



**Registration of a Charge**

Company Name: **KNIGHT DRAGON STRATEGIC INVESTMENTS LIMITED**

Company Number: **10407981**



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**Details of Charge**

Date of creation: **31/03/2022**

Charge code: **1040 7981 0017**

Persons entitled: **THE BANK OF EAST ASIA, LIMITED (ACTING THROUGH ITS LONDON BRANCH) ACTING AS SECURITY TRUSTEE**

Brief description: **THE LEASEHOLD PROPERTY KNOWN AS 1807, 18 CUTTER LANE, SE10 0YD AND OTHERS. FOR MORE DETAILS OF THE OTHER PROPERTY CHARGED, PLEASE REFER TO THE INSTRUMENT.**

**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:

**GOWLING WLG (UK) LLP**



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

Company number: 10407981

Charge code: 1040 7981 0017

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2022 and created by KNIGHT DRAGON STRATEGIC INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th April 2022 .

Given at Companies House, Cardiff on 13th April 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** 31 March **2022**

- (1) KNIGHT DRAGON STRATEGIC INVESTMENTS LIMITED**  
as Chargor
  
- (2) THE BANK OF EAST ASIA, LIMITED  
(ACTING THROUGH ITS LONDON BRANCH)**  
as Security Agent

**CONFIRMATORY SECURITY AGREEMENT**



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**THIS CONFIRMATORY SECURITY AGREEMENT** is made by way of deed on 31 March 2022

**BETWEEN:**

- (1) **KNIGHT DRAGON STRATEGIC INVESTMENTS LIMITED**, a limited liability company registered in England and Wales (registered number 10407981) whose registered office is at Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "**Chargor**"); and
- (2) **THE BANK OF EAST ASIA, LIMITED (acting through its London Branch)**, a company incorporated in Hong Kong with limited liability and registered in England and Wales in accordance with Part 34 of the Companies Act 2006 (Reg. Co. No. FC15033) and having a branch established at 75 Shaftesbury Avenue, London W1D 5BB (registered number BR001344), as security trustee for the Secured Parties (as defined below) (the "**Security Agent**", which expression shall include all successors, assignees and transferees from time to time).

**WHEREAS:**

- (A) The Lenders have made facilities available on terms of the Facility Agreement (as defined below).
- (B) The parties to the Facility Agreement have agreed to amend and restate the Facility Agreement on the terms and conditions contained in an amendment and restatement agreement entered into on or about the date hereof between, amongst others, the Chargor and the Security Agent (the "**Amendment and Restatement Agreement**").
- (C) The entry into this Deed is a condition to the occurrence of the "Effective Date" under the Amendment and Restatement Agreement.
- (D) Accordingly, the parties hereto now wish to enter into this Deed which is in addition to the Existing Security Agreements (as defined below) and which mortgages, charges, assigns or otherwise secures in favour of the Security Agent the Charged Assets.
- (E) The Chargor enters into this Deed to secure the payment, performance and discharge of the Secured Liabilities (as defined below).
- (F) The Chargor's directors are satisfied that entering into and performing this Deed is in the best interests, and for the commercial purposes and corporate benefit, of the Chargor's business.
- (G) It is intended by the parties hereto that this document take effect as a deed notwithstanding the fact that the Security Agent may execute this document under hand.
- (H) The Chargor considers and intends that the Security created under the Existing Security Agreements secures the payment, performance and discharge of the Secured Liabilities (as defined below) but enters into this Deed: (a) in case the Existing Security Agreements (for any reason) do not so secure the Secured Liabilities; and (b) to take effective Security therefore.
- (I) This Deed is in addition and supplemental to the Existing Security Agreements and the other Finance Documents. The parties hereto do not intend that this Deed will (and this Deed shall not, nor shall it be deemed to) substitute, replace, revoke,

cause to be release or discharge (nor shall it merge with) the Existing Security Agreements and/or the other Finance Documents.

**NOW THIS DEED WITNESSES AND IT IS AGREED as follows:**

**1. INTERPRETATION**

**1.1 Definitions**

In this Deed:

**"Act"** means the Law of Property Act 1925;

**"Account Bank"** means The Bank of East Asia, Limited, London Branch, Barclays Bank PLC or such other bank in the UK as the Security Agent may agree and/or specify;

**"Accounts"** means the Deposit Account, the Disposals Account, the Equity Cure Account, the Interest Reserve Account, the Capex Reserve Account, the Barclays General Account, the Rent Account and the General Account,

and in each case includes:

- (a) any account which is a successor to any of the Deposit Account, the Disposals Account, the Equity Cure Account, the Interest Reserve Account, the Capex Reserve Account, the Rent Account and the General Account, or any re-numbering or re-designation of such accounts; and
- (b) any account into which all or part of a balance is transferred for investment or administration purposes,

each an **"Account"** and together the **"Accounts"**;

**"Barclays General Account"** means the current account in the name of the Chargor held with the Barclays Bank PLC and designated as the **"Barclays General Account"** with account number [REDACTED] and sort code [REDACTED];

**"Capex Reserve Account"** means the current account in the name of the Chargor held with the Account Bank and designated as the **"Capex Reserve Account"** with account number [REDACTED] and sort code [REDACTED];

**"Causes of Action"** means all causes of action (including for breach of warranty or representation) and other rights and remedies which the Chargor has or may have in relation to the Charged Assets including those against its professional and other advisers and contractors;

**"Charged Assets"** means the assets and undertaking of the Chargor from time to time mortgaged, charged or assigned (or intended to be mortgaged, charged or assigned) by way of fixed and/or floating security or other Security under this Deed as security for the payment, performance or discharge of

	all or any part of the Secured Liabilities, and " <b>Charged Asset</b> " shall be construed accordingly;
" <b>Compensation Payment</b> "	means monies paid or payable in connection with the Charged Assets by way of compensation, endowment, gift, grant or otherwise;
" <b>Default Rate</b> "	means the rate of interest calculated in accordance with the default interest provisions contained in clause 8.4 ( <i>Default Interest</i> ) of the Facility Agreement except that references to an Obligor are to be construed as references to the Chargor;
" <b>Deposit Account</b> "	means the deposit account in the name of the Chargor held with the Account Bank and designated as the " <b>Deposit Account</b> " with account number [REDACTED] and sort code [REDACTED];
" <b>Derivative Assets</b> "	means all assets deriving from any of the Securities including all allotments, accretions, offers, rights, dividends, interest, income, distributions, benefits and advantages whatsoever at any time accruing, offered or arising in respect of or incidental to any of the Securities and all stocks, shares, rights, money or property accruing or offered at any time by way of conversion, redemption, bonus, preference, exchange, purchase, substitution, option, interest or otherwise in respect thereof;
" <b>Disposals Account</b> "	means the deposit account in the name of the Chargor held with the Account Bank and designated as the " <b>Disposals Account</b> " with account number [REDACTED] and sort code [REDACTED];
" <b>Equity Cure Account</b> "	means the current account in the name of the Chargor held with the Account Bank and designated as the " <b>Equity Cure Account</b> " with account number [REDACTED] and sort code [REDACTED];
" <b>Existing Agreements</b> "	<p><b>Security</b> means</p> <p>(a) the security agreement dated 25 October 2021 and made between the Chargor in favour of the Security Agent; and</p> <p>(b) the supplemental security agreement dated 25 October 2021 and made between the Chargor in favour of the Security Agent;</p>
" <b>Facility Agreement</b> "	means the facility agreement dated 25 October 2021 between, among others, (1) the Chargor as Borrower and (2) The Bank of East Asia, Limited as Arranger, Agent, Security Agent and Original Lender (as amended and restated on or about the date hereof) (as varied, amended, restated, novated, supplemented, extended,



modified and/or replaced from time to time);

