



Registration of a Charge

Company Name: **ABBEY WOOD PROPERTY LTD**

Company Number: **10398274**



Received for filing in Electronic Format on the: **23/08/2022**

XBB1ENDF

Details of Charge

Date of creation: **19/08/2022**

Charge code: **1039 8274 0006**

Persons entitled: **PP08 FINANCE LTD**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 1A EYNHAM DRIVE, LONDON, SE2 9RD AS REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER TGL167361 AND THE LAND ON THE SOUTH SIDE OF EYNHAM DRIVE, THAMESMEAD (1C EYNHAM DRIVE) AS REGISTERED AT THE LAND REGISTRY WITH TITLE ABSOLUTE UNDER TITLE NUMBER TGL158300**

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:

BURGES SALMON LLP JM25



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10398274

Charge code: 1039 8274 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th August 2022 and created by ABBEY WOOD PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd August 2022 .

Given at Companies House, Cardiff on 25th August 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 19 August 2022

(1) **ABBNEY WOOD PROPERTY LTD**

- and -

(2) **PP08 FINANCE LTD**

MORTGAGE DEBENTURE

THIS DEBENTURE is made the 19 day of August 2022

BETWEEN:

- (1) **ABBEY WOOD PROPERTY LTD** a company registered in England and Wales (company registration number 10398274) whose registered office is at Fulford House, Newbold Terrace, Leamington Spa, England, CV32 4EA (the "**Company**") and
- (2) **PP08 FINANCE LTD** a company registered in England and Wales (company registration number 13779325) whose registered office is at 27-28 Clement's Lane, London, United Kingdom, EC4N 7AE (the "**Lender**").

NOW THIS DEED WITNESSES as follows:

1. INTERPRETATION

- 1.1 In this Deed unless there is something in the subject or context inconsistent therewith the following expressions shall have the following meanings:

"Agreement for Lease" shall mean all agreements contracts options or undertakings whether now or hereafter in existence for or in relation to the creation of any estate interest or right in or over the Real Property or any part thereof (including without limitation in relation to any lease licence tenancy or right to occupy whether on a fixed term or periodic basis and whether in all cases in respect of the whole or any part of the Real Property)

"Book Debts" shall mean each and all parts of the Charged Property from time to time charged pursuant to Clause 4.1(f)

"Business Day" shall mean a day (other than a Saturday or Sunday) on which banks are open for general business in London and Luxembourg.

"Charged Property" shall mean each and all part(s) of the property rights assets and income of the Company from time to time charged or assigned (or expressed to be charged or assigned) to the Lender (whether by way of fixed or floating charge or assignment) by or pursuant to this Deed

"Demand" shall mean any demand made by the Lender on the Company under Clause 5.3 (*Repayment*) of the Facility Agreement for repayment of all or any part of the

Indebtedness

"Enforcement Event" means the occurrence of a Breach Event (as defined in the Facility Agreement) as a result of which the Lender has by notice to the Company elected to cancel or demand repayment of the Loan or exercise any of its rights under the Finance Documents in each case under Clause 5.3 (*Repayment*) of the Facility Agreement.

"Facility Agreement" shall mean a facility agreement dated with even date between (amongst others) the Company and the Lender in respect of banking facilities made available to the Company by the Lender together with any subsequent amendments thereto or replacements thereof agreed between the Lender and the Company and including any agreement entered into under or supplemental to it or amending, restating or novating it.

"Finance Documents" has the meaning given to it in the Facility Agreement.

"Group Company" shall mean any company other than the Company from time to time within the group of the Company where "group" bears the meaning as defined in Section 53 of the Companies Act 1989

"Indebtedness" shall mean all or any monies obligations and liabilities whether actual or contingent present or future which are now or may at any time hereafter be or become payable due or owing to the Lender by the Company under the Finance Documents and whether solely or jointly with any other person and whether as principal or surety or in respect of which the Company may otherwise be or become liable to the Lender on any account whatsoever including (without prejudice to the generality of the foregoing) the principal amount of all loans or advances made or to be made to or for the accommodation or at the request of the Company, all fees costs expenses (including legal surveyors valuers and other costs on a full indemnity basis) interest, discount, commission or other lawful charges and expenses which the Lender may in the course of its business and under the terms of the Finance Documents charge or incur for keeping the Company's account or otherwise and so that interest shall be computed and compounded according to the usual mode of the Lender as well after as before any demand made or judgment obtained hereunder, and other sums incurred by the Lender in relation to the Finance Documents now or hereafter held for the

Indebtedness or in enforcing payment whether against the Company or others. References to the Indebtedness shall include not only the whole but any part thereof

"Interests in Securities" shall mean each and all parts of the Charged Property from time to time charged pursuant to Clause 4.1(d)

"Planning Acts" shall mean a reference to any Act or Acts of Parliament for the time being in force and relating to town and country planning

"Real Property" shall mean each and all parts of the Charged Property from time to time charged by the Company pursuant to Clause 4.1(a)

"Receiver" means a receiver, 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 or several appointment

"Rent Account" shall mean the account to be opened for the receipt of Rental Income in accordance with Clause 4.1(j)(ii)

"Rental Income" shall mean the gross rents licence fees and other monies received or receivable now or at any time hereafter by the Company in respect of or arising out of any lease of the Real Property or any Agreement for Lease or otherwise without limitation derived by or paid to or received by the Company in respect of the Real Property (including without limitation all mesne profits) but excluding insurance rents or service charges or the like and any value added tax thereon

"Security Interest" shall mean any mortgage charge pledge lien hypothecation right of set off right of preference or any security interest or encumbrance (including without limitation title transfer and retention arrangements) whether fixed or floating whatsoever howsoever created or arising

"Sterling" shall mean the lawful currency from time to time of the United Kingdom

1.2 In this Deed unless the context otherwise requires:

(a) clause headings are for ease of reference only and shall not affect the construction of this Deed

- (b) any reference to any agreement or document shall be deemed to refer to the same as amended modified or supplemented from time to time by the parties hereto
- (c) references to "person" shall mean any person firm body corporate or unincorporated body of persons
- (d) any reference to the masculine gender shall include the feminine gender and neuter meaning and vice-versa
- (e) words importing the singular number include the plural and vice-versa and where there are two or more persons included in the expression the "Company" references to the Company are references to respectively all or any of them as the context may require
- (f) where there are two or more persons included in the expression the "Company" or "Group Company" all assignments charges agreements undertakings covenants obligations warranties and representations given undertaken made or assumed by or reference to the Company or Group Company shall be deemed to have been given undertaken made or assumed by or are references to them jointly and severally and construed accordingly
- (g) the expression the "Company" includes the persons deriving title under the Company and the expression the "Lender" includes its successors in title and assigns and transferees, including any person to whom the Lender has granted a Security Interest in respect of its rights under this Deed and any Receiver appointed by any of the foregoing
- (h) any reference to a Clause or a Schedule is a reference to a clause hereof or a schedule hereto (unless the contrary is stated or the context otherwise requires)
- (i) any reference to a sub-clause is unless otherwise stated a reference to the designated sub-clause of the Clause in which the reference appears
- (j) references to statutory provisions shall be construed as references to those provisions as respectively amended or re-enacted (whether before or after the date hereof) from time to time and shall include provisions of which they are

re-enactments (whether with or without modification) and any reference to "Act" is a reference to the Law of Property Act 1925 as construed in accordance with this sub-clause

- 1.3 This Deed and the Facility Agreement shall each constitute independent documents save that to the extent that there may be any conflict or inconsistency between any provision contained in the Facility Agreement and any provision contained in this Deed the Facility Agreement shall prevail

