



**Registration of a Charge**

Company Name: **HC-ONE NO.1 LIMITED**

Company Number: **10257888**



XCE9W9X6

Received for filing in Electronic Format on the: **16/10/2023**

**Details of Charge**

Date of creation: **12/10/2023**

Charge code: **1025 7888 0029**

Persons entitled: **MOUNT STREET MORTGAGE SERVICING LIMITED AS SECURITY AGENT**

Brief description:

**Contains fixed charge(s).**

**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: **WALKER MORRIS LLP**



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

Company number: 10257888

Charge code: 1025 7888 0029

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th October 2023 and created by HC-ONE NO.1 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th October 2023 .

Given at Companies House, Cardiff on 18th October 2023

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



**Companies House**



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

DATED 12 October 2023

THE PERSONS LISTED IN SCHEDULE 1

(as Chargors)

and

MOUNT STREET MORTGAGE SERVICING LIMITED

(as Security Agent)

---

SUPPLEMENTAL DEBENTURE

---

**B E D E L L  
C R I S T I N**

bedellcristin.com

## Contents

| Clause  | Page |
|---|------|
| 1. DEFINITIONS AND INTERPRETATION                 | 1    |
| 2. TRUST  | 4    |
| 3. PAYMENT OF SECURED LIABILITIES                 | 4    |
| 4. FIXED CHARGES, ASSIGNMENTS                     | 4    |
| 5. PERFECTION OF SECURITY                         | 5    |
| 6. FURTHER ASSURANCE                              | 5    |
| 7. NEGATIVE PLEDGE AND DISPOSALS; REPRESENTATIONS | 6    |
| 8. ENFORCEMENT OF SECURITY                        | 7    |
| 9. APPOINTMENT OF RECEIVER OR ADMINISTRATOR       | 8    |
| 10. POWERS OF RECEIVER                            | 8    |
| 11. SECURITY TRUSTEE PROVISIONS                   | 9    |
| 12. APPLICATION OF MONIES                         | 9    |
| 13. PROTECTION OF PURCHASERS                      | 10   |
| 14. POWER OF ATTORNEY                             | 10   |
| 15. EFFECTIVENESS OF SECURITY                     | 11   |
| 16. RELEASE OF SECURITY                           | 13   |
| 17. SET-OFF                                       | 14   |
| 18. PRIOR SECURITY INTERESTS                      | 14   |
| 19. CURRENCY INDEMNITY                            | 14   |
| 20. ASSIGNMENT                                    | 15   |
| 21. NOTICES                                       | 15   |
| 22. EXPENSES, STAMP TAXES AND INDEMNITY           | 15   |
| 23. PAYMENTS FREE OF DEDUCTION                    | 15   |
| 24. DISCRETION AND DELEGATION                     | 15   |
| 25. COUNTERPARTS                                  | 16   |
| 26. GOVERNING LAW                                 | 16   |

DATED 12 October 2023

## PARTIES

- (1) THE PERSONS listed in Schedule 1 (*The Chargors*) (each a "**Chargor**" and together the "**Chargors**"); and
- (2) MOUNT STREET MORTGAGE SERVICING LIMITED, as security trustee for the Secured Parties (the "**Security Agent**").

## RECITALS:

(a) The parties hereto have agreed to amend and restate the terms of the Original Facility Agreement (as defined below) pursuant to an amendment and restatement agreement under the terms of which, among other things, (i) the aggregate amount of the Facilities shall increase to [REDACTED] and (ii) the Termination Date shall be extended.

(b) Under the terms of the Original Facility Agreement, the Chargors entered into the First Priority Debenture (as defined below) in favour of the Security Agent. It is a condition of the Facility Agreement (as defined below) that each Chargor executes and delivers this deed by way of supplemental security therefor.

(c) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

## OPERATIVE PROVISIONS

### 1. DEFINITIONS AND INTERPRETATION

#### 1.1 Definitions

Capitalised terms not otherwise defined herein shall have the meanings given to them in the Facility Agreement. In addition, the following terms shall have the meanings ascribed to them below:

**"Ancillary Liabilities"** means in relation to any Undocumented Subordinated Debt:

- (a) any refinancing, novation, refunding, restructuring, deferral or extension of any of those liabilities;
- (b) any further advance which may be made under any agreement supplemental to the relevant facilities or credit agreement plus all interest, indemnities, fees and costs in connection therewith;
- (c) any claim for damages or restitution in the event of rescission of any such liabilities or otherwise in connection with any relevant facilities or credit agreement;
- (d) any claim against any Debtor flowing from any recovery by a Debtor of a payment or discharge in respect of those liabilities on the grounds of preference or otherwise; and
- (e) any amounts (including post insolvency interest) which would be included in any of the

above but for any discharge, non-provability, unenforceability or non-allowability of the same in any insolvency or other proceedings.

**"Charged Property"** means all the property, assets and undertaking of each Chargor which from time to time are the subject of the security created or expressed to be created in favour of the Security Agent by or pursuant to this Debenture.

**"Collateral Rights"** means all rights, powers and remedies of the Security Agent provided by or pursuant to this Debenture or by law.

**"Debt Discharge Date"** has the meaning given to it in the Subordination Agreement.

**"Debtor"** has the meaning given to it in the Subordination Agreement.

**"Debenture"** means this Debenture.

**"Delegate"** means a delegate or a sub-delegate of the Security Agent appointed under this Debenture.

**"Enforcement Event"** has the meaning given to it in Clause 8.1 (*Enforcement*).

**"Facility Agreement"** means the facility agreement originally dated 20 April 2021 and as amended and restated on the Effective Date between, amongst others, HC-One Holdco 3 Limited (f/k/a FC Skyfall Holdco 3 Limited) (as Parent), HC-One Finco Limited (f/k/a FC Skyfall (UK) Financeco Limited) (as Borrower) and the Security Agent (as the Security Agent and Agent) and as further amended, varied, novated or supplemented from time to time.

**"First Priority Debenture"** means the Cayman Islands law debenture entered into on 27 April 2021 between the parties set out in schedule 1 thereto and the Security Agent in connection with the Original Facility Agreement.

**"Monetary Claims"** means all monetary claims and monies deriving from and related to the Subordinated Debt and/or the Undocumented Subordinated Debt.

