



**Registration of a Charge**

Company Name: **CROYDON AND LEWISHAM LIGHTING SERVICES LIMITED**

Company Number: **07523241**



Received for filing in Electronic Format on the: **28/03/2023**

XC090NO0

**Details of Charge**

Date of creation: **23/03/2023**

Charge code: **0752 3241 0002**

Persons entitled: **AVIVA PUBLIC PRIVATE FINANCE LIMITED AS SECURITY TRUSTEE**

Brief description:

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or undertaking of the company).**

**Contains negative pledge.**

**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

**Authentication of Instrument**

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

Certified by: **CMS CAMERON MCKENNA NABARRO OLSWANG LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 7523241

Charge code: 0752 3241 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd March 2023 and created by CROYDON AND LEWISHAM LIGHTING SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th March 2023 .

Given at Companies House, Cardiff on 30th March 2023

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



**Companies House**



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



DATE: 23 March 2023

---

**BORROWER SECURITY AGREEMENT**

**RELATING TO THE REFINANCING OF THE CROYDON AND LEWISHAM STREET  
LIGHTING AND ILLUMINATED TRAFFIC SIGNAGE PFI PROJECT**

---

Between

**CROYDON AND LEWISHAM LIGHTING SERVICES LIMITED**  
(as Chargor)

and

**AVIVA PUBLIC PRIVATE FINANCE LIMITED**  
(as Security Trustee)

---

CMS Cameron McKenna Nabarro Olswang LLP  
Saltire Court  
20 Castle Terrace  
Edinburgh EH1 2EN  
T +44 131 228 8000  
F +44 131 228 8888  
cms.law

## TABLE OF CONTENTS

1.	Definitions and Interpretation .....	1
	Definitions .....	1
	Construction.....	3
	Third Party Rights.....	5
2.	Covenant to Pay .....	5
	Covenant to Pay .....	5
	Interest .....	5
3.	Fixed Security .....	5
	Charges .....	5
4.	Floating Charge.....	7
	Creation of Floating Charge.....	7
	Qualifying Floating Charge .....	7
	Conversion by Notice .....	7
	Automatic Conversion .....	7
	Moratorium .....	8
5.	Perfection of Security .....	8
	Registration at HM Land Registry .....	8
	Further Advances .....	8
	Notices of Charge .....	9
	Acknowledgement of Notice .....	10
	Deposit of Documents of Title.....	10
	Deposit of Securities .....	10
6.	Further Assurance .....	10
	Further Assurance .....	10
	Necessary Action .....	11
	Implied Covenants for Title.....	11
7.	Representations .....	11
	General.....	11
8.	Undertakings .....	11
	General.....	11
	Negative Pledge .....	12
	Restriction on Disposals .....	12
	Insurance.....	12
	Proceeds of Insurance .....	12
	Voting Rights and Dividends relating to Securities.....	12
	Calls and Other Obligations in respect of Securities .....	13
	Book Debts and Other Debts .....	14
	Bank Accounts .....	14
	Premises, Plant and Machinery.....	14
	Mortgaged Property .....	15
	Remedying Mortgaged Property Defaults .....	16
	Specified Contracts .....	16
	Notices relating to Charged Property.....	16

	Not Jeopardise Security .....	17
9.	Enforcement of Security .....	17
	When Security becomes Enforceable .....	17
	Right of Appropriation.....	17
	Redemption of Prior Mortgages.....	17
10.	Extension and Variation of the LPA.....	18
	General.....	18
	Privileges .....	18
11.	Appointment of Receiver and Administrator.....	18
	Appointment .....	18
	Moratorium .....	18
	Removal.....	18
	Statutory Powers of Appointment.....	19
	Capacity of Receiver.....	19
	Remuneration of Receiver .....	19
12.	Powers of Receiver .....	19
	General.....	19
	Specific Powers.....	19
	Security Trustee's Powers.....	21
13.	Discretions and Delegation .....	21
	Discretion.....	21
	Delegation.....	21
14.	Power of Attorney.....	21
	Appointment and Powers .....	21
	Ratification.....	22
15.	Protection of Purchasers .....	22
	Consideration.....	22
	Protection of Third Parties .....	22
16.	Application of Proceeds.....	22
	Order of Application.....	22
	New Accounts.....	23
	Currency Conversion .....	23
17.	No Liability as Mortgagee in Possession.....	23
18.	Set-Off .....	23
19.	Effectiveness of Security .....	24
	Continuing Security .....	24
	Cumulative Rights .....	24
	Reinstatement.....	24
20.	Expenses, Stamp Taxes and Indemnities .....	24
	Stamp Taxes.....	25
	General Indemnity .....	25
	Currency Indemnity .....	25
	Value Added Tax.....	26

21.	Certificates and Determinations.....	26
22.	Partial Invalidity .....	26
23.	Remedies and Waivers.....	26
24.	Notices .....	26
25.	Counterparts.....	26
26.	Assignment .....	26
27.	Releases .....	27
28.	Governing Law .....	27
	Schedule 1 Real Property .....	28
	Schedule 2 Intellectual Property.....	29
	Schedule 3 Securities.....	30
	Schedule 4 Specified Contracts .....	31
	Schedule 5 Specified Insurances .....	34
	Schedule 6 Form of Notice of Charge - Insurances .....	35
	Schedule 7 Form of Notice of Charge – Specified Contracts.....	38
	Schedule 8 Form of Notice of Charge – Accounts not with the Security Trustee.....	41

THIS DEED is made on the 23 day of March 2023

BETWEEN:

- (1) CROYDON AND LEWISHAM LIGHTING SERVICES LIMITED , registered in England and Wales with company number 07523241, whose registered office is situate at 3rd Floor, South Building, 200 Aldersgate Street, London, England, EC1A 4HD (the “Chargor”); and
- (2) AVIVA PUBLIC PRIVATE FINANCE LIMITED as security trustee for each of the Finance Parties (the “Security Trustee”).

WHEREAS:

- (A) The Chargor enters into this Deed in connection with a facilities agreement (the “Facilities Agreement”) dated 23 March 2023 and made between, (1) the Chargor, (2) MidCo, (3) HoldCo, (4) the Original Lender and (5) the Security Trustee.
- (B) The Board of Directors of the Chargor is satisfied that the giving of the security contained or provided for in this Deed is in the interests of the Chargor and has passed a resolution to that effect.

NOW IT IS AGREED as follows:

## 1. DEFINITIONS AND INTERPRETATION

### *Definitions*

- 1.1 Terms defined in the Facilities Agreement shall, unless otherwise defined in this Deed, have the same meanings when used in this Deed and in addition in this Deed:

“Accounts”: means the Project Accounts (as hereinafter defined) and any other account opened or maintained by the Chargor with any bank, building society, financial institution or other person (including any renewal, redesignation, replacement, subdivision or subaccount of such account) from time to time.

“Account Bank” means Lloyds Bank plc situated at Gillingham Business Park, Kent ME8 0LS with sort code [REDACTED] or such other branch as the Account Bank may reasonably require pursuant to the Account Bank Agreement.

“Account Bank Agreement” means the account bank agreement dated on or about the date of this Agreement between the Chargor, the Account Bank and the Security Trustee together with any account mandates entered into in connection with the operation of the Project Accounts.

“Charged Property”: means all the assets of the Chargor which from time to time are the subject of any security created or expressed to be created in favour of the Security Trustee by or pursuant to this Deed.

“Debt Proceeds”: means any proceeds of any book debts and other debts or monetary claims (including any chose in action which may give rise to a monetary claim) owing to the Chargor (including, without limitation, any sums of money received by the Chargor from any of the assets charged under clause 3.2.6 (*Book debts*) and/or clause 3.2.7 (*Bank accounts and deposits*)).

“Delegate”: means any person appointed by the Security Trustee or any Receiver pursuant to clauses 13.2 to 13.4 (*Delegation*) and any person appointed as attorney of the Security Trustee and/or any Receiver or Delegate.

**“Expenses”**: means all costs (including legal fees), charges, expenses and damages sustained or incurred by the Security Trustee or any Receiver or Delegate at any time in connection with the Charged Property or the Secured Liabilities or in taking, holding or perfecting this Deed or in protecting, preserving, defending or enforcing the security constituted by this Deed or in exercising any rights, powers or remedies provided by or pursuant to this Deed (including any right or power to make payments on behalf of the Chargor under the terms of this Deed) or by law in each case on a full indemnity basis.

**“Insurances”**: all of the contracts and policies of insurance or assurance (including, without limitation, life policies and the proceeds of them) from time to time taken out by or for the benefit of the Chargor or in which the Chargor from time to time has an interest, together with all bonuses and other moneys, benefits and advantages that may become payable or accrue under them or under any substituted policy.

**“Intellectual Property”**: means:

- (a) all patents, trademarks, service marks, designs, business names, design rights, moral rights, inventions and all other registered or unregistered intellectual property rights;
- (b) all copyrights (including rights in software), database rights, domain names, source codes, brand names and all other similar registered or unregistered intellectual property rights;
- (c) all applications for intellectual property rights and the benefit of any priority dates attaching to such applications and all benefits deriving from intellectual property rights, including royalties, fees, profit sharing agreements and income from licences;
- (d) all know-how, confidential information and trade secrets; and
- (e) all physical material in which any intellectual property might be incorporated,

including, without limitation, any of the same specified in Schedule 2 (*Intellectual Property*).

**“Liability Period”**: means the period beginning on the date of this Deed and ending on the date on which the Security Trustee is satisfied, acting in good faith, that all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full.

**“LPA”**: means the Law of Property Act 1925.

**“Mortgaged Property”**: means any freehold, commonhold or leasehold property the subject of the security constituted by this Deed and references to any “Mortgaged Property” shall include references to the whole or any part or parts of it.

**“Planning Acts”**: means all legislation from time to time regulating the development, use, safety and control of property including, without limitation, the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Planning (Consequential Provisions) Act 1990, the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and any other instrument, plan, regulation, permission or direction made or issued under any such legislation.

**“Premises”**: means all buildings and erections from time to time situated on or forming part of any Mortgaged Property.

**“Project Accounts”**: has the meaning given to the term in the Account Bank Agreement.

**“Receiver”**: means a receiver, receiver and manager or administrative receiver of the whole or any part or parts of the Charged Property.



**“Related Rights”**: means, in relation to the Securities, all dividends, interest, benefits, property, rights, accretions, moneys, advantages, credits, rebates, refunds (including rebates and refunds in respect of any tax, duties, imposts or charges) and other distributions paid or payable in respect of the Securities, whether by way of bonus, capitalisation, conversion, preference, option, substitution, exchange, redemption or otherwise.

**“Secured Liabilities”**: means all present and future indebtedness, moneys, obligations and liabilities of the Obligors to all or any of the Finance Parties under the Finance Documents (including this Deed), in whatever currency denominated, whether actual or contingent and whether owed jointly or severally or as principal or as surety or in some other capacity, including any liability in respect of any further advances made under the Finance Documents, together with all Expenses and all interest under clause 2.2 (*Interest*).

**Securities**: means all stocks, shares, loan notes, bonds, certificates of deposit, depository receipts, loan capital indebtedness, debentures or other securities from time to time legally or beneficially owned by or on behalf of the Chargor, including, without limitation, any of the same specified in Schedule 3 (*Securities*), together with all property and rights of the Chargor in respect of any account held by or for it as participant, or as beneficiary of a nominee or trustee participant, with any clearance or settlement system or depository or custodian or sub-custodian or broker in the United Kingdom or elsewhere.

