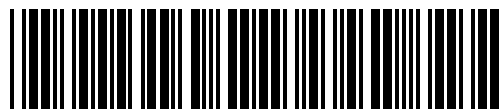




**Registration of a Charge**

Company Name: **OCTOPUS ENERGY LIMITED**

Company Number: **09263424**



Received for filing in Electronic Format on the: **18/11/2022**

XBH0C1Z7

**Details of Charge**

Date of creation: **14/11/2022**

Charge code: **0926 3424 0007**

Persons entitled: **SHELL ENERGY EUROPE LIMITED**

Brief description: **A FIXED CHARGE IS GIVEN OVER ALL REAL PROPERTY AND INTELLECTUAL PROPERTY RIGHTS FROM TIME TO TIME OWNED BY THE COMPANY.**

**Contains fixed charge(s).**

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

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

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

Certified by:

**CLIFFORD CHANCE LLP**



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

Company number: 9263424

Charge code: 0926 3424 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th November 2022 and created by OCTOPUS ENERGY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th November 2022 .

Given at Companies House, Cardiff on 21st November 2022

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**

DATED 14 November 2022

OCTOPUS ENERGY LIMITED  
IN FAVOUR OF  
SHELL ENERGY EUROPE LIMITED

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DEBENTURE

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## CONTENTS

Clause	Page
1 DEFINITIONS AND INTERPRETATION .....	1
2 CONFIRMATION OF ORIGINAL SECURITY .....	7
3 COVENANT TO PAY .....	7
4 COMMON PROVISIONS .....	8
5 FIXED SECURITY .....	8
6 FLOATING CHARGE .....	10
7 PROVISIONS AS TO SECURITY AND PERFECTION .....	11
8 FURTHER ASSURANCE .....	13
9 SHARES AND INVESTMENTS .....	14
10 ACCOUNTS .....	16
11 MONETARY CLAIMS .....	17
12 INSURANCES .....	18
13 REAL PROPERTY .....	19
14 GENERAL UNDERTAKINGS .....	20
15 AMENDMENTS TO THE ORIGINAL SECURITY AGREEMENTS .....	20
16 ENFORCEMENT OF SECURITY .....	23
17 EXTENSION OF POWERS AND RIGHT OF APPROPRIATION .....	24
18 APPOINTMENT OF RECEIVER OR ADMINISTRATOR .....	25
19 POWERS OF RECEIVERS .....	26
20 APPLICATION OF MONIES .....	27
21 PROTECTION OF PURCHASERS .....	27
22 POWER OF ATTORNEY .....	27
23 EFFECTIVENESS OF SECURITY .....	28
24 PRIOR SECURITY INTERESTS .....	31
25 SUBSEQUENT SECURITY INTERESTS .....	31
26 SUSPENSE ACCOUNTS .....	31
27 RELEASE OF SECURITY .....	32
28 SET-OFF .....	32
29 ASSIGNMENT .....	32
30 NOTICES .....	32
31 EXPENSES, STAMP TAXES AND INDEMNITY .....	33
32 DISCRETION AND DELEGATION .....	34
33 COUNTERPART .....	34
34 GOVERNING LAW .....	34

35	THIRD PARTY RIGHTS .....	35
	SCHEDULE 1 MORTGAGED PROPERTY .....	36
	SCHEDULE 2 CONTROL ACCOUNTS .....	37
	SCHEDULE 3 SHARES AND INVESTMENTS .....	38
	SCHEDULE 4 SPECIFIC CONTRACTS .....	39
	SCHEDULE 5 INTELLECTUAL PROPERTY .....	40
	SCHEDULE 6 INSURANCE POLICIES .....	41
	SCHEDULE 7 FORM OF LEGAL CHARGE .....	42
	SCHEDULE 8 FORM OF NOTICE OF SECURITY TO ACCOUNT BANK .....	47
	SCHEDULE 9 FORM OF NOTICE OF ASSIGNMENT OF SPECIFIC CONTRACT .....	51
	SCHEDULE 10 FORM OF NOTICE OF ASSIGNMENT OF INSURANCE POLICY .....	54
	SCHEDULE 11 INVESTMENTS: BROKER'S NOTICE OF CHARGE AND UNDERTAKING .....	57

**THIS DEBENTURE** is made by way of deed on 14 November 2022

**BY:**

- (1) **OCTOPUS ENERGY LIMITED** a company incorporated in the United Kingdom (registered number 09263424) whose registered office is at UK House, 5th Floor, 164-182 Oxford Street, London W1D 1NN (the "**Chargor**") in favour of
- (2) **SHELL ENERGY EUROPE LIMITED**, a company incorporated in England and Wales (registered number 04162523), whose registered office is at Shell Centre, London, SE1 7NA, England ("**SEEL**"), acting through its agent, **SHELL INTERNATIONAL TRADING AND SHIPPING COMPANY LIMITED**, a company incorporated in England and Wales (registered no. 00525037), whose registered office is at 80 Strand, London, WC2R OZA, England.

**RECITALS:**

- (A) The Chargor and SEEL have entered into a Global Agreement (as defined below) which governs the purchase and sale of power and related products and miscellaneous services, including certain credit support arrangements. The Chargor and SEEL are entering into an amendment to the Global Agreement on or about the date of this Debenture.
- (B) The Chargor and SEEL have agreed to enter into this Debenture in connection with such amendments.
- (C) Pursuant to the Original Security Agreements (as defined below) the Chargor created security over certain of its assets in favour of SEEL as continuing security for the payment and discharge of all the Secured Obligations (as defined in the Original Security Agreement).
- (D) The Chargor wishes to confirm the original security created pursuant to the Original Security Agreements and grant security over the Charged Assets in respect of the Secured Obligations (as defined below).

**IT IS AGREED** as follows:

## **1 DEFINITIONS AND INTERPRETATION**

### **1.1 Definitions**

In this Debenture and each Legal Charge (as defined below):

**"2018 Debenture"** means the debenture between the Chargor and SEEL dated 5 March 2018.

**"2021 Debenture"** means the debenture between the Chargor and SEEL dated 28 October 2021.

**"Acceleration Event"** means the giving of notice pursuant to clause 17.2 (Consequences of Default) of the Global Agreement.

**"Account"** means each of the accounts opened or maintained by the Chargor in accordance with the Accounts Agreement, any bank, building society, financial institution or other person (including any renewal, redesignation, replacement, subdivision or subaccount of such account) and the debt or debts represented thereby.

**"Account Bank"** means HSBC whose registered office is at 8 Canada Square, London E14 5HQ and whose branch office is at 31 Holborn, Holborn Circus, London, EC1N 2HR in its capacity as account bank for and on behalf of SEEL.

**"Accounts Agreement"** means the agreement dated on or about the date hereof entered into by the Chargor and SEEL as amended, varied, novated or supplemented from time to time.

**"Affect Energy"** means the company (registered in England and Wales with company registration number 09263368), whose registered office is UK House, 5th Floor, 164-182 Oxford Street, London W1D 1NN.

**"Charged Assets"** means all of the assets and undertaking of the Chargor which from time to time are the subject of any Security created or expressed to be created by it in favour of SEEL by or pursuant to this Debenture and any Legal Charge.

**"Collateral Rights"** means all rights, powers and remedies of SEEL provided by or pursuant to this Debenture and/or any Legal Charge or by law.

**"Control Account"** means- each of the Accounts described in Schedule 2 (*Control Accounts*) opened or maintained with the Account Bank by the Chargor (and any renewal, redesignation, replacement, subdivision or subaccount of such accounts) and any other Account that may from time to time be identified in writing as a Control Account by SEEL.

**"Excluded Assets"** means the Chargor's interest in the whole or any part of the Charged Assets in respect of which the creation of any Fixed Security by the Chargor is prohibited either absolutely or without consent.

**"Fixed Security"** means any mortgage, fixed charge or assignment expressed to be constituted by or pursuant to Clause 5 (*Fixed Security*) of this Debenture.

**"Global Agreement"** means the original agreement dated 5 March 2018 between Octopus Energy Limited and SEEL as amended and restated on 16 October 2019 and subsequently amended on 28 April 2020, 18 December 2020, 1 July 2021, 20 October 2021, 17 December 2021 and 28 October 2022 and as it may from time to time be further amended, restated, novated or replaced from time to time.

**"Insurance Policy"** means each policy of insurance specified in Schedule 6 (*Insurance Policies*) and any policy of insurance in which the Chargor may from time to time have an interest (as amended or supplemented).

**"Intellectual Property"** means the intellectual property specified in Schedule 5 (*Intellectual Property*) and any patents, trademarks, service marks, designs, business and trade names, copyrights, design rights, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests, whether



registered or unregistered, and the benefit of all applications and rights to use such assets in which the Chargor may from time to time have an interest.

**"Investments"** means the securities specified in Schedule 3 (*Shares and Investments*) and any:

- (a) stocks, shares, debentures and certificates of deposit and other instruments creating or acknowledging indebtedness, including alternative finance investment bonds (but not including the Shares);
- (b) interests in collective investment schemes, in whatever form or jurisdiction any such scheme is established, including partnership interests;
- (c) warrants and other instruments entitling the holder to subscribe for or acquire any investments described in paragraphs (a) or (b) above;
- (d) certificates and other instruments conferring contractual or property rights (other than options) in respect of the investments in paragraphs (a), (b) or (c) above; and
- (e) options to acquire any investments described in paragraphs (a), (b), (c) or (d) above,

in each case whether held directly by or to the order of the Chargor or by any trustee, nominee, custodian, fiduciary or clearance system on its behalf (including all rights against any such trustee, nominee, custodian, fiduciary or clearance system including, without limitation, any contractual rights or any right to delivery of all or any part of the Investments from time to time).

**"Land Registry"** means the official land registry for England and Wales.

**"Legal Charge"** means a charge by way of legal mortgage in respect of all or any part of the Real Property between the Chargor and SEEL substantially in the form of Schedule 7 (*Form of Legal Charge*).

**"Monetary Claims"** means any book and other debts and monetary claims owing to the Chargor and any proceeds of such debts and claims (including any claims or sums of money deriving from or in relation to any Intellectual Property, any Investment, the proceeds of any Insurance Policy, any court order or judgment, any contract or agreement to which the Chargor is a party and any other assets, property, rights or undertaking of the Chargor).

**"Mortgaged Property"** means the freehold and leasehold property specified in the schedule to each Legal Charge and any freehold or leasehold property specified in Schedule 1 (*Mortgaged Property*).

**"Notice of Assignment"** means a notice of assignment in substantially the form set out in Schedule 8 (*Form of Notice of Security to Account Bank*), Schedule 9 (*Form of Notice of Assignment of Specific Contract*) and Schedule 10 (*Form of Notice of Assignment of Insurance Policy*) or in such form as may be specified by SEEL.

**"Notice of Charge"** means a notice of charge in substantially the form set out in Schedule 8 (*Form of Notice of Security to Account Bank*) and Schedule 11 (*Investments: Broker's Notice of Charge and Undertaking*) or in such form as may be specified by SEEL.

**"NSIA"** shall have the meaning ascribed to it in Clause 9.4 (*Voting Rights after a SEEL Notice*).

**"Octopus Energy Group Limited"** means the company (formerly Octopus Energy Holdings Limited) incorporated in the United Kingdom (registered number 09718624) whose registered office is at UK House, 5th Floor, 164-182 Oxford Street, London W1D 1NNT.

**"Original Security"** means the Security created by or pursuant to the Original Security Agreements.

**"Original Security Agreements"** means the:

- (a) 2018 Debenture; and
- (b) 2021 Debenture.

**"Real Property"** means (including as provided in Clause 1.7 (*Real Property*)), the Mortgaged Property and any present or future freehold or leasehold or immovable property and any other interest in land or buildings and any rights relating thereto in which the Chargor has an interest.

**"Receiver"** means a receiver, receiver and manager or, where permitted by law, an administrative receiver and that term will include any appointee made under a joint or several appointment.

**"Related Rights"** means, in relation to any asset:

- (a) the proceeds of sale or rental of any part of that asset;
- (b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset;
- (c) all rights, powers, benefits, claims, causes of action, contracts, warranties, remedies, security, guarantees, indemnities or covenants for title in respect of or derived from that asset; and
- (d) any monies and proceeds paid or payable in respect of that asset.