**"Notice of Assignment"** means a notice of assignment in substantially the form set out in Schedule 2 or in such other form as may be specified by the Security Agent.

**"Original Facility Agreement"** means the [REDACTED] facility agreement between, among others, HC-One Finco Limited (f/k/a FC Skyfall (UK) Financeco Limited) as borrower and Sterling Finco LP as original lender and the Security Agent (as agent and security agent) dated 20 April 2021.

**"Parties"** means the parties to this Debenture and **"Party"** means either of them.

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

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

- (a) the proceeds of sale of any part of that property or asset;

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

**"Subordinated Debt"** has the meaning given to it in the Subordination Agreement.

**"Subordinated Finance Document"** means each of the documents set out in Schedule 5 (*Subordinated Finance Documents*) of the Subordination Agreement which are governed by Cayman Islands law and any other document governed by Cayman Islands law evidencing or recording the terms of any Subordinated Debt.

**"Subordination Agreement"** has the meaning ascribed to it in the Facility Agreement.

**"Undocumented Subordinated Debt"** means all present and future sums, liabilities and obligations whatsoever (actual or contingent) payable, owing, due or incurred by any Debtor to any Chargor together with any Ancillary Liabilities relating thereto, which are not evidenced or recorded by a Subordinated Finance Document but which otherwise exist from time to time and are governed by Cayman Islands law.

## 1.2 Construction

- (a) The provisions of Clauses 1.2 (*Construction*) to 1.8 (Contractual recognition of bail-in) (inclusive) of the Facility Agreement apply to this Debenture as though they were set out in full in this Debenture except that references to the Facility Agreement will be construed as references to this Debenture
- (b) Any reference in this Debenture to the Security Agent exercising a discretion or giving its consent or agreement shall be construed in accordance with, and subject to, the provisions of Clause 1.2(e) (*Construction*) of the Facility Agreement.
- (c) Any covenant of the Chargors under this Debenture is made or given to the Security Agent for itself and as security trustee for the Secured Parties and remains in force until the Debt Discharge Date.
- (d) The undertakings and other obligations of each Chargor, the Security Agent or any other person under this Debenture shall at all times be read and construed as subject to the provisions of the Facility Agreement which shall prevail in the case of any conflict.
- (e) Sections 8 and 19(3) of the Electronic Transactions Act (As Revised) of the Cayman Islands shall not apply.

## 1.3 Certificates

A certificate of the Security Agent setting forth the amount of any Secured Liability due from the Chargors shall be conclusive evidence of such amount in the absence of manifest error.

## **2. TRUST**

The Security Agent shall hold, and hereby declares that it shall hold, the benefit of the security created by this Debenture and the benefit of all representations, warranties, covenants and undertakings under this Debenture on trust for itself and the Secured Parties on and subject to the terms of this Debenture and the Chargors hereby acknowledge such trusts.

## **3. PAYMENT OF SECURED LIABILITIES**

### **3.1 Covenant to Pay**

Each Chargor covenants with the Security Agent that it shall duly and punctually pay or discharge the Secured Liabilities at the time or times when, and in the currency in which, they are expressed to be payable and, if no time for payment has been expressed, immediately on demand.

### **3.2 Interest on Demands**

If a Chargor fails to pay any sum on the due date for payment of that sum such Chargor shall pay interest on any such sum from the due date until the date of payment and such sum shall be determined in accordance with the provisions of Clause 8.4 (Default interest) of the Facility Agreement.

## **4. FIXED CHARGES, ASSIGNMENTS**

### **4.1 Fixed Charges**

To the extent not effectively assigned under Clause 4.2 (*Assignments*), each Chargor charges by way of second fixed continuing security with full title guarantee in favour of the Security Agent for the payment and discharge of the Secured Liabilities, all such Chargor's right, title, interest and benefit from time to time (both present and future) in and to each of the following assets by way of second fixed charge, subject only to the prior ranking security created under the First Priority Debenture:

- (a) all Subordinated Debt which exists from time to time and is governed by Cayman Islands law;
- (b) all Undocumented Subordinated Debt due or incurred to such Chargor; and
- (c) all Monetary Claims and all Related Rights 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 in respect of each of the above.

### **4.2 Assignments**

Each Chargor assigns and agrees to assign absolutely with full title guarantee to the Security Agent as security for the payment and discharge of the Secured Liabilities all such Chargor's right, title, interest and benefit from time to time (both present and future) in and to the Subordinated Finance Documents and the Monetary Claims (subject only to the prior ranking security created under the First Priority Debenture and subject to obtaining any necessary consent to that assignment from any third party).



## 5. PERFECTION OF SECURITY

### 5.1 Notices of Assignment

- (a) Subject to Clause 5.1(b), each Chargor shall deliver to the relevant person, Notices of Assignment duly executed by, or on behalf of, such Chargor in respect of any other asset which is the subject of an assignment pursuant to Clause 4.2 (*Assignments*), promptly upon the request of the Security Agent from time to time, and in each case shall use all reasonable endeavours to procure that each notice is promptly acknowledged by the recipient of such notice (such acknowledgement to be in substantially the form set out in Schedule 2 or in such form as may be specified by the Security Agent).
- (b) Where a counterparty (a "**Counterparty**") to an assignor or chargor of a Subordinated Finance Document which is charged and/or assigned under Clause 4.1 (*Fixed Charges*) and/or Clause 4.2 (*Assignments*) is a party to this Debenture:
  - (i) the Counterparty:
    - (A) acknowledges that it has been notified of the relevant assignment or charge by being a party to this Debenture; and
    - (B) consents to, and acknowledges, the relevant assignment and/or charge of the relevant Subordinated Finance Document; and
    - (C) without limitation to (A) and (B) above, waives any provisions of any Subordinated Finance Document which would prevent the security granted pursuant to this Debenture being effective; and
  - (ii) the Security Agent acknowledges and agrees that no additional or separate notice or acknowledgment is required to be given under this Clause 5.1 in respect of any Subordinated Finance Document to the extent that the Counterparty has given its acknowledgement pursuant to Clause 5.1(b)(i) above.

### 5.2 Further Advances

Each party acknowledges that the Secured Liabilities include obligations and liabilities in respect of further advances under the terms of the Facility Agreement.