**“Specified Contracts”**: means each of the contracts specified in Schedule 4 (*Specified Contracts*).

**“Specified Insurances”**: means each of the contracts of insurance specified in Schedule 5 (*Specified Insurances*).

### ***Construction***

#### 1.2 Any reference in this Deed to:

- 1.2.1 the “Security Trustee”, any “Finance Party”, any “Lender”, any “Obligor”, the “Chargor” or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees;
- 1.2.2 “assets” includes present and future properties, revenues and rights of every description;
- 1.2.3 “indebtedness” includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;
- 1.2.4 a “person” includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium or partnership (whether or not having separate legal personality);
- 1.2.5 a “regulation” includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or of any regulatory, self-regulatory or other authority or organisation; and
- 1.2.6 a provision of law is a reference to that provision as amended or re-enacted.

#### 1.3 Clause and schedule headings are for ease of reference only.

#### 1.4 Any reference in this Deed to a mortgage, charge or assignment of any asset shall be construed so as to include:

- 1.4.1 the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that asset and all other rights, benefits, claims, contracts, warranties, remedies, security or indemnities in respect of that asset;
  - 1.4.2 the proceeds of sale of any part of that asset and any other moneys paid or payable in respect of or in connection with that asset; and
  - 1.4.3 in respect of any Mortgaged Property, all Premises and all fixtures and fittings (including trade fixtures and fittings and tenants' fixtures and fittings) from time to time in or on that Mortgaged Property.
- 1.5 Each term in any Finance Document is, to the extent not set out in or otherwise incorporated into this Deed, deemed to be incorporated into this Deed insofar as is necessary to comply with section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 but, except where stated otherwise, if there is any conflict between that incorporated term and any other term of this Deed that other term shall prevail.
- 1.6 Any reference in this Deed to any Finance Document or any other agreement or other document shall be construed as a reference to that Finance Document or that other agreement or document as the same may have been, or may from time to time be, restated, varied, amended, supplemented, extended, substituted, novated or assigned, whether or not as a result of any of the same:
- 1.6.1 there is an increase or decrease in any facility made available under that Finance Document or other agreement or document or an increase or decrease in the period for which any facility is available or in which it is repayable;
  - 1.6.2 any additional, further or substituted facility to or for such facility is provided;
  - 1.6.3 any rate of interest, commission or fees or relevant purpose is changed;
  - 1.6.4 the identity of the parties is changed;
  - 1.6.5 the identity of the providers of any security is changed;
  - 1.6.6 there is an increased or additional liability on the part of any person; or
  - 1.6.7 a new agreement is effectively created or deemed to be created.
- 1.7 Any reference in this Deed to “this Deed” shall be deemed to be a reference to this Deed as a whole and not limited to the particular clause, schedule or provision in which the relevant reference appears and to this Deed as amended, novated, assigned, supplemented, extended, substituted or restated from time to time and any reference in this Deed to a “clause” or a “schedule” is, unless otherwise provided, a reference to a clause or a schedule of this Deed.
- 1.8 Unless the context otherwise requires, words denoting the singular number only shall include the plural and vice versa.
- 1.9 Where any provision of this Deed is stated to include one or more things, that shall be by way of example or for the avoidance of doubt only and shall not limit the generality of that provision.
- 1.10 It is intended that this document shall take effect as and be a deed of the Chargor notwithstanding the fact that the Security Trustee may not execute this document as a deed.
- 1.11 Any change in the constitution of the Security Trustee or its absorption of or amalgamation with any other person or the acquisition of all or part of its undertaking by any other person shall not in any way prejudice or affect its rights under this Deed.

### ***Third Party Rights***

- 1.12 Unless otherwise expressly provided to the contrary in this Deed, nothing in this Deed is intended to confer on any person any right to enforce or enjoy the benefit of any provision of this Deed which that person would not have had but for the Contracts (Rights of Third Parties) Act 1999.
- 1.13 Notwithstanding any term of this Deed, the consent of any person who is not a party is not required to rescind or vary this deed at any time.
- 1.14 Any Receiver may enforce or enjoy the benefit of any clause which expressly confers rights on it subject to clause 1.13 above and the provisions of the Contracts (Rights of Third Parties) Act 1999.

### ***Conflict***

- 1.15 This Deed is subject to the Intercreditor Deed. In the event of any inconsistency between this Deed and the Intercreditor Deed, the Intercreditor Deed shall prevail.

## **2. COVENANT TO PAY**

### ***Covenant to Pay***

- 2.1 The Chargor covenants with the Security Trustee (as trustee for the Finance Parties) that it shall pay, perform and discharge the Secured Liabilities as and when the same fall due for payment, performance or discharge in accordance with the terms of the Finance Documents.

### ***Interest***

- 2.2 The Chargor covenants with the Security Trustee to pay interest on any amounts due under clause 2.1 (*Covenant to Pay*) from day to day until full discharge (whether before or after judgment, liquidation, winding-up or administration of the Chargor) at the rate and in the manner specified in clause 8.2 (*Default Interest*) of the Facilities Agreement, **provided that**, in the case of any Expense, such interest shall accrue and be payable as from the date on which the relevant Expense was due and payable without the necessity for any demand being made for payment.
- 2.3 Clause 2.2 above shall not apply to the extent that interest on such amounts for such period is charged pursuant to the relevant Finance Document and itself constitutes part of the Secured Liabilities.

## **3. FIXED SECURITY**

### ***Charges***

- 3.1 The Chargor, as security for the payment, performance and discharge of all the Secured Liabilities, charges in favour of the Security Trustee (as trustee for the Finance Parties) by way of a first legal mortgage all of its right, title and interest in and to the freehold, commonhold and leasehold property now vested in it (including, but not limited to, the freehold, commonhold and leasehold property (if any) specified in Schedule 1 (*Real Property*)).
- 3.2 The Chargor, as security for the payment, performance and discharge of all the Secured Liabilities, charges in favour of the Security Trustee (as trustee for the Finance Parties) by way of first fixed charge all of its right, title and interest in and to the following assets, both present and future:
  - 3.2.1 all estates or interests in any freehold, commonhold or leasehold property (other than such property effectively mortgaged under clause 3.1 above);

- 3.2.2 all licences held by it to enter upon or use land and/or to carry on the business carried on upon that land and all agreements relating to land to which it is a party or otherwise entitled;
- 3.2.3 where any Mortgaged Property is leasehold property, any right or interest arising by virtue of any enfranchising legislation (including, but not limited to, the Leasehold Reform Act 1967 and the Leasehold Reform Housing and Urban Development Act 1993 but excluding part II of the Landlord and Tenant Act 1954) which confers upon a tenant of property whether individually or collectively with other tenants of that or other properties the right to acquire a new lease of that property or to acquire, or require the acquisition by a nominee of, the freehold or any intermediate reversionary interest in that property;
- 3.2.4 all fixed and other plant and machinery, computers, vehicles, office equipment and other chattels in its ownership or possession (but excluding any of those items to the extent that they are part of its stock in trade);
- 3.2.5 all Insurances including each of the Specified Insurances, including all claims, the proceeds of all claims and all returns of premium in connection with Insurances;
- 3.2.6 all book debts and all other debts or monetary claims (including all choses in action which may give rise to a debt or monetary claim), all proceeds thereof and, in each case, any cheque, bill, note, negotiable instrument or other document representing the same;
- 3.2.7 all moneys from time to time deposited in or standing to the credit of any bank account with the Security Trustee or any other bank or financial institution (including, without limitation, any rent deposit given to secure liabilities in relation to land and any retention or similar sum arising out of a construction contract or any other contract (and, in each case, any cheque, bill, note, negotiable instrument or other document representing the same)) together with all monies from time to time deposited in or standing to the credit of the Accounts;
- 3.2.8 all Securities and their Related Rights;
- 3.2.9 all of its goodwill and uncalled capital;
- 3.2.10 all Intellectual Property;
- 3.2.11 all Authorisations (statutory or otherwise) held in connection with its business or the use of any Charged Property and the right to recover and receive all compensation which may be payable in respect of them;
- 3.2.12 each of the Specified Contracts, together with:
  - (a) all contracts, guarantees, appointments, warranties and other documents to which it is a party or in its favour or of which it has the benefit relating to any letting, development, sale, purchase or the operation of any Mortgaged Property or Premises;
  - (b) all agreements entered into by it or of which it has the benefit under which credit of any amount is provided to any person;
  - (c) all contracts for the supply of goods and/or services by or to it or of which it has the benefit (including, without limitation, any contracts of hire or lease of chattels); and

- (d) any currency or interest swap or any other interest or currency protection, hedging or financial futures transaction or arrangement entered into by it or of which it has the benefit (whether entered into with the Security Trustee, a Finance Party or any other person),
- (e) including, in each case, but without limitation, the right to demand and receive all moneys whatsoever payable to or for its benefit under or arising from any of them, all remedies provided for in any of them or available at law or in equity in relation to any of them, the right to compel performance of any of them and all other rights, interests and benefits whatsoever accruing to or for its benefit arising from any of them.

#### 4. FLOATING CHARGE

##### *Creation of Floating Charge*

- 4.1 The Chargor, as security for the payment, performance and discharge of all the Secured Liabilities, charges in favour of the Security Trustee (as trustee for the Finance Parties) by way of a first floating charge all of its undertaking and all its other property, assets and rights, present and future, including all of its stock in trade and all of its property, assets and rights not otherwise validly and effectively mortgaged, charged or assigned (whether at law or in equity) by way of fixed security pursuant to clause 3 (*Fixed Security*).

##### *Qualifying Floating Charge*

- 4.2 The provisions of paragraph 14 of schedule B1 to the Insolvency Act 1986 shall apply to the floating charge created pursuant to clause 4.1 (*Creation of Floating Charge*).

##### *Conversion by Notice*

- 4.3 Subject to clause 4.5 (*Moratorium*), the Security Trustee may by notice in writing at any time to the Chargor convert the floating charge created pursuant to clause 4.1 (*Creation of Floating Charge*) with immediate effect into a fixed charge (either generally or specifically as regards any assets of the Chargor specified in the notice) if:

- 4.3.1 the security constituted by this Deed has become enforceable; or
- 4.3.2 the Security Trustee reasonably considers that any of the Charged Property may be in jeopardy or in danger of being seized or sold pursuant to any form of legal process or that it is desirable to do so in order to protect or preserve the security constituted by this Deed over any of the Charged Property and/or the priority of that security.

##### *Automatic Conversion*

- 4.4 Subject to clause 4.5 (*Moratorium*), notwithstanding clause 4.3 (*Conversion by Notice*) and without prejudice to any law which may have a similar effect, the floating charge created by clause 4.1 (*Creation of Floating Charge*) will automatically be converted (without notice) with immediate effect into a fixed charge as regards all of the undertaking and assets subject to that floating charge if:

- 4.4.1 the Chargor creates or attempts to create any Security over any of the Charged Property (other than as expressly permitted under the Facilities Agreement);
- 4.4.2 any person levies or attempts to levy any distress, execution or other process against any of the Charged Property; or

- 4.4.3 a resolution is passed or an order is made for the winding-up, dissolution, administration or re-organisation of the Chargor or an administrator is appointed in respect of the Chargor.