2. **PAYMENT OF INDEBTEDNESS**

The Company covenants with the Lender that it shall on the Lender's demand in accordance with the terms of any Facility Agreement or as the case may be this Deed pay to the Lender all monies constituting the Indebtedness

3. **INTEREST**

Interest shall be paid at the rate or rates and on the dates set out in the Facility Agreement

4. **SECURITY**

- 4.1 For the purpose of securing the payment and/or repayment of the Indebtedness the Company hereby charges with full title guarantee its undertaking and all its property and other assets of whatsoever nature both present and future including its uncalled capital for the time being and the security hereby is created by way of:

- (a) a fixed charge (which so far as it relates to land in England and Wales and Northern Ireland vested in the Company at the date hereof shall be a charge by way of legal mortgage) of the following namely all estates and other interests in freehold leasehold and/or unregistered immovable property wheresoever situate now or hereafter belonging to the Company (including without limitation the registered and other land in England and Wales specified or referred to in the Schedule) and all buildings fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery from time to time on any such freehold leasehold and other immovable property
- (b) a fixed equitable charge of all estate or interests in any freehold or leasehold

property at any time in the future belonging to the Company and all buildings fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery from time to time on any such property at any time during the continuance of this security belonging to the Company

- (c) a fixed charge by way of legal mortgage on the plant and machinery chattels vehicles computers and/or other equipment of the Company together with any part or parts thereof and all additions alterations accessories replacements and renewals of component parts thereto together with the benefit of any obligations warranties and rights given by or arising against any person in connection with the supply or manufacture thereof
- (d) a fixed charge of all stocks shares or other securities now or at any time during the continuance of this security belonging to the Company together with all dividends or other rights and interests in respect thereof or incidental thereto or deriving or accruing therefrom
- (e) an assignment by way of charge of all its goodwill and by way of fixed charge its uncalled capital now or at any time hereafter in existence and future calls (whether made by the directors of the Company or by a receiver appointed hereunder or a liquidator)
- (f) an assignment by way of charge of the book debts of the Company and all other monetary debts and claims (including things in action which give rise to a debt or debts including the proceeds of any interest rate cap agreements interest and currency swaps and other financial instruments) and all cash at bank now and from time to time due or owing to the Company (together with all security therefor or indemnities in respect thereof) or other rights enabling the Company to enforce the same
- (g) an assignment by way of charge on all the copyright in all drawings designs specifications plans and other written materials relating to any products from time to time manufactured by the Company and all other intellectual property rights (including but without prejudice to the generality of the foregoing all trademarks and designations on or patterns of the labels and packages of any products from time to time manufactured by the Company and all manufacturing and sales rights in relation to any products from time to time manufactured by the Company)

- (h) an assignment by way of charge of the benefit to the Company of all rights and claims to which the Company is now or may hereafter become entitled in relation to the Real Property including (but without limitation) all rights and claims of the Company against all persons who now are or who at any time have been or may become lessees sub-lessees or licensees of the whole or any part or parts of the Real Property and all guarantors and sureties for the obligations of such persons to hold the same unto the Lender
- (i) an assignment by way of charge of the Company's interest in:
 - (i) the benefit of all guarantees warranties and representations given or made by and any rights or remedies against all or any of the professional advisors now or at any time engaged by the Company in relation to the Charged Property and the manufacturers suppliers or installers of all plant machinery fixtures fittings and other items now or from time to time in the buildings erected or to be erected on the Charged Property and any other person firm or company now or from time to time under contract with or under a duty to the Company including (without limitation) the right to prosecute in the name of the Company any proceedings against any such person in respect of any act omission neglect default breach of contract or breach of duty whether relating to the design construction inspection or supervision of the construction of any of the said buildings or to the quality or fitness for use of such plant machinery fixtures fittings and other items or otherwise howsoever and the benefit of all sums recovered in any proceedings against all or any of such persons
 - (ii) the benefit of all rights and claims to which the Company is now or may hereafter become entitled under all building contracts relating to all or any part of the Real Property entered into by the Company or to be entered into by the Company and all guarantees warranties and representations given or made by and any rights and remedies against all or any building contractors at any time engaged in relation to all or any part of the Real Property including all liquidated and ascertained damages under any such building contract and all invoices fees notes bills documents and papers in respect thereof and (without limitation) the right to prosecute in the name of the Company any proceedings

against any such persons in respect of any act omission neglect default breach of contract or breach of duty whether relating to the design construction inspection or supervision of the construction of any buildings forming part of the Real Property or to the quality or fitness for use of any part of the Real Property or otherwise howsoever and the benefit of all sums recovered in any proceedings against all or any such persons

- (j) an assignment by way of charge to (in so far as the Company is able):
 - (i) the benefit of all Agreements for Lease and all the proceeds of any payment of any claim awards and judgments arising out of such Agreements for Lease and all sums paid or payable to the Company under or in respect of any such Agreements for Lease including (without limitation) all deposits under any Agreements for Lease
 - (ii) the benefit of all Rental Income and all right title and interest to and in the same and the benefit thereof and the right to make demand for and to receive the same but so that nothing in this sub-clause nor any express arrangement in respect of the Rental Income under the Facility Agreement shall constitute the Lender as mortgagee in possession and the Company hereby covenants at any time during the continuance of this security to give to the Lender such information in regard to the Rental Income as the Lender shall require and if so requested to instruct all or any tenants of the Real Property to pay the Rental Income direct to an account with the Lender or such other bank as the Lender may designate in the name of the Company. Without prejudice to any other remedy of the Lender in case of default by the Company in payment of interest the Lender shall be entitled without demand or notice to the Company to appropriate all or any sums from time to time standing to the credit of the Rent Account in full or partial satisfaction of the interest from time to time due from the Company to the Lender but not so as to limit the rights of the Lender in respect of such Rent Account once a demand for repayment has been made or the Indebtedness has otherwise become payable At any time after a demand for repayment has been made the Lender may without further demand or notice to the Company appropriate the whole or any part of the sums then or thereafter standing to the credit of the

Rent Account in or towards satisfaction of the Indebtedness (and if less than the whole as the Lender shall select)

- (iii) all that interest of the Company in any insurance policies maintained in respect of the Real Property
 - (iv) any agreements, contracts, deeds, leases, licences, undertakings, guarantees, covenants, warranties, representations and other documents entered into by, given to or otherwise benefiting the Company in respect of the Real Property
 - (v) all sums paid or payable and any other consideration given or to be given for the disposal of an interest in all or part of any Real Property or of any shares in any person which owns or whose subsidiary owns all or any part of any Real Property and the right to make demand for and receive the same
 - (vi) any policy of insurance in which the Company may at any time have an interest and all proceeds paid or payable thereunder
 - (vii) any contract or agreement to which the Company is a party
 - (viii) any trade or building contracts or related documents to which a contractor is party, consultant appointments, specifications, required consents, each bond and guarantee entered into in favour of the Company to secure payments and or performance under the development documents, each occupational lease, agreement for lease and any other development document howsoever described
 - (ix) any collateral warranty given by any contractor or consultant (in each case howsoever described) and any equivalent rights and warranties conferred or to be conferred by any contractor or consultant pursuant to the Contracts (Rights of Third Parties) Act 1999, in each case in respect of each development document to which it is a party
- (k) a fixed charge on each of its accounts with any bank, building society, financial institution or other person (including any replacement account or sub-division or sub-account of that account) and the debt or debts represented thereby