## 6. FURTHER ASSURANCE

### 6.1 Further Assurance: General

- (a) Each Chargor shall promptly at its own cost do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require in favour of the Security Agent or its nominee(s)):
  - (i) to perfect or improve the security created or intended to be created in respect of the Charged Property (which, subject to the terms of the First Priority Debenture may

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

- (ii) to confer on the Security Agent security over any property and assets of such Chargor located in any jurisdiction outside the Cayman Islands equivalent or similar to the security intended to be conferred by or pursuant to this Debenture; and/or
- (iii) (after the occurrence of an Enforcement Event) to facilitate the realisation of the Charged Property.

## **6.2 Necessary Action**

**6.2.1** Each Chargor shall promptly take all such action (including making and maintaining all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection, priority or maintenance of any security conferred or intended to be conferred on the Security Agent by or pursuant to this Debenture.

**6.2.2** Without limiting the provisions of Clause 6.2.1, or any other provisions of this Debenture, each Chargor incorporated in the Cayman Islands shall promptly after execution of this Debenture provide the Security Agent with a certified copy of its register of mortgages and charges including the prescribed details of the security conferred or intended to be conferred pursuant to this Debenture.

## **6.3 Consents**

Each Chargor shall use its reasonable endeavours to obtain (in form and content satisfactory to the Security Agent) as soon as possible any consents necessary to enable the assets and property of such Chargor to be the subject of an effective fixed charge or assignment pursuant to Clause 4.1 (*Fixed Charges*) and 4.2 (*Assignments*) and, immediately upon obtaining any such consent, the asset or property concerned shall become subject to such security and the relevant Chargor shall promptly deliver a copy of each consent to the Security Agent.

## **6.4 Delivery under First Priority Debenture**

Any obligation to deliver any share certificate or any other document shall be deemed satisfied if already delivered in connection with the First Priority Debenture.

## **7. NEGATIVE PLEDGE AND DISPOSALS; REPRESENTATIONS**

### **7.1 Negative Pledge and Disposals**

Without limiting the provisions of the Facility Agreement in any way, Clauses 21.3 (*Negative pledge*) and 21.4 (*Disposals*) of the Facility Agreement shall apply to this Debenture, save that any reference to an "Obligor" therein shall be deemed to be a reference to a Chargor, subject to the terms of the First Priority Debenture.

## 7.2 Representations

7.2.1 Without limiting the provisions of the Facility Agreement in any way, Clauses 18.1 (*Status*), 18.2 (*Compliance with laws*), 18.3 (*Binding Obligations*), 18.4 (*Non-conflict with other obligations*), 18.5 (*Power and authority*), 18.6 (*Validity and admissibility in evidence; Authorisations*), 18.19 (*No proceedings*) of the Facility Agreement shall apply to this Debenture, save that any reference to an "Obligor" therein shall be deemed to be a reference to a Chargor (subject to the terms of the First Priority Debenture) and any reference to a "Transaction Document" shall be deemed to be a reference to this Debenture.

7.2.2 Each Chargor further represents and warrants to the Security Agent that:

- (a) the Charged Property is not affected by any Security (other than the security created by the First Priority Debenture and any other Security in favour of the Security Agent) and each Chargor is not a party to, nor is it or any of its property or assets bound by any order, agreement or instrument under which any Chargor is or may be required to create, assume or permit to arise any Security affecting the Charged Property (other than Security in favour of the Security Agent); and
- (b) with respect to the Undocumented Subordinated Debt in respect of which it is a Debtor, such Undocumented Subordinated Debt exists.

## 8. ENFORCEMENT OF SECURITY

### 8.1 Enforcement

Subject to the terms of the First Priority Debenture, the security constituted by this Debenture shall, subject to any prohibition or restriction imposed by law, become enforceable upon and at any time after notice has been provided to the Chargors by the Agent pursuant to, and in accordance with, Clause 23.24 (*Acceleration*) of the Facility Agreement (an "**Enforcement Event**") and, following an Enforcement Event, the Security Agent may, to the fullest extent permitted by applicable law, without notice to the Chargors or prior authorisation from any court, in its absolute discretion:

- (a) enforce all or any part of that security (at the times, in the manner and on the terms it thinks fit) and take possession of and hold or dispose of all or any part of the Charged Property; and
- (b) whether or not it has appointed a Receiver, exercise all or any of the powers, authorities and discretions conferred by the Companies Act (Revised) (as varied or extended by this Debenture) on mortgagees (if any) and by this Debenture on any Receiver or otherwise conferred by law on mortgagees or Receivers.

### 8.2 No Liability as Mortgagee in Possession

Neither the Security Agent nor any Receiver shall be liable to account as a mortgagee in possession in respect of all or any part of the Charged Property or be liable for any loss upon realisation or for any neglect, default or omission in connection with the Charged Property to which a mortgagee or mortgagee in possession might otherwise be liable.

## **9. APPOINTMENT OF RECEIVER OR ADMINISTRATOR**

### **9.1 Appointment and Removal**

Subject to the terms of the First Priority Debenture, after the occurrence of an Enforcement Event or if a petition or application is presented for the making of a winding up (compulsory or voluntary) or an administration order in relation to any Chargor or if any person who is entitled to do so gives written notice of its intention to appoint a liquidator, receiver or an administrator of any Chargor or files such a notice with the court or if requested to do so by any Chargor, the Security Agent may by deed or otherwise (acting through an authorised officer of the Security Agent), without prior notice to any Chargor:

- (a) appoint one or more persons to be a Receiver of the whole or any part of the Charged Property;
- (b) appoint two or more Receivers of separate parts of the Charged Property;
- (c) remove (so far as it is lawfully able) any Receiver so appointed; or
- (d) appoint another person(s) as an additional or replacement Receiver(s).

### **9.2 Capacity of Receivers**

Each person appointed to be a Receiver pursuant to Clause 9.1 (*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 each 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 the Security Agent; and
- (c) entitled to remuneration for his services at a rate to be fixed by the Security Agent from time to time.

### **9.3 Statutory Powers of Appointment**

The powers of appointment of a Receiver shall be in addition to any and all statutory and other powers of appointment of the Security Agent under the Companies Act (Revised) (as extended by this Debenture) or otherwise and such powers shall remain exercisable from time to time by the Security Agent in respect of any part of the Charged Property.