***Moratorium***

- 4.5 Unless Article A52(4) of the Insolvency Act 1986 allows, the floating charge created by this Deed may not be converted into a fixed charge solely by reason of:
- 4.5.1 the obtaining of a moratorium; or
- 4.5.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),
- under Part A1 of the Insolvency Act 1986.

**5. PERFECTION OF SECURITY**

***Registration at HM Land Registry***

- 5.1 For the purposes of panel 8 of each Form RX1 that may be required to be completed by the Security Trustee in relation to any Mortgaged Property registered or required to be registered at HM Land Registry, the Chargor hereby consents to an application being made by the Security Trustee to the Chief Land Registrar to enter the following restriction in Form P against its title to such Mortgaged Property:
- “No disposition of the registered estate by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the charge dated [ ] in favour of the Security Trustee referred to in the charges register [or its conveyancer [or specify appropriate details]]”.
- 5.2 If the title to any Mortgaged Property is not registered at HM Land Registry, the Chargor shall ensure that no person (other than itself) shall be registered under the Land Registration Act 2002 as the proprietor of all or any part of that Mortgaged Property without the prior consent in writing of the Security Trustee.
- 5.3 Whether or not the title to any of the Mortgaged Property is registered at HM Land Registry, in the event that any caution against first registration or any notice (whether agreed or unilateral) is registered against the Chargor’s title to any Mortgaged Property, the Chargor shall immediately provide the Security Trustee with full particulars of the circumstances relating to such registration or notice and, if such caution or notice shall have been registered in order to protect a purported interest the creation of which is not permitted under this Deed, the Chargor shall immediately and at its own expense take such steps as the Security Trustee may require to ensure that the caution or notice, as applicable, is withdrawn or cancelled.

***Further Advances***

- 5.4 The Security Trustee covenants with the Chargor that it shall perform its obligations to make advances under the Facilities Agreement (including any obligation to make available further advances) and that obligation will be deemed to be incorporated into this Deed as if it were set out in this Deed.

***Acquisition of New Land***

- 5.5 The Chargor shall promptly notify the Security Trustee of any acquisition by it of any freehold, commonhold or leasehold property or of any agreement entered into by it or of which it has the benefit for the acquisition of any such property.
- 5.6 In relation to any freehold, commonhold or leasehold property which is acquired by or on behalf of the Chargor after the date of this Deed:
- 5.6.1 if the title to any such property is registered at HM Land Registry, the Chargor shall immediately apply to be registered as the proprietor of the registered estate acquired (or procure that such application is made on its behalf) and (for the purposes of panel 11 of Form AN1) hereby consents to an application being made by the Security Trustee to the Chief Land Registrar for the registration of an agreed notice in Form AN1 to protect this Deed against its title to that property;
  - 5.6.2 if the title to any such property is required to be registered at HM Land Registry under the provisions of the Land Registration Act 2002, the Chargor shall immediately apply for first registration of the estate acquired in Form FR1 (or procure that such application is made on its behalf) and shall disclose or procure that the existence of this Deed is disclosed to HM Land Registry either in the Form DL accompanying such application or in panel 12 of Form FR1; and
  - 5.6.3 if the title to any such property represents the transfer of either part of a commonhold unit or part of the common parts of land registered as a freehold estate in commonhold land under the Commonhold and Leasehold Reform Act 2002, the Chargor shall also procure that the application to register the transfer is accompanied by an application in Form CM3 to register the commonhold community statement that has been amended in relation to the transfer as required by Rule 15 or, as the case may be, Rule 16 of the Commonhold (Land Registration) Rules 2004,

and, in each such case, the Chargor shall, immediately after registration of it as the proprietor of the relevant registered estate, provide the Security Trustee with an official copy of the register recording the same.

#### ***Notices of Charge***

- 5.7 Save where such notices of charge are acknowledged in the Direct Agreements, the Intercreditor Deed and/or the Account Bank Agreement, the Chargor shall, promptly upon the request of the Security Trustee from time to time, give or join the Security Trustee in giving:
- 5.7.1 a notice in the form set out in part 1 of Schedule 6 (*Form of Notice of Charge – Insurances*) or in such other form as the Security Trustee may reasonably require to the relevant insurers in respect of each of its Insurances;
  - 5.7.2 a notice in the form set out in part 1 of Schedule 7 (*Form of Notice of Charge – Specified Contracts*) or, as applicable, part 1 of Schedule 8 (*Form of Notice of Charge – Accounts not with the Security Trustee*) or in such other form as the Security Trustee may reasonably require to each of the counterparties to each Specified Contract and to each bank or financial institution (other than the Security Trustee) in respect of each account of the Chargor opened or maintained with it; and
  - 5.7.3 in respect of any other asset which is charged pursuant to clause 3 (*Fixed Security*), a notice of charge in such form as the Security Trustee may reasonably require to the relevant obligor, debtor or other third party (as the case may be).

- 5.8 Each such notice shall be duly signed by or on behalf of the Chargor and it shall use reasonable endeavours to procure that each of the persons on whom any such notice is served promptly provides to the Security Trustee a duly signed acknowledgement of that notice in the form set out in part 2 of Schedule 6, part 2 of Schedule 7 or, as applicable, part 2 of Schedule 8 or in such other form in any case as the Security Trustee may reasonably require.

***Acknowledgement of Notice***

- 5.9 The execution of this Deed by the Chargor and the Security Trustee shall constitute notice to the Security Trustee of the charge created by this Deed over any account opened or maintained by the Chargor with the Security Trustee.

***Deposit of Documents of Title***

- 5.10 The Chargor shall promptly deposit with the Security Trustee (unless already held by its solicitors on behalf of and to the Security Trustee's order or at HM Land Registry for the purpose of registration of the security constituted by this Deed) all deeds, certificates and other documents of title from time to time relating to the Mortgaged Property.

***Deposit of Securities***

- 5.11 The Chargor shall, in respect of any Securities which are in certificated form, promptly:
- 5.11.1 deposit with the Security Trustee or as it may direct all stock and share certificates and other documents of title or evidence of ownership from time to time relating to such Securities; and
  - 5.11.2 execute and deliver to the Security Trustee all share transfers and other documents as the Security Trustee may from time to time request in order to enable the Security Trustee (or its nominee(s)) to be registered as the owner or otherwise obtain a legal title to or to perfect its security interest in such Securities, to the intent that the Security Trustee may at any time without notice complete and present such transfers and documents for registration.
- 5.12 The Chargor shall, in respect of any Securities which are in uncertificated form, promptly upon being requested to do so by the Security Trustee, give or procure the giving of, in accordance with and subject to the facilities and requirements of the relevant system, all instructions necessary to effect a transfer of title to such Securities into an account in the name of the Security Trustee (or its nominee(s)) and to cause the Operator to register on the relevant register of securities the transfer of such title.
- 5.13 For the purposes of clauses 5.11 and 5.12 above, the expressions "certificated", "instruction", "Operator", "relevant system" and "uncertificated" shall have the meanings given to those terms in the Uncertificated Securities Regulations 2001.

**6. FURTHER ASSURANCE**

***Further Assurance***

- 6.1 The Chargor shall promptly do all such acts and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Trustee or any Receiver may reasonably specify (and in such form as the Security Trustee or any Receiver may reasonably require in favour of the Security Trustee or its nominee(s)) to:
- 6.1.1 perfect the security created or intended to be created in respect of the Charged Property (which may include the execution by the Chargor of a mortgage, charge, assignment or



other Security over all or any of the assets forming part of, or which are intended to form part of, the Charged Property);

- 6.1.2 confer on the Security Trustee or confer on the Finance Parties Security over any property and assets of the Chargor located in any jurisdiction equivalent or similar to the security intended to be conferred by or pursuant to this Deed;
- 6.1.3 facilitate the exercise of any rights, powers and remedies of the Security Trustee or any Receiver or Delegate provided by or pursuant to this Deed or by law;
- 6.1.4 facilitate the realisation of the assets which form part of, or are intended to form part of, the Charged Property; and/or
- 6.1.5 create any charge by way of legal mortgage over any freehold, commonhold or leasehold property which becomes vested in the Chargor after the date of this Deed.

***Necessary Action***

- 6.2 The Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any security conferred or intended to be conferred on the Security Trustee by or pursuant to this Deed.

***Implied Covenants for Title***

- 6.3 Each of the mortgages, charges and assignments granted by the Chargor under this Deed are granted with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

**7. REPRESENTATIONS**

***General***

- 7.1 The Chargor makes the representations and warranties set out in this clause 7 to the Security Trustee on the date of this Deed.
- 7.2 It has:
  - 7.2.1 good title to, or freedom to use under any applicable laws, any assets (including, but not limited to, Intellectual Property Rights) necessary, from time to time to implement the Project in accordance with the Relevant Documents to which it is party.
  - 7.2.2 sole legal and beneficial ownership and good and marketable title to all of the assets expressed to be subject to the Security created by this Deed; and
  - 7.2.3 other rights necessary, in order to implement the Project in accordance with the Relevant Documents to which it is a party,  
  
in each case free from Security (other than any Security constituted by this Deed) and any restrictions or onerous covenants or restrictions which may affect the Project.

**8. UNDERTAKINGS**

***General***

- 8.1 The undertakings in this clause 8 remain in force from the date of this Deed for so long as any amount is outstanding under this Deed.

*Negative Pledge*

- 8.2 The Chargor shall not create or extend or permit to arise or subsist any Security (other than any Security constituted by this Deed) over the whole or any part of the Charged Property other than as permitted under the Facilities Agreement.

*Restriction on Disposals*

- 8.3 The Chargor shall not enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of the whole or any part of the Charged Property, other than any disposal of any Charged Property which is subject only to the floating charge created by clause 4.1 (*Creation of Floating Charge*) for full consideration in the ordinary and usual course of the Chargor's business as it is presently conducted or as permitted under the Facilities Agreement.

*Insurance*

- 8.4 The Chargor shall insure and keep insured (or where, in the case of any leasehold property, insurance is the responsibility of the landlord under the terms of the lease, either procure that the landlord insures and keeps insured or, if and to the extent that the landlord does not do so, itself insure and keep insured) the Charged Property (insofar as it is of an insurable nature) in accordance with the terms of the Facilities Agreement.

*Proceeds of Insurance*

- 8.5 All moneys received or receivable by the Chargor under any Insurances in respect of the Premises or any other Charged Property of an insurable nature shall be held on trust for the Security Trustee (as trustee for the Finance Parties) and applied (subject to the rights and claims of any person having prior rights thereto):
- 8.5.1 in accordance with the terms of the Facilities Agreement; or
  - 8.5.2 after the security constituted by this Deed has become enforceable and if the Security Trustee so directs, in or towards satisfaction of the Secured Liabilities in accordance with clause 16.1 (*Order of Application*).