<b>"Finance Document"</b>	has the meaning ascribed to it in the Facility Agreement (and for the avoidance of doubt includes this Deed), and <b>"Finance Documents"</b> shall be construed accordingly;
<b>"Financial Collateral"</b>	has the meaning ascribed to it in the Regulations;
<b>"Fixtures"</b>	means all fixtures and fittings (including those of trade) and fixed plant and machinery on the Mortgaged Property in each case belonging to the Chargor;
<b>"General Account"</b>	means the current account in the name of the Chargor held with the Account Bank and designated as the <b>"General Account"</b> with account number [REDACTED] and sort code [REDACTED];
<b>"Headlease"</b>	means any headlease to which the Mortgaged Property or any part of it is subject from time to time;
<b>"Hedging Agreement"</b>	means any master agreement, confirmation, transaction, schedule or other agreement entered into or to be entered into by the Chargor for the purpose of hedging interest payable by it under the Facility Agreement;
<b>"Interest Reserve Account"</b>	means the current account in the name of the Chargor held with the Account Bank and designated as the <b>"Interest Reserve Account"</b> with account number [REDACTED] and sort code [REDACTED];
<b>"Material Contract"</b>	<p>means:</p> <ul style="list-style-type: none"> <li>(a) any Property Management Agreement (as defined in the Facility Agreement);</li> <li>(b) the Property Acquisition Documents (as defined in the Facility Agreement);</li> <li>(c) any other document designated as such by the Security Agent and the Chargor from time to time;</li> </ul> <p>including, in each case, any amendment or restatement thereof (however fundamental) or supplement thereto and any agreement extending the maturity thereunder, increasing any amount payable thereunder, changing the basis for calculation of a payment thereunder or introducing new or additional obligations thereunder (whether or not more onerous), and <b>"Material Contracts"</b> shall be construed accordingly;</p>
<b>"Mortgaged Property"</b>	means all freehold, commonhold and leasehold property (including, where the context admits, the Premises) the subject of the security created by this Deed (including in particular the Properties);
<b>"Premises"</b>	means any building or other edifice on or forming part of the Mortgaged Property or other Charged Asset;

<b>"Properties"</b>	means the properties specified in Schedule 1 ( <i>Mortgaged Property</i> );
<b>"PSC"</b>	means the People with Significant Control regime which, in accordance with Part 21A of the Companies Act 2006, requires a PSC Entity to maintain a register of people having "significant control" over it;
<b>"PSC Entity"</b>	has the meaning ascribed to it in clause 6.15.1;
<b>"PSC Register"</b>	means a register, maintained by a PSC Entity, of people having "significant control" over it;
<b>"Receiver"</b>	means a receiver and manager or (if the Security Agent so specifies in the relevant appointment) a receiver, in either case, appointed under this Deed or pursuant to any statute, and shall include, if permitted by law, an administrative receiver or an administrator;
<b>"Regulations"</b>	means the Financial Collateral Arrangements (No.2) Regulations 2003;
<b>"Rent Account"</b>	means the rent account in the name of the Chargor held with the Account Bank and designated as the <b>"Rent Account"</b> with account number [REDACTED] and sort code [REDACTED];
<b>"Secured Liabilities"</b>	means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of the Chargor and each other Transaction Obligor to the Secured Parties under each Finance Document and to a Hedging Counterparty under any Hedging Agreement and to the Original Lender under the Existing Unit Loan Agreements;
<b>"Secured Parties"</b>	has the meaning ascribed to such term in the Facility Agreement;
<b>"Securities"</b>	means all shares or other securities legally and/or beneficially owned from time to time by or on behalf of the Chargor in the share capital of any entity including, without limitation, those specified in Schedule 2 ( <i>Securities</i> );
<b>"Security FCA"</b>	means a Security Financial Collateral Arrangement as defined in the Regulations;
<b>"Security Period"</b>	means the period beginning on the date of this Deed and ending on the date on which the Security Agent is satisfied that all amounts due, owing and incurred under the Finance Documents have been irrevocably and unconditionally satisfied in full; and
<b>"1995 Act"</b>	means the Landlord and Tenant (Covenants) Act 1995.

## 1.2 Construction

- 1.2.1 Capitalised terms defined in the Facility Agreement have the same meaning when used in this Deed unless otherwise defined herein.
- 1.2.2 The provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this Deed as if they were set out in full in this Deed, except that references to the Agreement therein will be construed as references to this Deed.
- 1.2.3 Any reference in this Deed to a mortgage, charge or assignment of any asset or property shall be construed so as to include:
- 1.2.3.1 the proceeds of sale of any part of that asset or property, and any other monies paid or payable in respect of or in connection with that asset or property;
  - 1.2.3.2 the benefit of any covenants for title given or entered into by any predecessor in title in respect of that asset or property and all other rights, benefits, claims, contracts, warranties, remedies, Security or indemnities in respect of that asset or property (including, in respect of the Mortgaged Property, under any Headlease); and
  - 1.2.3.3 in respect of any Mortgaged Property, all Premises and Fixtures from time to time in or on that property.
- 1.2.4 Any reference in this Deed to any party or person includes any person deriving title from it or any permitted successor, transferee or assignee (whether immediate or derivative).
- 1.2.5 References in this Deed to Clauses and Schedules are references to the clauses of and schedules to this Deed, unless the context otherwise requires.
- 1.2.6 Pursuant to, and in accordance with, the definition of "**Security Document**" in the Facility Agreement, the parties hereto hereby agree and confirm that this Deed shall be a Finance Document for all purposes.
- 1.2.7 If there is any conflict between any provisions of this Deed and the relevant provisions of the Facility Agreement, the relevant provisions of the Facility Agreement shall prevail, save for the definition of "**Secured Liabilities**" where the definition in this Deed shall prevail for the purposes of this Deed.
- 1.2.8 Any reference to an Account or any other account, includes in each case any account which is a successor to that Account or other account on any renumbering or re-designation or replacement of such account and any account into which all or part of a balance is transferred for investment or administration purposes.
- 1.2.9 This Deed secures amounts due to the Security Agent in whatever capacity including, without limitation, in its capacities as Lender and hedge counterparty under the Finance Documents.
- 1.2.10 The fact that no, or incomplete, details of any properties or Securities or intellectual property assets, rights and interests are included in the relevant Schedule, does not affect the validity or enforceability of any Security constituted by this Deed.
- 1.2.11 "**Secured Liabilities**" includes, without limitation:
- 1.2.11.1 any refinancing, further advances, novation, deferral, or extension of the facility under the Finance Documents;

