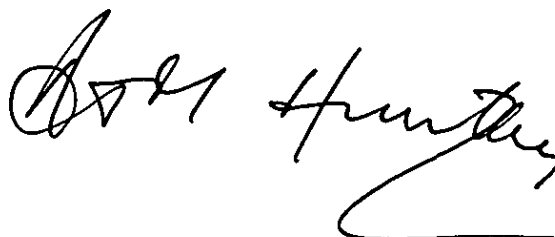
BETWEEN

METRIC PROPERTY INVESTMENTS PLC

and

SCHEME SHAREHOLDERS

(as hereinafter defined)

A handwritten signature in black ink, appearing to read 'Andy Hunter', with a long horizontal flourish extending to the right.

PRELIMINARY

(A) In this Scheme, unless inconsistent with the subject or context, the following expressions bear the following meanings

"Business Day"	any day on which London Stock Exchange plc is open for the transaction of business,
"Capital Reduction"	the proposed reduction of capital of the Company pursuant to Chapter 10 of Part 17 of the Companies Act, involving the cancellation and extinguishing of the Scheme Shares provided for by the Scheme,
"certificated" or "in certificated form"	a share or other security which is not in uncertificated form (that is, not in CREST),
"Companies Act"	the Companies Act 2006, as amended, modified, consolidated re-enacted or replaced from time to time,
"Company" or "Metric"	Metric Property Investments plc a public limited company registered in England and Wales with company number 07172804 with its registered office at Connaught House, 1-3 Mount Street, London W1K 3NB,
"Court"	the High Court of Justice in England and Wales,
"Court Hearing"	the hearing by the Court of the claim form to sanction the Scheme and to confirm the Capital Reduction,
"Court Meeting"	the meeting of the Scheme Shareholders convened by order of the Court pursuant to sections 895 to 899 of the Companies Act to consider and, if thought fit, approve (with or without modification) the Scheme, notice of which is set out in Appendix VIII to the Scheme Circular, including any adjournment thereof,
"Court Order"	the order of the Court sanctioning the Scheme under section 899 of the Companies Act and confirming the Capital Reduction under section 648 of the Companies Act,
"CREST"	the system for the paperless settlement of trades in securities and the holding of uncertificated securities in accordance with the CREST Regulations,
"CREST Regulations"	the Uncertificated Securities Regulations 2001 (SI 2001 No 3755) (as amended),
"CSOP" or "Company Share Option Plan"	the Metric company share option plan,
"Effective Date"	the date on which an office copy of each of the Court Order provided for by this Scheme and the Statement of Capital have been delivered to the Registrar of Companies for registration and, if so ordered by the Court, the Court Order and Statement of Capital having been registered by the Registrar of Companies,
"Euroclear"	Euroclear UK & Ireland Limited,
"Excluded Shares"	any Metric shares of which London & Stamford is the holder or in which London & Stamford or a member of the London & Stamford Group is beneficially interested at the relevant time,
"holder"	a registered holder and includes any person entitled by transmission,

"London & Stamford"	London & Stamford Property Plc a public limited company incorporated in England and Wales under registered number 07124797 with its registered office at 21 St James's Square, London SW1Y 4JZ,
"London & Stamford Group"	London & Stamford Group and its subsidiary undertakings and where the context so permits each of them
"members"	members of the Company on the register of members at any relevant date,
"Merger"	the direct or indirect acquisition of the entire issued and to be issued share capital of Metric by London & Stamford (other than Metric Shares already held by the London & Stamford Group) to be implemented by way of the Scheme or (should London & Stamford so elect, subject to the consent of the Panel (where necessary) and with Metric's prior written consent) by way of a Takeover Offer,
"Merger Ratio"	the ratio of 0.94 New Ordinary Shares to one Scheme Share,
"Metric Interim Dividend"	the interim dividend of 1.8 pence for each Metric Share payable by Metric to Metric Shareholders who are on Metric's register of members as at 23 November 2012,
"Metric Share Incentive Schemes"	the MSP, MIP and the CSOP,
"Metric Shares"	ordinary shares of 1 penny each in the capital of the Metric,
"MIP" or "Management Incentive Plan"	the Metric management incentive plan
"MSP" or "Matching Share Plan"	the Metric matching share plan
"New Metric Shares"	the new ordinary shares of 1 penny each in the capital of Metric to be issued in accordance with Clause 1.2 of this Scheme
"New Ordinary Shares" or "New London & Stamford Ordinary Shares"	the new ordinary shares of 10 pence each in the capital of London & Stamford to be issued in accordance with the Scheme,
"Panel"	the Panel on Takeovers and Mergers,
"Registrar of Companies"	the Registrar of Companies in England and Wales,
"Restricted Overseas Persons"	holders of Metric Shares resident in, ordinarily resident in, located in, or citizens of, jurisdictions outside the United Kingdom (or the United States) or whom London & Stamford believes to be a citizen, resident or national of a jurisdiction outside the United Kingdom (or the United States) and whom London & Stamford and Metric agree (subject to the consent of the Court) will not be subject to the Scheme,
"Scheme"	the proposed scheme of arrangement under Part 26 of the Companies Act between Metric and the Scheme Shareholders in its present form or with or subject to any modification addition, or condition approved or imposed by the Court and/or agreed to by the Company and London & Stamford,
"Scheme Circular"	the document dated 27 November 2012 sent by Metric to the holders of Metric Shares of which this Scheme forms part,
"Scheme Record Time"	6.00 p.m. on the Business Day immediately prior to the Court Hearing,
"Scheme Shareholders"	registered holders of Scheme Shares,