**"Secured Obligations"** means all present and future obligations and liabilities owing to SEEL by the Chargor or Affect Energy under or pursuant to the Transaction Documents (including any liability in respect of any further advances made under the Transaction Document) or Octopus Energy Group Limited under or pursuant to the Transaction Security Documents (in each case whether actual or contingent, whether owed jointly, severally or in any other capacity whatsoever and whether originally incurred by the Chargor, Affect Energy, or Octopus Energy Group Limited or by some other person) to SEEL, except for any obligation or liability which, if it were included,

would cause that obligation or liability or any of the Security in respect thereof, to be unlawful, prohibited or invalid by or under any applicable law.

**"Security Period"** means the period beginning on the date of this Debenture and ending on the date on which SEEL is satisfied that the Secured Obligations have been irrevocably and unconditionally discharged in full and SEEL is under no further actual or contingent obligation to make advances or provide other financial accommodation to the Chargor or Affect Energy or any other person under any of the Transaction Documents.

**"Shares"** means all the shares held by the Chargor as investment or in subsidiaries, including, without limitation, the shares listed in Schedule 3 (*Shares and Investments*).

**"Specific Contracts"** means (a) all contracts listed in Schedule 4 (*Specific Contracts*) and (b) any other contracts designated as Specific Contracts by SEEL and the Chargor, each of which is (without limitation) a contract entered into between the Chargor and a customer and is required for the operation of the Chargor's business as contemplated under the Global Agreement.

**"Subsidiary"** means a subsidiary within the meaning of section 1159 of the Companies Act 2006.

**"Tangible Moveable Property"** means any plant, machinery, office equipment, computers, vehicles, furniture, fittings and other chattels (excluding any for the time being forming part of the Chargor's stock in trade or work in progress).

**"Transaction Document"** has the meaning given to such term in the Global Agreement.

## 1.2 Terms defined in other Transaction Documents

Unless defined in this Debenture, or the context otherwise requires, a term defined in the Global Agreement has the same meaning in this Debenture and each Legal Charge, or any notice given under or in connection with this Debenture or any Legal Charge.

## 1.3 Construction

In this Debenture or, as applicable, any Legal Charge:

- (a) the rules of interpretation contained in clause 1.1 of the Global Agreement shall apply to the construction of this Debenture and each Legal Charge, or in any notice given under or in connection with this Debenture or any Legal Charge;
- (b) any reference to "SEEL" or the "Chargor" shall be construed so as to include its or their (and any subsequent) successors in title, permitted assigns and permitted transferees in accordance with their respective interests; and
- (c) references in this Debenture to any Clause or Schedule shall be to a Clause or Schedule contained in this Debenture.

#### **1.4 Incorporation of provisions into each Legal Charge**

Clauses 7.1 (*Negative pledge and restriction on dealings*), 7.2 (*Implied covenants for title*), 8.1 (*Further assurance*), 15 (*Enforcement of Security*), 17 (*Extension of Powers and Right of Appropriation*), 18 (*Appointment of Receiver or Administrator*), 19 (*Powers of Receivers*), 22 (*Power of Attorney*), 27 (*Release of Security*), 30 (*Notices*), 31 (*Expenses, stamp taxes and indemnity*), 32 (*Discretion and delegation*), 33 (*Governing Law*) and 35 (*Third Party Rights*) of this Debenture are deemed to form part of each Legal Charge as if expressly incorporated into each Legal Charge and as if references in those Clauses to (a) this Debenture were references to that Legal Charge and (b) the Charged Assets were references to the assets of the Chargor from time to time charged in favour of, or assigned (whether at law, or in equity) to SEEL by or pursuant to that Legal Charge.

#### **1.5 Conflict**

It is agreed that each Legal Charge is supplemental to this Debenture and to the extent the provisions of this Debenture conflict with those of any Legal Charge, the provisions of that Legal Charge shall prevail.

#### **1.6 Present and future assets**

- (a) A reference in this Debenture or any Legal Charge to any Mortgaged Property, Charged Asset or other asset includes, unless the contrary intention appears, present and future Mortgaged Property, Charged Assets and other assets.
- (b) The absence of or incomplete details of any Charged Assets in any Schedule shall not affect the validity or enforceability of any Security under this Debenture or any Legal Charge.

#### **1.7 Real Property**

- (a) A reference in this Debenture or in any Legal Charge to a mortgage, assignment or charge of any freehold, leasehold or commonhold property includes all buildings, fixtures and fittings from time to time on or forming part of that property and all Related Rights.
- (b) The terms of the Global Agreement and each other Transaction Document are incorporated into this Debenture, each Legal Charge and each other Transaction Document to the extent required for any purported disposition of any Real Property contained in any Transaction Document to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

#### **1.8 Separate Security**

Clauses 5.1 (*Mortgage of Real Property*) to 5.14 (*Assignment of Insurance Policies*) shall be construed as creating a separate and distinct mortgage, fixed charge or assignment over each relevant asset within any particular class of assets defined in this Debenture or any Legal Charge and the failure to create an effective mortgage, fixed charge or assignment (whether arising out of this Debenture or any Legal Charge or any act or omission by any party) over any one asset shall not affect the nature or

validity of the mortgage, charge or assignment imposed on any other asset whether within that same class of assets or not.

### **1.9 SEEL assumes no obligation**

SEEL shall not be under any obligation in relation to the Charged Assets as a consequence of this Debenture or any Legal Charge and the Chargor shall at all times remain liable to perform all obligations in respect of the Charged Assets.

### **1.10 Nature of Security**

- (a) Notwithstanding that this Debenture purports to create a "first fixed charge" over certain assets of the Chargor, or a "first floating charge", SEEL acknowledges that the Chargor has, at the date of this Debenture, already entered into the Original Security and SEEL has the benefit of a "first fixed charge" and "first floating charge" under the Original Security in respect of certain assets expressed to be charged pursuant to this Debenture.
- (b) Where there is an obligation on the Chargor to undertake the same action in favour of SEEL under the Original Security Agreements and this Debenture, to the extent that the Chargor fulfils such action under the Original Security Agreements then, unless SEEL requests any further action be taken pursuant to clause 8.1 (*Covenant for Further Assurance*) of this Debenture, it shall be considered to have satisfied such requirement under both the Original Security Agreements and this Debenture (save that this clause 1.10(b) shall not apply in respect of any document, notice or evidence required as a condition precedent to the effectiveness of any amendment to the Global Agreement).
- (c) To the extent there is any conflict and/or inconsistency between the terms of this Debenture and the Original Security Agreements, the terms of this Debenture shall prevail.

- 1.11 It is intended by the parties to this Debenture that this document will take effect as a deed despite the fact that a party may only execute this Debenture under hand.

## **2 CONFIRMATION OF ORIGINAL SECURITY**

For the avoidance of doubt, the Chargor confirms, for the benefit of SEEL, that the Original Security shall remain in full force and effect and continue to secure the Secured Obligations (as such term is defined in the relevant Original Security Agreements).

## **3 COVENANT TO PAY**

### **3.1 Covenant to pay**

The Chargor covenants with SEEL that it shall, on written demand of SEEL pay, discharge and satisfy the Secured Obligations and indemnify SEEL against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Secured Obligations in accordance with their respective terms.

### **3.2 Default interest**

If the Chargor fails to pay any amount payable by it under this Debenture or any Legal Charge on its due date, interest shall accrue on the overdue amount (both before and after judgment) at the rate determined in accordance with and on the terms set out in clause 6.3 (*Payment and Invoicing*) of the Global Agreement.

## **4 COMMON PROVISIONS**

### **4.1 Common provisions as to all Security**

All the Security constituted by or pursuant to this Debenture and any Legal Charge is:

- (a) created with full title guarantee;
- (b) created in favour of SEEL; and
- (c) continuing security for the payment and discharge of all the Secured Obligations.

### **4.2 Consent for Fixed Security**

- (a) The Chargor creates each Fixed Security subject to obtaining any necessary consent to such Fixed Security from any relevant third party.
- (b) The Fixed Security from time to time constituted by this Debenture shall not extend to the Chargor's interest in the Excluded Assets unless and until any relevant consent has been obtained or any restriction on the creation of Security over any such asset is removed.

## **5 FIXED SECURITY**

### **5.1 Mortgage of Real Property**

The Chargor charges, by way of first legal mortgage, the Mortgaged Property.

### **5.2 Fixed charge over Real Property**

The Chargor charges (to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 5.1 (*Mortgage of Real Property*)), by way of first fixed charge, all of its rights, title and interest from time to time in and to all the Real Property and all Related Rights.

### **5.3 Fixed charge over Tangible Moveable Property**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Tangible Moveable Property and all Related Rights.

### **5.4 Fixed charge over Accounts**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Accounts (except for the Control Accounts) and all Related Rights.

### **5.5 Fixed charge over contracts**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to any contract or agreement to which the Chargor is a party (except for the Specific Contracts), each of its interest or currency rate swap, cap, floor, collar or option transactions and all Related Rights.

### **5.6 Fixed charge over Monetary Claims**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Monetary Claims (other than any claims which are otherwise subject to a fixed charge or assignment (at law or in equity) pursuant to this Debenture) and all Related Rights (to the extent not already charged under this Clause 5.6).

### **5.7 Fixed charge over Investments**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Investments and all dividends, interest and other monies payable in respect of those Investments and all Related Rights (whether derived by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise).

### **5.8 Fixed charge over Shares**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Shares and all dividends, interest and other monies payable in respect of those Shares and all Related Rights (whether derived by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise).

### **5.9 Fixed charge over Intellectual Property**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to the Intellectual Property and all Related Rights.

### **5.10 Fixed charge over goodwill**

The Chargor charges, by way of first fixed charge, all of its rights, title and interest from time to time in and to any goodwill, rights and claims in relation to the uncalled capital of the Chargor.

### **5.11 Fixed charge over other assets**

The Chargor charges (to the extent not validly and effectively assigned pursuant to Clauses 5.12 (*Assignment of Accounts*) to 5.14 (*Assignment of Insurance Policies*), by way of first fixed charge, all of its rights, title and interest from time to time in and to each Control Account, each Specific Contract and each Insurance Policy and all Related Rights in relation to each of those assets.

### 5.12 **Assignment of Accounts**

The Chargor assigns and agrees to assign absolutely, all of its rights, claims, title and interest from time to time in and to each Control Account and all Related Rights.

### 5.13 **Assignment of Specific Contracts**

The Chargor assigns and agrees to assign absolutely, all of its rights, claims, title and interest from time to time in and to each Specific Contract and all Related Rights.

### 5.14 **Assignment of Insurance Policies**

The Chargor assigns and agrees to assign absolutely, all of its rights, claims, title and interest from time to time in and to the proceeds of each Insurance Policy and all Related Rights.

## 6 **FLOATING CHARGE**

### 6.1 **Floating charge**

- (a) The Chargor charges by way of first floating charge in favour of SEEL all present and future assets and undertaking of the Chargor.
- (b) The floating charge created by paragraph (a) of Clause 6.1 above shall be deferred in point of priority to all Fixed Security validly and effectively created by the Chargor under the Transaction Documents in favour of SEEL as security for the Secured Obligations.
- (c) Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by paragraph (a) of Clause 6.1 above.

### 6.2 **Crystallisation: by notice**

SEEL may at any time by notice in writing to the Chargor convert the floating charge created pursuant to Clause 6.1 (*Floating Charge*) with immediate effect into a fixed charge as regards any property or assets other than an Excluded Asset specified in the notice if:

- (a) An Acceleration Event has occurred;
- (b) SEEL considers that any of the Charged Assets may be in jeopardy or in danger of being seized or sold pursuant to any form of legal process;
- (c) SEEL considers that it is necessary in order to protect the priority of the security; or
- (d) the Chargor requests SEEL to exercise any of its powers under this Debenture or any Legal Charge.