- (l) a fixed charge on the benefit of any authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration held in connection with its use of any Charged Property
 - (m) a fixed charge on rights to recover any VAT on any supplies made to it relating to the Charged Property and any sums so recovered
 - (n) a floating charge on all the undertaking and all other the stock-in-trade work-in-progress pre-payments and other property assets and rights of the Company both present and future not subject to a fixed charge or assignment hereunder and paragraph 14 of Schedule B1 of the Insolvency Act 1986 applies to the floating charge so created
- 4.2 Each of the charges hereby created shall rank fixed in order of priority as first fixed or floating (as may be specified) charges or assignments (as may be specified)
- 4.3 The Company shall not during the continuance of the security hereby constituted without the previous consent in writing of the Lender create or purport to create or permit to subsist any Security Interest on any of the Charged Property nor sell transfer convey or otherwise dispose of its undertaking or any portion thereof nor sell assign discount factor charge or otherwise dispose of or deal with the Book Debts claims and rights charged by it hereunder
- 4.4 Without prejudice to the generality of the security hereby constituted it is hereby declared that the security hereby created shall not be satisfied by any partial or intermediate payment of the Indebtedness but shall constitute a continuing security for the payment of all sums obligations and liabilities present or future actual or contingent which shall on the execution hereof or at any time hereafter be or become owing by the Company to the Lender in any manner or on any account whatsoever notwithstanding any settlement of account the reduction or repayment of the amount for the time being owing or any other matter or thing whatsoever
- 4.5 The security hereby created is independent of and in addition to and shall not be in any way prejudiced or affected by and shall not prejudice or affect any other security or securities which the Lender may now or from time to time hold or take from or on account of the Company whether from the Company or any other person
- 4.6 If at any time the Indebtedness has been fully discharged and repaid and the Company

has no actual or contingent liability to the Lender and the Lender is under no further obligation to make advances or provide other financial accommodation to the Company the Lender shall (at the request and full cost of the Company and in such manner as the Company shall reasonably require) release or re-assign to the Company (as the case may be) the Charged Property without recourse or warranty and otherwise release the Company from the security hereby created

5. RESTRICTIONS AFFECTING AND COVENANTS RELATING TO THE REAL PROPERTY

- 5.1 The statutory power of leasing entering into agreements for leases varying leases and accepting surrenders of leases shall not during the continuance of this security be exercisable by the Company without the prior written consent of the Lender nor without such consent as aforesaid shall the Company grant agree to grant or vary any lease or tenancy of the Real Property or any part thereof or approve assignments or underlettings of leases or tenancies of the Real Property or any part thereof which if granted would be valid as between the Company and the lessee or tenant but not binding on the Lender but it shall not be necessary to express such consent in any lease agreement variation or surrender
- 5.2 During the continuance of this security no person or persons (other than the Company) shall be registered under the Land Registration Act 2002 as proprietor of the Real Property or any part thereof without the consent in writing of the Lender and the costs incurred by the Lender in lodging from time to time a notice or restriction against registration of the Real Property shall be deemed to be costs properly incurred by it hereunder
- 5.3 The Company will during the continuance of this security duly observe and perform all restrictive and other covenants and stipulations affecting any of the Real Property and will keep the Lender indemnified in respect of all actions proceedings costs claims and demands whatsoever occasioned by any breach of any such covenants or stipulations
- 5.4 The Company will not at any time during the continuance of this security make or suffer to be made any structural alterations in or additions to any buildings on the Real Property or any part thereof or carry out or suffer to be carried out on the Real Property or any part thereof any development as defined in the Planning Acts or make or suffer to be made any material change in the use thereof without the prior consent in writing of the Lender

- 5.5 The Company will promptly (and in any event within ten days) following the receipt of notice of the same by it give full particulars to the Lender of any notice order direction designation resolution or proposal having specific application to the Real Property or to the area in which it is situate given or made by any planning authority or other public body or authority whatever or in pursuance of the powers conferred by any other statute and will also promptly and at its own cost take all reasonable or necessary steps to comply with any such notice or order (unless bona fide contested by the Company) and will also at the request of the Lender but at its own cost make or join with the Lender in making such objection, appeal or representation against or in respect of any proposal for such a notice or order as the Lender shall deem expedient
- 5.6 The Company will not do or omit or suffer to be done or omitted any act matter or thing in on or respecting the Real Property or any part thereof required to be done or omitted by:
- (a) any environmental law applicable to the Real Property or any environmental permit in respect of the Real Property or which shall contravene the provisions of the same; or
 - (b) the Planning Acts or which shall contravene the provisions of the Planning Acts, and will at all times hereafter indemnify and keep indemnified the Lender against all actions proceedings costs expenses claims and demands whatsoever in respect of any such act matter or thing contravening the provisions of environmental law, environmental permits and/or the Planning Acts as aforesaid
- 5.7 The Company will observe and perform the covenants stipulations and conditions on the landlord's part contained in the leases of the leasehold properties forming part of the Charged Property (if any) and use its best endeavours to procure the observance and performance by the tenant under the said leases of the covenants stipulations and conditions on the part of the tenant to be observed and performed
- 5.8 The Company shall not without the prior written consent of the Lender serve any notice on any former tenant on any part of the Real Property under Section 17 Landlord and Tenant (Covenants) Act 1995 but subject thereto shall use its best endeavours to procure the payment of rents reserved by and the observance and performance of the covenants stipulations and conditions contained in all leases of the Real Property derived out of the Company's interest therein and on the part of the tenants thereunder to be paid observed and performed and to observe and perform the covenants stipulations and conditions on the part of the Company to be observed and performed

thereunder

6. CONDUCT OF BUSINESS

The Company hereby covenants with the Lender that it shall at all times during the continuance of the security hereby constituted:

- (a) conduct and carry on the business of the Company in a proper and efficient manner and in compliance with applicable anti-corruption laws, anti-money laundering laws and sanctions laws and keep or cause to be kept proper books of account relating to such business and shall keep the said books of account and all other documents relating to the affairs of the Company at the Company's registered office or other place or places where the same ought to be kept and punctually pay as the same become due all debts and liabilities which by virtue of the provisions of the Insolvency Act 1986 or otherwise would have priority to the charges hereby created or any of them
- (b) punctually pay or cause to be paid all rents rates taxes duties assessments and other outgoings payable in respect of the Company's property and assets and when required produce to the Lender the receipts for such payments
- (c) keep the Real Property and all buildings thereon and all plant machinery fixtures fittings vehicles computers equipment and effects and every part thereof in good and substantial repair and in good working order and condition and permit the Lender and/or its representative or agent free access at all reasonable times to view the state and condition of any such buildings without becoming liable to account as mortgagee in possession and punctually pay the rents and perform the covenants reserved by or contained in any lease under which any of the Real Property may be held but shall take no step whatsoever whereby any such lease may be surrendered or forfeited failing which the Lender may at the expense of the Company carry out any repairs or take any action which it shall consider necessary
- (d) insure and keep insured on the terms of this sub-clause and at the Company's expense all such parts of the Real Property as are of an insurable nature and to pay all premiums or other sums necessary to effect and maintain such insurance by no later than the required date for payment under the relevant policy. In the event that such premiums or other sums are not satisfied the

Lender shall have the right (but not the obligation) to pay such premium or other sums which payment shall form part of the Indebtedness

Such insurance shall be effected:

- (i) through brokers and with an insurance company or underwriters previously approved by the Lender in writing
- (ii) in the names of the Company and the Lender as composite insured
- (iii) against loss or damage by fire explosion storm tempest flood lightning earthquake terrorism impact aircraft and articles dropped therefrom riot civil commotion malicious damage bursting and/or overflowing pipes/tanks oil leakage subsidence landslip and heave (and in the time of war against war risks under any statutory insurance scheme which may be applicable to the Real Property) and such other risks and contingencies as the Lender shall from time to time require
- (iv) in a value equal to the full cost of reinstatement from time to time (as approved by the Lender)
- (v) to include loss of rent from the Real Property as a result of destruction thereof or damage thereto in consequence of any insured risk in an amount approved by the Lender taking account of the then estimated rental value of the Real Property
- (vi) to include mortgagee and tenant non-invalidating clauses acceptable to the Lender

Where the Real Property is undergoing development redevelopment construction or other building works the Company shall effect such further insurance as shall be required and specified by the Lender

The Company shall produce to the Lender the policy or policies of such insurance and the receipts for premiums or other payments and (if required by the Lender) obtain confirmation from the insurance company or underwriters that the use of the Real Property and its type of construction have been notified to it or them and that all mechanical services at the Real Property are covered by the insurance policy in

question

The Company shall obtain and provide to the Lender confirmation from the insurance company or underwriters that such insurance cover shall not be altered or cancelled without prior reference to the Lender

All monies received by virtue of any such insurance shall be deemed part of the Real Property and shall be paid to the Lender and shall (subject only to the rights of third parties under any statute relating to such insurance or under the terms of any lease or underlease) be applied in making good the loss or damage in respect of which such monies were received or at the request of the Lender deposited with it as security for the Indebtedness upon such terms as to assignment set-off charge or otherwise as it shall in its absolute discretion require or if the Lender in its absolute discretion so elects and the provisions of any lease or underlease so permit in or towards discharge of the Indebtedness

- (e) maintain in addition to the insurances required under sub-clause (d) above all such other insurances as are normally maintained by prudent persons carrying on similar businesses
- (f) observe and perform all restrictive and other covenants and stipulations for the time being affecting the Charged Property or the mode of user or the enjoyment of the same or any part thereof
- (g) permit the Lender and/or its representatives or agents free access at all reasonable times to inspect and take copies of and extracts from the books accounts and records of the Company and furnish the Lender with all information and facilities which it may require and pay all expenses incurred by the Lender in connection therewith
- (h) if specifically requested by the Lender, supply to the Lender in such form and detail as the Lender shall require within 14 days of the end of each calendar month a schedule of Book Debts arising within such month. The Lender may at any time require the Company to pay into the Company's account or accounts with the Lender or to such other account as the Lender may designate all monies which the Company may receive in respect of the Book Debts and other debts claims and rights charged by it hereunder and if called upon to do so at any time by the Lender to execute a legal assignment of the same to the

Lender (and in the case of such account being with a bank other than the Lender to serve such notices of the Lender's interest on such bank in such form as the Lender may reasonably require and to use its reasonable endeavours to procure that the said bank acknowledges receipt of the aforesaid notices in a form satisfactory to the Lender) such assignment to be in such form as the Lender shall in its absolute discretion require

- (i) if called upon to do so at any time by the Lender in such form as the Lender shall require and whenever requested by the Lender and at the Company's cost:
 - (i) execute over all or any of the Real Property a further charge or charges by way of legal mortgage or legal sub-mortgage as the case may be in favour of the Lender
 - (ii) affix to such items of the Charged Property or indorse or cause to be indorsed as the Lender shall stipulate such labels signs memoranda or other recognisable identification markings as the Lender shall require referring or drawing attention to the security constituted by or pursuant to this Deed
 - (iii) serve notice on any person who is a party to a document or proceeding involving the Company the benefit of which has been assigned or charged (in any manner whatsoever) to the Lender hereunder of the Lender's interest in the Charged Property such notice to be in such form as the Lender may require and to use its reasonable endeavours to procure that such person acknowledges receipt of the aforesaid notices in a form satisfactory to the Lender
- (j) if required by the Lender pay into the Company's account or accounts with the Lender or to such other account as the Lender may designate all monies which the Company may receive in respect of the Book Debts and other debts claims and rights charged by it hereunder and if called upon to do so at any time by the Lender execute a legal assignment of the same to the Lender such assignment to be in such form as the Lender shall in its absolute discretion require (and in the case of such account being with a bank other than the Lender to serve such notices of the Lender's interest on such bank in such form as the Lender may require and use its reasonable endeavours to procure that

the said bank acknowledges receipt of the aforesaid notices in a form satisfactory to the Lender)

- (k) pay into the Company's account or accounts with the Lender or to such other account as the Lender may designate all monies which the Company may receive in respect of Interests in Securities and if called upon to do so at any time by the Lender execute over all or any of the Interests in Securities a further charge or charges by way of legal mortgage in favour of the Lender and/or transfers of the Interests in Securities into any nominee company of the Lender in such form as the Lender shall require
- (l) deposit with the Lender and the Lender shall be entitled to hold and retain:
 - (i) all deeds and documents of title relating to the Real Property or any other freehold and leasehold property owned by the Company for the time being and the insurance policies relating to the same
 - (ii) all stock and share certificates and documents of title relating to Interests in Securities and
 - (iii) all deeds and documents of title (if any) relating to the Book Debts and other debts claims and rights charged by the Company hereunder
- (m) procure that save as contemplated by this Deed or with the previous consent in writing of the Lender neither the Company nor any subsidiary (as defined by Section 1159 of the Companies Act 2006) of the Company at any time during the continuance of the security hereby constituted (or in the case of a company becoming a subsidiary of the Company at any time after the date of its becoming a subsidiary) shall:
 - (i) borrow or raise any monies or allow any borrowed monies to remain outstanding otherwise than from the Company or other subsidiary of the Company (save for the purpose of repaying monies borrowed and outstanding at the date when it became a subsidiary) and provided that such indebtedness is subordinated to the Indebtedness in a manner satisfactory to the Lender
 - (ii) create or permit to subsist any or allow to arise any Security Interest

on the whole or any part of its undertaking or assets

- (iii) issue any share or loan capital except in the case of a subsidiary to the Company (and provided that such share or loan capital is subject to a Security Interest in favour of the Lender)
- (iv) guarantee the repayment of any share capital or the repayment of the principal amount of any borrowings of any person firm or company
- (v) accept any bill (other than a bill relating to payment for goods purchased in the ordinary course of business) nor open any acceptance credit
- (vi) assign or otherwise dispose of all or any part of its interest in any share or loan capital
- (n) not without the prior written consent of the Lender acquire from any supplier any goods upon terms that the ownership of or any interest in such goods shall remain vested in such supplier until such supplier has been fully paid for such goods
- (o) not determine repudiate or breach the terms of any contract of employment with any director or senior employee of the Company without the prior consent of the Lender and notify the Lender of any repudiation or material breach of any contract of employment by any director or senior employee
- (p) comply in all material respects with all legislation or regulation affecting it

not to elect to waive any exemption pursuant to paragraph 2(1) of Schedule 6(A) of the Value Added Tax Act 1994 in respect of value added tax in respect of the Real Property except with the prior written consent of the Lender and to elect to waive any such exemption if so required by the Lender

7. **FINANCIAL INFORMATION**

During the continuance of this security the Company shall furnish to the Lender at the Company's expense with such information regarding the affairs of the Company and all Group Companies as the Lender may reasonably require and take such reasonable

steps as the Lender may require in relation to the implementation of financial controls