- 1.2.11.2 obligations and liabilities which the Secured Parties may have acquired or may in the future acquire (whether by assignment, novation, transfer, purchase, security or otherwise);
- 1.2.11.3 any claim for (a) breach of representation, warranty or undertaking or on any Event of Default or under any indemnity or (b) damages or restitution;
- 1.2.11.4 obligations and liabilities which would be treated as such but for the liquidation, administration or dissolution of, or similar event affecting the Chargor, any other Transaction Obligor, or any other person, including without limitation:
  - 1.2.11.4.1 any claim as a result of any recovery by the Chargor or any other person of a payment on the grounds of preference or otherwise; and
  - 1.2.11.4.2 any amounts which would be included as Secured Liabilities but for any discharge, non-provability, unenforceability or non-allowance of those amounts in any such insolvency, dissolution or other proceedings.

### 1.3 **Avoidance**

If the Security Agent considers (following instructions from the Majority Lenders (acting reasonably)) that any amount paid by the Chargor or any other Transaction Obligor or any other person in connection with the satisfaction of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation, bankruptcy or administration (whether out of court or otherwise) of the Chargor or any other Transaction Obligor or any other person, as applicable, or otherwise, then (a) the security constituted by this Deed shall continue and (b) that amount shall not be considered to have been irrevocably paid for the purpose of this Deed.

### 1.4 **Disposition of Property**

The terms of the other Finance Documents and of any agreement, document or side letter between the parties thereto are incorporated into each Finance Document (including this Deed) to the extent required for any purported disposition of any Mortgaged Property or any part thereof and any other relevant Charged Asset contained in any Finance Document to be a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

### 1.5 **Existing Security Agreements**

The Chargor hereby acknowledges, confirms and agrees that:

- 1.5.1 all the Security created by the Chargor under this Deed is created: (a) in case and to the extent that the Security created by or under the Existing Security Agreements does not for any reason secure the Secured Liabilities; and (b) in order to secure the Secured Liabilities;
- 1.5.2 all the Security created by the Chargor under this Deed is created in addition to the Security created by the Existing Security Agreements (which for the avoidance of doubt, is intended to extend to all of the Secured Liabilities (including as amended and/or varied by or pursuant to the Amendment and Restatement Agreement)); and

1.5.3 (for the avoidance of doubt) by entering into this Deed, the Existing Security Agreements shall not be (nor shall they be construed or deemed to be) released, discharged, terminated, substituted, replaced or revoked in any respect (nor shall they merge with any other security).

1.6 References in Clause 2.2 (*Assignments*) to assignments are subject to the Security and assignments created and effected by the Existing Security Agreements.

## **2. FIXED SECURITY**

### **2.1 Charges**

The Chargor, as continuing security for the payment, performance and discharge of all the Secured Liabilities and in the manner specified in Clause 2.3:

2.1.1 charges in favour of the Security Agent by way of first legal mortgage:

2.1.1.1 all the property now belonging to it and specified in Schedule 1 (*Mortgaged Property*);

2.1.1.2 all other estates and interests in any freehold, commonhold or leasehold property (including in relation to the Property) now belonging to it;

2.1.1.3 the proceeds of sale of the Mortgaged Property; and

2.1.1.4 all licenses to enter upon or use the land and the benefits of all agreements relating to land;

2.1.2 to the extent not validly and effectively charged by way of first legal mortgage pursuant to Clause 2.1.1, charges in favour of the Security Agent by way of a first fixed charge all its rights, title, benefit and interest (both present and future) in, to and under:

2.1.2.1 all estates and interests in any freehold, commonhold or leasehold property (including in relation to the Property) now or in the future belonging to it;

2.1.2.2 (to the extent not assigned pursuant to Clause 2.2.1) any agreement relating to the acquisition of the Mortgaged Property and the benefit of all agreements, contracts, deeds, undertakings, guarantees, warranties and other documents now or hereafter in existence in relation to the Mortgaged Property; and

2.1.2.3 all plant and machinery now or in the future belonging to it and its interest in any plant or machinery in its possession and in all Fixtures;

2.1.3 charges in favour of the Security Agent by way of a first fixed charge all its rights, title, benefit and interest (both present and future) in, to and under:

2.1.3.1 (to the extent not assigned pursuant to Clause 2.2.1) all of its benefits, claims and returns of premiums in respect of the Insurances;

2.1.3.2 (to the extent not assigned pursuant to Clause 2.2.1) its rights under any appointment of any managing agent and/or asset manager and/or development manager of the Mortgaged Property or the Premises;

2.1.3.3 each of the Deposit Account, the Disposals Account, the Equity Cure Account, the Rent Account, the Interest Reserve Account and the Capex

Reserve Account, and in each case all monies deposited in or standing to the credit of the same (together in each case with any interest on such account), and the debts represented by each such account;

- 2.1.3.4 the General Account, all monies deposited in or standing to the credit of the General Account (together with any interest on such account), and the debts represented by such account;
- 2.1.3.5 the Barclays General Account, all monies deposited in or standing to the credit of the Barclays General Account (together with any interest on such account), and the debts represented by such account;
- 2.1.3.6 all monies deposited in or standing to the credit of any account opened and maintained in England and Wales from time to time (including without limitation the Accounts), and any tenant's or rent deposit accounts to the extent of the Chargor's interest therein and (notwithstanding that the existence of such an account may be in breach of this Deed or any other Finance Document) with any person and the debts represented by them;
- 2.1.3.7 its goodwill and its uncalled capital;
- 2.1.3.8 its book and other debts and monetary claims, both uncollected and collected, the proceeds of the same and all monies otherwise due and owing to it (including, for the avoidance of doubt, any loan(s) made to any Holding Company or any Subsidiary of any Holding Company, and any Subordinated Debt);
- 2.1.3.9 all rights, securities and guarantees of whatsoever nature enjoyed or held by it in relation to anything in Clause 2.1.3.8;
- 2.1.3.10 all permissions of whatsoever nature and whether statutory or otherwise, held in connection with the Mortgaged Property and the right to recover and receive all compensation which may be payable to it;
- 2.1.3.11 (to the extent not assigned pursuant to Clause 2.2.1) to the extent vested in it, of all building contracts, professionals' appointments, guarantees, warranties and representations given or made by any building contractors, professional advisers or any other person in relation to the Mortgaged Property, including all rights and remedies available to it against such persons;
- 2.1.3.12 any patents, trademarks, copyrights, registered or other designs (including, without limitation, designs relating to any construction works on the Mortgaged Property) and any other intellectual property assets or rights;
- 2.1.3.13 each VAT refund payable by HMRC to the Chargor (together with all rights to claim such VAT refund and the proceeds of any judgement awarded in favour of the Chargor in relation to such VAT refund);
- 2.1.3.14 (to the fullest extent permitted at law) all rights in respect of the proceeds of any order of the court made pursuant to sections 238(3), 239(3) or 244 of the Insolvency Act 1986;
- 2.1.3.15 (to the extent not assigned pursuant to Clause 2.2.1) the benefit of all present and future Authorisations (statutory or otherwise) held in connection with the Chargor's business or the use of any Charged Asset