### 6.3 **Crystallisation: automatic**

Notwithstanding Clause 6.2 (*Crystallisation: by notice*) and without prejudice to any law which may have a similar effect, the floating charge created pursuant to Clause 6.1 (*Floating Charge*) will automatically be converted (without notice) with immediate effect into a fixed charge as regards all the assets subject to the floating charge if:

- (a) the Chargor creates or attempts to create any Security (other than any Security permitted under the terms of the Transaction Documents), over any of the Charged Assets;
- (b) any person levies or attempts to levy any distress, execution or other process against any of the Charged Assets; and
- (c) a resolution is passed or an order is made for the winding-up, dissolution of the Chargor.

## 7 **PROVISIONS AS TO SECURITY AND PERFECTION**

### 7.1 **Negative pledge and restriction on dealings**

Except as permitted under the Transaction Documents the Chargor shall not at any time during the Security Period create or permit to subsist any Security over all or any part of the Charged Assets or dispose of or otherwise deal with any part of the Charged Assets.

### 7.2 **Implied covenants for title**

- (a) The covenants set out in sections 3(1), 3(2) and 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to Clauses 5 (*Fixed Security*) or 6 (*Floating charge*).
- (b) It shall be implied in respect of Clauses 5 (*Fixed Security*) and 6 (*Floating charge*) that the Chargor is disposing of the Charged Assets free from all charges and incumbrances (whether monetary or not) and from all other rights exercisable by third parties (including liabilities imposed and rights conferred by or under any enactment).

### 7.3 **Notice of Security: Accounts**

- (a) **Control Accounts:** The Chargor shall, on the date of this Debenture or, if later, promptly upon the designation at any time by SEEL of any Account as a Control Account, deliver to SEEL (or procure the delivery of) a Notice of Assignment duly executed by, or on behalf of, the Chargor in respect of each Control Account and the Chargor shall use all reasonable endeavours to procure from each account bank, building society, financial institution or other person with which any Control Account is opened or maintained, an acknowledgement in the form set out in such Notice of Assignment.
- (b) **Other Accounts:** The Chargor shall, if requested by SEEL from time to time after the occurrence of an Acceleration Event, promptly deliver to SEEL (or procure the delivery of) a Notice of Charge in relation to the Accounts (except

any Control Account) duly executed by, or on behalf of, the Chargor and the Chargor shall use all reasonable endeavours to procure from each account bank, building society, financial institution or other person with which any Account is opened or maintained, an acknowledgement in the form set out in such Notice of Charge.

- (c) The execution of this Debenture by the Chargor and SEEL shall constitute notice to SEEL of the charge created over any Account opened or maintained with SEEL.

#### **7.4 Notice of Security: Other assets**

- (a) The Chargor shall, on the date of this Debenture or, if later, when requested by SEEL from time to time, promptly deliver to SEEL (or procure the delivery of) a Notice of Assignment or a Notice of Charge (as appropriate) duly executed by, or on behalf of, the Chargor in relation to any asset (other than the Accounts) which is the subject of the Fixed Security and any floating charge which is converted into a fixed charge pursuant to Clauses 6.2 (*Crystallisation: by notice*) and 6.3 (*Crystallisation: automatic*).
- (b) The Chargor shall use all reasonable endeavours to procure from each recipient of such a Notice of Assignment or a Notice of Charge (as appropriate) an acknowledgement in the form set out therein.

#### **7.5 Deposit of documents of title: Investments**

After the occurrence of an Acceleration Event the Chargor shall promptly on the request of SEEL, deposit with SEEL (or procure the deposit of) all of the Investments and any certificates and other documents of title representing the Investments to which the Chargor (or its nominee(s)) is or becomes entitled, together with any other document which SEEL may reasonably request (in such form and executed in such manner as SEEL may reasonably require (including stock transfer forms or other instruments of transfer executed in blank by it or on its behalf), with a view to perfecting or improving its security over the Investments or to registering any Investment in its name or the name of any nominee(s).

#### **7.6 Deposit of share certificates**

The Chargor shall:

- (a) on the date of this Debenture, deposit with SEEL (or procure the deposit of) all certificates or other documents of title to the Shares and stock transfer forms (executed in blank by it or on its behalf); and
- (b) promptly upon the accrual, offer or issue of any stocks, shares, warrants or other securities in respect of or derived from the Shares (or upon acquiring any interest therein), notify SEEL of that occurrence and deposit with SEEL (or procure the deposit of) (i) all certificates or other documents of title representing such items and (ii) such stock transfer forms or other instruments of transfer (executed in blank by it or on its behalf) in respect thereof as SEEL may request.

## **7.7 Deposit of title deeds**

The Chargor shall:

- (a) on the date of this Debenture or any Legal Charge (and promptly upon the acquisition by it of any interest in any Real Property at any time) deposit with SEEL (or procure the deposit of) all deeds, certificates and other documents constituting or evidencing title to such Real Property; and
- (b) at any time thereafter deposit with SEEL (or procure the deposit of) any further such deeds, certificates and other documents, promptly upon coming into possession of any of those items.

## **7.8 Application to the Land Registry**

The Chargor hereby consents to an application being made to the Land Registry to enter a restriction in the proprietorship register of any registered land at any time forming part of the Real Property.

## **7.9 Registration of Intellectual Property**

The Chargor shall, if requested by SEEL, execute all such documents and do all such acts as SEEL may reasonably require to record the interest of SEEL in any registers relating to any registered Intellectual Property.

## **7.10 Further advances**

- (a) Subject to the terms of the Global Agreement, SEEL is under an obligation to make further advances to the Chargor and that obligation will be deemed to be incorporated in this Debenture as if set out in this Debenture.
- (b) The Chargor consents to an application being made to the Land Registry to enter the obligation to make further advances on the Charges Register of any registered land forming part of the Charged Assets.

# **8 FURTHER ASSURANCE**

## **8.1 Further assurance**

- (a) The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall extend to include the obligations set out in paragraph (b) of Clause 8.1 below.
- (b) The Chargor shall promptly, at its own cost, enter into, execute and complete a Legal Charge over any Real Property in England and Wales not already the subject of a registrable Legal Charge and do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notarisations, registrations, notices and instructions) as SEEL may reasonably specify (and in such form as SEEL may reasonably require) in favour of SEEL or its nominee(s):
  - (i) to create, perfect and/or protect the Security created or intended to be created in respect of the Charged Assets (which may include the

execution by the Chargor of a mortgage, charge or assignment over all or any of the assets constituting, or intended to constitute, the Charged Assets) or for the exercise of the Collateral Rights;

- (ii) to confer on SEEL Security over any asset or undertaking of the Chargor located in any jurisdiction outside England and Wales equivalent or similar to the Security intended to be conferred by or pursuant to this Debenture and each Legal Charge to which it is a party; and/or
- (iii) to facilitate the realisation of the Charged Assets.

## **8.2 Necessary action**

The Chargor shall take all such action as is available to it (including making all filings and registrations and applying for relief against forfeiture) as may be necessary or as may reasonably be requested by SEEL for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on SEEL by or pursuant to this Debenture and each Legal Charge.

## **8.3 Consents**

The Chargor shall, as soon as possible, use all reasonable endeavours to obtain any consents necessary including any consent necessary for any Legal Charge or to remove any restriction on the creation of Security (in each case in form and substance satisfactory to SEEL, acting reasonably) to enable the assets of the Chargor including each of the Excluded Assets to be the subject of the relevant Fixed Security pursuant to this Debenture and each Legal Charge. Immediately upon obtaining any such consent or removing any such restriction, the asset concerned will become subject to that Fixed Security and the Chargor shall promptly deliver a copy of such consent or evidence of such removal to SEEL.

# **9 SHARES AND INVESTMENTS**

## **9.1 Dividends prior to an Acceleration Event**

Prior to the occurrence of an Acceleration Event, the Chargor shall be entitled to all dividends, interest and other monies arising from the Shares.

## **9.2 Dividends after an Acceleration Event**

Upon the occurrence of an Acceleration Event, SEEL may, at its discretion, in the name of the Chargor or otherwise and without any further consent or authority from the Chargor, apply all dividends, interest and other monies arising from the Shares as though they were the proceeds of sale in accordance with Clause 20 (*Application of Monies*).

## **9.3 Voting rights prior to a SEEL Notice**

Prior to the giving of notice pursuant to Clause 9.4 (*Voting rights after a SEEL notice*), the Chargor shall be entitled to exercise all voting rights in relation to the Shares.

#### 9.4 Voting rights after a SEEL Notice

Subject to paragraph (c) below, upon the occurrence of an Acceleration Event, SEEL may (but without having any obligation to do so) give notice to the Chargor that this Clause 9.4 will apply. With effect from the giving of that notice SEEL may, at its discretion, (in the name of the Chargor or otherwise and without any further consent or authority from the Chargor):

- (a) exercise (or refrain from exercising) any voting rights in respect of the Shares; and
- (b) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Shares including the right, in relation to any company whose shares or other securities are included in the Shares, to concur or participate in:
  - (i) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence thereof);
  - (ii) the release, modification or variation of any rights or liabilities attaching to such shares or securities; and
  - (iii) the exercise, renunciation or assignment of any right to subscribe for any shares or securities,

in each case in the manner and on the terms SEEL thinks fit, and the proceeds of any such action shall form part of the Shares.

- (c) Where the mandatory notification procedure under the National Security and Investments Act 2021 (the "NSIA") applies to the acquisition of voting rights by SEEL in respect of the Shares, SEEL shall not acquire voting rights until clearance has been obtained under the NSIA.

#### 9.5 National Security and Investment Act 2021 – Notifications

Where paragraph 9.4(c) (*Voting Rights after a SEEL Notice*) applies, SEEL may give a mandatory notice to the Secretary of State in accordance with the NSIA notifying of the proposed acquisition of voting rights by SEEL.

#### 9.6 Waiver of voting rights by SEEL

- (a) SEEL may, in its absolute discretion and without any consent or authority from the Chargor, at any time, by notice to the Chargor (which notice shall be irrevocable) elect to give up the right to exercise (or refrain from exercising) all voting rights and powers in respect of the Shares conferred or to be conferred on SEEL pursuant to Clause 9.4 (*Voting rights after a SEEL Notice*).
- (b) Once a notice has been issued by SEEL under paragraph (a) of this Clause 9.5, on and from the date of such notice SEEL shall cease to have the rights to exercise or refrain from exercising voting rights and powers in respect of the

Shares conferred or to be conferred on it pursuant to Clause 9.4 (*Voting rights after a SEEL notice*) or any other provision of this Debenture and all such rights will be exercisable by the Chargor. The Chargor shall be entitled, on and from the date of such notice, to exercise all voting rights and powers in relation to the Shares.

#### **9.7 Shares: Voting rights**

The Chargor shall not exercise (and shall procure that any nominee acting on its behalf does not exercise) its voting rights in relation to the Shares in any manner, or otherwise permit or agree to or concur or participate in any:

- (a) variation of the rights attaching to or conferred by all or any part of the Shares;
- (b) increase in the issued share capital of any company whose shares are charged pursuant to this Debenture;
- (c) exercise, renunciation or assignment of any right to subscribe for any shares or securities; or
- (d) reconstruction, amalgamation, sale or other disposal of any company or any of the assets or undertaking of any company (including the exchange, conversion or reissue of any shares or securities as a consequence thereof) whose shares are charged pursuant to this Debenture, which, in the opinion of SEEL (acting reasonably), would prejudice the value of, or the ability of SEEL to realise, the Security created by this Debenture **provided that** the proceeds of any such action shall form part of the Shares.

#### **9.8 Investments and Shares: Payment of calls**

The Chargor shall pay when due all calls or other payments which may be or become due in respect of any of the Investments and Shares, and in any case of default by it in such payment, SEEL may, if it thinks fit, make such payment on its behalf in which case any sums paid by SEEL shall be reimbursed by the Chargor to SEEL on demand and shall carry interest from the date of payment by SEEL until reimbursed in accordance with Clause 3.2 (*Default interest*).

#### **9.9 Investments: Exercise of rights**

The Chargor shall not exercise any of its rights and powers in relation to any of the Investments in any manner which would prejudice the value of, or the ability of SEEL to realise, the Security created by this Debenture.