## **10. POWERS OF RECEIVER**

Subject to the terms of the First Priority Debenture, every Receiver shall (subject to any restrictions in the instrument appointing him but notwithstanding any winding-up or dissolution of any Chargor) have and be entitled to exercise, in relation to the Charged Property (and any assets or property of that Chargor which, when got in, would be Charged Property) in respect of which he was appointed, and as varied and extended by the provisions of this Debenture (in the name of or on behalf of that Chargor or in his own

name and, in each case, at the cost of that Chargor) all the powers of the Security Agent and, without prejudice to (or limitation by) the foregoing, shall have the following powers:

- (a) all the powers of a receiver set out in Companies Act (Revised);
- (b) all the powers and rights of an absolute owner and power to do or omit to do anything which a Chargor itself could do or omit to do (including, without limitation, the power to sell or otherwise dispose of the Charged Property as the receiver shall in its discretion determine);
- (c) the power to do all things (including bringing, enforcing, abandoning, negotiating, compromising or defending applications, claims, disputes, actions, suits and proceedings in the name or on behalf of a Chargor) which seem to the Receiver to be incidental or conducive to (1) any of the functions, powers, authorities or discretions conferred on or vested in him or (2) the exercise of the Collateral Rights (including realisation of all or any part of the Charged Property) or (3) bringing to his hands any assets or property of any Chargor forming part of, or which when got in would be, Charged Property; and
- (d) the power to sign any document, execute any deed and do all such other acts and things as may be considered by him to be incidental or conducive to any of the matters or powers aforesaid or to the realisation of the security herein granted and use the name of each Chargor for all the above purposes.

## **11. SECURITY TRUSTEE PROVISIONS**

- (a) The Security Agent executes this Debenture in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Debenture in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.
- (b) The Security Agent shall owe no fiduciary duties to any party to this Debenture or any of their directors, employees, agents or affiliates.
- (c) Notwithstanding any other provisions of this Debenture, in acting under and in accordance with this Debenture the Security Agent is entitled to seek instructions from the relevant Finance Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Finance Party or Finance Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

## **12. APPLICATION OF MONIES**

### **12.1 Order of Application**

All monies received or recovered by the Security Agent or any Receiver pursuant to this Debenture or the powers conferred by it shall (subject to the claims of any person having prior rights thereto) be applied in the order and manner specified in the Facility Agreement.

## **12.2 New account**

If any Chargor receives notice (actual or constructive) of any subsequent security over any Charged Property, the Security Agent may open a new account in the name of that Chargor (whether or not it allows any existing account to continue), and if it does not do so, it shall be deemed to have done so at the time it received or was deemed to have received such notice (such time the "**Relevant Time**"). Thereafter, all subsequent payments by the relevant Chargor to the Security Agent or received by the Security Agent for the account of such Chargor shall (subject to the terms of the First Priority Debenture) be credited or deemed to have been credited to the new account, and shall not operate to reduce the amount secured by this Debenture at the Relevant Time.

## **13. PROTECTION OF PURCHASERS**

### **13.1 Consideration**

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

### **13.2 Protection of Purchasers**

No purchaser or other person dealing with the Security Agent or any Receiver shall be bound to inquire whether the right of the Security Agent 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 the Security Agent or such Receiver in such dealings.

## **14. POWER OF ATTORNEY**

### **14.1 Appointment and Powers**

Each Chargor by way of security for its obligations hereunder and under the Facility Agreement hereby irrevocably appoints the Security Agent and any Receiver and any of their delegates and sub-delegates severally to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for (subject always to the terms of the First Priority Debenture):

- (a) carrying out any obligation imposed on any Chargor by this Debenture or any other agreement binding on any Chargor to which the Security Agent is party (including the execution and delivery of any deeds, charges, assignments or other security and any transfers of the Charged Property) where, in each case, such Chargor has not done so within the stated time, or in the absence of such stated time, within 10 Business Days of the Security Agent given notice of the same; and
- (b) enabling, following the occurrence of an Enforcement Event, the Security Agent 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 or by law (including the exercise of any right of a legal or beneficial owner of the Charged Property).

#### **14.2 Ratification**

Each Chargor ratifies and confirms all things done and all documents executed by any attorney appointed under Clause 14.1 (*Appointment and Powers*) in the exercise or purported exercise of all or any of his powers.

#### **14.3 No Liability**

The Security Agent, any Receiver and any other attorney shall not be liable to the Chargor for any action taken by it under or in connection with Clause 14 except in the case of actual fraud.

### **15. EFFECTIVENESS OF SECURITY**

#### **15.1 Continuing security**

- (a) The security, covenants, undertakings and provisions contained in, constituted by or granted pursuant to this Debenture shall remain in full force and effect as a continuing security to the Security Agent for the Secured Liabilities.
- (b) No part of the security from time to time constituted by the Debenture will be considered satisfied or discharged by any intermediate payment, discharge or satisfaction of the whole or any part of the Secured Liabilities.

#### **15.2 Cumulative Rights**

The security created by or pursuant to this Debenture and the Collateral Rights shall be cumulative, in addition to and independent of every other security which the Security Agent may at any time hold for the Secured Liabilities or any other obligations or any rights, powers and remedies provided by law. No prior security held by the Security Agent over the whole or any part of the Charged Property shall merge into the security constituted by this Debenture.

#### **15.3 No Prejudice**

The security created by or pursuant to this Debenture 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 any Chargor or any other person, or the Security Agent or by any variation of the terms of the trust upon which the Security Agent holds the security or by any other thing which might otherwise prejudice that security or any Collateral Right.

#### **15.4 Remedies and Waivers**

No failure on the part of the Security Agent to exercise, or any delay on its part in exercising, any Collateral Right shall operate as a waiver of that Collateral Right, nor shall any single or partial exercise of any Collateral Right preclude any further or other exercise of that or any other Collateral Right.

#### **15.5 No Liability**

None of the Security Agent, its nominee(s) or any Receiver or any of their delegates or sub-delegates shall be liable to any person by reason of (1) taking any action permitted by this Debenture or (2) any neglect or default in connection with the Charged Property or (3) taking possession of or realising all or any part of the Charged Property, except in the case of actual fraud, gross negligence or wilful default upon its part.