and the right to recover and receive all compensation that may be payable to it in respect of them;

- 2.1.3.15 the Securities and the Derivative Assets (in each case whether held by it and/or any nominee or other person on its behalf);
- 2.1.3.16 (to the extent not assigned pursuant to Clause 2.2.1.10) each Material Contract, including all moneys payable to the Chargor and any claims, awards and judgments in favour of or receivable or received by the Chargor, under or in connection with or pursuant to the Material Contracts;
- 2.1.3.17 each and every Hedging Agreement and all rights and all proceeds paid or payable thereunder; and
- 2.1.3.18 all assets which are specified in Clause 2.2 and are not capable of assignment and not otherwise charged pursuant to this Clause 2.1.

## 2.2 **Assignment**

2.2.1 The Chargor, in the manner specified in Clause 2.3 of this Deed, assigns and agrees to assign to the Security Agent absolutely, subject to re-assignment on the expiry of the Security Period in accordance with Clause 18, as continuing security for the payment, performance and discharge of the Secured Liabilities all of its right, title, benefit and interest (both present and future) in, to and under:

- 2.2.1.1 all Rental Income (including, for the avoidance of doubt, all future Rental Income) and any guarantee of any such Rental Income in its favour contained in or relating to any Occupational Lease, Lease Document (including any lease thereunder) or otherwise;
- 2.2.1.2 all Occupational Leases or any other leases pursuant to a Lease Document of all or any part of the Mortgaged Property;
- 2.2.1.3 all its rights (if any) under any Insurances relating to the Charged Assets to which the Chargor is otherwise entitled (including any claims or payments under, and returns of premiums in respect of, the Insurances);
- 2.2.1.4 all agreements, contracts, deeds, appointments, licences, undertakings, guarantees, covenants, warranties, representations and other documents (including all documents entered into now or in the future so as to enable the Security Agent to perfect its rights under this Deed or any such agreement, contract, deed, licence, undertaking, guarantee, covenant, warranty, representation or other document) entered into by or given to the Chargor in respect of the Mortgaged Property or any other Charged Assets including all:
  - 2.2.1.4.1 claims, remedies, awards or judgements paid or payable to the Chargor (including, without limitation, all liquidated and ascertained damages payable to the Chargor under the above); and
  - 2.2.1.4.2 guarantees, warranties, bonds and representations given or made by, and any rights or remedies against, any designer, builder, contractor, professional adviser, sub-contractor, manufacturer, supplier or installer of any Fixture;

in each case, relating to all or any part of the Mortgaged Property or such Charged Assets;

- 2.2.1.5 all licences held now or in the future in connection with the business carried on upon all or any part of the Mortgaged Property and also the right to recover and receive all compensation which may at any time become payable to the Chargor under the Licensing Act 1964 or any similar legislation;
- 2.2.1.6 all chattels hired, leased or rented by the Chargor to or from any person together in each case with the benefit of the related hiring, leasing or rental contract and any guarantee, indemnity or other Security for the performance of the obligations of any person under or in respect of such contract;
- 2.2.1.7 its benefits and interest in any loan(s) made to, or made available by, any Holding Company or any Subsidiary of any Holding Company or any Subordinated Creditor (including in particular the Subordinated Debt);
- 2.2.1.8 all Causes of Action;
- 2.2.1.9 the benefit of any Compensation Payment; and
- 2.2.1.10 each Material Contract which is not capable of being assigned by way of security), including all moneys payable to the Chargor and any claims, awards and judgments in favour of or receivable or received by the Chargor, under or in connection with or pursuant to the Material Contracts.

2.2.2 To the extent that any such right, title, benefit and interest described in Clause 2.2.1 is not assignable or capable of assignment, such assignment purported to be effected by Clause 2.2.1 shall operate, as continuing Security for the payment, discharge, performance and satisfaction of the Secured Liabilities, as an assignment of any and all proceeds of such right, title, benefit or interest paid or payable thereunder save for any proceeds or other amounts properly payable to any third party and to which the Chargor has no right, title, benefit or interest.

## 2.3 **Title guarantee**

2.3.1 Every disposition effected by this Deed is made with full title guarantee.

2.3.2 The following provisions of the Law of Property (Miscellaneous Provisions) Act 1994 will not apply to Clauses 2.1, 2.2 or 3 (*Floating Charge*), being:

- 2.3.2.1 the words "other than any charges, encumbrances or rights which that person does not and would not reasonably be expected to know about" in section 3(1);
- 2.3.2.2 the words "except to the extent that" and all the words thereafter in section 3(2); and
- 2.3.2.3 section 6(2).

2.3.3 The other terms of this Deed do not limit or extend any of the covenants implied by virtue of Part 1 of the Law of Property (Miscellaneous Provisions) Act 1994 but create separate and independent obligations having effect cumulatively with those implied covenants.



### **3. FLOATING CHARGE**

#### **3.1 Creation**

The Chargor as continuing security for the payment, performance and discharge of the Secured Liabilities and in the manner specified in Clause 2.3 of this Deed charges in favour of the Security Agent by way of a first floating charge all its assets and undertaking not otherwise validly and effectively mortgaged or charged by way of legal or equitable mortgage, fixed charge or assignment (whether at law or in equity) by Clause 2 (*Fixed Security*).