8. REPRESENTATIONS AND WARRANTIES

8.1 The Company warrants and represents to the Lender that:

- (a) the Company has full power to enter into this Deed and to exercise its rights and perform its obligations hereunder and all corporate or other action required to authorise the execution of this Deed by it and the performance by it of its obligations hereunder has been duly taken
- (b) the Company has not taken any corporate action nor have any other steps been taken or legal proceedings been started or (to the best of the Company's knowledge and belief) threatened against it for its winding-up dissolution or re-organisation or for the appointment of a receiver trustee or similar officer of its or of any or all of its assets or revenues
- (c) the Company is not in breach of or default under any agreement to which it is a party or which is binding on it or any of its assets to an extent or in a manner which might have a material adverse effect on its business or financial condition
- (d) no action or administrative proceeding of or before any court or agency which might have a material adverse effect on the business or financial condition of the Company has been started or threatened
- (e) the Company's accounts for its latest financial year give (in conjunction with the notes thereto) a true and fair view of the financial condition of the Company at that date and the results of the Company's operations during such financial year
- (f) since publication of the said accounts there has been no material adverse change in the business or financial condition of the Company
- (g) the Company does not as at the date hereof have any liabilities (contingent or otherwise) which were not disclosed by or reserved against in the said accounts (or the notes thereto) nor were there at that date any unrealised or anticipated losses of the Company arising from commitments entered into by it which were not so disclosed or reserved against

- (h) the information provided by the Company to the Lender in connection with any agreement between the Lender and the Company was true complete and accurate in all material respects and the Company is not aware of any material facts or circumstances that have not been disclosed and which might if disclosed adversely affect the decision of a person considering whether or not to provide finance to the Company
- (i) the execution of this Deed and the Company's exercise of its rights and performance of its obligations hereunder and under any agreement between the Lender and the Company do not constitute and will not result in any breach of any agreement to which it is a party or which is binding on it or its property
- (j) the Company has sufficient financial resources available to meet its existing commitments and that there has been no adverse change since the date of its latest published audited Accounts in its financial condition business or assets
- (k) to the best of the Company's knowledge and belief no high alumina cement blue asbestos or other deleterious materials were or will be used in the construction of the Charged Property
- (l) the Company conducts its business in compliance with applicable anti-corruption laws, anti-money laundering laws and sanctions laws
- (m) no "warning notice" or "restrictions notice" (in each case as defined in Schedule 1B of the Companies Act 2006) has been issued in respect of the Company's shares

8.2 For the purpose of this Clause such representations and warranties shall be deemed to be repeated by the Company on each date the Company draws funds from the Lender under a Facility Agreement and on each date on which interest is payable by the Company under the Facility Agreement

9. DEMAND

The monies hereby secured shall become immediately due and payable upon any Demand being made whereupon the Company shall be bound to put the Lender in funds immediately in full cover of all contingent or future liabilities and the Lender shall

cease to be under any obligation to the Company under the Facility Agreement.

10. ENFORCEMENT

On and at any time after the occurrence of an Enforcement Event, the Security Interests created by or pursuant to this Deed shall be immediately enforceable and the Lender may, without notice to the Company or prior authorisation from any court, in its absolute discretion:

- (i) enforce all or any part of the Security Interests (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 (at the times, in the manner and on the terms it thinks fit (including whether for cash or non-cash consideration)); 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 Deed) on mortgagees and by this Deed on any Receiver or otherwise conferred by law on mortgagees or Receivers.

The power of sale or other disposal conferred on the Lender and on any Receiver by this Deed 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 Indebtedness shall be deemed due and payable for that purpose) on execution of this Deed.

The statutory powers of leasing may be exercised by the Lender at any time on or after this Deed has become enforceable in accordance with Clause 10 (*Enforcement*) and the Lender 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.

For the purposes of Sections 99 and 100 of the Law of Property Act 1925, the expression "Mortgagor" will include any incumbrancer deriving title under the Company and neither Sub-section (18) of Section 99 nor Sub-section (12) of Section 100 of the Law of Property Act 1925 will apply.

11. Crystallisation of Floating Charge

- 11.1 The Lender may at any time, while this Deed is enforceable in accordance with Clause 10 (Enforcement) by notice to the Company convert the floating charge constituted under paragraph (n) of Clause 4.1 with immediate effect into a fixed charge as regards any asset which is the subject of the floating charge or which is specified in the notice.

11.2 In addition, without prejudice to any law which may have a similar effect, the floating charge constituted under paragraph (n) of Clause 4.1 will automatically be converted (without notice) with immediate effect into a fixed charge as regards all assets the subject of the floating charge if:

- (a) the Company creates or attempts to create any Security Interest (other than any Security Interest permitted under the terms of the Facility Agreement), over any of the Charged Property;
- (b) any person levies or attempts to levy any distress, execution or other process against any of the Charged Property;
- (c) an application or petition is presented to the court for the making of an administration order in relation to the Company or any person gives notice of its intention to do so or to appoint an administrator in respect of the Company;
- (d) a Receiver is appointed over all or any of the Charged Property;
- (e) a meeting is convened for the passing of a resolution for the voluntary winding-up of the Company;
- (f) a petition is presented for the compulsory winding-up of the Company;
- (g) a provisional liquidator is appointed to the Company; or
- (h) a resolution is passed or an order is made for the dissolution or reorganisation of the Company,

or any analogous procedure or step is taken in any jurisdiction

11.3 The Lender shall not be entitled to exercise its rights under Clause 10 (*Enforcement*) or Clause 11.1 or 11.2 above where the right arises as solely as a result of any person obtaining or taking steps to obtain a moratorium pursuant to Schedule A1 of the Insolvency Act 1986.

12. **APPOINTMENT OF RECEIVER OR ADMINISTRATOR**

12.1 At any time after the monies hereby secured shall have become payable or the Security Interests granted hereunder have become enforceable in accordance with Clause 10 or if a petition or application is presented for the making of an administration order in relation to the Company or if any person who is entitled to do so gives written notice of its intention to appoint an administrator of the Company or files such a notice with the Court or if requested by the Company at any time the Lender may :-

- (a) from time to time appoint in writing under the hand of a duly authorised officer of the Lender any person or persons to be a Receiver or Receiver of the Charged Property or any part thereof; and/or

(b) appoint one or more persons to be an administrator of the Company

12.2 The Lender may from time to time in writing under the hand of a duly authorised officer of the Lender remove any Receiver appointed pursuant to Clause 12.1 of this Deed and appoint another or others in his stead

12.3 If at any time and by virtue of any appointment pursuant to this Clause 10 any two or more persons shall hold office as receiver or Receiver each such person shall be entitled (unless the contrary shall be stated in any of the deed(s) or other instrument(s) appointing them) to exercise all the powers and discretions hereby conferred on a receiver or a Receiver individually and to the exclusion of the other or others of them

13. **POWERS OF RECEIVER**

Any Receiver whether appointed solely or jointly shall (unless the contrary shall be stated in the deed(s) or other instrument(s) appointing them) have the following powers (in addition to those conferred on such a Receiver or mortgagee or mortgagee in possession under the Act and the Insolvency Act 1986 (including 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)) namely to (without limitation):

- (a) take possession of collect and get in the Company's property and assets
- (b) act generally as or to appoint a manager of the business of the Company and to carry on or authorise or concur in carrying on the business of the Company in such manner and for such period as he shall in his discretion think fit and the Lender shall approve and for that purpose to borrow money on the security of the Company's property and assets in priority to this Deed or otherwise and whether from the Lender or any other person
- (c) manage sell let repair decorate alter improve or add to all or any part of the Charged Property and other (if any) property of the Company or concur in so doing and to let on hire lease and accept surrenders of leases and tenancies or concur in so doing and to charge mortgage or otherwise deal with or dispose of any of the Charged Property and to exchange or concur in exchanging all or any part thereof in such manner and generally on such terms and conditions as he shall think fit and with all the powers in that behalf of an absolute beneficial owner and to carry such sale letting on hire leasing surrender charge

mortgage or other dealing or disposal into effecting such transaction in the name or on behalf of the Company or otherwise and to give effective receipts and discharges