### **10 ACCOUNTS**

#### **10.1 Accounts: Notification and variation**

- (a) The Chargor shall promptly deliver to SEEL on the date of this Debenture (and, if any change occurs thereafter, on the date of such change), details of each Account opened or maintained by it with any bank, building society, financial institution or other person.

- (b) The Chargor shall not, without SEEL's prior written consent, permit or agree to any variation of the rights attaching to any Account or close any Account.

#### **10.2 Accounts: Operation before an Acceleration Event**

The Chargor shall, prior to the occurrence of an Acceleration Event, be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account (other than a Control Account).

#### **10.3 Accounts: Operation after an Acceleration Event**

After the occurrence of an Acceleration Event the Chargor shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Account except with the prior consent of SEEL.

#### **10.4 Control Accounts**

- (a) The Chargor shall not be entitled to receive, withdraw or otherwise transfer any credit balance from time to time on any Control Account except with the prior consent of SEEL or in accordance with the terms of the Transaction Documents.
- (b) SEEL may, at any time, upon the occurrence of an Acceleration Event, without prior notice exercise from time to time all rights, powers and remedies held by it as assignee of the Control Accounts to:
  - (i) demand and receive all and any monies due under or arising out of each Control Account; and
  - (ii) exercise all such rights as the Chargor was then entitled to exercise in relation to such Control Account or might, but for the terms of this Debenture, exercise.

#### **10.5 Accounts: Application of monies**

SEEL shall, upon the occurrence of an Acceleration Event, be entitled without notice to apply, transfer or set-off any or all of the credit balances from time to time on any Account in or towards the payment or other satisfaction of all or part of the Secured Obligations in accordance with Clause 20 (*Application of Monies*).

### **11 MONETARY CLAIMS**

#### **11.1 Dealing with Monetary Claims**

The Chargor shall not, except with the prior written consent of SEEL or in accordance with the terms of the Transaction Documents, be entitled to withdraw or otherwise transfer the proceeds of the realisation of any Monetary Claims standing to the credit of any Control Account.

## 12 INSURANCES

### 12.1 Insurance: Undertakings

The Chargor shall at all times during the Security Period:

- (a) keep the Charged Assets insured in accordance with the terms of the Global Agreement;
- (b) if required by SEEL, cause each insurance policy or policies relating to the Charged Assets other than any Insurance Policy which has been the subject of a Notice of Assignment pursuant to Clause 7 (*Provisions as to Security and Perfection*) and effectively assigned, to have SEEL's interest as floating chargeholder noted on it and contain (in form and substance satisfactory to SEEL, acting reasonably) an endorsement naming SEEL as a loss payee in respect of all claims in excess of five hundred thousand pounds (£500,000) until such time as SEEL notifies the insurer(s) to the contrary;
- (c) promptly pay all premiums and other monies payable under all its Insurance Policies and promptly upon request, produce to SEEL a copy of each policy and evidence (in form and substance acceptable to SEEL, acting reasonably) of the payment of such sums; and
- (d) after the occurrence of an Acceleration Event if required by SEEL (but subject to the provisions of any lease of the Charged Assets), deposit all Insurance Policies relating to the Charged Assets with SEEL.

### 12.2 Insurance: Default

If the Chargor defaults in complying with Clause 12.1 (*Insurance: Undertakings*), SEEL may (without any obligation to do so) effect or renew any such insurance on such terms, in such name(s) and in such amount(s) as it reasonably considers appropriate, and all monies spent by SEEL in doing so shall be reimbursed by the Chargor to SEEL on demand and shall carry interest from the date of payment by SEEL until reimbursed in accordance with Clause 3.2 (*Default interest*).

### 12.3 Application of Insurance proceeds

All monies received under any Insurance Policies relating to the Charged Assets shall (subject to the rights and claims of any person having prior rights to such monies):

- (a) prior to the occurrence of an Acceleration Event, be applied in repairing, replacing, restoring or rebuilding the property or assets damaged or destroyed; and
- (b) after the occurrence of an Acceleration Event, be held upon trust for SEEL pending payment to SEEL for application in accordance with Clause 20 (*Application of Monies*) and the Chargor waives any right it may have to require that any such monies are applied in reinstatement of any part of the Charged Assets.



## **13 REAL PROPERTY**

### **13.1 Property: Notification**

The Chargor shall immediately notify SEEL of any contract, conveyance, transfer or other disposition for the acquisition by the Chargor (or its nominee(s)) of any Real Property.

### **13.2 Lease covenants**

The Chargor shall, in relation to any lease, agreement for lease or other right to occupy to which all or any part of the Charged Assets is at any time subject:

- (a) pay the rents (if the lessee) and observe and perform in all material respects the covenants, conditions and obligations imposed (if the lessor) on the lessor or (if the lessee) on the lessee; and
- (b) not do any act or thing whereby any lease or other document which gives any right to occupy any part of the Charged Assets becomes or may become subject to determination or any right of re-entry or forfeiture prior to the expiration of its term.

### **13.3 General property undertakings**

The Chargor shall:

- (a) repair and keep in good and substantial repair and condition to the reasonable satisfaction of SEEL all the Real Property at any time forming part of the Charged Assets;
- (b) not at any time without the prior written consent of SEEL sever or remove any of the fixtures forming part of the Real Property or any of the plant or machinery (other than stock in trade or work in progress) on or in the Charged Assets (except for the purpose of any necessary repairs, general maintenance, renewal, upgrade or replacement of it); and
- (c) comply with and observe and perform (a) all applicable requirements of all planning and environmental legislation, regulations and bye-laws relating to the Real Property, (b) any conditions attaching to any planning permissions relating to or affecting the Real Property and (c) any notices or other orders made by any planning, environmental or other public body in respect of all or any part of the Real Property.

### **13.4 Entitlement to remedy**

- (a) If the Chargor fails to comply with any of the undertakings contained in this Clause 13, SEEL shall be entitled (with such agents, contractors and others as it sees fit), to do such things as may in the reasonable opinion of SEEL be required to remedy such failure and all monies spent by SEEL in doing so shall be reimbursed by the Chargor on demand with interest from the date of payment by SEEL until reimbursed in accordance with Clause 3.2 (*Default interest*).

- (b) The exercise by SEEL of its powers under this Clause 13.4 shall not render SEEL liable to account as mortgagee in possession.

## **14 GENERAL UNDERTAKINGS**

### **14.1 Intellectual Property**

The Chargor shall during the Security Period in respect of any Intellectual Property which is material to or required in connection with its business:

- (a) preserve and maintain the subsistence, validity and value of any such Intellectual Property; and
- (b) not use or permit any such Intellectual Property to be used in any way which may materially and adversely affect its value.

### **14.2 Information and access**

The Chargor shall from time to time on request of SEEL, furnish SEEL with such information as SEEL may reasonably require about the Chargor's business and affairs, the Charged Assets and its compliance with the terms of this Debenture and each Legal Charge and the Chargor shall permit SEEL, its representatives, professional advisers and contractors, free access at all reasonable times and on reasonable notice to inspect and take copies and extracts from the books, accounts and records of the Chargor and (b) to view the Charged Assets (without becoming liable as mortgagee in possession).

- 14.3 The Chargor and SEEL agree that any interests in Intellectual Property are subject to the terms of the Brand Licence Agreements.

### **14.4 Notices under Part 21A of the Companies Act 2006**

The Chargor shall:

- (a) within the relevant timeframe, comply with any notice it receives pursuant to Part 21A of the Companies Act 2006 from Affect Energy Limited; and
- (b) promptly provide SEEL with a copy of that notice.

## **15 AMENDMENTS TO THE ORIGINAL SECURITY AGREEMENTS**

### **15.1 2018 Debenture**

With effect from the date of this Agreement, the 2018 Debenture shall be amended as follows:

- (a) Clauses 8.3 (*Voting rights prior to an Acceleration Event*) and 8.4 (*Voting rights after an Acceleration Event*) shall be deleted in its entirety and replaced with the following:

**"8.3 Voting rights prior to SEEL Notice**

Prior to the giving of notice pursuant to clause 8.4 (*Voting rights after SEEL Notice*), the Chargor shall be entitled to exercise all voting rights in relation to the Shares.

#### **8.4 Voting rights after SEEL Notice**

Subject to paragraph 9.4(c) below, upon the occurrence of an Acceleration Event, SEEL may (but without having any obligation to do so) give notice to the Chargor that this Clause 8.4 will apply. With effect from the giving of that notice SEEL may, at its discretion, (in the name of the Chargor or otherwise and without any further consent or authority from the Chargor):

- (a) exercise (or refrain from exercising) any voting rights in respect of the Shares; and
- (b) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Shares including the right, in relation to any company whose shares or other securities are included in the Shares, to concur or participate in:
  - (i) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence thereof);
  - (ii) the release, modification or variation of any rights or liabilities attaching to such shares or securities; and
  - (iii) the exercise, renunciation or assignment of any right to subscribe for any shares or securities,

in each case in the manner and on the terms SEEL thinks fit, and the proceeds of any such action shall form part of the Shares.

- (c) Where the mandatory notification procedure under the National Security and Investments Act 2021 (the "NSIA") applies to the acquisition of voting rights by SEEL in respect of the Shares, SEEL shall not acquire voting rights until clearance has been obtained under the NSIA.
- (d) Clause 8.5 (*Waiver of voting rights by SEEL*) shall be deleted in its entirety and replaced with the following new clauses 8.5 and 8.6:

#### **"8.5 National Security and Investment Act 2021 – notifications**

Where paragraph (b) of Clause 8.4 (*Voting rights after SEEL Notice*) applies, SEEL may give a mandatory notice to the Secretary of State in accordance with the NSIA notifying of the proposed acquisition of voting rights by SEEL.

#### **8.6 Waiver of voting rights by SEEL**

- (a) SEEL may, in its absolute discretion and without any consent or authority from the Chargor, at any time, by notice to the Chargor (which notice

shall be irrevocable) elect to give up the right to exercise (or refrain from exercising) all voting rights and powers in respect of the Shares conferred or to be conferred on SEEL pursuant to Clause 8.4 (*Voting rights after SEEL Notice*).

(b) Once a notice has been issued by SEEL under paragraph (a) of this Clause 8.6, on and from the date of such notice SEEL shall cease to have the rights to exercise or refrain from exercising voting rights and powers in respect of the Shares conferred or to be conferred on it pursuant to Clause 8.4 (*Voting rights after SEEL Notice*) or any other provision of this Agreement and all such rights will be exercisable by the Chargor. The Chargor shall be entitled, on and from the date of such notice, to exercise all voting rights and powers in relation to the Shares."

## 15.2 2021 Debenture.

With effect from the date of this Agreement, the 2021 Debenture shall be amended as follows:

- (a) Clauses 8.3 (*Voting rights prior to an Acceleration Event*) and 8.4 (*Voting rights after an Acceleration Event*) shall be deleted in its entirety and replaced with the following:

### "8.3 Voting rights prior to SEEL Notice

Prior to the giving of notice pursuant to clause 8.4 (*Voting rights after SEEL Notice*), the Chargor shall be entitled to exercise all voting rights in relation to the Shares.

### 8.4 Voting rights after SEEL Notice

Subject to paragraph 9.4(c) below, upon the occurrence of an Acceleration Event, SEEL may (but without having any obligation to do so) give notice to the Chargor that this Clause 8.4 will apply. With effect from the giving of that notice SEEL may, at its discretion, (in the name of the Chargor or otherwise and without any further consent or authority from the Chargor):

- (b) exercise (or refrain from exercising) any voting rights in respect of the Shares; and
- (c) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Shares including the right, in relation to any company whose shares or other securities are included in the Shares, to concur or participate in:
  - (i) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence thereof);
  - (ii) the release, modification or variation of any rights or liabilities attaching to such shares or securities; and

- (iii) the exercise, renunciation or assignment of any right to subscribe for any shares or securities,

in each case in the manner and on the terms SEEL thinks fit, and the proceeds of any such action shall form part of the Shares.