#### **3.2 Conversion by Notice**

The Security Agent may by notice to the Chargor convert the floating charge created by this Deed into a fixed charge in relation to all or any of the assets of the Chargor specified in the notice if:

- 3.2.1 the Security Agent has reasonable grounds for considering those assets to be in jeopardy, by legal process or otherwise;
- 3.2.2 an Event of Default has occurred and is continuing;
- 3.2.3 the Security Agent becomes aware or has reasonable ground to believe that all or any of the Chargor's assets specified in the notice may be sold or otherwise disposed of (other than in accordance with the Finance Documents);
- 3.2.4 the Security Agent has reasonable grounds for considering that converting the floating charge created by this Deed into a fixed charge is necessary in order to protect the priority of its Security in relation to all or any of the Chargor's assets specified in the notice;
- 3.2.5 the Security Agent becomes aware or has reason to believe that steps have been taken which would, in the reasonable opinion of the Security Agent, be likely to lead to the making of an application to appoint an administrator (whether out of court or otherwise) in relation to the Chargor (or that such an application has been made, or that such an administrator has been appointed) or the making of a petition to wind up the Chargor (or that such a petition has been presented or that a liquidator has been appointed); and/or
- 3.2.6 formal steps have been taken to appoint an administrator of the Chargor (whether out of court or otherwise).

#### **3.3 Automatic Conversion**

- 3.3.1 The floating charge created by this Deed shall (in addition to the circumstances in which the same will occur under general law) automatically be converted (without notice) with immediate effect into a fixed charge over all the assets, rights and property of the Chargor on the convening of any meeting of the members of the Chargor to consider a resolution to wind up the Chargor (or not to wind it up) or on the convening of any meetings of the directors or members of the Chargor for the purposes of considering any resolution or application for putting the Chargor into administration (whether out of court or otherwise).

#### **3.3.2 If:**

- 3.3.2.1 the Chargor breaches or takes any steps with a view to breaching any provision of Clause 6.9 (*Restrictions on Dealing*) in respect of any of the

Charged Assets which are subject to an uncrystallised floating charge under this Deed; and/or

3.3.2.2 any person levies or attempts to levy any distress, attachment, execution or other legal process against any such Charged Assets; and/or

3.3.2.3 any person presents or makes an application for a warrant of execution, writ of fieri facias, garnishee order or charging order in respect of any such Charged Assets;

then the floating charge created by this Deed over the Charged Assets to which the breach or step or levy or application relates shall (without prejudice to any law which may have a similar effect) automatically be converted (without notice) with immediate effect into a fixed charge over such assets as soon as that breach occurs or step is taken or levy or application is made.

### 3.4 **Qualifying Floating Charge**

The floating charge created by this Deed is a **qualifying floating charge** for the purposes of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

### 3.5 **No Waiver**

The giving by the Security Agent of a notice pursuant to Clause 3.2 in relation to any class of the Chargor's assets, rights and property shall not be construed as a waiver or abandonment of the Security Agent's rights to give other similar notices in respect of any other class of assets or any of the rights of the Security Agent under any Finance Document.

### 3.6 **Re-conversion**

The Security Agent may, at any time in its absolute discretion, by notice in writing to the Chargor, re-convert any charge which has crystallised under Clause 3.2 (*Conversion by notice*) or Clause 3.3 (*Automatic conversion*) into a floating charge in relation to the Charged Assets specified in the notice.

## 4. **PROVISIONS AS TO SECURITY**

### 4.1 **Perfection of Security**

The Chargor shall take such action as is reasonably required by the Security Agent:

4.1.1 to create, perfect and protect the Security constituted or intended to be constituted under this Deed;

4.1.2 to maintain the Security constituted or intended to be constituted under this Deed;

4.1.3 to make all filings and registrations and to take all such other steps as may be necessary in connection with the creation, perfection or protection of the Security constituted or intended to be constituted under this Deed; and

4.1.4 procure that the relevant entity shall promptly register any transfer of title to the Securities pursuant to any enforcement by the Security Agent of its rights under this Deed,

save that, for the avoidance of doubt, the Chargor shall not be required to serve notices of charge and/or assignment under this Deed other than in accordance with clauses 6.3 to 6.7.

#### 4.2 **Deposit of Title Deeds**

To the extent not already deposited with the Security Agent or held to its order, the Chargor shall immediately upon the execution of this Deed (or upon coming into the possession of the Chargor at any time) deposit with the Security Agent (or procure that the Chargor's solicitors provide an acceptable undertaking to the Security Agent to hold to its order) all deeds, certificates and other documents constituting or evidencing title to the Charged Assets.

#### 4.3 **Memorandum of Charge**

The Chargor shall promptly upon request by the Security Agent and at the Chargor's cost:

4.3.1 affix to such items of the Charged Assets; and/or

4.3.2 endorse on any documents evidencing title to the Charged Assets;

notice of the Security intended to be constituted under this Deed or which otherwise secures all or any part of the Secured Liabilities in such form as the Security Agent may require.

### 5. **REPRESENTATIONS AND WARRANTIES**

#### 5.1 **Making of representations and warranties**

In addition to the representations set out in clause 18 (*Representations*) of the Facility Agreement, the Chargor makes the representations and warranties set out in this Clause 5 to the Security Agent. The representations and warranties so set out are made on the date of this Deed and are deemed to be repeated by the Chargor throughout the Security Period on each day that representations or warranties are repeated under clause 18.29 (*Repetition*) of the Facility Agreement with reference to the facts and circumstances then existing.

#### 5.2 **Accounts**

The Chargor is the sole legal and beneficial owner of the Accounts in its name and all monies deposited therein or standing to the credit thereof, each of which are free from any Security (other than pursuant to this Deed or as otherwise permitted under the Finance Documents) and any other rights or interests in favour of third parties, other than the Security Agent.

#### 5.3 **Assigned agreements**

All agreements, contracts, deeds, appointments, licences, undertakings, guarantees, covenants, warranties, representations and other documents assigned by the Chargor to the Security Agent pursuant to Clause 2.2 of this Deed are legal, valid, binding and (subject to the Legal Reservations) enforceable, and contain no prohibitions on assignment.

#### 5.4 **Stamp duty**

No stamp or registration duty (other than registration fees payable at the Land Registry) or similar tax or charge is payable in its jurisdiction of incorporation in respect of this Deed.

## **5.5 Securities and Derivative Assets**

5.5.1 The Chargor is the sole, absolute legal and beneficial owner of the Securities and the Derivative Assets, that no person save the Chargor has any right or interest of any sort whatsoever in or to the Securities and the Derivative Assets and that there are no agreements or arrangements (including any restrictions on transfer or rights of pre-emption) affecting the Securities and the Derivative Assets in any way or which would or might in any way fetter or otherwise prejudice the rights of the Chargor or any mortgagee of the Securities and the Derivative Assets or any Receiver (other than anything permitted under the Finance Documents).

5.5.2 The Chargor has complied with and/or served all requisite notices relating to all or any of the Securities pursuant to sections 790D and 790E of the Companies Act 2006, such that there are no restrictions on the sale or transfer of all or any of the Securities to the Security Agent (or any other entity appointed by it).

5.5.3 The Chargor has not received any:

5.5.3.1 warning notice under paragraph 1(2) of Schedule 1B of the Companies Act 2006 or has received but responded to such notice, and

5.5.3.2 restrictions notice under paragraph 1(3) of Schedule 1B of the Companies Act 2006 or has received but responded to such notice, such that any such notice have been withdrawn by the relevant PC Entity,

in respect of all or any of the Securities, and there are no restrictions on the sale or transfer of all or any of the Securities to the Security Agent (or any entity appointed by it).