*Voting Rights and Dividends relating to Securities*

- 8.6 At any time before the security constituted by this Deed has become enforceable:
- 8.6.1 the Chargor shall be entitled to exercise all voting and other rights and powers in respect of the Securities or, if any of the same are exercisable by the Security Trustee (or its nominee(s)), to direct in writing the exercise of those voting and other rights and powers, **provided that** the Chargor shall not exercise or direct the exercise of any voting or other rights and powers in any manner which would breach the provisions of the Facilities Agreement or would, in the opinion of the Security Trustee, prejudice the value of the Securities or otherwise jeopardise the security constituted by this Deed; and
  - 8.6.2 the Chargor shall pay all dividends, interest and other moneys arising from the Securities in accordance with the Facilities Agreement.
- 8.7 At any time after the security constituted by this Deed has become enforceable, the Security Trustee may at its discretion (in the name of the Chargor or otherwise and without any further consent or authority from the Chargor):
- 8.7.1 subject to clause 8.8, exercise (or refrain from exercising) all voting and other rights and powers in respect of the Securities;

- 8.7.2 apply all dividends, interest and other moneys arising from the Securities in accordance with clause 16.1 (*Order of Application*) and, if any of the same are paid or payable to the Chargor, the Chargor shall hold all such dividends, interest and other moneys on trust for the Security Trustee (as trustee for the Finance Parties) and pay the same immediately to the Security Trustee or as it may direct to be applied in accordance with clause 16.1;
  - 8.7.3 if not already so transferred, transfer the Securities into the name of, or (as applicable) into an account in the name of, the Security Trustee (or its nominee(s)); and
  - 8.7.4 in addition to any other power created under this Deed, exercise (or refrain from exercising) all the powers and rights conferred on or exercisable by the legal or beneficial owner of the Securities and, except as expressly provided for in the Deed, all the powers and discretions conferred on trustees by the Trustee Act 1925 and the Trustee Act 2000, including, without limitation, the general power of investment set out in section 3 of the Trustee Act 2000, *provided that* the duty of care set out in section 1 (1) of the Trustee Act 2000 shall not apply to the exercise of any other power of investment (however conferred) by the Security Trustee (or its nominee(s)) in respect of securities or property subject to a trust.
- 8.8 the Security Trustee shall not be entitled to exercise any voting rights or any other rights or powers under paragraph 8.7.1 above if, and to the extent that, from time to time:
- 8.8.1 a notifiable acquisition would, as a consequence, take place under section 6 of the National Security and Investment Act 2021 (the “Act”) and any regulations made under the Act; and:
  - 8.8.2 either:
    - (a) the Secretary of State has not approved that notifiable acquisition in accordance with the Act; or
    - (b) the Secretary of State has so approved that notifiable acquisition but there would, as a consequence, be a breach of the provisions of a final order made in relation to that notifiable acquisition under the Act.

***Calls and Other Obligations in respect of Securities***

- 8.9 The Chargor shall promptly pay all calls and other payments which may be or become due in respect of all or any part of the Securities and, if it fails to do so, the Security Trustee may elect (but shall not be obliged) to make such payments on behalf of the Chargor. Any sums so paid by the Security Trustee shall be reimbursed by the Chargor to the Security Trustee on demand and shall carry interest at the rate specified in clause 2.2 (*Interest*) from the date of payment by the Security Trustee until reimbursed (after as well as before any judgment).
- 8.10 The Chargor shall remain liable to observe and perform all of the other conditions and obligations assumed by it in respect of any of all or any part of the Securities.
- 8.11 Neither the Security Trustee nor its nominee(s) shall be liable to make any payment in respect of any calls or other payments which may be or become due in respect of the Securities or be under any duty to make any enquiry into the nature or sufficiency of any payment received by it in respect of the Securities or to present or file or make any claim, take any action or do any other act or thing for the purpose of collecting and/or enforcing the payment of any amount to which it may be entitled in respect of the Securities.

- 8.12 The Chargor shall copy to the Security Trustee and comply with all requests for information which is within its knowledge and which are made under section 793 of the Companies Act 2006 or any similar provision contained in any articles of association or other constitutional documents relating to all or any part of the Securities and, if it fails to do so, the Security Trustee may elect (but shall not be obliged) to provide such information as it may have on behalf of (and at the expense of) the Chargor.
- 8.13 The Chargor shall not, without the prior written consent of the Security Trustee, do or cause or permit to be done anything which shall require any company in which any of the Securities is held to treat any person who is not the registered holder of any of the Securities as entitled to enjoy or exercise any rights of a member in relation to the whole or any part of the Securities, except pursuant to the terms of this Deed.

***Book Debts and Other Debts***

- 8.14 Subject to the terms of the Facilities Agreement and the Account Bank Agreement, the Chargor shall not at any time deal with its book debts and other debts and monetary claims except by getting in and realising them in the ordinary and usual course of its business and paying all Debt Proceeds into such account as is required pursuant to the terms of the Facilities Agreement and the Account Bank Agreement.

***Bank Accounts***

- 8.15 The Chargor shall promptly deliver to the Security Trustee, on or before the date of this Deed and, if any change occurs thereafter, on the date of such change, details of each account maintained by it with any bank or financial institution (other than the Security Trustee and the Account Bank as set out in the Account Bank Agreement).
- 8.16 The Chargor undertakes that it shall not, without the Security Trustee's prior written consent:
- 8.16.1 permit or agree to any variation of the rights attaching to any account referred to in clause 8.15 above; or
- 8.16.2 close any such account.
- 8.17 The Chargor agrees with the Security Trustee that it shall not be entitled to receive, utilise, transfer or withdraw any credit balance from time to time on:
- 8.17.1 any Account; or
- 8.17.2 any account with any bank or financial institution (other the Security Trustee and the Account Bank as set out in the Account Bank Agreement),
- except with the prior written consent of the Security Trustee or as permitted by the terms of the Facilities Agreement and the Account Bank Agreement.
- 8.18 At any time after the security constituted by this Deed has become enforceable, the Chargor shall not be entitled to receive, utilise, transfer or withdraw any credit balance from time to time on:
- 8.18.1 any Account; or
- 8.18.2 any account with any bank or financial institution (other the Security Trustee and the Account Bank as set out in the Account Bank Agreement),
- except with the prior written consent of the Security Trustee.

***Premises, Plant and Machinery***

- 8.19 The Chargor shall at all times, to the Security Trustee's reasonable satisfaction, repair and keep:

- 8.19.1 the Premises in good and substantial repair and condition and adequately and properly painted and decorated; and
  - 8.19.2 the fixtures, plant, machinery, implements and other effects and chattels owned by it and which are in or upon the Premises or elsewhere in a good state of repair and in good working order and condition and shall, as and when necessary, renew and replace such items when they shall become obsolete, worn out or destroyed with items of similar quality and of equal or greater value.
- 8.20 If default shall be made by the Chargor in complying with clause 8.19 above, the Security Trustee may (but shall not be obliged to) carry out any necessary repairs and the Chargor shall permit the Security Trustee and its agents and contractors to take any of the steps referred to in clause 8.27 below for this purpose. All moneys expended by the Security Trustee in taking any such steps shall be reimbursed by the Chargor to the Security Trustee on demand and until so reimbursed shall carry interest at the rate specified in clause 2.2 (*Interest*) from the date of payment by the Security Trustee until reimbursed (after as well as before any judgment).
- 8.21 The Chargor shall not, without the prior written consent of the Security Trustee, carry out or permit to be carried out any material demolition, rebuilding, reconstruction or structural alteration of any Premises.
- Mortgaged Property***
- 8.22 The Chargor shall not, except with the prior written consent of the Security Trustee or as permitted under the Facilities Agreement:
- 8.22.1 exercise any statutory or other power of leasing or letting, or accept or agree to accept surrenders of any leases, or enter into any agreement for lease or letting, in respect of any Mortgaged Property; or
  - 8.22.2 create any licence in respect of any Mortgaged Property, or let any person into occupation of, or share occupation of, any Mortgaged Property or grant any other proprietary or other right or interest in any Mortgaged Property.
- 8.23 The Chargor shall:
- 8.23.1 observe and perform all the terms on its part contained in any lease or agreement for lease comprised within the Mortgaged Property; and
  - 8.23.2 duly and punctually perform and observe and indemnify the Security Trustee for any breach of any covenants, stipulations and obligations (restrictive or otherwise) affecting the Mortgaged Property.
- 8.24 The Chargor shall not:
- 8.24.1 enter into any onerous or restrictive covenants affecting the Mortgaged Property; or
  - 8.24.2 sever or unfix or remove any of the fixtures from any Mortgaged Property (except for the purpose of effecting necessary repairs to any such items or renewing or replacing the same in accordance with clause 8.19 above).
- 8.25 The Chargor shall punctually pay or cause to be paid (except when contested on reasonable grounds) and shall indemnify the Security Trustee and any Receiver or Delegate on demand against all present and future rents, rates, Taxes, assessments and outgoings of whatsoever nature imposed upon or payable in respect of the Mortgaged Property or by the owner or occupier of the Mortgaged Property upon the same becoming due and payable or within any applicable grace

period. If any of the foregoing shall be paid by the Security Trustee or any Receiver or Delegate they shall be reimbursed by the Chargor to the Security Trustee or such Receiver or Delegate on demand and shall carry interest at the rate specified in clause 2.2 (*Interest*) from the date of payment by the Security Trustee or such Receiver or Delegate until reimbursed (after as well as before any judgment).

8.26 Subject to the terms of the Facilities Agreement, the Chargor shall not:

8.26.1 make or, insofar as it is able, permit others to make any application for planning permission in respect of any Mortgaged Property;

8.26.2 carry out or permit to be carried out on any Mortgaged Property any development (within the meaning of that expression in the Planning Acts); or

8.26.3 make any VAT election in relation to any Mortgaged Property.

***Remedying Mortgaged Property Defaults***

8.27 In case of any default which is outstanding by the Chargor in performing or complying with any covenant, undertaking, restriction, applicable law or regulations affecting the Mortgaged Property, the Chargor shall permit the Security Trustee and its agents and contractors to:

8.27.1 enter on the Mortgaged Property;

8.27.2 comply with or object to any notice served on the Chargor in respect of the Mortgaged Property; and

8.27.3 take any action as the Security Trustee may reasonably consider necessary or desirable to prevent or remedy any breach of any such covenant, undertaking, restriction, applicable law or regulations or to comply with or object to any such notice.

8.28 All moneys expended by the Security Trustee in taking any steps referred to in clause 8.27 above shall be reimbursed by the Chargor to the Security Trustee on demand and until so reimbursed shall carry interest at the rate specified in clause 2.2 (*Interest*) from the date of payment by the Security Trustee until reimbursed (after as well as before any judgment).

***Specified Contracts***

8.29 The Chargor shall not make or agree to make any amendments, variations or modifications to the Specified Contracts or waive any of its rights under the Specified Contracts, without the prior written consent of the Security Trustee or except as expressly permitted under the Facilities Agreement.

***Notices relating to Charged Property***

8.30 The Chargor shall, within 14 days after the receipt by it of any application, requirement, order or notice served or given by any public or local or any other authority with respect to the whole or any part of the Charged Property:

8.30.1 deliver a copy to the Security Trustee;

8.30.2 inform the Security Trustee of the steps taken or proposed to be taken by it to comply with the relevant application, requirement, order or notice; and

8.30.3 comply with any reasonable request by the Security Trustee to take such action as the Security Trustee may believe necessary to preserve or protect the Charged Property or the security constituted or intended to be constituted by this Deed.

*Not Jeopardise Security*

- 8.31 The Chargor shall not do or cause or permit to be done anything which might in any way depreciate, jeopardise or otherwise prejudice the value to the Security Trustee of the security constituted or intended to be constituted by this Deed, except to the extent expressly permitted by the terms of this Deed.

**9. ENFORCEMENT OF SECURITY**

*When Security becomes Enforceable*

- 9.1 The security constituted by this Deed shall become immediately enforceable and the power of sale and other powers conferred by section 101 of the LPA, as varied or extended by this Deed, shall be immediately exercisable if an Event of Default occurs and is continuing.
- 9.2 After the security constituted by this Deed has become enforceable, the Security Trustee may in its absolute discretion enforce all or any part of that security at the times, in the manner and on the terms it thinks fit and take possession of and hold or dispose of all or any part of the Charged Property.