- (d) in particular but without prejudice to the generality of the foregoing power sell or concur in selling by public auction or private contract any of the property upon such terms and for such consideration (whether payable by a lump sum or by instalments) as he may think fit and in particular to sell or concur in selling the business and undertaking of the Company as a going concern and to carry any such sale into effect by conveying by deed or transferring in the name and on behalf of the Company or otherwise Plant machinery and other fixtures and fittings may be severed and sold separately from the premises upon which they are situate
- (e) enter into any arrangement or compromise which he may consider expedient whether in his own name or in the name or on behalf of the Company
- (f) for all or any of the said purposes appoint managers officers employees or agents at such salaries or remuneration as he may determine
- (g) appoint professional advisers of every description managers accountants servants workmen and agents in connection with any of the above purposes upon such terms as to remuneration or otherwise as he may determine;
- (h) make or require the directors of the Company to make such calls upon the shareholders of the Company in respect of any capital of the Company which may be uncalled as he may think expedient and to enforce payment of any call so made by action in his own name or on behalf of or in the name of the Company
- (i) for any of the said purposes act and take any proceedings in the name and on behalf of the Company or otherwise as he may think expedient
- (j) without any further consent by or notice to the Company exercise all or any of the powers and authorities conferred on a receiver under the provisions of the Act
- (k) do all such other acts and things as may be considered 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 any rights, powers and remedies of the Lender provided by or pursuant to this Deed or by law (including realisation of all or any part of the assets in respect of which that Receiver was appointed);
 - (iii) bringing to his hands any assets of the Company forming part of, or which when got in would be, Charged Property; and/or
 - (iv) any of the matters or powers aforementioned
- (l) take any indemnity from the Company from and against all actions claims expenses demands and liabilities whether arising out of contract or out of tort or in any other way incurred by him or by any manager agent officer servant or workman for whose debt default or miscarriage he may be answerable for anything done or omitted to be done in the exercise or purported exercise of his powers under this Deed or under any appointment duly made under the provisions of this Clause and if he thinks fit but without prejudice to the foregoing to effect with any insurance company or office or underwriters any policy or policies of insurance either in lieu or satisfaction of or in addition to such indemnity from the Company
- (m) make any arrangements or compromise which he shall think expedient in the interest of the Lender
- (n) make such repairs improvements and renewals to such of the plant machinery and other effects of the Company or any subsidiary as he shall think fit
- (o) obtain all planning permissions building regulation approvals and other permissions consents or licences for the development of the Real Property or any part thereof and to effect complete and/or carry out any development building or other works (including any works-in-progress on the Real Property or any part thereof at the date of his appointment) as he shall in his absolute discretion think fit and to require the Lender to lend to the Company such monies as may be required to enable the Company to effect complete and/or carry out any such works as aforesaid Any monies borrowed by the Lender as aforesaid shall be further advances made by the Lender to the Company shall bear interest at the rate specified in Clause 3 and shall be secured by the

charges created by Clause 4

14. **SUPPLEMENTAL PROVISIONS RELATING TO A RECEIVER**

14.1 Any Receiver whether solely or jointly so appointed shall be deemed to be the agent of the Company and the Company shall be solely responsible for his acts or defaults (save in the case of wilful default or misconduct) and for his remuneration subject to the provisions hereof

14.2 Subject to the provisions contained in this Deed as to the application of insurance monies all monies received by any Receiver or appointed in respect of this security shall (by way of variation to the provisions of the Act) be applied as follows:

first in repayment of all expenses cost, loss or liability properly incurred by him in the discharge of his duties and powers as Receiver and in the payment and discharge of his commission or other remuneration **secondly** in providing for the remaining matters specified in paragraphs (i) to (iii) of sub-section (8) of Section 109 of the Act if required by the Lender **thirdly** in or towards satisfaction of the monies liabilities and interest hereby secured and **fourthly** any surplus (if any) in payment to the Company or any other person entitled to the same

14.3 The Lender shall not nor shall any Receiver or receivers appointed hereunder be liable to account as mortgagee or mortgagees in possession in respect of the Charged Property or any part thereof or be liable for any loss upon realisation or for any neglect or default of any nature whatsoever in connection with the Charged Property or any part thereof for which the mortgagee in possession might as such be liable and all costs charges and expenses incurred by the Lender or any receiver or receivers appointed hereunder (including the costs of any proceedings to enforce the security hereby given) shall be paid by the Company on a solicitor and own client basis and so be charged on the Charged Property

14.4 The foregoing powers of appointment of a Receiver shall be in addition to and not to the prejudice of any statutory and other powers of the Lender or any Receiver or receivers appointed hereunder under the Act (as extended by this Deed) so that the statutory power of sale shall be exercisable without regard to Section 103 of the Act and so that such powers shall be and remain exercisable by the Lender in respect of any part of the Charged Property in respect of which no appointment of a receiver or receivers by the Lender shall from time to time be subsisting or notwithstanding that

an appointment under the provisions hereof shall subsist in respect of any other part of the Charged Property

15. GENERAL PROVISIONS

- 15.1 The restrictions contained in Section 103 of the Act shall not apply to this Deed or to the exercise by the Lender of its rights hereunder and the power of sale and other powers conferred on mortgagees by the Act shall apply to this Deed but without the restrictions therein contained as to giving notice or otherwise and so that for the purposes of a sale or other exercise of the said powers or any of them the whole of the monies hereby secured shall be deemed to be due and payable immediately on the execution of this Deed
- 15.2 The restrictions on the right of consolidating mortgage securities which are contained in Section 93 of the Act shall not apply to this Deed or to the exercise by the Lender of its right to consolidate all or any of the security created by or pursuant to this Deed with any other security in existence at any time, which powers may be exercised by the Lender without notice the Company on or at any time after this Deed has become enforceable in accordance with Clause 10 (*Enforcement*).
- 15.3 All monies from time to time received by the Lender and held for the account of the Company may in default of payment by the Company as and when required of any monies hereby secured be applied by the Lender in reduction of such liabilities of the Company to the Lender as the Lender in its discretion shall think fit. No payment received for the account of the Company after the Lender shall have received or be affected by actual or constructive notice of any subsequent mortgage or charge on any of the Charged Property shall be appropriated towards or have the effect of payment of any part of any monies hereby secured at the time when the Lender received or was affected by such notice but such payment shall be credited to a new account with the Lender in the name of the Company and any monies subsequently drawn out by the Company shall be debited to such account. If the Lender does not open a new account or accounts immediately on receipt of such notice it shall nevertheless be treated as if it had done so at the time when it received such notice and as from that time all payments made by the Company to the Lender shall be credited or be treated as having been credited to such new account or accounts and shall not operate or reduce the amount due from the Company to the Lender at the time when it received such notice.