"Scheme Shares"	<p>the Metric Shares</p> <p>(i) in issue at the date of this Scheme,</p> <p>(ii) (if any) issued after the date of this Scheme and before the Voting Record Time, and</p> <p>(iii) (if any) issued at or after the Voting Record Time and before the Scheme Record Time in respect of which the original or any subsequent holders thereof are, or shall have agreed in writing to be, bound by the Scheme</p> <p>in each case, other than any Excluded Shares,</p>
"Statement of Capital"	a statement of capital of the Company prepared in accordance with section 649(2) of the Companies Act and approved by the Court showing, as altered by the Court Order the information required by section 649 of the Companies Act with respect to the Company's share capital,
"uncertificated" or "in uncertificated form"	recorded on the relevant register as being held in uncertificated form in CREST and title to which may be transferred by means of CREST,
United States"	the United States of America, its territories and possessions, any state of the United States of America, any other areas subject to its jurisdiction and the District of Columbia, and
Voting Record Time"	6 00 p.m. on the day which is two days before the date of the Court Meeting or, if the Court Meeting is adjourned, 10 a.m. on the day which is two days before the date fixed for the adjourned meeting
<p>(B) References to clauses are to clauses of this Scheme and references to time are to London time</p> <p>(C) Where the context so admits or requires, the plural includes the singular and vice versa</p> <p>(D) The share capital of the Company at the date of this Scheme is £1,900,000 divided into 190,000,000 ordinary shares of 1 penny each, all of which are credited as fully paid</p> <p>(E) Options and awards to acquire up to 928,738 Metric Shares have been granted pursuant to the Metric Share Incentive Schemes and remain unexercised and/or unvested at the date of this document</p> <p>(F) London & Stamford was incorporated on 13 January 2010. The issued share capital of London & Stamford at the date of this Scheme is £54,279,517.10 divided into 542,795,171 ordinary shares of 10 pence each all of which credited as fully paid</p> <p>(G) London & Stamford has agreed to appear by Counsel on the hearing to sanction this Scheme and to consent thereto and to undertake to the Court to be bound thereby and to execute and do, or procure to be executed and done, all such documents, acts or things as may be necessary or desirable to be executed or done by it or on its behalf for the purpose of giving effect to this Scheme</p> <p>(H) As at the date of this Scheme, London & Stamford does not hold any Metric Shares. Prior to the Effective Date, London & Stamford will acquire at least one Metric Share</p>	

THE SCHEME

1 Cancellation of Scheme Shares

- 1 1** The share capital of the Company shall be reduced by cancelling and extinguishing all of the Scheme Shares in issue at the Scheme Record Time
- 1 2** Forthwith and contingently upon the reduction of share capital referred to in Clause 1 1 taking effect the reserve arising in the books of account of the Company as a result of the reduction of share capital referred to in Clause 1 1 shall be capitalised and applied in paying up in full at par such number of the New Metric Shares as is equal to the aggregate number of Scheme Shares cancelled pursuant to Clause 1 1 above, which shall be allotted and issued (free from all liens charges, encumbrances, rights of pre-emption and any other third party rights of any nature whatsoever) credited as fully paid to London & Stamford and/or its nominees