5.5.4 The Securities are duly authorised, validly issued and fully paid.

5.5.5 There are no covenants, agreements, conditions, interests, rights or other matters whatsoever which adversely affect the Securities (other than anything permitted under the Finance Documents).

5.5.6 There are no restrictions on the sale or transfer of all or any of the Securities under the articles of association or other constitutional or organisational documents of any person in which the Securities are held.

## **6. UNDERTAKINGS**

### **6.1 Duration**

The undertakings in this Clause 6 shall remain in force throughout the Security Period and are given by the Chargor to the Security Agent.

### **6.2 Book Debts/Receipts and Rental Income**

6.2.1 The Chargor shall at its own cost take all action to diligently collect and realise (or procure to be collected and realised) in a proper and timely manner all Rental Income and any other amounts due from tenants or any other occupiers of the Mortgaged Property and all its book and other debts and monetary claims and pay the proceeds thus realised into the General Account or such other relevant Account as specified in the Facility Agreement or such separate and denominated account

as the Security Agent may designate from time to time and, pending payment into such account, shall hold the proceeds thus realised upon trust for the Security Agent.

- 6.2.2 Without prejudice to Clause 6.8, the Chargor shall not, without the prior written consent of the Security Agent, release, exchange, compound, set-off or grant time or indulgence in respect of its book and other debts and monetary claims, or sell, factor, discount or otherwise deal with or dispose of them.

### 6.3 **Notice to Tenants or Other Occupiers**

- 6.3.1 The Chargor shall at the direction of the Security Agent at any time after the occurrence of an Event of Default that is continuing, give notice to each tenant or other occupier of the Mortgaged Property and any guarantor thereof substantially in the form specified in Schedule 3 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each recipient promptly acknowledges that notice in the form specified in Schedule 3 to this Deed.

- 6.3.2 Without prejudice to the foregoing, the Chargor shall, promptly upon entering into any lease or other agreement in respect of the Mortgaged Property with a tenant or other occupier, provide the Security Agent with such signed but undated notices to each tenant or other occupier of the Mortgaged Property and any guarantor thereof on such date substantially in the form specified in Schedule 3 to this Deed, and the Security Agent is hereby irrevocably and unconditionally authorised to complete and deliver the same at any time after the occurrence of an Event of Default that is continuing.

### 6.4 **Notice to Account Bank**

- 6.4.1 The Chargor shall, at the direction of the Security Agent at any time after the occurrence of an Event of Default that is continuing, give notice to any bank, building society or other financial institution with whom any bank account of the Chargor is held (including without limitation in respect of the Deposit Account, the Disposals Account, the Equity Cure Account, the Rent Account, the Interest Reserve Account, the Capex Reserve Account, the General Account and the Barclays General Account) substantially in the form specified in Schedule 5 or Schedule 6 (as applicable) to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that such bank, building society or other financial institution promptly acknowledges that notice in the form specified in Schedule 5 or Schedule 6 (as applicable) to this Deed.

- 6.4.2 The execution of this Deed by the Chargor shall constitute notice to The Bank of East Asia, Limited, London Branch in respect of the first fixed charge over the Deposit Account, the Disposals Account, the Equity Cure Account, the Rent Account, the Interest Reserve Account, the Capex Reserve Account and the General Account.

- 6.4.3 Without prejudice to the foregoing, the Chargor shall, promptly upon the opening of any other account held by the Chargor (in accordance with the terms of the Facility Agreement), give notice to any bank, building society or other financial institution with whom any bank account of the Chargor is held substantially in the form specified in Schedule 5 or Schedule 6 (as applicable) to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that such bank, building society or other financial institution promptly acknowledges that notice in the form specified in Schedule 5 or Schedule 6 (as applicable) to this Deed.

### 6.5 **Notice to Insurers**

- 6.5.1 The Chargor shall, at the direction of the Security Agent at any time after the occurrence of an Event of Default that is continuing, give notice to any insurers substantially in the form specified in Schedule 6 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each such insurer promptly acknowledges that notice in the form specified in Schedule 6 to this Deed.
- 6.5.2 Without prejudice to the foregoing, the Chargor shall on the date hereof give notice to any insurers substantially in the form specified in Schedule 6 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each such insurer promptly acknowledges that notice in the form specified in Schedule 6 to this Deed.
- 6.5.3 Without prejudice to the foregoing, the Chargor shall, promptly upon entering into any Insurances, give notice to any insurers substantially in the form specified in Schedule 6 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each such insurer promptly acknowledges that notice in the form specified in Schedule 6 to this Deed.
- 6.5.4 Each notice and/or acknowledgement referred to in Clauses 6.5.1 to 6.5.3 above shall only be required to be served and/or delivered if and to the extent they were required to be served and/or delivered in accordance with the Existing Security Agreements.

## **6.6 Notice to Contract Counterparties**

- 6.6.1 The Chargor shall, at the direction of the Security Agent at any time after the occurrence of an Event of Default that is continuing, give notice to each counterparty to each Material Contract substantially in the form specified in Schedule 7 to this Deed (save to the extent notices have already been provided pursuant to Clause 6.6.2), provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each such counterparty promptly acknowledges that notice substantially in the form specified in Schedule 7 to this Deed.
- 6.6.2 Without prejudice to the foregoing, the Chargor shall, promptly upon entering into any Material Contract, provide the Security Agent with such signed but undated notices in respect of each Material Contract substantially in the form specified in Schedule 7 to this Deed, and the Security Agent is hereby irrevocably and unconditionally authorised to complete and deliver the same to the relevant contract counterparty at any time after the occurrence of an Event of Default that is continuing.

## **6.7 Notice to Hedge Counterparties**

- 6.7.1 The Chargor shall, at the direction of the Security Agent at any time after the occurrence of an Event of Default that is continuing, give notice to each counterparty to each Hedging Agreement substantially in the form specified in Schedule 8 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each recipient shall promptly acknowledge that notice in the form specified in Schedule 8 to this Deed.
- 6.7.2 Without prejudice to the foregoing, the Chargor shall promptly upon entering into any Hedging Agreement, give notice to each counterparty to each Hedging Agreement substantially in the form specified in Schedule 8 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each recipient promptly acknowledges that notice in the form specified in Schedule 8 to this Deed.

## 6.8 **Notice to Landlord(s)**

- 6.8.1 The Chargor shall, at the direction of the Security Agent, give notice to the relevant landlord under each Headlease substantially in the form specified in Schedule 9 to this Deed, provide confirmation of delivery to the Agent and shall use its reasonable endeavours to procure that each recipient promptly acknowledges that notice in the form specified in Schedule 9 to this Deed.