#### **15.6 Partial Invalidity**

If, at any time, any provision of this Debenture 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 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 is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the security.

#### **15.7 Waiver of defences**

The obligations of each Chargor under this Debenture will not be affected by an act, omission, matter or thing which, but for this Clause, would reduce, release or prejudice any of its obligations under this Debenture (without limitation and whether or not known to it or the Security Agent) including:

- (a) any time, waiver or consent granted to, or composition with, any Transaction Obligor or other person;
- (b) the release of any Transaction Obligor or any other person under the terms of any composition or arrangement with any creditor of any Transaction Obligor or other person;
- (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 Transaction Obligor or 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 Transaction Obligor or any other person;
- (e) any amendment (however fundamental) or replacement of a Finance Document or any other document or security or of the Secured Liabilities;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security or of the Secured Liabilities;
- (g) any insolvency or similar proceedings; or
- (h) any change of jurisdiction, merger, consolidation, reorganisation or similar process of any Chargor.

#### **15.8 Immediate recourse**



Each Chargor waives any right it may have of first requiring the Security Agent (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from any Chargor under this Debenture. This waiver applies irrespective of any law or any provision of this Debenture to the contrary.

## **15.9 Deferral of Rights**

Until such time as the Secured Liabilities have been discharged in full, each Chargor will not exercise any rights which it may have by reason of performance by it of its obligations under this Debenture:

- (a) to be indemnified by any Transaction Obligor;
- (b) to claim any contribution from any guarantor of any Transaction Obligor's obligations under this Debenture; and/or
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Security Agent under the Finance Documents or of any other guarantee or security taken pursuant to, or in connection with, this Debenture by the Security Agent.

## **16. RELEASE OF SECURITY**

### **16.1 Redemption of security**

Subject to Clause 16.4 (*Discharge Conditional*), below, upon the Secured Liabilities being discharged in full and none of the Secured Parties being under any further actual or contingent obligation to make advances or provide other financial accommodation to any Chargor or any other person under any of the Finance Documents (or, earlier, where the Security Agent is required to release all or part of the security constituted by this Debenture in accordance with Clause 28.29 (*Release of Security*) of the Facility Agreement), the Security Agent shall, at the request and cost of the Chargors, release and cancel the security constituted by this Debenture and procure the reassignment to the relevant Chargor(s) of the property and assets assigned to the Security Agent pursuant to this Debenture (and, at the Chargors' expense, do all such things and execute all documents as may reasonably be necessary to give effect to such release and reassignment and, following such release and reassignment, promptly deliver to the Chargor all title documents, certificates and other documents deposited with the Security Agent in connection with Charged Property), in each case subject to Clause 16.3 (*Avoidance of Payments*) and without recourse to, or any representation or warranty by, the Security Agent or any of its nominees.

### **16.2 Partial Release of Security**

If a disposal of any of the Charged Property is made in the following circumstances:

- (a) the disposal is permitted by the terms of the Facility Agreement;
- (b) the Security Agent (on the instruction of the Majority Lenders) agrees to the disposal;
- (c) the disposal is being made at the request of the Security Agent in circumstances where any security created by the Finance Documents has become enforceable; or
- (d) the disposal is being effected by enforcement of this Debenture,

the Security Agent shall release the Charged Property being disposed of from any security over those assets or property created by this Debenture (and, at the Chargors' expense, do all such things and execute all documents as may reasonably be necessary to give effect to such release and, following such release, promptly deliver to the Chargor all title documents, certificates and other documents deposited with the Security Agent in connection with Charged Property). However, the proceeds of any disposal (or an amount corresponding to them) must be applied in accordance with the terms of the Facility Agreement.

### **16.3 Avoidance of Payments**

If the Security Agent 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 any Chargor under this Debenture and the security constituted by this Debenture shall continue and such amount shall not be considered to have been irrevocably paid.

### **16.4 Discharge Conditional**

Any settlement or discharge between any Chargor and the Security Agent shall be conditional upon no security or payment to the Security Agent by any Chargor or any other person being avoided, set aside, ordered to be refunded or reduced by virtue of any provision or enactment relating to insolvency and accordingly (but without limiting the other rights of the Security Agent under this Debenture) the Security Agent shall be entitled to recover from the relevant Chargor the value which the Security Agent has placed on that security or the amount of any such payment as if that settlement or discharge had not occurred.

## **17. SET-OFF**

Each Chargor authorises the Security Agent (but the Security Agent shall not be obliged to exercise such right), after the occurrence of an Event of Default which is continuing, to set off against the Secured Liabilities any amount or other obligation (contingent or otherwise) owing by the Security Agent to any Chargor and apply any credit balance to which that Chargor is entitled on any account with the Security Agent in accordance with Clause 12 (*Application of Monies*) (notwithstanding any specified maturity of any deposit standing to the credit of any such account).

## **18. PRIOR SECURITY INTERESTS**

In the event of any action, proceeding or step being taken to exercise any powers or remedies conferred by any prior ranking security (including the security created by the First Priority Debenture) or upon the exercise by the Security Agent or any Receiver of any power of sale under this Debenture the Security Agent may redeem that prior security or procure the transfer of it to itself. The Security Agent may settle and agree the accounts of the prior security and any accounts so settled and agreed will be conclusive and binding on each Chargor. All principal monies, interest, costs, charges and expenses of and incidental to any redemption or transfer will be paid by each Chargor to the Security Agent on demand and until such payment shall form part of the Secured Liabilities.

## **19. CURRENCY INDEMNITY**

Clause 13.1 (*Currency indemnity*) of the Facility Agreement shall apply to this Debenture, save that any reference to an "Obligor" therein shall be deemed to be a reference to a Chargor.

## **20. ASSIGNMENT**

- 20.1 No Chargor shall (whether by way of security or otherwise howsoever) be entitled to assign, grant an equitable interest in or transfer and declare itself a trustee of all or any of its rights, interests or obligations under this Debenture (save with respect to its rights and benefits which shall be assigned or to be assigned to the Security Agent under this Debenture).
- 20.2 The Security Agent may assign and transfer all or any of its rights and obligations under this Debenture in accordance with the Finance Documents to which it is a party.