2 Consideration for cancellation of Scheme Shares

- 2 1** In consideration for the cancellation of the Scheme Shares and the creation and allotment and issue of the New Metric Shares as provided for in Clause 1, London & Stamford shall (subject as hereinafter provided) allot and issue to the holders of Scheme Shares (as appearing on the register of members of the Company at the Scheme Record Time)

0 94 New London & Stamford Ordinary Shares for each Scheme Share,

provided that, if any dividend (other than a dividend declared before the Effective Date by any wholly owned subsidiary of Metric to Metric or any of its wholly-owned subsidiaries or the Metric Interim Dividend) or other distribution or return of capital is proposed, declared, made, paid or becomes payable by Metric in respect of a Metric Share on or before the Effective Date, London & Stamford may, with the consent of the Panel, adjust the Merger Ratio to reduce the value of the consideration payable for each Metric Share under the Scheme by up to the amount per Metric Share of such dividend, distribution or return of capital except where the Metric Share is or will be acquired pursuant to the Merger on a basis which entitles London & Stamford to receive the dividend and/or distribution and/or return of capital and to retain it

- 2 2** The aggregate number of New Ordinary Shares to which a holder of Scheme Shares shall be entitled under Clause 2 1 shall be rounded down to the nearest whole number. No fractions of New Ordinary Shares shall be allotted to any Scheme Shareholders, and all fractions to which, but for this Clause 2 2, Scheme Shareholders would have become entitled shall be disregarded
- 2 3** The New Ordinary Shares to be issued pursuant to Clause 2 1 shall be issued, credited as fully paid, and shall rank equally in all respects with all other fully paid ordinary shares of London & Stamford and shall be entitled to all dividends and other distributions declared paid or made by London & Stamford by reference to a record date on or after the Effective Date

3 Restricted Overseas Persons

- 3 1** The provisions of Clause 2 shall be subject to any prohibition or condition imposed by law. Without prejudice to the generality of the foregoing, if, in respect of any holder of Scheme Shares with a registered address in a jurisdiction outside the United Kingdom (or the United States), or whom London & Stamford reasonably believes to be a citizen, resident or national of a jurisdiction outside the United Kingdom (or the United States), or to whom London & Stamford is advised that the allotment and/or issue of New Ordinary Shares pursuant to Clause 2 would or may infringe the laws of such jurisdiction or would or may require London & Stamford to comply with any governmental or other consent or any registration, filing or other formality with which London & Stamford is unable to comply or compliance with which London & Stamford regards as unduly onerous, London & Stamford may in its sole discretion either
- 3 1 1** determine that such New Ordinary Shares shall be sold, in which event the New Ordinary Shares shall be issued to such holder and London & Stamford shall appoint a person to act pursuant to this Clause 3 1 1 and such person shall be authorised on behalf of such holder to procure that any New Ordinary Shares in respect of which London & Stamford has made such determination shall, as soon as practicable following the Effective Date, be sold, or

- 3 1 2** determine that such New Ordinary Shares shall not be issued to such holder but shall instead be issued to a nominee for such holder appointed by London & Stamford on terms that the nominee shall, as soon as practicable following the Effective Date, sell the New Ordinary Shares so issued
- 3 2** Any sale under Clause 3 1 shall be carried out at the best price which can reasonably be obtained at the time of sale and the net proceeds of such sale (after the deduction of all expenses and commissions incurred in connection with such sale, including any value added tax payable on the proceeds of sale) shall be paid to such holder by sending a cheque or creating an assured payment obligation in accordance with the provisions of Clause 4 1
- 3 3** To give effect to any sale under Clause 3 1, the person appointed by London & Stamford in accordance with Clause 3 1 1 shall be authorised as attorney on behalf of the holder concerned, and the nominee appointed by London & Stamford in accordance with Clause 3 1 2 shall be authorised, to execute and deliver as transferor a form of transfer or other instrument or instruction of transfer and to give such instructions and to do all other things which he may consider necessary or expedient in connection with such sale. In the absence of bad faith or wilful default, none of the Company London & Stamford or the person or nominee so appointed shall have any liability for any loss or damage arising as a result of the timing or terms of such sale