- 15.4 All or any of the powers authorities and discretions hereby conferred either expressly or by reference on a Receiver appointed hereunder may be exercised by the Lender without first appointing a Receiver or notwithstanding any such appointment
- 15.5 The Company hereby covenants to pay on demand all costs charges and expenses incurred by the Lender or by any Receiver whether solely or jointly appointed by it in the exercise of any power conferred by this Deed or which they or any of them shall properly incur in or about the preservation or attempted preservation of the security created or expressed to be created by this Deed or of the Charged Property or any of the Company's other property or assets together with interest as from the date of the same having been incurred until payment at the rate for the time being payable hereunder in respect of interest on the principal monies intended to be hereby secured (which shall be payable as well after as before any judgment hereunder) and all monies payable by the Company hereunder shall be secured on the Charged Property
- 15.6 The Company hereby irrevocably appoints the Lender (including for the avoidance of doubt any person to whom the Lender has granted a Security Interest in respect of its rights under this Deed) and any Receiver or appointed by the foregoing jointly and also separately to be the attorney of the Company (with full power of substitution and whether or not any demand has been made by the Lender or the Lender's powers of enforcement have otherwise arisen) for the Company and in its name or otherwise and on its behalf and as its act and deed to sign seal execute deliver perfect and do all deeds instruments acts and things which may be required or which the Lender or any Receiver appointed by it shall think fit for carrying out any obligation imposed on the Company hereunder or for carrying any sale lease charge mortgage or dealing by the Lender or by any Receiver appointed by it into effect or for giving to the Lender the full benefit of this Deed and generally to use the name of the Company in the exercise of all or any of the powers conferred on the Lender or any Receiver appointed by the Lender and this appointment shall operate as a general power of attorney given under the Powers of Attorney Act 1971 **PROVIDED** that:-
- (i) the Lender shall not exercise the power contained in this Clause unless and until (i) any Demand is made or (ii) this Deed has otherwise become enforceable in accordance with Clause 10 (*Enforcement*) or (iii) the Company has otherwise failed to comply with any of its obligations under this Deed; but
 - (ii) the exercise of such power by the Lender shall not put any person

dealing with it upon any enquiry as to whether any Demand is made or whether this Deed has become enforceable in accordance with its terms or whether the Company is in compliance with its obligations under this Deed nor shall any such person be in any way affected by notice to the contrary and the exercise by the Lender or Receiver of the power contained in this Clause shall (as between the Lender or Receiver and any such person) be conclusive evidence of the Lender's or Receiver's (as applicable) right to exercise the same

Nothing herein contained shall affect the rights and powers of the Lender and/or any receiver appointed by the Lender under Sections 101 and 104 of the Act and the rights created by any appointment made hereunder shall be in addition to the rights conferred by the said Sections 101 and 104

- 15.7 It shall be lawful for the Lender or any Receiver appointed as aforesaid at any time to exercise for and on behalf of the Company any or all the powers conferred on a landlord and tenant by the Landlord and Tenant Acts 1927 to 1954 in respect of the Real Property but without any obligation to exercise any of such powers and without any liability in respect of powers so exercised and the Company hereby covenants with the Lender that it will as and when received deliver to the Lender all notices served on the Company in respect of the Company's property under the said Acts and the Company hereby irrevocably appoints the Lender (including for the avoidance of doubt any person to whom the Lender has granted a Security Interest in respect of its rights under this Deed) and any Receiver appointed by the foregoing its attorney for the Company and in the name of the Company and on the Company's behalf or otherwise to sign seal and deliver all notices and documents as the Lender or any Receiver appointed by it (or any person to whom the Lender has granted a Security Interest in respect of its rights under this Deed) as it may deem necessary or desirable for carrying out any of the powers vested in the Company by the said Acts in respect of the Real Property including power to execute any lease or counterpart of any lease to be granted with power to give receipts for any compensation monies payable by a landlord and with power for any Receiver appointed by the Lender to enter into any arrangements with the Lender or any Receiver appointed by it as it may consider necessary and with power for the Lender on a sale or other dealing with the Real Property to execute an assurance mortgage to itself of any lease granted under the said Acts or otherwise or other document vesting the property or any part thereof in itself or any other person whether for a term of years or otherwise Provided that nothing that shall be done by or on behalf of the Lender hereunder shall render it liable to account as mortgagee in

possession

- 15.8 The Company shall ratify and confirm all things done and all documents executed by any attorney in the proper exercise or purported exercise of all or any of his powers.
- 15.9 No purchaser or other person or company shall be bound or concerned to see or enquire whether the right of the Lender to exercise any of its powers or of any Receiver appointed by it to exercise any of his or their powers has arisen or not or be concerned with notice to the contrary
- 15.10 The Company shall at any time at the request of the Lender but at the cost of the Company execute any other or further legal mortgage charge or other instrument conferring a Security Interest in such form as the Lender may require or such other charge as the Lender may in its discretion think fit over any of the Charged Property for the purpose of securing all monies and liabilities intended to be thereby secured
- 15.11 It is agreed that in addition to any right of set-off or other similar right to which the Lender may be entitled in law the Lender may at any time and without notice to the Company combine and consolidate all or any of the accounts between the Company and the Lender and/or set-off any monies whatsoever and whether on current account or deposit account and whether in Sterling or in any other currency against any liabilities whatsoever whether in Sterling or in any other currency which may be due or accruing to the Lender from the Company whether such liabilities are or may be joint or several or primary or contingent
- 15.12 All payments to be made by the Company to the Lender hereunder shall be made in immediately available funds free and clear of and without deduction for any bank costs transfers charges taxes levies imposts duties charges fees deductions or withholding of any nature now or hereafter imposed by any governmental authority in any jurisdiction or taxing authority thereof or therein unless the Company is compelled by law to deduct or withhold any such amounts. If the Company is compelled by law to deduct or withhold any such amounts the Company will pay to the Lender such additional amount as will result in the payment to the Lender of the full amount which would have been received but for such deduction or withholding Provided that if the Lender shall be or become entitled to any credit (whether by deduction or otherwise and without any obligation on the part of the Lender to seek to become so entitled) in respect of any tax levy impost duty charge or fee deducted or withheld in computation of the taxes payable by the Lender on its overall net income and if the Company shall

have paid any additional amount as provided in this sub-clause then the Lender will pay to the Company (after receipt by it of the same) an amount equal to the lower of such additional amount and such credit and the Lender will take such action as it in its sole discretion may consider reasonable in all circumstances for the purpose of utilising such credit in an equitable manner having regard to other credits available

- 15.13 If any sum becomes due for payment under any agreement between the Lender and the Company on a day which is not a Business Day such sum shall be deemed to be due on the next succeeding Business Day
- 15.14 Each notice request demand or other document to be given or made hereunder shall be in writing addressed to the relevant party at the relevant party's address specified herein unless it has communicated another address in writing to the other party in which case it must be sent to the last address communicated to the other for this purpose. Any notice request demand or other communication to be given or made by one party to the other shall be deemed made (i) when transmitted (if given or made by telex or facsimile) or (ii) when left at the address mentioned above or (iii) if sent by pre-paid first class or recorded next day delivery the first (1st) Business Day after posting
- 15.15 A certificate signed by an official of the Lender as to the amount at any time secured hereby shall save in the case of manifest error be conclusive evidence as against the Company of the amount so owing
- 15.16 Nothing herein contained shall operate so as to merge or otherwise prejudice or affect any bill note guarantee mortgage or other security which the Lender may for the time being have for any money or liabilities due or incurred by the Company to the Lender or any right or remedy of the Lender thereunder and the charges hereby created are in addition to any existing or future charges or other security held by or on behalf of the Lender for the liabilities of the Company to it
- 15.17 The Lender may at any time or times without discharging or in any way affecting the security hereby created or any remedy of the Lender thereunder grant to the Company or to any other person time or indulgence or abstain from perfecting or enforcing any remedies securities guarantees or rights which it may now or hereafter have from or against the Company or any other person
- 15.18 The Company undertakes to notify the Lender of any freehold or leasehold property

which it now owns or which it may hereafter acquire the title to which is registered or to be registered at the Land Registry and in relation to any such property hereby certifies that the charges hereby created do not contravene any of the provisions of its Memorandum and Articles of Association