- (d) Where the mandatory notification procedure under the National Security and Investments Act 2021 (the "NSIA") applies to the acquisition of voting rights by SEEL in respect of the Shares, SEEL shall not acquire voting rights until clearance has been obtained under the NSIA.
- (e) The following clauses shall be added as new clauses 8.5 and 8.6

#### **"8.5 National Security and Investment Act 2021 – notifications**

Where paragraph (b) of Clause 8.4 (*Voting rights after SEEL Notice*) applies, SEEL may give a mandatory notice to the Secretary of State in accordance with the NSIA notifying of the proposed acquisition of voting rights by SEEL.

#### **8.6 Waiver of voting rights by SEEL**

- (a) SEEL may, in its absolute discretion and without any consent or authority from the Chargor, at any time, by notice to the Chargor (which notice shall be irrevocable) elect to give up the right to exercise (or refrain from exercising) all voting rights and powers in respect of the Shares conferred or to be conferred on SEEL pursuant to Clause 8.4 (*Voting rights after SEEL Notice*).
- (b) Once a notice has been issued by SEEL under paragraph (a) of this Clause 8.6, on and from the date of such notice SEEL shall cease to have the rights to exercise or refrain from exercising voting rights and powers in respect of the Shares conferred or to be conferred on it pursuant to Clause 8.4 (*Voting rights after SEEL Notice*) or any other provision of this Agreement and all such rights will be exercisable by the Chargor. The Chargor shall be entitled, on and from the date of such notice, to exercise all voting rights and powers in relation to the Shares."

## **16 ENFORCEMENT OF SECURITY**

### **16.1 Enforcement**

Any time after the occurrence of:

- (a) An Acceleration Event; or
- (b) a request from the Chargor to SEEL that it exercise any of its powers under this Debenture or any Legal Charge,

the Security created by or pursuant to this Debenture and each Legal Charge is immediately enforceable and SEEL may, without prior notice to the Chargor or prior authorisation from any court, in its absolute discretion:

- (i) enforce all or any part of that Security (at the times, in the manner and on the terms it thinks fit (including whether for cash consideration or otherwise)) and take possession of and hold or dispose of all or any part of the Charged Assets; and
- (ii) whether or not it has appointed a Receiver, exercise all or any of the rights, powers, authorities and discretions conferred by the Law of Property Act 1925 (as varied or extended by this Debenture and each Legal Charge) on mortgagees and by this Debenture and each Legal Charge on any Receiver or otherwise conferred by law on mortgagees or Receivers.

## **16.2 Effect of moratorium**

SEEL shall not be entitled to exercise its rights under Clause 16.1 (*Enforcement*) or Clause 6.2 (*Crystallisation: by notice*) where the right arises as a result of an Acceleration Event occurring solely due to any person obtaining, or taking steps to obtain, a moratorium pursuant to Schedule A1 of the Insolvency Act 1986.

## **17 EXTENSION OF POWERS AND RIGHT OF APPROPRIATION**

### **17.1 Extension of powers**

The power of sale or other disposal conferred on SEEL and on any Receiver by this Debenture and each Legal Charge shall operate as a variation and extension of the statutory power of sale under section 101 of the Law of Property Act 1925 and such power shall arise (and the Secured Obligations shall be deemed due and payable for that purpose) on the date of this Debenture or any Legal Charge.

### **17.2 Restrictions**

The restrictions contained in sections 93 and 103 of the Law of Property Act 1925 shall not apply to this Debenture or any Legal Charge or to the exercise by SEEL of its right to consolidate all or any of the Security created by or pursuant to this Debenture or any Legal Charge with any other Security in existence at any time or to its power of sale, which powers may be exercised by SEEL without notice to the Chargor on or at any time after this Debenture or any Legal Charge has become enforceable in accordance with Clause 15 (*Enforcement of Security*).

### **17.3 Power of leasing**

- (a) The statutory powers of leasing may be exercised by SEEL at any time on or after this Debenture or any Legal Charge has become enforceable in accordance with Clause 15 (*Enforcement of Security*) and SEEL and any Receiver may make any lease or agreement for lease, accept surrenders of leases and grant options on such terms as it shall think fit, without the need to comply with sections 99 and 100 of the Law of Property Act 1925.

- (b) For the purposes of sections 99 and 100 of the Law of Property Act 1925, the expression "Mortgagor" will include any incumbent deriving title under the Chargor and neither section 99(18) nor section 100 (12) of the Law of Property Act 1925 will apply.
- (c) The Chargor shall not have, at any time during the Security Period, the power pursuant to section 99 of the Law of Property Act 1925, to make any lease in respect of any Real Property without the prior written consent of SEEL or as permitted pursuant to the terms of the Global Agreement.

#### 17.4 **Right of appropriation**

To the extent that the provisions of the Financial Collateral Arrangements (No. 2) Regulations 2003, as amended, (the "**Regulations**") apply to a Charged Asset and subject to the occurrence of an Acceleration Event, SEEL shall have the right to appropriate all or any part of that Charged Asset in or towards the payment or discharge of the Secured Obligations and may exercise such right to appropriate upon giving written notice to the Chargor. For this purpose, the parties agree that the value of that Charged Asset shall be:

- (a) in the case of cash, the amount standing to the credit of each of the Accounts, together with any accrued but unposted interest, at the time of appropriation; and
- (b) in the case of any Investments and/or Shares, the market value of such Investments and/or Shares determined by SEEL by reference to a public index or independent valuation, or by such other commercially reasonable process as SEEL may select.

Where SEEL exercises its right of appropriation and the value (as determined in accordance of (a) or (b) above, as applicable) of the Charged Assets differs from the amount of the Secured Obligations SEEL must account to the Chargor for the amount by which the value of the appropriated Charged Asset exceeds the Secured Obligations.

### 18 **APPOINTMENT OF RECEIVER OR ADMINISTRATOR**

#### 18.1 **Appointment and removal**

After the Security created by or pursuant to this Debenture or any Legal Charge has become enforceable in accordance with Clause 16.1 (*Enforcement*), SEEL may by deed or otherwise (acting through an authorised officer of SEEL):

- (a) without prior notice to the Chargor:
  - (i) appoint one or more persons to be a Receiver of the whole or any part of the Charged Assets; or
  - (ii) appoint two or more Receivers of separate parts of the Charged Assets; or
  - (iii) remove (so far as it is lawfully able) any Receiver so appointed; or

- (iv) appoint another person(s) as an additional or replacement Receiver(s);  
or
- (v) appoint one or more persons to be an administrator of the Chargor pursuant to paragraph 14 of Schedule B1 of the Insolvency Act 1986;  
and
- (b) following notice to the Chargor, appoint one or more persons to be an administrator of the Chargor pursuant to paragraph 12 of Schedule B1 of the Insolvency Act 1986.

## 18.2 Capacity of Receivers

Each person appointed to be a Receiver pursuant to Clause 18.1 (*Appointment and removal*) shall be:

- (a) entitled to act individually or together with any other person appointed or substituted as Receiver;
- (b) for all purposes deemed to be the agent of the Chargor which shall be solely responsible for his acts, defaults and liabilities and for the payment of his remuneration and no Receiver shall at any time act as agent for SEEL; and
- (c) entitled to remuneration for his services at a rate to be fixed by SEEL from time to time (without being limited to the maximum rate specified by the Law of Property Act 1925).

## 18.3 Statutory powers of appointment

The powers of appointment of a Receiver shall be in addition to all statutory and other powers of appointment of SEEL under the Law of Property Act 1925 (as extended by this Debenture and each Legal Charge) or otherwise and such powers shall remain exercisable from time to time by SEEL in respect of any part of the Charged Assets.

## 19 POWERS OF RECEIVERS

Every Receiver shall (subject to any restrictions in the instrument appointing him but notwithstanding any winding-up or dissolution of the Chargor) have and be entitled to exercise, in relation to the Charged Assets (and any assets of the Chargor which, when got in, would be Charged Assets) in respect of which he was appointed, and as varied and extended by the provisions of this Debenture and each Legal Charge (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):

- (a) all the powers conferred by the Law of Property Act 1925 on mortgagors and on mortgagees in possession and on receivers appointed under that Act;
- (b) all the powers of an administrative receiver set out in Schedule 1 to the Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);
- (c) all the powers and rights of an absolute owner and power to do or omit to do anything which the Chargor itself could do or omit to do; and



- (d) the power to do all things (including bringing or defending proceedings in the name or on behalf of the Chargor) which seem to the Receiver to be incidental or conducive to:
  - (i) any of the functions, powers, authorities or discretions conferred on or vested in him;
  - (ii) the exercise of the Collateral Rights (including realisation of all or any part of the assets in respect of which that Receiver was appointed); or
  - (iii) bringing to his hands any assets of the Chargor forming part of, or which when got in would be, Charged Assets.

## **20 APPLICATION OF MONIES**

All monies received or recovered by SEEL or any Receiver pursuant to this Debenture or any Legal Charge or the powers conferred by it shall (subject to the claims of any person having prior rights thereto and by way of variation of the provisions of the Law of Property Act 1925) be applied first in the payment of the costs, charges and expenses incurred and payments made by the Receiver, the payment of his remuneration and the discharge of any liabilities incurred by the Receiver in, or incidental to, the exercise of any of his powers, and thereafter shall be applied by SEEL (notwithstanding any purported appropriation by the Chargor) in accordance with the terms of the Transaction Documents.

## **21 PROTECTION OF PURCHASERS**

### **21.1 Consideration**

The receipt of SEEL or any Receiver shall be conclusive discharge to a purchaser and, in making any sale or disposal of any of the Charged Assets or making any acquisition, SEEL or any Receiver may do so for such consideration, in such manner and on such terms as it thinks fit.

### **21.2 Protection of purchasers**

No purchaser or other person dealing with SEEL or any Receiver shall be bound to inquire whether the right of SEEL or such Receiver to exercise any of its powers has arisen or become exercisable or be concerned with any propriety or regularity on the part of SEEL or such Receiver in such dealings.

## **22 POWER OF ATTORNEY**

### **22.1 Appointment and powers**

The Chargor by way of security irrevocably appoints SEEL and any Receiver severally to be its attorney and in its name, on its behalf and as its act and deed to:

- (a) execute, deliver and perfect a Legal Charge over any Real Property not already the subject of a registrable Legal Charge; and

- (b) execute, deliver and perfect all other documents and do all things which the attorney may consider to be required or desirable for:
  - (i) carrying out any obligation imposed on the Chargor by this Debenture, any Legal Charge or any other agreement binding on the Chargor to which SEEL is party (including the execution and delivery of any deeds, charges, assignments or other security and any transfers of the Charged Assets and perfecting and/or releasing the Security created or intended to be created in respect of the Charged Assets); and
  - (ii) enabling SEEL and any Receiver to exercise, or delegate the exercise of, any of the rights, powers and authorities conferred on them by or pursuant to this Debenture, each Legal Charge or by law (including, after the occurrence of an Acceleration Event, the exercise of any right of a legal or beneficial owner of the Charged Assets).

## **22.2 Ratification**

The Chargor shall ratify and confirm all things done and all documents executed by any attorney in the exercise or purported exercise of all or any of his powers save in the case of fraud, gross negligence or wilful default.

## **23 EFFECTIVENESS OF SECURITY**

### **23.1 Continuing security**

- (a) The Security created by or pursuant to this Debenture and each Legal Charge shall remain in full force and effect as a continuing security for the Secured Obligations unless and until discharged by SEEL in writing.
- (b) No part of the Security from time to time intended to be constituted by this Debenture or any Legal Charge will be considered satisfied or discharged by an intermediate payment, discharge or satisfaction of the whole or any part of the Secured Obligations.

### **23.2 Cumulative rights**

The Security created by or pursuant to this Debenture and each Legal Charge, and the Collateral Rights, shall be cumulative, in addition to and independent of every other Security which SEEL may at any time hold for the Secured Obligations or any other obligations or any rights, powers and remedies provided by law and shall operate as an independent security notwithstanding any receipt, release or discharge endorsed on or given in respect of or under any such other Security. No prior Security held by SEEL over the whole or any part of the Charged Assets shall merge into the Security constituted by this Debenture and each Legal Charge.

### **23.3 No prejudice**

The Security created by or pursuant to this Debenture and each Legal Charge, and the Collateral Rights, shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to the Chargor or

any other person, or SEEL or by any other thing which might otherwise prejudice that Security or any Collateral Right.