4 Settlement

- 4 1** As soon as practicable after the Effective Date, and in any event no more than 14 days thereafter, London & Stamford shall
- 4 1 1** allot and issue the New Ordinary Shares which it is required to allot and issue to holders of Scheme Shares at the Scheme Record Time pursuant to this Scheme and
- (a) in the case of Scheme Shares which at the Scheme Record Time were in certificated form, procure the despatch of certificates for such New Ordinary Shares to the persons entitled thereto in accordance with Clause 4 2, and
 - (b) in the case of Scheme Shares which at the Scheme Record Time were in uncertificated form, procure that Euroclear is instructed to credit the appropriate stock account in CREST of the relevant holder with such holder's entitlement to such New Ordinary Shares, provided that London & Stamford reserves the right to settle all or part of such consideration in the manner set out in Clause 4 1 1(a) if, for reasons outside its reasonable control, it is not able to effect settlement in accordance with this Clause 4 1 1(b),
- 4 1 2** in the case of Scheme Shares sold pursuant to Clause 3 1 which at the Scheme Record Time are in certificated form, procure the despatch to the persons entitled thereto in accordance with Clause 4 2 of cheques for the sums payable to them respectively in accordance with Clause 3, and
- 4 1 3** in the case of Scheme Shares sold pursuant to Clause 3 1 which at the Scheme Record Time are in uncertificated form, procure that Euroclear is instructed to create an assured payment obligation in favour of the payment bank of the persons entitled thereto in accordance with the CREST assured payment arrangements for the sums payable to them respectively in accordance with Clause 3, provided that London & Stamford reserves the right to make payment of the said sums by cheque as set out in Clause 4 1 2 if, for reasons outside its reasonable control, it is not able to effect settlement in accordance with this Clause 4 1 3
- 4 2** All deliveries of share certificates and cheques shall be effected by London & Stamford by duly posting the same by first-class post in prepaid envelopes (or by such other method as may be approved by the Panel) addressed to the persons respectively entitled thereto at their respective addresses as appearing in the register of members of the Company or, in the case of joint holders, at the address of that one of the joint holders whose name stands first in such register (except in either case, as otherwise directed in writing) at the Scheme Record Time
- 4 3** Neither London & Stamford nor the Company shall be responsible for any loss or delay in the despatch of the share certificates or cheques posted in accordance with Clause 4 2 which shall be posted at the risk of the addressee

4 4 All cheques shall be in pounds sterling drawn on a UK clearing bank and shall be made payable to the persons respectively entitled to the moneys represented thereby (except that, in the case of joint holders, London & Stamford reserves the right to make such cheques payable to that one of the joint holders whose name stands first in the register of members of the Company at the Scheme Record Time in respect of such joint holding) and the encashment of any such cheque or the creation of any such assured payment obligation as is referred to in Clause 4 1 3 shall be a complete discharge to London & Stamford for the moneys represented thereby

4 5 The provisions of this Clause 4 shall be subject to any prohibition or condition imposed by law

5 Share certificates and cancellations

With effect from and including the Effective Date

5 1 all certificates representing Scheme Shares shall cease to have effect as documents of title to the Scheme Shares comprised therein and every holder thereof shall be bound at the request of the Company to deliver up the same to the Company for cancellation, or as it may direct, to destroy the same and appropriate entries shall be made in the register of members of the Company with effect from the Effective Date to reflect their cancellation, and

5 2 in respect of those holders of Scheme Shares holding their shares in uncertificated form, Euroclear shall be instructed to cancel the entitlements to such Scheme Shares in uncertificated form with effect from the Effective Date

6 The Effective Date

6 1 This Scheme shall become effective in accordance with its terms as soon as an office copy of each of the Court Order and the Statement of Capital shall have been delivered to the Registrar of Companies for registration and, if so ordered by the Court, the Court Order and the Statement of Capital having been registered by the Registrar of Companies

6 2 Unless this Scheme shall become effective on or before 6 00 p m 31 March 2013 or such later date, if any, as London & Stamford and the Company may agree, and if required the Court and the Panel may allow, this Scheme shall never become effective

7 Modification

London & Stamford and the Company may jointly consent on behalf of all concerned to any modification of, or addition to, this Scheme or to any condition which the Court may approve or impose

8 Costs

The Company is authorised and permitted to pay all of its costs and expenses relating to the negotiation, preparation and implementation of the Scheme

9 Governing Law

9 1 This Scheme and any dispute or claim arising out of or in connection with it shall be governed by and construed in accordance with English law The rules of the City Code on Takeovers and Mergers will, so far as they are appropriate, apply to this Scheme

9 2 The courts of England shall have exclusive jurisdiction in relation to any dispute or claim arising out of or in connection with this Scheme

Dated 27 November 2012