*Right of Appropriation*

- 9.3 To the extent that any of the Charged Property constitutes “financial collateral” and this Deed and the obligations of the Chargor under this Deed constitute a “security financial collateral arrangement” (in each case as defined in, and for the purposes of, the Financial Collateral Arrangements (No. 2) Regulations 2003 (the “FCA Regulations”)), the Security Trustee shall have the right, at any time after the security constituted by this Deed has become enforceable, to appropriate all or any part of such financial collateral in or towards discharge of the Secured Liabilities. For this purpose, the parties agree that the value of such financial collateral shall be (in the case of cash) the amount standing to the credit of each bank account of the Chargor, together with any accrued but unpaid interest, at the time the right of appropriation is exercised and (in the case of Securities) the market price of such Securities determined by the Security Trustee by reference to a public index or by such other process as the Security Trustee may reasonably select, including independent valuation. In each case, the parties agree that the manner of valuation provided for in this clause 9.3 shall constitute a commercially reasonable manner of valuation for the purposes of the FCA Regulations.

*Redemption of Prior Mortgages*

- 9.4 At any time after the security constituted by this Deed has become enforceable, the Security Trustee or any Receiver may:
- 9.4.1 redeem any prior Security over any Charged Property; or
  - 9.4.2 procure the transfer of that Security to the Security Trustee; or
  - 9.4.3 settle and pass the accounts of the person or persons entitled to such Security (and any accounts so settled and passed shall be conclusive and binding on the Chargor).
- 9.5 All principal moneys, interest, costs, charges and expenses of and incidental to any such redemption or transfer shall be paid by the Chargor to the Security Trustee and every Receiver on demand and shall be secured by this Deed.

## 10. EXTENSION AND VARIATION OF THE LPA

### *General*

- 10.1 For the purposes of all powers implied by the LPA, such powers shall arise (and the Secured Liabilities shall be deemed to have become due and payable for that purpose) on the date of this Deed.
- 10.2 Section 103 of the LPA (restricting the power of sale) and section 93 of the LPA (restricting the right of consolidation) shall not apply to the security constituted by this Deed.
- 10.3 The statutory powers of leasing conferred on the Security Trustee are extended so as to authorise the Security Trustee and any Receiver at any time after the security constituted by this Deed has become enforceable to make any lease or agreement for lease, accept surrenders of leases and/or grant options on such terms as it or he shall think fit, without the need to comply with any restrictions imposed by Sections 99 and 100 of the LPA.

### *Privileges*

- 10.4 Each Receiver and the Security Trustee is entitled to all the rights, powers, privileges and immunities conferred by the LPA on mortgagees and receivers.

## 11. APPOINTMENT OF RECEIVER AND ADMINISTRATOR

### *Appointment*

- 11.1 Subject to clause 11.2 (*Moratorium*), at any time after the security constituted by this Deed has become enforceable or if the Chargor so requests the Security Trustee in writing (in which case, the security constituted by this Deed shall become immediately enforceable), the Security Trustee may without prior notice to the Chargor:
  - 11.1.1 appoint free from the restrictions imposed by section 109(1) of the LPA either under seal or in writing under its hand any one or more persons to be a Receiver of the whole or any part or parts of the Charged Property in like manner in every respect as if the Security Trustee had become entitled under the LPA to exercise the power of sale conferred under the LPA; or
  - 11.1.2 appoint one or more persons to be an administrator of the Chargor.

### *Moratorium*

- 11.2 Unless Article A52(4) of the Insolvency Act 1986 allows, the Security Trustee is not entitled to appoint a Receiver solely by reason of:
  - 11.2.1 the obtaining of a moratorium; or
  - 11.2.2 anything done with a view to obtaining a moratorium (including any preliminary decision or investigation),
 under Part A1 of the Insolvency Act 1986.

### *Removal*

- 11.3 The Security Trustee may by writing under its hand (or by an application to the court where required by law):
  - 11.3.1 remove any Receiver appointed by it; and
  - 11.3.2 appoint, whenever it deems it expedient, any one or more persons to be a new Receiver in the place of or in addition to any Receiver.



***Statutory Powers of Appointment***

- 11.4 The powers of appointment of a Receiver conferred by this Deed shall be in addition to all statutory and other powers of appointment of the Security Trustee under the LPA (as extended by this Deed) or otherwise and such powers shall be and remain exercisable from time to time by the Security Trustee in respect of any part or parts of the Charged Property.

***Capacity of Receiver***

- 11.5 Each Receiver shall be deemed to be the agent of the Chargor for all purposes. The Chargor alone shall be responsible for a Receiver's contracts, engagements, acts, omissions, defaults and losses and for liabilities incurred by him.
- 11.6 The agency of each Receiver shall continue until the Chargor goes into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Security Trustee.
- 11.7 If there is more than one Receiver holding office at the same time, each Receiver shall (unless the document appointing him states otherwise) be entitled to act (and to exercise all of the powers conferred on a Receiver under this Deed) individually or together with any other person appointed or substituted as Receiver.

***Remuneration of Receiver***

- 11.8 The Security Trustee may fix the remuneration of any Receiver appointed by it without any restriction imposed by section 109(6) of the LPA and the remuneration of the Receiver shall be a debt secured by this Deed, which shall be due and payable immediately upon its being paid by the Security Trustee.

**12. POWERS OF RECEIVER*****General***

- 12.1 Each Receiver has, and is entitled to exercise, all of the rights, powers and discretions set out below in this clause 12 in addition to those conferred by law.
- 12.2 Without prejudice to the generality of this clause 12, each Receiver shall have all the rights, powers and discretions of an administrative receiver under schedule 1 to the Insolvency Act 1986 whether he falls within the statutory definition of an administrative receiver or not.

***Specific Powers***

- 12.3 Each Receiver shall have the following powers (and every reference in this clause 12.3 to the "Charged Property" shall be read as a reference to that part or parts of the Charged Property in respect of which that Receiver was appointed):
- 12.3.1 power to purchase or acquire land and purchase, acquire or grant any interest in or right over land as he thinks fit;
  - 12.3.2 power to take immediate possession of, get in and collect any Charged Property;
  - 12.3.3 power to carry on the business of the Chargor as he thinks fit;
  - 12.3.4 power (but without any obligation to do so) to:
    - (a) make and effect all repairs, alterations, additions and insurances and do all other acts which the Chargor might do in the ordinary conduct of its business as well for the protection as for the improvement of the Charged Property;
    - (b) commence or complete any building operations on the Charged Property;

- (c) apply for and maintain any planning permission, building regulation approval or any other permission, consent or licence in respect of the Charged Property; and
- (d) negotiate for compensation with any authority which may intend to acquire or be in the process of acquiring all or any part of the Charged Property and make objections to any order for the acquisition of all or any part of the Charged Property and represent the Chargor at any enquiry to be held to consider such objections or otherwise relating to any such acquisition,

in each case as he thinks fit;

- 12.3.5 power to appoint and discharge managers, officers, agents, advisers, accountants, servants, workmen, contractors, surveyors, architects, lawyers and others for the purposes of this Deed upon such terms as to remuneration or otherwise as he thinks fit and power to discharge any such persons appointed by the Chargor (and the costs incurred by any Receiver in carrying out such acts or doing such things shall be reimbursed to that Receiver by the Chargor on demand and until so reimbursed shall carry interest at the rate specified in clause 2.2 (*Interest*) from the date of payment by the Receiver until reimbursed (after as well as before any judgment));
- 12.3.6 power to raise and borrow money either unsecured or (with the prior consent of the Security Trustee) on the security of any Charged Property either in priority to the security constituted by this Deed or otherwise and generally on any terms and for whatever purpose he thinks fit;
- 12.3.7 power to sell, exchange, convert into money and realise any Charged Property by public auction or private contract and generally in any manner and on any terms as he thinks fit;
- 12.3.8 power to sever and sell separately any fixtures from the property containing them without the consent of the Chargor;
- 12.3.9 power to let any Charged Property for any term and at any rent (with or without a premium) as he thinks fit and power to accept a surrender of any lease or tenancy of any Charged Property on any terms which he thinks fit (including the payment of money to a lessee or tenant on a surrender);
- 12.3.10 power to settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the Chargor or relating in any way to any Charged Property;
- 12.3.11 power to bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any Charged Property or in relation to the Chargor which may seem to him to be expedient;
- 12.3.12 power to give valid receipts for all moneys and execute all assurances and things which may be proper or desirable for realising any Charged Property;
- 12.3.13 power to form a subsidiary of the Chargor and transfer to that subsidiary any Charged Property;
- 12.3.14 power to do all such acts as may seem to him to be necessary or desirable in order to initiate or continue any development of any Charged Property and for these purposes to

appoint and to enter into such contracts with such building and engineering contractors or other contractors and professional advisers as he may think fit;

- 12.3.15 power to call any meeting of the members or directors of the Chargor in order to consider such resolutions or other business as he thinks fit;
- 12.3.16 power to exercise in relation to any Charged Property all the powers and rights which he would be capable of exercising if he were the absolute beneficial owner of the same;
- 12.3.17 power to do all other acts and things which he may consider desirable or necessary for realising any Charged Property or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed; and
- 12.3.18 power to exercise any of the above powers in the name of or on behalf of the Chargor or in his own name and, in each case, at the cost of the Chargor.

#### ***Security Trustee's Powers***

- 12.4 To the fullest extent permitted by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) upon a Receiver may after the security constituted by this Deed has become enforceable be exercised by the Security Trustee in relation to any Charged Property, irrespective of whether or not it has taken possession of any Charged Property and without first appointing a Receiver or notwithstanding the appointment of a Receiver.

### **13. DISCRETIONS AND DELEGATION**

#### ***Discretion***

- 13.1 Any liberty or power which may be exercised or any determination which may be made under this Deed by the Security Trustee or any Receiver may be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

#### ***Delegation***

- 13.2 Each of the Security Trustee and any Receiver may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this Deed (including the power of attorney).
- 13.3 Any such delegation may be made upon such terms and conditions (including the power to sub-delegate) as the Security Trustee or any Receiver (as the case may be) shall think fit.
- 13.4 Neither the Security Trustee nor any Receiver shall be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any Delegate.

### **14. POWER OF ATTORNEY**

#### ***Appointment and Powers***

- 14.1 The Chargor, by way of security, irrevocably appoints the Security Trustee, every Receiver and every Delegate severally and independently to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or necessary for:
  - 14.1.1 carrying out any obligation imposed on the Chargor by this Deed; and/or
  - 14.1.2 enabling the Security Trustee or any Receiver or Delegate to exercise, or delegate the exercise of, any of the rights, powers, authorities and discretions conferred on it or him

by or pursuant to this Deed or by law (including the exercise of any right of an absolute legal or beneficial owner of the Charged Property).

***Ratification***

- 14.2 The Chargor shall ratify and confirm whatever any attorney does or purports to do pursuant to its appointment under clause 14.1 (*Appointment and Powers*).

**15. PROTECTION OF PURCHASERS**

***Consideration***

- 15.1 The receipt of the Security Trustee or any Receiver or Delegate shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Charged Property (including a disposal by a Receiver or Delegate to any subsidiary of the Chargor) or in making any acquisition in the exercise of their respective powers, the Security Trustee, every Receiver and every Delegate may do so for such consideration, in such manner and on such terms as it or he thinks fit.