## **21. NOTICES**

Without limiting the provisions of the Facility Agreement in any way, Clauses 35.1 (*Communications in writing*), 35.2 (*Addresses*), 35.3 (*Delivery*), 35.4 (*Notification of address and fax number*), 35.6 (*Electronic communication*) and 35.7 (*English language*) of the Facility Agreement shall apply to this Debenture save that any reference to an "Obligor" therein shall be deemed to be a reference to a Chargor, any reference to a "Finance Document" therein shall be deemed to be a reference to this Debenture and any reference to an "Agent" therein shall be deemed to be a reference to the Security Agent.

## **22. EXPENSES, STAMP TAXES AND INDEMNITY**

Clause 13 (*Other Indemnities*) and clause 15 (*Costs and Expenses*) of the Facility Agreement apply to this Debenture as if set out in full in this Debenture, *mutatis mutandis*.

## **23. PAYMENTS FREE OF DEDUCTION**

Clause 32.6 (*No set-off by Obligors*) of the Facility Agreement shall apply to this Debenture, save that any references to an "Obligor" therein shall be deemed to be a reference to a Chargor.

## **24. DISCRETION AND DELEGATION**

### **24.1 Discretion**

Any liberty or power which may be exercised or any determination which may be made under this Debenture by the Security Agent or any Receiver may, subject to the terms and conditions of the Facility Agreement, be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

### **24.2 Delegation**

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

## 25. COUNTERPARTS

This Debenture 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 Debenture.

## 26. GOVERNING LAW

This Debenture and any non-contractual obligations arising out of or in connection with it are governed by the laws of the Cayman Islands.

### 26.1 Jurisdiction

- (a) The courts of the Cayman Islands have exclusive jurisdiction to settle any dispute arising out of or in connection with this Debenture (including a dispute relating to the existence, validity or termination of this Debenture or any non-contractual obligations arising out of or in connection with this Debenture) (a "**Dispute**").
- (b) The Parties agree that the courts of the Cayman Islands are the most appropriate and convenient courts to settle Disputes and accordingly no Party shall argue to the contrary.
- (c) This Clause 26.1 (*Jurisdiction*) is for the benefit of the Security Agent only. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts in a Relevant Jurisdiction or, following enforcement of the Transaction Security, in any other jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

### 26.2 Service of process

- (a) Without prejudice to any other mode of service allowed under any relevant law, each Chargor not incorporated in the Cayman Islands:
  - (i) irrevocably appoints HC-One Holdco 3 Limited (f/k/a FC Skyfall Holdco 3 Limited) as its agent for service of process in relation to any proceedings before the Cayman Islands courts in connection with this Debenture (without prejudice to any obligation on the Security Agent to serve on the (f/k/a FC Skyfall Holdco 3 Limited) directly); and
  - (ii) agrees that failure by a process agent to notify it of the process will not invalidate the proceedings concerned.
- (b) If any person appointed as an agent for service of process is unable for any reason to act as agent for service of process, each Chargor to which sub-Clause (a) applies must immediately (and in any event within 15 days of such event taking place) appoint another agent on terms acceptable to the Security Agent (and, for these purposes, terms substantially similar to those appointing the original process agent shall be deemed acceptable). Failing this, the Security Agent may appoint another agent for this purpose.

**THIS DEBENTURE** has been signed as a deed by the Parties and is delivered by it on the date first set out above.

## SCHEDULE 1 – THE CHARGORS

|     | Company Name  | Jurisdiction      | Company Number |
|-----|---|-------------------|----------------|
| 1.  | HC-One Finco Limited<br>(f/k/a FC Skyfall (UK) Financeco Limited)                   | England and Wales | 13256022       |
| 2.  | HC-One Holdings Limited<br>(f/k/a FC Skyfall (UK) Holdings Limited)                 | England and Wales | 13260641       |
| 3.  | HC-One Management Limited   | England and Wales | 13369844       |
| 4.  | HC-One Upper Midco Limited<br>(f/k/a FC Skyfall Upper Midco Limited)                | England and Wales | 09089978       |
| 5.  | HC-One Properties Group Limited<br>(f/k/a FC Skyfall (UK) Properties Group Limited) | England and Wales | 13264322       |
| 6.  | HC-One No.1 Limited<br>(f/k/a HC-One Oval Limited)                                  | England and Wales | 10257888       |
| 7.  | HC-One Intermediate Holdco 1 Limited<br>(f/k/a FC Skyfall BidCo Limited)            | England and Wales | 09090271       |
| 8.  | HC-One Properties 4 Limited<br>(f/k/a FC Skyfall TA Limited)                        | England and Wales | 09760756       |
| 9.  | HC-One Properties 1 Limited<br>(f/k/a FC Skyfall (UK) Properties Limited)           | England and Wales | 13266361       |
| 10. | HC-One Properties 5 Limited<br>(f/k/a Meridian Healthcare Limited)                  | England and Wales | 01952719       |
| 11. | HC-One Intermediate Holdco 2 Limited<br>(f/k/a FC Beamish BidCo Ltd)                | England and Wales | 10513156       |
| 12. | HC-One No.2 Limited<br>(f/k/a HC-One Beamish Limited)                               | England and Wales | 05217764       |
| 13. | HC-One No.4 Limited<br>(f/k/a HC-One Beamish Homecare Limited)                      | England and Wales | 07179086       |
| 14. | HC-One Limited  | England and Wales | 07712656       |
| 15. | HC-One (NHP5) Limited   | England and Wales | 05555758       |