## 6.9 **Restrictions on dealings**

The Chargor shall not save as otherwise expressly permitted by or consented to under the Finance Documents:

- 6.9.1 create or permit to subsist any Security of whatsoever nature or in relation to any Charged Asset other than any Security created by the Existing Security Agreements or this Deed; nor
- 6.9.2 (whether by a single transaction or a number of related transactions, and whether at the same time or over a period of time) sell, transfer, novate, grant (including granting any option), declare a trust of, lease (other than the grant of Lease Documents in accordance with the Finance Documents), licence or otherwise dispose of (or purport to do any of the foregoing) any Charged Asset or any part thereof or permit the same to occur (save that the Chargor is permitted to deal with those assets covered by the floating charge in Clause 3 in the ordinary course of trading); nor
- 6.9.3 do or cause or permit to be done anything which may in any way depreciate, jeopardise or otherwise prejudice the value to the Security Agent of the Security constituted hereby and/or the value of the Charged Assets; nor
- 6.9.4 sell or otherwise dispose of any of its assets on terms whereby such asset is or may be leased to or re-acquired or acquired by it, or any other member of its group or sell or otherwise dispose of any of its receivables on recourse terms.

## 6.10 **To comply with Laws relating to Charged Assets**

The Chargor shall comply with all obligations under any law or statute and all by-laws and regulations relating to the whole or any part of the Charged Assets.

## 6.11 **To provide information**

- 6.11.1 The Chargor shall promptly provide to the Security Agent such information as the Security Agent may reasonably require about the Charged Assets and compliance by the Chargor with the terms of this Deed.

## 6.12 **Covenant to perform**

- 6.12.1 The Chargor shall at all times comply with the express terms of this Deed.
- 6.12.2 If the Chargor fails to perform any of its obligations under this Clause 6 then the Security Agent may take such steps as it considers appropriate to procure the performance of such obligations and shall not thereby be deemed to be a mortgagee in possession and the costs and expenses incurred by the Security Agent shall be reimbursed by the Chargor on demand and until so reimbursed shall carry interest (both before and after judgement, bankruptcy, liquidation or administration) at the Default Rate from the date of the same being incurred to the date of payment.

## 6.13 **Accounts**

6.13.1 The Chargor shall not, without the prior written consent of the Security Agent:

- 6.13.1.1 utilise, withdraw or otherwise transfer any monies (including interest) standing to the credit of any Account, other than in accordance with the Finance Documents;
- 6.13.1.2 release, grant time or indulgence or compound with any third party or suffer to arise any set off or other adverse rights against any of the right, title, benefit and interest of the Chargor whatsoever present and future in any monies (including interest) standing to the credit of any Account; nor
- 6.13.1.3 do or omit to do anything which may delay or prejudice the right of the Security Agent to utilise, withdraw or transfer any monies (including interest) standing to the credit of any Account in accordance with the provisions of this Deed.

## 6.14 **Securities**

### Deposit of Securities

6.14.1 To the extent not already deposited with the Security Agent or held to its order, the Chargor shall deposit with the Security Agent on the date hereof and otherwise on coming into the possession or control of the Chargor:

- 6.14.1.1 all stock and share certificates and documents of title relating to the Securities;
- 6.14.1.2 duly executed transfers or stock transfer forms in respect of the Securities with the name of the transferee, the date and the consideration left blank; and
- 6.14.1.3 such other documents (including, without limitation, any declarations of trust in respect of any Securities which are not held in the Chargor's sole name) as the Security Agent may from time to time require for perfecting the title of the Security Agent to the Securities including any bonus or rights issue (duly executed by or signed on behalf of the registered holder) or for vesting or enabling the Security Agent to vest the same in itself or its nominees or in any purchaser;

to the intent, in each such case, that the Security Agent may at any time, without notice, present them for registration.

### Dealing with Securities

6.14.2 The Chargor shall not (and shall otherwise procure that the following shall not occur) (without the prior written consent of the Security Agent or except as expressly provided in the Facility Agreement):

- 6.14.2.1 permit any person other than the Chargor or the Security Agent (or the nominee or the agent of the Security Agent) to be registered as holder of the Securities or any part thereof;
- 6.14.2.2 do or cause or permit to be done anything which may in any way depreciate, jeopardise or otherwise prejudice the value to the Security Agent of the Securities and the Derivative Assets;



- 6.14.2.3 take or permit the taking of any action which may result in: (a) the rights attaching to any of the Charged Assets being altered; (b) further shares in any person in which the Securities are held being issued; and/or (c) any Securities being consolidated, sub-divided or converted;
  - 6.14.2.4 amend the articles of association or other constitutional documents of any person in which the Securities are held;
  - 6.14.2.5 take or permit the taking of any action which results in the redomiciliation of any person in which the Securities are held to a jurisdiction other than England and Wales or Scotland;
  - 6.14.2.6 register the transfer of any Securities to any person; nor
  - 6.14.2.7 raise any objection to the transfer of the Securities pursuant to the enforcement by the Security Agent of any of its rights under and in accordance with this Deed.
- 6.14.3 The Chargor hereby further covenants and agrees with the Security Agent that:
- 6.14.3.1 the Security Agent may hold all or any of such Securities or with any correspondents or other agents whether in the United Kingdom or overseas and that all the Securities shall be held at the expense, risk and responsibility of the Chargor; and
  - 6.14.3.2 the Chargor shall provide to the Security Agent a copy of any report, accounts, circular or notice received in respect of or in connection with any of the Securities promptly following the receipt thereof by the Chargor.

#### Dividends and voting rights

- 6.14.4 The Security Agent hereby agrees with the Chargor that until the occurrence of an Event of Default the Chargor may exercise all voting rights and other rights and powers attached to the Securities provided that it does not exercise the same in any way which may, in the opinion of the Security Agent, be prejudicial to the interests of the Security Agent under the Finance Documents or which varies the rights attaching to or conferred by the Securities in a way which could reasonably be expected to adversely affect the interests of the Security Agent.
- 6.14.5 On or at any time after the occurrence of an Event of Default or after the Chargor has requested the appointment of a Receiver, or after the appointment of a Receiver:
  - 6.14.5.1 the Security Agent may (in the name of the Chargor or otherwise and without any consent or authority on the part of the Chargor irrespective of any direction given by the Chargor) exercise or refrain from exercising all voting and other rights and powers which may be exercised by the person or persons in whose name or names any of the Securities are registered or who is the holder of any of them (including all the powers and discretions conferred on trustees by the Trustee Act 1925 and the Trustee Act 2000 except as otherwise expressly provided for in this Deed but provided that the duty of care set out in Section 1(1) of the Trustee Act 2000 shall not apply to any such power of investment (however conferred) by the Security Agent in respect of securities or property subject to a trust), and the Chargor hereby irrevocably authorises and appoints the Security Agent to exercise all such voting and other rights accordingly. (For the avoidance of doubt, in case of any

conflict between the Trustee Act 2000 and the terms of this Deed, the terms of this Deed shall prevail, to the fullest extent permitted by law); and

6.14.5.2 all Derivative Assets shall be paid without any set off or deduction whatsoever to the Security Agent.