***Protection of Third Parties***

- 15.2 No person (including a purchaser) dealing with the Security Trustee, any Receiver or any Delegate shall be bound to enquire:

- 15.2.1 whether the Secured Liabilities have become payable; or
- 15.2.2 whether any power which the Security Trustee or any Receiver or Delegate is purporting to exercise has arisen or become exercisable; or
- 15.2.3 whether any money remains due under the Finance Documents; or
- 15.2.4 how any money paid to the Security Trustee or to any Receiver or Delegate is to be applied,

or shall be concerned with any propriety, regularity or purpose on the part of the Security Trustee or any Receiver or Delegate in such dealings or in the exercise of any such power.

**16. APPLICATION OF PROCEEDS**

***Order of Application***

- 16.1 All moneys received or recovered by the Security Trustee, any Receiver or any Delegate pursuant to this Deed, after the security constituted by this Deed has become enforceable or otherwise, shall (subject to the claims of any person having prior rights thereto and by way of variation of the provisions of the LPA) be applied in the following order (but without prejudice to the right of the Security Trustee to recover any shortfall from the Chargor):
- 16.1.1 in or towards payment of all costs, losses, liabilities and expenses of and incidental to the appointment of any Receiver or Delegate and the exercise of any of his rights and powers, including his remuneration, and all outgoings paid by him;
  - 16.1.2 in or towards payment of all other Expenses;
  - 16.1.3 in or towards payment of all other Secured Liabilities or such part of them as is then due and payable to the Security Trustee in accordance with the order of application set out in clauses 33.3 (*Application of Proceeds*) and 34.5 (*Partial Payments*) of the Facilities Agreement; and
  - 16.1.4 in payment of the surplus (if any) to the Chargor or other person entitled to it.

- 16.2 Clause 16.1 (*Order of Application*) will override any appropriation made by the Chargor.

***New Accounts***

- 16.3 If the Security Trustee (acting in its capacity as trustee for the Finance Parties or otherwise) or any other Finance Party at any time receives, or is deemed to have received, notice of any subsequent Security or other interest affecting any Charged Property, the Security Trustee may open a new account with the Chargor.
- 16.4 If the Security Trustee and/or any other Finance Party does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received, or was deemed to have received, such notice. As from that time all payments made by or on behalf of the Chargor to the Security Trustee (whether in its capacity as trustee for the Finance Parties or otherwise) and/or any other Finance Party shall be credited or be treated as having been credited to the new account of the Chargor and not as having been applied in reduction of the Secured Liabilities.

***Currency Conversion***

- 16.5 For the purpose of or pending the discharge of any of the Secured Liabilities, the Security Trustee and each other Finance Party may (in its absolute discretion) convert any moneys received or recovered by it or any Receiver or Delegate pursuant to this Deed or any moneys subject to application by it or any Receiver or Delegate pursuant to this Deed from one currency to another and any such conversion shall be made at the Security Trustee's (or other Finance Party's) spot rate of exchange for the time being for obtaining such other currency with the first currency and the Secured Liabilities shall be discharged only to the extent of the net proceeds of such conversion realised by the Security Trustee or that Finance Party. Nothing in this Deed shall require the Security Trustee or any other Finance Party to make, or shall impose any duty of care on the Security Trustee or any other Finance Party in respect of, any such currency conversion.

**17. NO LIABILITY AS MORTGAGEE IN POSSESSION**

- 17.1 Neither the Security Trustee nor any Receiver or Delegate shall in any circumstances (either by reason of entering into or taking possession of any Charged Property or for any other reason and whether as mortgagee in possession or on any other basis) be liable to account to the Chargor for anything, except actual receipts, or be liable to the Chargor for any costs, charges, losses, liabilities or expenses arising from the realisation of any Charged Property or from any act, default or omission of the Security Trustee, any Receiver, any Delegate or any of their respective officers, agents or employees in relation to the Charged Property or from any exercise or purported exercise or non-exercise by the Security Trustee or any Receiver or Delegate of any power, authority or discretion provided by or pursuant to this Deed or by law or for any other loss of any nature whatsoever in connection with the Charged Property or the Finance Documents.

**18. SET-OFF**

- 18.1 Without limiting any other rights conferred on the Security Trustee or any other Finance Party by law or by any other agreements entered into with the Chargor, the Security Trustee or any other Finance Party may set off any matured obligation due from the Chargor under this Deed (to the extent beneficially owned by the Security Trustee or that Finance Party) against any obligation (whether or not matured) owed by the Security Trustee or that Finance Party to the Chargor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Security Trustee or that Finance Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the

set-off. If either obligation is unliquidated or unascertained, the Finance Parties may set off in an amount estimated by it in good faith to the amount of that obligation.

## **19. EFFECTIVENESS OF SECURITY**

### ***Continuing Security***

- 19.1 The security constituted by this Deed shall remain in full force and effect as a continuing security for the Secured Liabilities, unless and until discharged by the Security Trustee, and will extend to the ultimate balance of all the Secured Liabilities, regardless of any intermediate payment or discharge in whole or in part.

### ***Cumulative Rights***

- 19.2 The security constituted by this Deed and all rights, powers and remedies of the Security Trustee provided by or pursuant to this Deed or by law shall be cumulative and in addition to, and independent of, any other guarantee or Security now or subsequently held by the Security Trustee or any other Finance Party for the Secured Liabilities or any other obligations or any rights, powers and remedies provided by law. No prior Security held by the Security Trustee (whether in its capacity as trustee or otherwise) or any of the other Finance Parties over the whole or any part of the Charged Property shall be superseded by, or supersede or merge into, the security constituted by this Deed.

### ***Reinstatement***

- 19.3 If any discharge, release or arrangement (whether in respect of the obligations of an Obligor or any Security for those obligations or otherwise) is made by the Security Trustee or any other Finance Part in whole or in part on the faith of any payment, Security or other disposition which is avoided or must be restored in insolvency, liquidation, administration or otherwise, without limitation, then the liability of the Chargor under, the security constituted by this Deed will continue or be reinstated as if the discharge, release or arrangement had not occurred.
- 19.4 The Security Trustee may concede or compromise any claim that any payment or any discharge is liable to avoidance or restoration.

## **20. EXPENSES, STAMP TAXES AND INDEMNITIES**

### ***20.1 Transaction expenses***

The Chargor shall promptly on demand pay the Security Trustee and the Security Trustee the amount of all costs and expenses (including legal fees and the fees and expenses of the Security Trustee's Consultants) reasonably incurred by any of them (and, in the case of the Security Trustee) by any Receiver or Delegate) in connection with the negotiation, preparation, printing, execution and perfection of this Deed and any other documents referred to in this Deed (in the amounts agreed between the Chargor and the Security Trustee).

### ***20.2 Amendment costs***

If:

- 20.2.1 the Chargor requests an amendment, waiver or consent; or
- 20.2.2 an amendment is required pursuant to clause 34.9 (*Change of Currency*) of the Facilities Agreement,

the Chargor shall, within two Business Days of demand, reimburse each of the Security Trustee and the Security Trustee for the amount of all costs and expenses (including legal fees and any

fees and expenses of the Security Trustee's Consultants) reasonably incurred by the Security Trustee and the Security Trustee (and, in the case of the Security Trustee, by any Receiver or Delegate) in responding to, evaluating, negotiating or complying with that request or requirement.

**20.3      *Enforcement and preservation costs***

The Chargor shall, within two Business Days of demand, pay to the Security Trustee and each Finance Party the amount of all costs and expenses (including legal fees and any fees and expenses of the Security Trustee's Consultants) incurred by it in connection with the enforcement of or the preservation of any rights under the Security Documents and any other Finance Document and any proceedings instituted by or against the Security Trustee as a consequence of taking or holding the Security constituted by this Deed.

***Stamp Taxes***

- 20.4      The Chargor shall pay, pay and, within three Business Days of demand, indemnify each Finance Party against any cost, loss or liability that Finance Party incurs in relation to all stamp duty, registration and other similar Taxes payable in respect of this Deed.

***General Indemnity***

- 20.5      The Chargor shall, within three Business Days of demand, notwithstanding the release or discharge of all or any part of the security constituted by this Deed, indemnify each Finance Party against any cost, loss, liability or damage incurred by any of them as a result of:

- 20.5.1    any default or delay by the Chargor in the performance of any of the obligations expressed to be assumed by it in this Deed;
- 20.5.2    the taking, holding, protection or enforcement of the security constituted by this Deed; and
- 20.5.3    the exercise of any of the rights, powers, discretions and remedies vested in the Security Trustee and each Receiver and Delegate by this Deed or by law in respect of the Charged Property.

***Currency Indemnity***

- 20.6      If any sum owing by the Chargor under this Deed (a "Sum"), or any order, judgment or award given or made in relation to a Sum, has to be converted from the currency (the "First Currency") in which that Sum is payable into another currency (the "Second Currency") for the purpose of:

- 20.6.1    making or filing a claim or proof against the Chargor;
- 20.6.2    obtaining or enforcing an order, judgment or award in relation to any litigation or arbitration proceedings, or
- 20.6.3    applying the Sum in satisfaction of any of the Secured Liabilities,

the Chargor shall as an independent obligation, within three Business Days of demand, indemnify the Security Trustee and each Receiver or Delegate to whom that Sum is due against any cost, loss or liability arising out of or as a result of the conversion including any discrepancy between:

- 20.6.4    the rate of exchange used to convert that Sum from the First Currency into the Second Currency; and
- 20.6.5    the rate or rates of exchange available to that person at the time of its receipt of any amount paid to it in satisfaction, in whole or in part, of such claim, proof, order, judgment or award.

- 20.7 The Chargor waives any right it may have in any jurisdiction to pay any amount under this Deed in a currency or currency unit other than that in which it is denominated or, if different, is expressed to be payable.

***Value Added Tax***

- 20.8 Any cost or expense referred to in this clause 20 is exclusive of any VAT that might be chargeable in connection with that cost or expense. If any VAT is so chargeable, it shall be paid by the Chargor at the same time as it pays the relevant cost or expense.

**21. CERTIFICATES AND DETERMINATIONS**

- 21.1 Any certificate or determination by the Security Trustee of a rate or amount under this Deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

**22. PARTIAL INVALIDITY**

- 22.1 If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Deed nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired and, if any part of the security constituted, or intended to be constituted, by this Deed is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the security.

**23. REMEDIES AND WAIVERS**

- 23.1 No failure to exercise, nor any delay in exercising, on the part of the Security Trustee, any right, remedy or power under this Deed shall operate as a waiver, nor shall any single or partial exercise of any right, remedy or power prevent any further or other exercise or the exercise of any other right, remedy or power. The rights, remedies and powers provided in this Deed are cumulative and not exclusive of any rights, remedies or powers provided by law.
- 23.2 Any amendment, waiver or consent by the Security Trustee under this Deed must be in writing and may be given subject to any conditions thought fit by the Security Trustee. Any waiver or consent shall be effective only in the instance and for the purpose for which it is given.

**24. NOTICES**

- 24.1 Any communication to be made under or in connection with this Deed shall be made in accordance with Clause 36 (*Communications*) of the Facilities Agreement.