|     |   |                   |          |
|-----|---|-------------------|----------|
|     | (f/k/a Libra Careco CH2 PropCo Limited)   |                   |          |
| 16. | HC-One (NHP6) Limited<br>(f/k/a Libra Careco CH3 PropCo Limited)                  | England and Wales | 05579560 |
| 17. | HC-One (NHP1) Limited<br>(f/k/a Libra Careco Investments 1 Limited)               | England and Wales | 05296579 |
| 18. | HC-One (NHP7) Limited<br>(f/k/a NHP Management Limited)                           | England and Wales | 03288142 |
| 19. | HC-One (NHP8) Limited<br>(f/k/a NHP Securities No. 2 Limited)                     | England and Wales | 03287983 |
| 20. | HC-One (NHP3) Limited<br>(f/k/a NHP Securities No. 1 Limited)                     | England and Wales | 03103526 |
| 21. | HC-One (NHP4) Limited<br>(f/k/a Care Homes No.2 (Cayman) Limited)                 | Cayman Islands    | 84926    |
| 22. | HC-One (NHP2) Limited<br>(f/k/a Care Homes No.3 Limited)                          | Cayman Islands    | 91881    |
| 23. | HC-One Intermediate Holdco 3 Limited<br>(f/k/a FC Oval Bidco Limited)             | Cayman Islands    | 324496   |
| 24. | HC-One Holdco 3 Limited<br>(f/k/a FC Skyfall Holdco 3 Limited)                    | Cayman Islands    | 325582   |
| 25. | HC-One Intermediate Holdco 4 Limited<br>(f/k/a Libra Intermediate HoldCo Limited) | Jersey            | 108797   |
| 26. | HC-One Properties 2 Limited<br>(f/k/a FC Skyfall IOM Properties Limited)          | Isle of Man       | 014577V  |
| 27. | HC-One Properties 3 Limited<br>(f/k/a HC-One Beamish Properties Limited)          | Isle of Man       | 004486V  |

## SCHEDULE 2

### Form of Notice of Assignment of Subordinated Finance Document

To:

Date:

Dear Sirs,

We hereby give you notice that we have assigned by way of security to Mount Street Mortgage Servicing Limited ("**Security Agent**") pursuant to a supplemental debenture entered into by us in favour of the Security Agent dated [•] all our right, title and interest in and to:

- (i) [details of contract] (the "**Subordinated Finance Document**") [and/or
- (ii) [amount and description of undocumented subordinated debt] which is not evidenced or recorded or otherwise documented in writing, owing, due or incurred by you to us together with:
  - (a) any refinancing, novation, refunding, restructuring, deferral or extension of any of those liabilities;
  - (b) any further advance which may be made under any agreement supplemental to the relevant facilities or credit agreement plus all interest, indemnities, fees and costs in connection therewith;
  - (c) any claim for damages or restitution in the event of rescission of any such liabilities or otherwise in connection with any relevant facilities or credit agreement;
  - (d) any claim against you flowing from any recovery by you of a payment or discharge in respect of those liabilities on the grounds of preference or otherwise; and
  - (e) any amounts (including post insolvency interest) which would be included in any of the above but for any discharge, non-provability, unenforceability or non-allowability of the same in any insolvency or other proceedings, relating thereto,(the "**Undocumented Subordinated Debt**").]

We will remain liable under the Subordinated Finance Document [and/or with respect to the Undocumented Subordinated Debt] to perform all obligations imposed on us under the Subordinated Finance Document and none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Subordinated Finance Document [and/or the Undocumented Subordinated Debt].

We hereby irrevocably instruct and authorise you to:

- Comply with the terms of any written instructions received by you from the Security Agent relating to the Subordinated Finance Document [and/or the Undocumented Subordinated Debt].
- Hold all sums from time to time due and payable by you to us under the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] to the order of the Security Agent.
- Pay, or release, all monies to which we are entitled under the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] to the Security Agent, or to such persons as the Security Agent may direct.

We will remain entitled to exercise all of our rights under the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] and you should continue to give notices under the Subordinated Finance Document [and/or with respect to the Undocumented Subordinated Debt] to us, until such time as the Security Agent provides written notification to the contrary. Thereafter, all rights in respect of the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] (including the right to direct payments of amounts due thereunder to another account) will be exercisable by the Security Agent and notices under the Subordinated Finance Document [and/or with respect to the Undocumented Subordinated Debt] should be given to the Security Agent or as it directs.

You are authorised and instructed (without requiring further approval from us) to provide the Security Agent with such information relating to the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] as it may from time to time request;

These instructions may not be revoked without the prior written consent of the Security Agent.

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

you agree to the terms of this notice and to act in accordance with its provisions;

[you have not and will not claim, exercise or enforce any right of set-off, counterclaim or similar right in respect of the Subordinated Finance Document [and/or the Undocumented Subordinated Debt] without the consent of the Security Agent;]

you have not received notice of the interest of any third party in the Subordinated Finance Document [and/or with respect to the Undocumented Subordinated Debt]; and

[you will notify the Security Agent of any breach by us of the terms of the Subordinated Finance Document and will allow the Security Agent or the Secured Parties referred to in this notice to remedy that breach].

This notice and any non-contractual obligations arising out of or in relation to this notice shall be governed by, and interpreted in accordance with, Cayman Islands law.

Yours faithfully,

for and on behalf of

[Chargor]



[On copy only:

To: [Mount Street Mortgage Servicing Limited] (the "Security Agent") [*address*]

Copy to: [ •

We acknowledge receipt of the above notice and agree to and confirm the matters set out in it [(including the terms and existence of the Undocumented Subordinated Debt)].

For and on behalf of [\*\*\*]

By:

Dated:

Executed as deed by  
HC-One Finco Limited  
(f/k/a FC Skyfall (UK) Financeco Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:

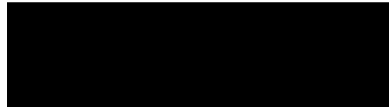


Executed as deed by  
HC-One Holdings Limited  
(f/k/a FC Skyfall (UK) Holdings Limited)



Director  
Name: David Smith

in the presence of:

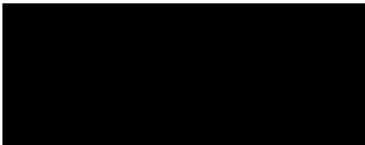


Witness name: Joanne Henthorn

Address:

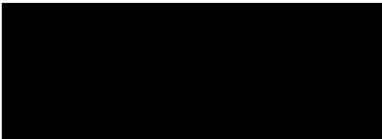


Executed as deed by  
HC-One Management Limited



Director  
Name: David Smith

in the presence of:



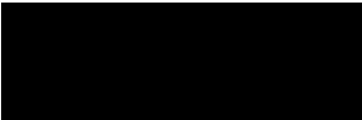
Witness name:

Joanne Henthorn

Address:

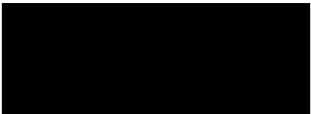


Executed as deed by  
HC-One Upper Midco Limited  
(f/k/a FC Skyfall Upper Midco Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Properties Group Limited  
(f/k/a FC Skyfall (UK) Properties Group Limited)



Director  
Name: David Smith

in the presence of:

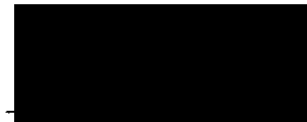


Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One No.1 Limited  
(f/k/a HC-One Oval Limited)



Director

Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Intermediate Holdco 1 Limited  
(f/k/a FC Skyfall BidCo Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



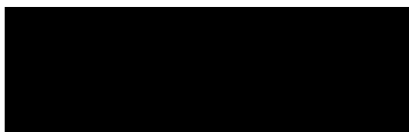


Executed as deed by  
HC-One Properties 4 Limited  
(f/k/a FC Skyfall TA Limited)



Director  
Name: David Smith

in the presence of:

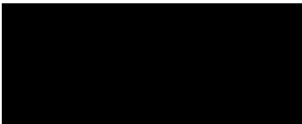


Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Properties 1 Limited  
(f/k/a FC Skyfall (UK) Properties Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address: [Redacted]

Executed as deed by  
HC-One Properties 5 Limited  
(f/k/a Meridian Healthcare Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Intermediate Holdco 2 Limited  
(f/k/a FC Beamish BidCo Ltd)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One No.2 Limited  
(f/k/a HC-One Beamish Limited)

[Redacted Signature]

Director

Name: David Smith

in the presence of:

[Redacted Signature]

Witness name:

Joanne Henthorn

Address:


[Redacted Address]

Executed as deed by  
HC-One No.4 Limited  
(f/k/a HC-One Beamish Homecare Limited)

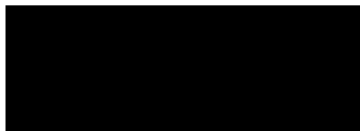
  
Director  
Name: David Smith

in the presence of:

Witness name:   
Joanne Henthorn

Address: 

Executed as deed by  
HC-One Limited



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP5) Limited  
(f/k/a Libra Careco CH2 PropCo Limited)

[Redacted Signature]

Director  
Name: David Smith

in the presence of:

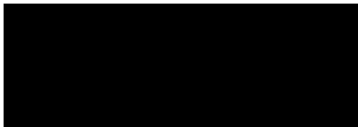
[Redacted Signature]

Witness name: Joanne Henthorn

Address: [Redacted Address]

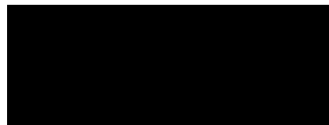


Executed as deed by  
HC-One (NHP6) Limited  
(f/k/a Libra Careco CH3 PropCo Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP1) Limited  
(f/k/a Libra Careco Investments 1 Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP7) Limited  
(f/k/a NHP Management Limited)

[Redacted Signature]

Director  
Name: David Smith

in the presence of:

[Redacted Signature]

Witness name: Joanne Henthorn

Address: [Redacted Address]

Executed as deed by  
HC-One (NHP8) Limited  
(f/k/a NHP Securities No. 2 Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP3) Limited  
(f/k/a NHP Securities No. 1 Limited)



Director  
Name: David Smith

in the presence of:

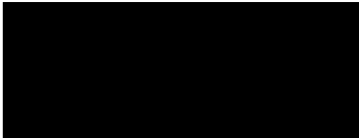


Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP4) Limited  
(f/k/a Care Homes No.2 (Cayman) Limited)



Director  
Name: David Smith

in the presence of:

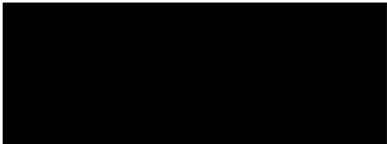


Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One (NHP2) Limited  
(f/k/a Care Homes No.3 Limited)



Director  
Name: David Smith

in the presence of:

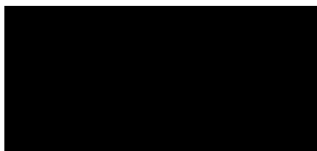


Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Intermediate Holdco 3 Limited  
(f/k/a FC Oval Bidco Limited)



Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:





Executed as deed by  
HC-One Holdco 3 Limited  
(f/k/a FC Skyfall Holdco 3 Limited)



Director  
Name: David Smith

in the presence of:

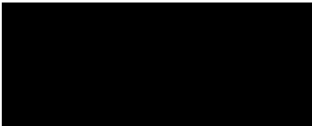


Witness name: Joanne Henthorn

Address:

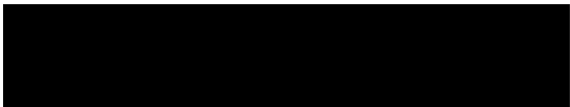


Executed as deed by  
HC-One Intermediate Holdco 4 Limited  
(f/k/a Libra Intermediate HoldCo Limited)



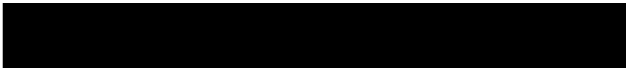
Director  
Name: David Smith

in the presence of:



Witness name: Joanne Henthorn

Address:



Executed as deed by  
HC-One Properties 2 Limited  
(f/k/a FC Skyfall IOM Properties Limited)

[REDACTED]

Director

Name: Robert Arthur Cannell

in the presence of:

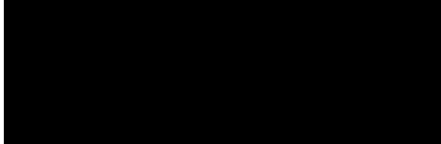
[REDACTED]

Witness name: EMMA LOUISE QUINE

Address:

[REDACTED]

Executed as deed by  
HC-One Properties 3 Limited  
(f/k/a HC-One Beamish Properties Limited)



Director  
Name: Robert Arthur Cannell

In the presence of:



Witness name: EMMA LOUISE QUINE


Address:



THE SECURITY AGENT  
SIGNED as Deed on behalf of  
MOUNT STREET MORTGAGE  
SERVICING LIMITED

By: 

Authorised Signatory  
Name: Julian Day

in the presence of: 

Witness name: Tiana Taylor

Address: 