15.19 The security hereby created shall extend to all advances and other accommodation past and future from the Lender notwithstanding its absorption by or amalgamation with any other bank or banks and to all advances and other accommodation from any such absorbing or amalgamated bank in like manner as if such absorbing or amalgamated bank were named in and referred to herein instead of the Lender

15.20

(a) Save in the case of wilful default or gross negligence neither the Lender nor any Receiver appointed by the Lender shall in or in relation to or in connection with the exercise of any power (including any power of sale or leasing) conferred upon the Lender or any such Receiver by any statute or rule of law or this Deed be under any duty of care or other obligation of whatsoever description to the Company and save as aforesaid any liability on the part of the Lender or any such Receiver to the Company as the result of or in consequence of any breach of any duty or obligation that may notwithstanding the provisions hereof arise is hereby expressly excluded

(b) The Company hereby agrees save insofar as may be required or requested by any Receiver appointed by it hereunder or by the Lender that so long and during such time as there may be any appointment of a Receiver subsisting hereunder it will not through or by its directors and/or agents and/or servants seek to take any steps or action in relation to the conduct of its affairs or business or the recovery of any of its assets without the prior written consent of the Lender

15.21 No delay in exercising nor failure to exercise any right or power or remedy hereunder shall impair such right power or remedy or be (or be construed as) a waiver of or acquiescence in any default by the Company The rights and remedies provided by this Deed are cumulative and shall be in addition to any other rights of the Lender against the Company

15.22 None of the provisions of this Deed shall take effect for the purpose of Section 44 of the Companies Act 2006 until this Deed has been formally dated by or on behalf of the

Lender and the Company

15.23 The Lender may charge (by way of security or otherwise), transfer, novate, assign syndicate or otherwise allow other parties to participate in the benefit of the whole or any part of the Indebtedness due from the Company to it and the security created by this Deed and accordingly disclose such information relating to the Company the Charged Property or the Facility Agreement as it may in its absolute discretion determine. The Company shall not be entitled to assign, transfer or novate the whole or any part of its rights or obligations under this Deed

15.24

(a) The Company being the registered proprietor of the Real Property hereby applies to the Chief Land Registrar to enter a restriction against the title(s) referred to in the Schedule hereto as follows:

"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 contained in the Mortgage Debenture dated 2022 in favour of PP08 Finance Ltd referred to in the charges register"

(b) The Company hereby applies to the Chief Land Registrar for a note to be entered on the Register against the title(s) referred to in the Schedule hereto to the effect that this Deed secures further advances and that the Lender is under an obligation to make further advances

16. PRIOR CHARGES

The Lender may at any time redeem any prior mortgage or charge on the Charged Property or part thereof or procure its transfer to the Lender and may settle and pass the accounts of the prior mortgagee or chargee. Any accounts so settled and passed shall be conclusive and binding on the Company and all moneys interest costs charges and expenses of and incidental to such redemption or transfer shall be repayable by the Company to the Lender on demand and shall form part of the Indebtedness.

17. INDEMNITY

- (a) The Lender and every Receiver attorney or other person appointed by the Lender under this Deed and their respective employees shall be entitled to be indemnified on a full indemnity basis by the Company in respect of all liabilities and expenses incurred by any of them in or directly or indirectly as a result of the exercise or purported exercise of any of the powers authorities or discretions vested in them under this Deed and against all actions proceedings losses costs claims and demands in respect of any matter or thing done or omitted in any way relating to the Mortgaged Property and (without limitation) the Lender and any such Receiver may retain and pay all sums in respect of the same out of the monies received under the powers conferred by this Deed.
- (b) The Company hereby covenants that it will keep the Lender fully and effectually indemnified from and against all actions proceedings costs claims and demands expenses and liabilities whatsoever in respect of any breach or non-observance or non-performance of the covenants contained in this Deed or the making good of any such breach or non-observance or non-performance.

18. LENDER'S RIGHTS

(a) If the Company (being a company) shall go into liquidation or administration or shall be wound up (whether compulsorily or voluntarily) or if the Company (being an individual) shall become bankrupt or (in either case) make an offer of composition or arrangement with creditors the Lender may prove for the whole of the moneys owing to it by the Company in the same manner as if this Deed had not been created and may agree to accept any composition in respect thereof and receive and retain the whole of the dividends composition or other payments in respect thereof and apply the same in or towards satisfaction of any moneys due from the Company.

(b) The Lender may place and keep to the credit of a suspense account for so long as the Lender may think fit any moneys received pursuant to the terms of this Deed or any other security without any obligation in the meantime to apply the same or any part thereof in or towards discharge of the money for the time being secured.

19. EFFICACY OF DEED

(a) The signature or sealing of this document by or on behalf of a party shall constitute an authority to the solicitors or an agent or employee of the solicitors acting for that party in connection with this document to deliver it as a deed and date it on behalf of that party and it is not intended to take effect as a deed of that party until it has been so delivered and dated on behalf of that party under this authority.

(b) If any of the terms of this Deed are or become invalid or unenforceable (or the security created hereby is ineffective) for any reason under the laws of any jurisdiction such invalidity or unenforceability shall not affect its validity or enforceability in any other jurisdiction or invalidate or make unenforceable any other term or terms of this Deed.

(c) Any waiver by the Lender of any breach of any of the covenants terms or conditions contained in this Deed or any delay in exercising the Lender's rights under this Deed or other relaxation of the same or any indulgence time or relaxation granted at any time by the Lender to the Company or any other person shall without any express reservation to that effect be deemed to be without prejudice to and shall not affect the exercise at any time thereafter by the Lender of all and any of its rights and remedies under this Deed as though no such waiver had been made, delay occurred or indulgence time or relaxation granted.

20. MISCELLANEOUS

20.1 Immediate recourse

The Company waives any right it may have of first requiring the Lender (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 the Company under this deed. This waiver applies irrespective of any law or any provision of this deed to the contrary.

20.2 Counterparts

This deed may be executed in any number of counterparts and by the parties on separate counterparts each of which when executed and delivered shall constitute an original but all the counterparts together constitute one and the same instrument.

20.3 Discretions

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

21. GOVERNING LAW AND JURISDICTION

21.1 This Deed shall be governed by and construed for all purposes in accordance with English Law.

- 21.2 The Company irrevocably agrees for the exclusive benefit of the Lender that the courts of England shall have jurisdiction to hear and determine any suit action or proceeding and to settle any dispute which may arise out of or in connection with this Deed and for such purposes irrevocably submits to the jurisdiction of such courts.
- 21.3 Nothing contained in this Clause 21 shall limit the right of the Lender to take proceedings against the Company in any other court of competent jurisdiction nor shall the taking of any such proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction whether concurrently or not (unless precluded by applicable law).

IN WITNESS whereof this Deed has been duly executed by the Company and signed by the Lender the day and year first before written

SCHEDULE

(the Real Property)

The freehold property known as 1A Eynsham Drive, London, SE2 9RD as registered at the Land Registry with title absolute under title number TGL167361 and the Land on the South side of Eynsham Drive, Thamesmead (1C Eynsham Drive) as registered at the Land Registry with title absolute under title number TGL158300

EXECUTED AS A DEED BY)
ABBAY WOOD PROPERTY LTD)
acting by two Directors as named below)



Director Irfan Hussain



Director

SIGNED by Ajay Golam)
duly authorised for and on behalf of:)
PP08 FINANCE LTD)