**25. COUNTERPARTS**

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

**26. ASSIGNMENT**

- 26.1 The Security Trustee may assign, charge or transfer all or any of its rights under this Deed without the consent of the Chargor. The Security Trustee may disclose any information about the Chargor and this Deed as the Security Trustee shall consider appropriate to any actual or proposed direct or indirect successor or to any person to whom information is required to be disclosed by any applicable law or regulation.



**27. RELEASES**

- 27.1 Upon the expiry of the Liability Period (but not otherwise) and subject to clauses 19.3 and 19.4 (*Reinstatement*), the Security Trustee shall, at the request and cost of the Chargor, take whatever action is necessary to release the Charged Property from the security constituted by this Deed.

**28. GOVERNING LAW**

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

IN WITNESS of which this Deed has been entered into as a deed and is intended to be and is delivered on the day and year first before written.

**SCHEDULE 1**  
**REAL PROPERTY**

**Part 1**

**Registered Land**

**(Freehold, commonhold or leasehold property (if any) in England and Wales of which the Chargor is registered as the proprietor at the Land Registry)**

<b>Premises at:</b>	<b>County/District</b>	<b>Registered at HM Land Registry under Title No:</b>
---------------------	------------------------	---

None.

**Part 2**

**Unregistered Land**

**(Freehold or leasehold property (if any) in England and Wales title to which is not registered at the Land Registry of which the Chargor is the owner)**

The freehold/leasehold property comprised in the following title deed(s) or other document(s) of title:

<b>Document</b>	<b>Date</b>	<b>Parties</b>	<b>Description</b>
-----------------	-------------	----------------	--------------------

None.

**SCHEDULE 2**  
**INTELLECTUAL PROPERTY**

<b>Nature of Intellectual Property right (patent, trademark, service mark, design mark etc)</b>	<b>Further details of the Intellectual Property right (relevant registry, registration number or reference etc)</b>
---	---

None.

**SCHEDULE 3  
SECURITIES**

**Part 1  
Shares**

Details of company in which shares are held	Number of shares	Description of shares (class, par value etc)	Registered holder	Share certificate numbers/ Uncertificated?
None.				

**SCHEDULE 4**  
**SPECIFIED CONTRACTS**

<b>Document</b>	<b>Date</b>	<b>Parties</b>
Project Agreement	19 April 2011 as amended by a settlement agreement on 30 September 2020, an amendment agreement dated 29 April 2021 and a deed of variation on or around the date of this Deed	The Chargor  Mayor and Burgesses of the London Borough of Croydon and the Mayor and Burgesses of the London Borough of Lewisham
Deed of variation in relation to the Project Agreement	On or around the date of this Deed	The Chargor  Mayor and Burgesses of the London Borough of Croydon and the Mayor and Burgesses of the London Borough of Lewisham
Settlement Agreement	30 September 2020	The Chargor  Mayor and Burgesses of the London Borough of Croydon and the Mayor and Burgesses of the London Borough of Lewisham
Operating Sub-Contract	19 April 2011 as amended by a settlement agreement dated 30 September 2020, a novation agreement on 29 April 2021 and a deed of variation on or around the date of this Deed	The Chargor  Milestone Infrastructure Limited
Deed of variation in relation to the Operating Sub-Contract	On or around the date of this Deed	The Chargor  Milestone Infrastructure Limited
Settlement Agreement	30 September 2020	The Chargor  Skanska Construction UK Limited (novated to Milestone Infrastructure Limited)
Operating Sub-Contract Guarantee	29 April 2021 as confirmed on or around the date of this Deed	The Chargor  M Group Services Limited
Deed of confirmation in relation to the Operating Sub-Contract Guarantee	On or around the date of this Deed	The Chargor  M Group Services Limited
Authority Operating Sub-Contract Direct Agreement	29 April 2021	The Chargor  Mayor and Burgesses of the London Borough of Croydon and the Mayor and

		<p>Burgesses of the London Borough of Lewisham</p> <p>Milestone Infrastructure Limited</p> <p>M Group Services Limited</p>
Deed of variation in relation to the Authority Operating Sub-Contractor Direct Agreement	On or around the date of this Deed	<p>The Chargor</p> <p>Mayor and Burgesses of the London Borough of Croydon and the Mayor and Burgesses of the London Borough of Lewisham</p> <p>Milestone Infrastructure Limited</p> <p>M Group Services Limited</p>
Borrower Loan Note Instrument	19 April 2011 as varied by a variation agreement dated on or around the date of this Deed	The Chargor
Variation agreement in relation to the Borrower Loan Note Instrument	On or around the date of this Deed	<p>The Chargor</p> <p>HoldCo</p>
Borrower Loan Notes	Various	Issued by Borrower to HoldCo
Parallel Loan Agreement	29 April 2021	<p>The Chargor</p> <p>Milestone Infrastructure Limited</p>
Custody Agreement	19 April 2011	<p>The Chargor</p> <p>Mayor and Burgesses of the London Borough of Croydon and the Mayor and Burgesses of the London Borough of Lewisham</p> <p>NCC Group Escrow Limited</p>
Source Code Custody Agreement	19 April 2011 as amended by a novation agreement dated 13 May 2021	<p>The Chargor</p> <p>Milestone Infrastructure Limited</p> <p>Signify Commercial UK Limited</p> <p>Philips Electronics UK Limited</p> <p>Skanska Construction UK Limited</p>
Management Services Agreement	17 December 2021 as amended by an amendment and restatement agreement dated on or around the date of this Deed	<p>The Chargor</p> <p>Equitix Management Services Limited</p>

MSA Amendment and Restatement Agreement	On or around the date of this Deed	The Chargor Equitix Management Services Limited
Independent Certifier's Contract	19 April 2011	The Chargor Atkins Limited
Design Sub-Contractor Appointment	21 February 2011	The Chargor Jacobs U.K. Limited Skanska Construction UK Limited
Design Sub-Contractor Collateral Warranty (Borrower)	19 April 2011	The Chargor Jacobs U.K. Limited Skanska Construction UK Limited
CMS Provider Appointment	21 March 2011 as amended on 1 June 2018 and as further amended by novation agreements dated 7 April 2021 and 7 April 2021	The Chargor Signify Commercial UK Limited Milestone Infrastructure Limited
CMS Provider Collateral Warranty (Borrower)	30 April 2021	The Chargor Signify Commercial UK Limited Milestone Infrastructure Limited
Initial Inter-Company Loan Agreement	On or around the date of this Deed	The Chargor MidCo
Shareholders' Agreement	On or around the date of this Deed	The Chargor MidCo HoldCo Equitix Bright Holdco Limited JLIF Holdings (Croydon and Lewisham Street Lighting) Limited
Such other documents relating to the Project to which the Chargor becomes a party as permitted by the Facilities Agreement and designated as a Project Document or an Equity Document by the Lender and the Chargor.		

**SCHEDULE 5**  
**SPECIFIED INSURANCES**

<b>Policy Type</b>	<b>Insurer</b>	<b>Insurer %</b>	<b>Broker Ref</b>	<b>Insurer Ref</b>	<b>Policy Number</b>
<b>Primary PL</b>	Chubb European Group SE	100.00%	CN2200166	UKCASD11296	B0180CN2200166
<b>Excess PL</b>	Chubb European Group SE	40.00%	CN2200167	UKCASD13712	B0180CN2200167
<b>Excess PL</b>	American International Group UK Limited	23.16%	CN2200167	24025677	B0180CN2200167
<b>Excess PL</b>	BHEI (Berkshire Hathaway European Insurance DAC)	36.84%	CN2200167	48ECA00276203	B0180CN2200167



**SCHEDULE 6**  
**FORM OF NOTICE OF CHARGE - INSURANCES**

**Part 1**  
**Form of Notice**

To: [Insurer]

Address: [●]

[Date]

Dear Sirs

**Croydon and Lewisham Lighting Services Limited - Insurance Polic[y][ies] Number[s] [●] [and [●]**

Aviva Public Private Finance Limited (the “Security Trustee”) and Croydon and Lewisham Lighting Services Limited (the “Company”) HEREBY GIVE NOTICE that by a charge contained in a mortgage debenture dated [●] and made between the Company and the Security Trustee (the “Debenture”) the Company charged to the Security Trustee by way of charge all of its present and future right, title and interest in and to Insurance Polic[y][ies] Number[s] [ ] and any insurance policy or policies entered into in substitution for [it/them] (the “Polic[y][ies]”), including all claims, the proceeds of all claims and all returns of premium in connection with the Polic[y][ies].

The Polic[y][ies] and all policy documents, documents of title and endorsements relating to all such policies, (including the Polic[y][ies]), should be held to the order of the Security Trustee and all payments by you under or in connection with the Polic[y][ies] should be made as the Security Trustee may direct and only on the Security Trustee’s written instructions.

Notwithstanding the charge referred to above or the making of any payment by you to the Security Trustee pursuant to it, the Company shall remain liable under the Polic[y][ies] to perform all of the obligations assumed by it under the Polic[y][ies] and neither the Security Trustee nor any receiver nor any delegate appointed by the Security Trustee or any such receiver shall be any time under any obligation or liability to you under or in respect of the Polic[y][ies].

The Company irrevocably instructs and authorises you to disclose to the Security Trustee any information relating to the Polic[y][ies] requested from you by the Security Trustee.

The Company confirms that:

- (i) in the event of any conflict between communications received from it and from the Security Trustee, the communication from the Security Trustee shall prevail;
- (ii) none of the instructions, authorisations or confirmations in this Notice of Charge (the “Notice”) can be revoked or varied in any way except with the Security Trustee’s specific written consent; and
- (iii) any written notice or instructions given to you by the Security Trustee in accordance with this Notice shall be conclusive.

Kindly acknowledge receipt of this Notice and confirm your agreement to it by signing the enclosed form of acknowledgement and returning it to the Security Trustee at [address] for the attention of [officer/department].

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

Yours faithfully,

.....  
for and on behalf of

Croydon and Lewisham Lighting Services  
Limited

.....  
for and on behalf of

Aviva Public Private Finance Limited

**Part 2**  
**Form of Acknowledgement**  
**[on duplicate]**

To: Aviva Public Private Finance Limited

Address: [ ]

Attention: [ ]

[Date]

Dear Sirs

We acknowledge receipt of the Notice of Charge of which this is a copy. Terms and expressions defined in that Notice shall have the same meanings when used in this acknowledgment. We agree to and confirm the following:

- (a) we will hold the Polic[y][ies] and all policy documents, documents of title and endorsements relating to all such policies (including the Polic[y][ies]), to your order and accept, agree to and will comply with the terms of the Notice;
- (b) we will send to you copies of any notices which we may give to the Company under such policies (including the Polic[y][ies]) at the same time as we send them to the Company;
- (c) we have not received notice of any other charge, assignment or other third party right or interest whatsoever in, of, over, or affecting, any such policies (including the Polic[y][ies]); and
- (d) this acknowledgement is freely assignable or transferable by you, by any subsequent assignee, transferee or successor in title in accordance with the terms of such policies (including the Polic[y][ies]) (“Subsequent Party”) and by any receiver appointed by you or by any Subsequent Party pursuant to the Debenture.

Our agreement and confirmation in paragraph (a) above is given subject to our right of cancellation in respect of any such policies (including the Polic[y][ies]) on default in payment of any premiums but we undertake with you (until such time as we receive notice to the contrary from you):

- (i) to advise you promptly if any such premiums are not received by us within 30 days of renewal falling due;
- (ii) not to exercise our right of cancellation on default in payment of any such premiums without giving you 30 days’ notice in writing and therefore a reasonable opportunity of paying the premiums outstanding; and
- (iii) to notify you promptly of, and in any event before giving our agreement to, any material changes which are proposed to be made to the terms of any such policies (including the Polic[y][ies]).