#### **23.4 Remedies and waivers**

No failure on the part of SEEL to exercise, nor any delay on its part in exercising, any Collateral Right, shall operate as a waiver of that Collateral Right or constitute an election to affirm this Debenture or any Legal Charge. No election to affirm this Debenture or any Legal Charge on the part of SEEL shall be effective unless it is in writing. No single or partial exercise of any Collateral Right shall preclude any further or other exercise of that or any other Collateral Right.

#### **23.5 No liability**

None of SEEL, its nominee(s) or any Receiver shall be liable:

- (a) to account as a mortgagee or mortgagee in possession; or
- (b) for any loss arising by reason of taking any action permitted by this Debenture or any Legal Charge or any neglect or default in connection with the Charged Assets or taking possession of or realising all or any part of the Charged Assets,

except in the case of gross negligence or wilful default upon its part.

#### **23.6 Partial invalidity**

If, at any time, any provision of this Debenture or any Legal Charge is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Debenture and each Legal Charge nor of such provision under the laws of any other jurisdiction shall in any way be affected or impaired thereby and, if any part of the Security intended to be created by or pursuant to this Debenture or any Legal Charge is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the Security.

#### **23.7 Waiver of defences**

The obligations assumed, and the Security created, by the Chargor under this Debenture and each Legal Charge, and the Collateral Rights, will not be affected by any act, omission, matter or thing which, but for this Clause 23.7, would reduce, release or prejudice any of its obligations under, or the Security created by, this Debenture and each Legal Charge (without limitation and whether or not known to the Chargor or SEEL) including:

- (a) any time, waiver or consent granted to, or composition with the Chargor or other person;
- (b) the release of any other person under the terms of any composition or arrangement with any creditor of any member of the Group;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or Security over assets

of, any other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any Security;

- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any other person;
- (e) any amendment, novation, supplement, extension (whether of maturity or otherwise) or restatement (in each case, however fundamental and of whatever nature, and whether or not more onerous) or replacement of a Transaction Document or any other document or Security or of the Secured Obligations;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Transaction Document or any other document or Security or of the Secured Obligations; and
- (g) any insolvency or similar proceedings.

### **23.8 Immediate recourse**

The Chargor waives any right it may have of first requiring SEEL to proceed against or enforce any other rights or Security or claim payment from any other person before claiming from the Chargor under this Debenture or any Legal Charge. This waiver applies irrespective of any law or any provision of this Debenture or any Legal Charge to the contrary.

### **23.9 Deferral of rights**

Until the end of the Security Period, the Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under this Agreement:

- (a) to be indemnified by Octopus Energy Group Limited or Affect Energy or in respect of any other person;
- (b) to claim any contribution from any guarantor or any other person in respect of Octopus Energy Group Limited's, Affect Energy's or any other party's obligations under the Transaction Documents;
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of SEEL under the Transaction Documents or of any other guarantee or Security taken pursuant to, or in connection with, the Transaction Documents by SEEL;
- (d) to bring legal or other proceedings for an order requiring Octopus Energy Group Limited, Affect Energy or any other person to make any payment, or perform any obligation, in respect of which Octopus Energy Group Limited, Affect Energy or any other person has given a guarantee, undertaking or indemnity under any Transaction Document;
- (e) to exercise any right of set-off against Octopus Energy Group Limited, Affect Energy or any other person; and/or

- (f) to claim or prove as a creditor of Octopus Energy Group Limited, Affect Energy or any other person in competition with SEEL.

If the Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to SEEL by the Chargor, Octopus Energy Group Limited or Affect Energy under or in connection with the Transaction Documents or any Legal Charge to be repaid in full on trust for SEEL and shall promptly pay or transfer the same to SEEL or as SEEL may direct for application in accordance with Clause **Error! Reference source not found.** (*Application of Monies*).

## 24 PRIOR SECURITY INTERESTS

- (a) In the event of any action, proceeding or step being taken to exercise any powers or remedies conferred by any prior ranking Security against any of the Charged Assets or in case of exercise by SEEL or any Receiver of any power of sale under this Debenture or any Legal Charge, SEEL may redeem such prior Security or procure the transfer thereof to itself.
- (b) SEEL may settle and agree the accounts of the prior Security and any accounts so settled and agreed will be conclusive and binding on the Chargor.
- (c) All principal monies, interest, costs, charges and expenses of and incidental to any redemption or transfer will be paid by the Chargor to SEEL on demand together with accrued interest thereon calculated in accordance with Clause 3.2 (*Default interest*).

## 25 SUBSEQUENT SECURITY INTERESTS

If SEEL at any time receives or is deemed to have received notice of any subsequent Security, assignment or transfer affecting all or any part of the Charged Assets which is prohibited by the terms of any Transaction Document, all payments thereafter by or on behalf of the Chargor to SEEL will (in the absence of any express contrary appropriation by SEEL) be treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Obligations at the time that notice was received.

## 26 SUSPENSE ACCOUNTS

All monies received, recovered or realised by SEEL under this Debenture and each Legal Charge (including the proceeds of any conversion of currency) may at the discretion of SEEL be credited to any interest bearing suspense or impersonal account(s) maintained with any bank, building society, financial institution or other person which SEEL considers appropriate (including itself) for so long as it may think fit (the interest being credited to the relevant account) pending their application from time to time at SEEL's discretion in or towards the discharge of any of the Secured Obligations and save as provided herein no party will be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

## **27 RELEASE OF SECURITY**

### **27.1 Release of Security**

Upon the expiry of the Security Period, SEEL shall, at the request and cost of the Chargor, release and cancel the Security constituted by this Debenture and each Legal Charge and procure the reassignment to the Chargor of the property and assets assigned to SEEL pursuant to this Debenture and each Legal Charge, in each case subject to Clause 27.2 (*Clawback*) and without recourse to, or any representation or warranty by, SEEL or any of its nominees.

### **27.2 Clawback**

If SEEL considers that any amount paid or credited to it is capable of being avoided or reduced by virtue of any bankruptcy, insolvency, liquidation or similar laws, the liability of the Chargor under this Debenture or any Legal Charge and the Security constituted by those documents will continue and such amount will not be considered to have been irrevocably discharged.

## **28 SET-OFF**

The Chargor authorises SEEL (but SEEL shall not be obliged to exercise such right), after the occurrence of an Acceleration Event, to set off against the Secured Obligations any amount or other obligation (contingent or otherwise) owing by SEEL to the Chargor and apply any credit balance to which the Chargor is entitled on any account with SEEL in accordance with Clause 20 (*Application of monies*) (notwithstanding any specified maturity of any deposit standing to the credit of any such account).

## **29 ASSIGNMENT**

### **29.1 No assignments or transfers by Chargor**

The Chargor may not assign any of its rights or transfer any of its rights or obligations under this Debenture or any Legal Charge.

### **29.2 Assignments and transfers by SEEL**

SEEL may not assign or effect a transfer in respect of, a right or obligation under this Debenture to any third party unless the rights and obligations under the Global Agreement are also transferred to the same party.

## **30 NOTICES**

### **30.1 A notice under or in connection with this Debenture (a "Notice"):**

- (a) shall be in writing;
- (b) shall be in the English language; and
- (c) shall be
  - (i) delivered personally; or

- (ii) sent by first class post pre-paid recorded delivery (and air mail if overseas); or
- (iii) by fax; or
- (iv) by email (with a copy delivered by another method listed in paragraphs (i) to (iii) above,

to the Party due to receive the Notice at its address set out in this Debenture or to another address, person, fax number specified by that Party by not less than seven days' written notice to the other Party received before the Notice was despatched.

### **30.2 The address referred to in clause 30.1(c) is:**

- (a) in the case of the Chargor:

Address:

Octopus Energy Limited  
UK House, 5th Floor, 164-182 Oxford Street, London W1D 1NN  
EC1N 2HT

Email: [notices@octoenergy.com](mailto:notices@octoenergy.com)  
Marked for the attention of Legal Department

- (b) In the case of SEEL

Address:

20 York Road,  
London,  
SE1 7ND,  
United Kingdom

Email: [Marieke.Owenell@shell.com](mailto:Marieke.Owenell@shell.com)  
Tel: +44 20 7546 4804

Marked for the attention of the Head of Structured Energy Origination, Shell Energy Europe.

- 30.3 A Notice given under Clause 30.1 is effective when actually received or, with respect to a notice given by email, when a non-automated response is received confirming receipt.

## **31 EXPENSES, STAMP TAXES AND INDEMNITY**

### **31.1 Expenses**

The Chargor shall, from time to time on demand of SEEL, reimburse SEEL for all the costs and expenses (including legal fees) on a full indemnity basis together with any VAT thereon incurred by it in connection with the exercise, preservation and/or enforcement of any of the Collateral Rights or the Security contemplated by this

Debenture or any Legal Charge or any proceedings instituted by or against SEEL as a consequence of taking or holding the Security or of enforcing the Collateral Rights, and shall carry interest from the date of such demand until so reimbursed in accordance with Clause 3.2 (*Default interest*).

### **31.2 Stamp Taxes**

The Chargor shall pay all stamp, registration, notarial and other taxes and fees to which this Debenture and any Legal Charge, the Security contemplated in this Debenture and any Legal Charge or any judgment given in connection with it is or at any time may be subject and shall, from time to time, indemnify SEEL on demand against any liabilities, costs, claims and expenses resulting from any failure to pay or delay in paying any such tax.

### **31.3 Indemnity**

The Chargor shall, notwithstanding any release or discharge of all or any part of the Security, indemnify SEEL, its agents, attorneys and any Receiver against any action, proceeding, claims, losses, liabilities and costs which it may sustain as a consequence of any breach by the Chargor of the provisions of this Debenture or any Legal Charge, the exercise or purported exercise of any of the rights and powers conferred on them by this Debenture or any Legal Charge or otherwise relating to the Charged Assets.

## **32 DISCRETION AND DELEGATION**

### **32.1 Discretion**

Any liberty or power which may be exercised or any determination which may be made under this Debenture or under any Legal Charge by SEEL or any Receiver may be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

### **32.2 Delegation**

Each of SEEL and any Receiver shall have full power to delegate (either generally or specifically) the powers, authorities and discretions conferred on it by this Debenture (including the power of attorney) or any Legal Charge on such terms and conditions as it shall see fit which delegation shall not preclude the subsequent exercise, any subsequent delegation or any revocation of such power, authority or discretion by SEEL or the Receiver itself.

## **33 COUNTERPART**

33.1 This deed may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this deed.

## **34 GOVERNING LAW**

34.1 This Debenture and all non contractual or other obligations arising out of or in connection with it are governed by English law.



34.2 The courts of England have exclusive jurisdiction to settle any dispute arising from or connected with this Debenture (a "Dispute") (including a dispute regarding the existence, validity or termination of this Debenture or relating to any non contractual or other obligation arising out of or in connection with this Debenture) or the consequences of its nullity.

34.3 The Parties agree that the courts of England are the most appropriate and convenient courts to settle any Dispute and, accordingly, that they will not argue to the contrary.

### 35 **THIRD PARTY RIGHTS**

35.1 A person who is not a Party to this Debenture has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Debenture but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

**THIS DEBENTURE** has been executed as, and is intended to take effect as, a deed by the Chargor and has been signed by SEEL on the date written on the first page of this Debenture.