Yours faithfully

.....  
for and on behalf of

[Name of relevant life company]

**SCHEDULE 7**  
**FORM OF NOTICE OF CHARGE – SPECIFIED CONTRACTS**

**Part 1**  
**Form of Notice**

To: [Name of relevant counterparty to Specified Contract]

Address: [ ] [Date]

Dear Sirs

Aviva Public Private Finance Limited (the “Security Trustee”) and Croydon and Lewisham Lighting Services Limited (the “Company”) HEREBY GIVE NOTICE that by a charge contained in a mortgage debenture dated [•] and made between the Company and the Security Trustee (the “Debenture”) the Company charged to the Security Trustee by way of first fixed charge all of its present and future right, title and interest in and to the following agreement:

[describe agreement]

(the “Agreement”) including, but not limited to, the right to demand and receive all moneys whatsoever payable to or for the benefit of the Company under or arising from the Agreement, all remedies provided for in the Agreement or available at law or in equity in relation to the Agreement, the right to compel performance of the Agreement and all other rights, interests and benefits whatsoever accruing to or for the benefit of the Company arising from the Agreement.

All moneys payable by you to the Company pursuant to the Agreement shall be paid to the Company’s account (account number [insert account number], sort code [insert sort code] and account reference “[insert account name]”) with the Security Trustee unless and until you receive notice from the Security Trustee to the contrary, in which event you should make all future payments as directed by the Security Trustee.

Notwithstanding the charge referred to above or the making of any payment by you to the Security Trustee pursuant to it, the Company shall remain liable under the Agreement to perform all the obligations assumed by it under the Agreement and neither the Security Trustee nor any receiver nor any delegate appointed by the Security Trustee or any such receiver shall be at any time under any obligation or liability to you under or in respect of the Agreement. The Company shall also remain entitled to exercise all its rights, powers and discretions under the Agreement and you should continue to give notices under the Agreement to the Company in each case unless and until you receive notice from the Security Trustee to the contrary when all such rights, powers and discretions shall be exercisable by, and notices shall be given to, the Security Trustee or as it directs.

Please note that, pursuant to the Debenture, the Company and the Security Trustee have agreed that the Company will not make or agree to make any amendments, variations or modifications to the Agreement or waive any of its rights under the Agreement, without the prior written consent of the Security Trustee [or except as expressly permitted by the terms of the Debenture].

The Company confirms that:

- (i) in the event of any conflict between communications received from it and from the Security Trustee, the communication from the Security Trustee shall prevail;
- (ii) none of the instructions, authorisations or confirmations in this Notice of Charge (the “Notice”) can be revoked or varied in any way except with the Security Trustee’s specific written consent; and

- (iii) any written notice or instructions given to you by the Security Trustee in accordance with this Notice shall be conclusive.

Kindly acknowledge receipt of this Notice and confirm your agreement to it by signing the enclosed form of acknowledgement and returning it to the Security Trustee at [address] for the attention of [officer/department].

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

Yours faithfully,

for and on behalf of

Croydon and Lewisham Lighting Services  
Limited

for and on behalf of

Aviva Public Private Finance Limited

**Part 2**  
**Form of Acknowledgement**  
**[on duplicate]**

To: Aviva Public Private Finance Limited

Address: [ ]

Attention: [ ] [Date]

Dear Sirs

We acknowledge receipt of the Notice of Charge of which this is a copy. Terms and expressions defined in that Notice shall have the same meanings when used in this acknowledgment. We give any consent to the creation of the charge required pursuant to the Agreement and agree to and confirm that:

- (a) we will pay all moneys hereafter becoming due to the Company in respect of the Agreement as directed in the Notice and accept and will comply with the terms of the Notice;
- (b) we will send to you copies of any notices which we may give to the Company under the Agreement at the same time as we send them to the Company;
- (c) [we shall not exercise or seek to exercise any right which we may have to terminate or treat as terminated the Agreement without first giving to you by registered or recorded delivery post not less than [20] working days' prior written notice specifying our grounds for terminating or treating as terminated the Agreement and further that we shall not terminate the Agreement nor treat the same as terminated if:
  - (i) any breach giving rise to the right to terminate the Agreement is remedied before the expiration of [20] working days from such notice; or
  - (ii) prior to the expiry of such period, you have agreed to execute or procure the execution of, and you call upon us to execute, a novation agreement (in form and substance acceptable to you) by which you[, a receiver appointed by you under the Debenture] or

another person nominated by you and approved by us (such approval not to be unreasonably withheld or delayed) assume(s) the rights and obligations of the Company under the Agreement (but giving credit to you[, such receiver] or such other person for moneys already paid and obligations already performed by or on behalf of the Company pursuant to the Agreement) and we agree and confirm that on being called upon to execute any such novation agreement we shall promptly execute the same;]

- (d) [we shall provide to you promptly on request any documents or other relevant information which you[, such receiver] or such other person may from time to time require in order to perform the obligations of the Company;]
- (e) [if you should serve on us a notice in writing stating that the Company is in breach of an obligation on its part under or in connection with the Debenture, we shall:
  - (i) permit you to exercise all or any of the rights of the Company under the Agreement for so long as you shall require. Such notice in writing shall be binding and conclusive upon us; and/or
  - (ii) enter into a novation agreement (in form and substance acceptable to you) by which you[, a receiver appointed by you under the Debenture] or another person nominated by you and approved by us (such approval not to be unreasonably withheld or delayed) assume(s) the rights and obligations of the Company under the Agreement (but giving credit to you[, such receiver] or such other person for moneys already paid and obligations already performed by or on behalf of the Company pursuant to the Agreement) and we agree and confirm that on being called upon to execute any such novation agreement we shall promptly execute the same;]
- (f) we have not received notice of any other charge, assignment or other third party right or interest whatsoever in, of, over, or affecting, the Agreement or any other notice relating to the Agreement; and
- (g) this acknowledgement is freely assignable or transferable by you, by any subsequent assignee, transferee or successor in title in accordance with the terms of the Agreement (“Subsequent Party”) and by any receiver appointed by you or by any Subsequent Party pursuant to the Debenture.

Yours faithfully

.....

for and on behalf of

[Name of relevant counterparty to Specified Contract]

## SCHEDULE 8

### FORM OF NOTICE OF CHARGE – ACCOUNTS NOT WITH THE SECURITY TRUSTEE

#### Part 1

##### Form of Notice

To: *[Name of relevant bank or financial institution]*

Address: [ ] [Date]

Dear Sirs

Aviva Public Private Finance Limited (the “Security Trustee”) and Croydon and Lewisham Lighting Services Limited (the “Company”) HEREBY GIVE NOTICE that by a charge contained in a mortgage debenture dated [•] and made between the Company and the Security Trustee (the “Debenture”) the Company charged to the Security Trustee by way of first fixed charge all of its present and future right, title and interest in and to all moneys from time to time deposited in or standing to the credit of any bank account with any bank or financial institution, including the following account(s) (each a “Relevant Account”) maintained with you:

*[Specify accounts: account name, account number, details of branch etc].*

Accordingly, the Company hereby irrevocably and unconditionally instructs and authorises you:

- (a) to disclose to the Security Trustee, without any reference to or further authority from the Company and without any enquiry by you as to the justification for such disclosure, such information relating to any of the Relevant Accounts and the moneys from time to time deposited in or standing to the credit of any of the Relevant Accounts as the Security Trustee may at any time and from time to time request you to disclose to it;
- (c) to hold all moneys from time to time deposited in or standing to the credit of any of the Relevant Accounts to the order of the Security Trustee and to pay or release all or any part of such moneys in accordance with the written instructions of the Security Trustee at any time and from time to time; and
- (d) to comply with the terms of any other written notice or instructions that you receive at any time and from time to time from the Security Trustee in any way relating to the Debenture, any of the Relevant Accounts or the moneys from time to time deposited in or standing to the credit of any of the Relevant Accounts without any reference to or further authority from the Company and without any enquiry by you as to the justification for or validity of such notice or instructions.

The Security Trustee has agreed that the Company may withdraw any moneys from any of the Relevant Accounts without any reference to or further authority from the Security Trustee except to the extent that the Security Trustee gives you notice to the contrary. Upon and after the giving of such notice, the Company shall cease to be entitled to make any such withdrawal to the extent specified in the notice.

The Company confirms that:

- (i) in the event of any conflict between communications received from it and from the Security Trustee, the communication from the Security Trustee shall prevail;
- (ii) none of the instructions, authorisations or confirmations in this Notice of Charge (the “Notice”) can be revoked or varied in any way except with the Security Trustee’s specific written consent; and
- (iii) any written notice or instructions given to you by the Security Trustee in accordance with this Notice shall be conclusive.

Kindly acknowledge receipt of this Notice and confirm your agreement to it by signing the enclosed form of acknowledgement and returning it to the Security Trustee at [address] for the attention of [officer/department].

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

Yours faithfully,

for and on behalf of

Croydon and Lewisham Lighting Services  
Limited

for and on behalf of

Aviva Public Private Finance Limited

**Part 2**  
**Form of Acknowledgement**

*[on duplicate]*

To: Aviva Public Private Finance Limited

Address: [ ]

Attention: [ ]

[Date]

Dear Sirs

We acknowledge receipt of the Notice of Charge of which this is a copy. Terms and expressions defined in that Notice shall have the same meanings when used in this acknowledgment. We agree to and confirm the following:

- (a) we accept and will comply with the terms of the Notice;
- (b) we have not received notice of any other charge, assignment or other third party right or interest whatsoever in, of, over or affecting any of the Relevant Accounts;
- (c) we have not claimed or exercised and will not claim or exercise (except with the Security Trustee's prior written consent) any security interest, right of set-off, consolidation or counterclaim or any other right against or in respect of any of the Relevant Accounts, except in respect of our usual administrative and transactional fees and charges in relation to the Relevant Account in question; and
- (d) we shall not permit the Company to make any withdrawal from any of the Relevant Accounts after receipt by us of a notice from the Security Trustee prohibiting such withdrawals to the extent specified in that notice..

Yours faithfully

.....

for and on behalf of

[name of relevant bank or financial institution]



EXECUTION PAGE

THE CHARGOR

Executed as a deed by )  
CROYDON AND LEWISHAM LIGHTING )  
SERVICES LIMITED ) ..... 048F383C692344E...  
acting by two directors: ) Director  
..... Jack Scott )  
and ..... Thomas Samuel Cunningham ) ..... 53CB1F43C243499...  
 ) Director

THE SECURITY TRUSTEE

Executed as a deed by )  
AVIVA PUBLIC PRIVATE FINANCE ) Signature ..... DFCC4E2F8804417...  
LIMITED acting by its duly authorised )  
attorney AVIVA INVESTORS GLOBAL )  
SERVICES LIMITED itself acting by an ) Name  
attorney ) (block capitals) ..... Marcia Smith  
Attorney

in the presence of:

Signature of witness: ..... FE925988C4D24D1...  
Name: ..... GILL GIBB  
Address: ..... Aviva Investors, Island Site  
..... Surrey, Street, Norwich, NR1 3GG  
..... Solicitor  
Occupation: .....