**SCHEDULE 1  
MORTGAGED PROPERTY**

<b>Property Description</b>	<b>Title Number</b>
N/A	N/A

**SCHEDULE 2**  
**CONTROL ACCOUNTS**

<b>Account Bank (including address and sort code)</b>	<b>Account Number</b>	<b>Other information</b>
HSBC  31 Holborn Holborn Circus London EC1N2HR  Sort: 40-03-28	44594118	Account name is Octopus Energy Limited

**SCHEDULE 3  
SHARES AND INVESTMENTS**

**SHARES**

<b>Name of Company</b>		<b>Issued Capital Share</b>	<b>Description and Number of Shares Held</b>	<b>Share Certificate Number(s)</b>
Affect Limited	Energy	1,000 shares	ordinary 1,000 ordinary shares of £1	

**INVESTMENTS**

<b>Name of Issuer/Obligor</b>	<b>Description of Investment</b>	<b>Document Evidencing or Indicating Title</b>
N/A	N/A	N/A

**SCHEDULE 4**  
**SPECIFIC CONTRACTS**

N/A

**SCHEDULE 5**  
**INTELLECTUAL PROPERTY**

**SCHEDULE 6  
INSURANCE POLICIES**

<b>Insurer</b>	<b>Policy Number</b>	<b>Description</b>
<b>American International Group UK Ltd</b>	<b>21606921</b>	<b>Period: 12 months from 31 March 2022</b>

**SCHEDULE 7**  
**FORM OF LEGAL CHARGE**

Draft: #  
Marked to show changes from Draft: #

DATED [    ]  
IN FAVOUR OF  
SHELL ENERGY EUROPE LIMITED

---

LEGAL CHARGE  
RELATING TO [*SPECIFY PROPERTIES*]

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**THIS CHARGE** is made by way of deed on \_\_\_\_\_ by:

- (1) **OCTOPUS ENERGY LIMITED** a company incorporated in the United Kingdom (registered number 09263424) whose registered office is at 33 Holborn London, EC1N 2HT (the "**Chargor**") in favour of
- (2) **SHELL ENERGY EUROPE LIMITED**, a company incorporated in England and Wales (registered number 04162523), whose registered office is at Shell Centre, London, SE1 7NA, England ("**SEEL**").

**THIS DEED WITNESSES** as follows:

**1 LEGAL CHARGE**

The Chargor charges with full title guarantee in favour of SEEL, for the payment and discharge of the Secured Obligations, by way of first legal mortgage, the freehold and leasehold property specified [against its name] in the Schedule (the "**Mortgaged Property**").

**2 IMPLIED COVENANTS FOR TITLE**

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

**3 APPLICATION TO THE LAND REGISTRY**

The Chargor consents to an application being made to the Land Registry to enter the following restriction in the proprietorship register of any registered land forming part of the 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 [•] referred to in the charges register [or their conveyancer]."

**4 FURTHER ADVANCES**

Subject to the terms of the Global Agreement, SEEL is under an obligation to make further advances to the Chargor and that obligation will be deemed to be incorporated in this Legal Charge as if set out in this Legal Charge. The Chargor consents to an application being made to the Land Registry to enter the obligation to make further advances on the charges register relating to the Mortgaged Property.

## 5      **GOVERNING LAW**

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

**THIS CHARGE** has been executed as, and is intended to take effect as, a deed by the Chargor and has been signed by SEEL on the date written on the first page of this Legal Charge.

**SCHEDULE 1        TO THE LEGAL CHARGE  
MORTGAGED PROPERTY**

*[Specify property which is the subject of a separate Legal Charge]*

<b>Property Description</b>	<b>Title Number</b>
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**EXECUTION PAGE TO LEGAL CHARGE**

**EXECUTED AS A DEED** by )

**OCTOPUS ENERGY LIMITED** )

)

acting by \_\_\_\_\_ )

a director in the presence of: )

\_\_\_\_\_  
Signature of director

Signature of witness:

\_\_\_\_\_

Name (in BLOCK CAPITALS):

\_\_\_\_\_

Address of witness:

\_\_\_\_\_

\_\_\_\_\_

Occupation of witness:

\_\_\_\_\_

Signed by [ ] )

[[a] duly authorised )

representative[s]] for and )

on behalf of )

**SHELL ENERGY EUROPE** )

**LIMITED** )

\_\_\_\_\_  
**Signature**

**SCHEDULE 8**  
**FORM OF NOTICE OF SECURITY TO ACCOUNT BANK**

To: [Account Bank/other financial institution]

Date: [•]

Dear Sirs

We give you notice that, by a Debenture dated [•] (the "**Debenture**"), we have [assigned]/[charged by way of fixed charge] to Shell Energy Europe Limited ("**SEEL**") all of our right, title and interest in and to the account[s] listed below maintained with your [bank/building society/financial institution] (including any renewal, redesignation, replacement, subdivision or subaccount of such account) and the debt or debts represented thereby:

Account Name[s]: [•]

Sort Code[s]: [•]

Account No[s]: [•]

*[repeat list as necessary]*

We irrevocably instruct and authorise you to disclose to SEEL without any reference to or further authority from us and without any inquiry by you as to the justification for such disclosure, such information relating to [the]/[any] account[s] maintained with you from time to time as SEEL may request you to disclose to it.

*[Insert the following if notifying an assignment of Control Accounts]*

With effect from the date of your receipt of this notice:

- (a) any existing payment instructions affecting the above account[s] (the "Control Accounts") are to be terminated and all payments and communications in respect of the Control Accounts should be made to SEEL or to its order (with a copy to us); and
- (b) all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Control Accounts belong to SEEL.

This letter [and all non-contractual obligations arising out of or in connection with it] [is/are] governed by and will be construed in accordance with the laws of England and Wales.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to SEEL at [•] marked for the attention of [•].

Yours faithfully,

.....

for and on behalf of  
**OCTOPUS ENERGY LIMITED**

**Form of Acknowledgement of Notice of  
Security by Account Bank**

To: Shell Energy Europe Limited ("SEEL")

Date:

Dear Sirs

We confirm receipt from **OCTOPUS ENERGY LIMITED** (the "**Chargor**") of a notice dated [•] of [an assignment]/[a fixed charge] upon the terms of a Debenture dated [•] (the "**Debenture**") of all the Chargor's right, title and interest in and to, and all monies (including interest) from time to time standing to the credit of the following account[s] which [is/are] maintained with us and the debt or debts represented thereby:

*[List relevant accounts here]*

(the "[**Control**] Account[s]").

We confirm that the balance standing to the [Control] Account[s] at today's date is [•], no fees or periodic charges are payable in respect of the [Control] Account[s] and there are no restrictions on (a) the payment of the credit balance on the [Control] Account[s] [(except, in the case of a time deposit, the expiry of the relevant period)] or (b) the creation of Security over the [Control] Account[s] in favour of SEEL or any third party.

We unconditionally and irrevocably waive all rights of set-off, lien, combination or consolidation of accounts and security in respect of any [Control] Account[s] and similar rights (however described) which we may have now or in the future in respect of [each of] the [Control] Account[s] or the balance thereon to the extent that such rights relate to amounts owed to us by the Chargor.

We confirm that we have not received notice of the interest of any third party in [any of] the [Control] Account[s] and will not, without SEEL's prior written consent, amend or vary any rights attaching to the [Control] Account[s].

We will act only in accordance with the instructions given by persons authorised by SEEL and we shall send all statements and other notices given by us relating to the [Control] Account[s] to SEEL.

[We confirm that we have not designated [the]/[any of the] [Control] Account[s] a dormant account within the meaning of the Dormant Bank and Building Society Accounts Act 2008. We agree that we will not so designate [the]/[any of the] [Control] Account[s] nor take any steps to transfer the balance standing to the credit of [the]/[any of the] [Control] Account[s] to the reclaim fund without SEEL's prior written consent.].]

This letter [and all non-contractual obligations arising out of or in connection with it] [is/are] to be governed by and will be construed in accordance with English law.

Yours faithfully,

.....

for and on behalf of  
[*Account Bank/other financial institution*]

cc. **OCTOPUS ENERGY LIMITED**



**SCHEDULE 9**  
**FORM OF NOTICE OF ASSIGNMENT OF SPECIFIC CONTRACT**

To:     [•]

Date:   [•]

Dear Sirs

We give you notice that, by a Debenture dated [•] (the "**Debenture**"), we have assigned [in equity] to Shell Energy Europe Limited ("**SEEL**") all our right, title and interest in and to [details of contract] (the "**Contract**") including all monies which may be payable in respect of the Contract.

With effect from your receipt of this notice:

- 1       you may continue to deal with us in relation to the Contract until you receive written notice to the contrary from the SEEL. Thereafter, we will cease to have any right to deal with you in relation to the Contract and therefore from that time you should deal only with SEEL, including but not limited to making all payments arising from the Contract to SEEL or to its order as it may specify in writing from time to time [include details of account into which sums are to be paid];
- 2       you are authorised and instructed, without requiring further approval from us, to provide SEEL with such information relating to the Contract as it may from time to time request and to send it copies of all notices issued by you under the Contract to SEEL as well as to us.

After receipt of written notice in accordance with paragraph 1 above:

- 3       all remedies provided for in the Contract or available at law or in equity shall be exercisable by SEEL;
- 4       all rights to compel performance of the Contract shall be exercisable by SEEL although we shall remain solely liable to perform all the obligations assumed by us under or in connection with the Contract; and
- 5       all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract shall belong to SEEL and no changes may be made to the terms of the Contract nor may the Contract be terminated without SEEL's consent.

These instructions may not be revoked, nor may the terms of the Contract be amended, varied, waived or terminated without the prior written consent of SEEL.

This letter [and all non-contractual obligations arising out of or in conjunction with it] [is/are] governed by and will be construed in accordance with the laws of England and Wales.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to SEEL at [•] marked for the attention of [•].

Yours faithfully,

.....

for and on behalf of

**OCTOPUS ENERGY LIMITED** We confirm our agreement to the terms of this notice and instruct you, with effect from the date of your receipt of this notice, that:

- (a) the Payments shall be made to **OCTOPUS ENERGY LIMITED**; and
- (b) all remedies provided for in the Contract (or otherwise available) [and all rights to compel performance of the Contract]/[in respect of the Payments] shall be exercisable by **OCTOPUS ENERGY LIMITED**,

[in each case] until you receive written notification from us to the contrary.

**Form of Acknowledgement of  
Assignment of Specific Contract**

To: Shell Energy Europe Limited ("SEEL") Date:

Dear Sirs

We acknowledge receipt of a notice dated [•] in the terms set out above and confirm that we have not received notice of any previous assignments or charges of or over any of the rights, interests and benefits in and to the Contract and that we will comply with the terms of that notice.

We further confirm that:

- (a) we have not claimed or exercised and have no outstanding right to claim or exercise any right of set-off, counterclaim or other right relating to any payments by us to the Chargor under or arising from the Contract;
- (b) no amendment, waiver or release of any of such rights, interests and benefits shall be effective without your prior written consent;
- (c) no termination of such rights, interests or benefits shall be effective unless we have given you [thirty] days written notice of the proposed termination, specifying the action necessary to avoid such termination; and
- (d) no breach or default on the part of the Chargor of any of the terms of the Contract shall be deemed to have occurred unless we have given you notice of such breach specifying how to make good such breach.

We acknowledge receipt of instructions from you in connection with the assignment of the Contract and confirm that we shall act in accordance with them until we receive written notification from you to the contrary.

Yours faithfully,

.....

for and on behalf of

[       ]

cc. **OCTOPUS ENERGY LIMITED**

**SCHEDULE 10**  
**FORM OF NOTICE OF ASSIGNMENT OF INSURANCE POLICY**

To:    *[Insert name of Insurer]*

Date:

Dear Sirs

We give you notice that, by a Debenture dated [**•**] (the "**Debenture**"), we have assigned to Shell Energy Europe Limited ("**SEEL**") all our right, title and interest in and to the proceeds of *[insert details of relevant insurance policy]* (the "**Policy of Insurance**").

With effect from your receipt of this notice we instruct and authorise you to:

- 1       continue to deal with us in relation to the Policy of Insurance until you receive written notice to the contrary from the SEEL. Thereafter, we will cease to have any right to deal with you in relation to the Policy of Insurance and therefore from that time you should deal only with the SEEL
- 2       after receipt of written notice in accordance with paragraph I above, make all payments and claims [in excess of £ [**•**]] under or arising from the Policy of Insurance to SEEL *[insert relevant account number and sort code]* or to its order as it may specify in writing from time to time; and
- 3       disclose to SEEL, without further approval from us, such information regarding the Policy of Insurance as SEEL may from time to time request and to send it copies of all notices issued by you under the Policy of Insurance.

We will remain liable to perform all our obligations under the Policy of Insurance and SEEL is under no obligation of any kind whatsoever under the Policy of Insurance nor under any liability whatsoever in the event of any failure by us to perform our obligations under the Policy of Insurance.

This letter [and all non-contractual obligations arising out of or in conjunction with it] [is/are] governed by and will be construed in accordance with the laws of England and Wales.

Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to SEEL at [**•**] marked for the attention of [**•**].

Yours faithfully,

.....

for and on behalf of  
**OCTOPUS ENERGY LIMITED**

**Form of Acknowledgement of  
Assignment from Insurer**

To: Shell Energy Europe Limited ("SEEL")

Date:

Dear Sirs

We acknowledge receipt of a notice dated [•] in the terms set out above and confirm that we have not received notice of:

- (a) any assignment or charge of or over any of the rights, interests and benefits specified in such notice; or
- (b) the interest of any third party in any of the rights, interests and benefits specified in such notice,

and will make all payments in the manner and to the account specified in that notice.

We further confirm that:

- 1 no amendment, waiver or release or any such rights, interest and benefits will be effective without the prior written consent of SEEL;
- 2 no termination of such rights, interests or benefits will be effective unless we have given you 21 days' written notice of the proposed termination and specifying the action necessary to avoid such termination;
- 3 the Chargor will remain liable to perform all its obligations under the Policy of Insurance and you are under no obligation of any kind whatsoever under the Policy of Insurance nor under any liability whatsoever in the event of any failure by the Chargor to perform its obligations under the Policy of Insurance; and
- 4 no breach or default on the part of the Chargor of any of the terms of such Policy of Insurance will be deemed to have occurred unless we have given you notice of such breach specifying how to make good such breach.

We unconditionally and irrevocably waive all rights of set-off, lien, combination of accounts and similar rights (however described) which we may have now or in the future to the extent that such rights relate to amounts owed to us by the Chargor (and the proceeds thereof) and we will send you copies of all statements, orders and notices given by us relating to such debt.

This letter [and all non-contractual obligations arising out of or in connection with it] [is/are] governed by and will be construed in accordance with the laws of England and Wales.

Yours faithfully,

.....

for and on behalf of  
[*Insert name of Insurer*]

cc. **OCTOPUS ENERGY LIMITED**

**SCHEDULE 11**  
**INVESTMENTS: BROKER'S NOTICE OF CHARGE AND UNDERTAKING**

**PART A**  
**FORM OF BROKER'S NOTICE OF CHARGE**

To: [Broker]

Date:

Dear Sirs,

We refer to the terms of the debenture (the "**Debenture**") dated [•] entered into by us in favour of Shell Energy Europe Limited ("**SEEL**") [a copy of which is attached hereto]. Terms defined in the Debenture shall have the same meanings in this notice.

Notice is hereby given by us to you that, by and pursuant to the Debenture, we have charged to SEEL all of our rights and benefits in and to [Shares/Investments].

We should be grateful if you would acknowledge receipt of this notice by returning the enclosed copy to SEEL at [•] attention [ ] *[reference may also be made to the Broker's Undertaking if it is being delivered to the Broker with this Notice]*.

Yours faithfully,

.....  
For and on behalf of  
**OCTOPUS ENERGY LIMITED**

On copy only:

Duly received and acknowledged for and on behalf of [Broker]

Dated:

**PART B**  
**FORM OF BROKER'S UNDERTAKING**

To: **OCTOPUS ENERGY LIMITED** and  
**Shell Energy Europe Limited ("SEEL")**

Date:

Dear Sirs,

- 1 We refer to the debenture (the "**Debenture**") dated [•] entered into by **OCTOPUS ENERGY LIMITED** (the "**Chargor**") in favour of SEEL under which all of the Chargor's right, title and interest in and to [the Shares/Investments] (as defined in the Debenture) were charged to SEEL. Terms defined in the Debenture have the same meaning when used in this Undertaking.
- 2 We understand that:
  - (a) we may from time to time be asked to deliver certificates, substantially in the form attached to this Undertaking ("**Broker's Certificates**"), to SEEL in relation to [the Shares/Investments] purchased, or to be purchased, by us on behalf of the Chargor;
  - (b) amounts may, from time to time, be disbursed to us for the account of the Chargor by or on behalf of both or either of the Chargor and/or SEEL for application in or towards the purchase on behalf of the Chargor of any [Shares/Investments] which it may have agreed to purchase; and
  - (c) all amounts disbursed to us for the account of the Chargor by or on behalf of both or either of the Chargor and/or SEEL, and all [Shares/Investments] purchased or held by us on behalf of the Chargor, are subject to Security in favour of SEEL **provided that** this does not prejudice any lien or other encumbrance that we may have over such [Shares/Investments] purchased by us for which payment has not been received by us.
- 3 We agree that (subject to paragraph 4), in consideration of the obligations expressed to be assumed in paragraphs 5 and 6, we shall hold all amounts disbursed to us for the account of the Chargor by or on behalf of both or either of the Chargor and/or SEEL in a separate account and we shall apply each such amount:
  - (a) first, in or towards the purchase by us on behalf of the Chargor of the [Shares/Investments] in relation to which such amount was so disbursed to us;
  - (b) secondly, in or towards the payment by us on behalf of the Chargor of any stamp duty payable in connection with the purchase of such [Shares/Investments]; and
  - (c) thirdly, in or towards the payment of our commission and any relevant levy for the purchase of such [Shares/Investments].



4 No amount received by us in respect of any [Shares/Investments] shall be applied in accordance with the terms set out above unless:

- (a) immediately before such application, we hold for the account of the Chargor in respect of such [Shares/Investments] sufficient amounts to enable us to pay on behalf of the Chargor all amounts owing by it in respect of all such [Shares/Investments], our fees, stamp duty and any Stock Exchange levy payable in respect of its purchase of such [Shares/Investments]; and
- (b) to the extent that any such amount is being applied in the purchase of any such [Shares/Investments] in the form of registered shares, we receive, against application of such amount:
  - (i) a duly completed and duly executed stock transfer form transferring the title to such [Shares/Investments] to the Chargor (or such other person as it may have designated with the prior approval of SEEL) and either all share certificates and other evidence of title to such [Shares/Investments] or such indemnities or other evidence of the vendor's title to such [Shares/Investments] as would normally be accepted by English stockbrokers; or
  - (ii) such evidence (such as stock notes) of a beneficial entitlement functionally equivalent to such [Shares/Investments] and held by the Chargor (or such other person as it may have designated) in any pool of shares registered in the name of any nominee from time to time of The London Stock Exchange Limited or other evidence of such entitlement as would normally be accepted by English stockbrokers; and
- (c) to the extent any such amount is being applied in the purchase of any such Shares/Investments in the form of bearer instruments, we receive, against application of such amount:
  - (i) definitive bearer certificates in respect of such [Shares/Investments] (having attached thereto the interest coupons relating to them); or
  - (ii) such evidence of instructions given by the seller (or any financial institution acting as nominee for the seller) to any relevant clearance system that such [Shares/Investments] are to be credited to a securities account in the name of SEEL in such clearance system as would normally be accepted by an English financial institution dealing in such [Shares/Investments] (or securities similar thereto) within such clearance system; and

we shall promptly deliver to SEEL all documents (including the relevant contract notes) relating to the purchase of any [Shares/Investments] or otherwise purchased by or on behalf of the Chargor at any time after the date of this undertaking received or produced by us and, pending such delivery, we shall hold the same to the order of SEEL.

- 5 The Chargor and SEEL shall take all steps open to you to ensure that:
- (a) all amounts disbursed to us for the account of the Chargor by or on behalf of SEEL are paid into such account of ours with such bank in London as we shall from time to time have specified by prior written notice to the Chargor and SEEL; and
  - (b) SEEL shall promptly notify us of all amounts disbursed by it to us for the account of the Chargor specifying, in relation to each such amount, the [Shares/Investments] in respect of which such amount is so disbursed.
- 6 The Chargor shall:
- (a) pay all amounts disbursed to us by it or on its behalf into our account as specified above; and
  - (b) promptly notify us of all amounts disbursed by it or on its behalf to us specifying, in relation to each such amount, the [Shares/Investments] in respect of which such amount is so disbursed.
- 7 We should be grateful if you would confirm that you agree to the terms of this letter and to our utilising the amounts disbursed to us for the account of the Chargor by or on behalf of the Chargor in the manner described in this undertaking by countersigning the enclosed copy of this letter and returning it to us.
- 8 This letter [and any non-contractual obligations arising out of or in connection with it] [is/are] governed by English law.

Yours faithfully,

.....

for and on behalf of  
[Broker]

[On copy:]

We hereby acknowledge receipt of the letter dated [•] attached to this acknowledgement and confirm our agreement to the terms of such letter and to your utilising the amounts disbursed to you for the account of the Chargor by or on behalf of the Chargor [or SEEL] in the manner described in the letter.

for and on behalf of  
**OCTOPUS ENERGY LIMITED**

for and on behalf of  
**SHELL ENERGY EUROPE LIMITED**

By: .....  
Dated:

By: .....  
Dated:

**PART C**  
**FORM OF BROKER'S CERTIFICATE**

To: Shell Energy Europe Limited ("SEEL")

Attention: [       ]

Date:

Dear Sirs,

We refer to the undertaking (the "**Undertaking**") dated [       ] and given by us in favour of **OCTOPUS ENERGY LIMITED** the "**Chargor**") and SEEL.

We hereby certify that (*delete as appropriate*):

- (a) we have purchased [number] [Shares/Investments] on behalf of the Chargor at an aggregate purchase price of £[•] and the Chargor has paid for such [Shares/Investments];
- (b) an amount of £[•] was payable, and has been paid, by the Chargor in respect of stamp duty and our fees and any relevant levy in relation to the purchase of the [Shares/Investments] referred to above;
- (c) we have purchased, or agreed to purchase, the following [Shares/Investments] on behalf of the Chargor:

No. of [Shares/Investments]	Purchase Price

and the purchase price of such [Shares/Investments] is now due from the Chargor or will fall due from the Chargor on or before [•];

- (d) an amount of £[•] is payable by the Chargor in respect of stamp duty, our fees and any relevant levy in relation to the purchase of the [Shares/Investments] referred to above;
- (e) the purchase of the [Shares/Investments] referred to above were all made or agreed by or on behalf of the Chargor on or before [       ];
- (f) we have issued no other certificates to you in substantially this form in relation to any of the [Shares/Investments] referred to above.

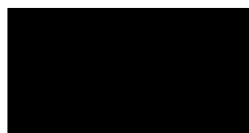
Yours faithfully,

.....

for and on behalf of  
[*Broker*]

**EXECUTION PAGE TO DEBENTURE**

Executed and delivered as a deed for and on )  
behalf of **OCTOPUS ENERGY LIMITED** )

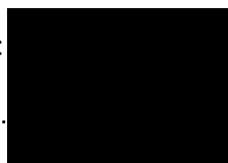


Name: Stuart Jackson

Title: Co-Founder & CFO

In the presence of:

Signature of witness:



.....  
Name of witness (in **BLOCK CAPITALS**):

Address of witness:



Executed and delivered as a deed for and on )  
behalf of **SHELL ENERGY EUROPE**  
**LIMITED** acting through its agent **SHELL** )  
**INTERNATIONAL TRADING AND** )  
**SHIPPING COMPANY LIMITED:** )

Signed: .....

Name: .....

Title: .....

In the presence of:

Signature of witness:

.....

Name of witness: .....

Address of witness: .....

.....

.....

EXECUTION PAGE TO DEBENTURE

Executed and delivered as a deed for and on )  
behalf of **OCTOPUS ENERGY LIMITED** )

Name:

Title:

In the presence of:

Signature of witness:

.....  
Name of witness (in **BLOCK CAPITALS**):

Address of witness:

Executed and delivered as a deed for and on )  
behalf of **SHELL ENERGY EUROPE** )  
**LIMITED** acting through its agent **SHELL** )  
**INTERNATIONAL TRADING AND** )  
**SHIPPING COMPANY LIMITED:** )

Signed: 

Name: MARIELE OWENELL

Title: HEAD STRUCTURED ENERGY

In the presence of:

Signature of witness:

.....  
Name of witness:

BEN NTRIO / BEN AVENTURA

Address of witness: .....