6.14.6 The Chargor shall not nominate another person to enjoy or exercise all or any specified rights of the Chargor in relation to its Securities, as contemplated by section 145 of the Companies Act 2006 or otherwise.

#### Calls and other obligations

6.14.7 The Chargor shall promptly pay all calls, instalments or other payments due and payable in respect of any of the Securities and the Derivative Assets and if it fails to do so the Security Agent may pay the calls, instalments or other payments on behalf of the Chargor. The Chargor shall forthwith on demand reimburse the Security Agent for any payment made by the Security Agent pursuant to this Clause 6.14 together with interest (as well after as before judgement, liquidation, bankruptcy, winding up or administration (whether out of court or otherwise)) at the Default Rate of interest from the date of payment by the Security Agent up to and including the date of reimbursement by the Chargor.

6.14.8 The Chargor shall comply with all requests for information within its knowledge relating to the Securities which are made under section 793 of the Companies Act 2006 or which could be made under section 793 if the relevant company were a public limited company or under any similar provision contained in the articles of association or other constitutional documents of the relevant company relating to the Securities and, if it fails to do so, the Security Agent may provide such information as it may have on behalf of the Chargor.

6.14.9 The Chargor shall comply with all other conditions and obligations assumed by it in respect of any of the Securities and the Derivative Assets.

6.14.10 The Security Agent is not obliged to carry out any obligation of the Chargor in respect of the Securities and the Derivative Assets or to make any payment, or to make any enquiry as to the nature or sufficiency of any payment received by it or the Chargor, or to present or file any claim or take any other action to collect or enforce the payment of any amount to which it may have been or to which it may be entitled under this Deed.

#### 6.15 **PSC requirements**

6.15.1 The Chargor shall use its best efforts to procure that the company where the Securities are located (the "**PSC Entity**") has put a PSC Register in place.

6.15.2 The Chargor shall comply with all requests for information which are made under the Companies Act 2006 (including, without limitation, under sections 790D and 790E of the Companies Act 2006) relating to all or any part of the Securities and shall promptly provide copies of the same to the Lenders and the Security Agent. If it fails to do so, the Lenders and the Security Agent may elect to provide such information as they may have on behalf of the Chargor.

6.15.3 If the Chargor has not received any requests for information which are made under the Companies Act 2006 (including, without limitation, under sections 790D and 790E of the Companies Act 2006) relating to all or any part of the Securities, in accordance with section 790G of the Companies Act 2006, it shall notify the PSC

Entity of its status as a registrable person on the PSC Register in relation to that PSC Entity.

- 6.15.4 The Chargor shall comply with all applicable requirements under sections 790D, 790E and 790G of the Companies Act 2006 and shall promptly provide to the Lenders and Security Agent copies of any such notices, requests for information or responses to notices or requests for information (as the case may be).

## **7. WHEN SECURITY BECOMES ENFORCEABLE**

The security constituted by this Deed shall become immediately enforceable and the power of sale and other powers conferred by section 101 of the Act, as varied or amended by this Deed, shall be immediately exercisable upon and at any time after the occurrence of any Event of Default which is continuing after which the Security Agent may in its absolute discretion enforce all or any part of the security in any manner it sees fit or in accordance with the provisions of the Finance Documents.

## **8. ENFORCEMENT OF SECURITY**

### **8.1 General**

- 8.1.1 For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due on the date of this Deed.

- 8.1.2 Section 103 of the Act (restricting the power of sale) and section 93 of the Act (restricting the right of consolidation) do not apply to the security constituted by this Deed.

- 8.1.3 The statutory powers of leasing conferred on the Security Agent are extended so that, without the need to comply with any provision of sections 99 or 100 of the Act, the Security Agent is empowered to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent (acting on the instructions of the Majority Lenders) may think fit.

- 8.1.4 The Chargor shall (at its own cost) forthwith upon the request of the Security Agent, appoint a second trustee or co-trustee (if there are not already two such trustees) (in each case approved by the Security Agent) of all or part of the Mortgaged Property or any other Charged Assets.

### **8.2 Right of Appropriation of Financial Collateral**

To the extent that any of the Charged Assets constitute Financial Collateral and this Deed and the obligations of the Chargor under this Deed constitute a Security FCA, the Security Agent shall have the right, at any time after the security constituted by this Deed has become enforceable, to appropriate all or any part of such Financial Collateral in or towards discharge of the Secured Liabilities. For this purpose, the parties agree that the value of such Financial Collateral shall be:

- 8.2.1 (in the case of cash) the amount standing to the credit of each bank account of the Chargor as the same may be secured hereunder pursuant to a Security FCA, together with any accrued but unpaid interest, at the time the right of appropriation is exercised; and
- 8.2.2 (in the case of Securities as the same may be secured hereunder pursuant to a Security FCA) the market price of such Securities determined by the Security Agent by reference to a public index or by such other process as the Security Agent may reasonably select (including independent valuation);

and, in each case, the parties hereby agree that the manner of valuation provided for in this Clause 8.2 shall constitute a commercially reasonable manner of valuation for the purposes of the Regulations. To the extent that any of the Charged Assets constitute Financial Collateral, the Chargor hereby agrees that such Charged Assets shall be held or re-designated so as to be under the control of the Security Agent for the purposes of the Regulations.

### 8.3 **Contingencies**

If the Security Agent enforces the security constituted by this Deed (whether by the appointment of a Receiver or otherwise howsoever) at a time when no amounts are due under the Finance Documents but at a time when amounts may or will become so due, the Security Agent (or the Receiver) may pay the proceeds of any recoveries effected by it into an interest bearing account or otherwise as directed by the Security Agent, but if such proceeds received by the Security Agent are enough to discharge the Secured Liabilities in full the Security Agent must, if so required by the Chargor, apply such proceeds in discharge of the Secured Liabilities.

### 8.4 **No liability as mortgagee in possession**

Neither the Security Agent nor any Receiver will be liable, by reason of entering into possession of a Charged Asset, to account as mortgagee or security holder in possession or for any loss on realisation or for any default or omission for which a mortgagee or security holder in possession might otherwise be liable.

### 8.5 **Privileges**

Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers when such receivers have been duly appointed under the Act, except that section 103 of the Act does not apply.

### 8.6 **Protection of third parties**

No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his agents need enquire:

- 8.6.1 whether the Secured Liabilities have become payable; or
- 8.6.2 whether any power which the Security Agent or that Receiver may purport to exercise has become exercisable or is being properly exercised; or
- 8.6.3 whether any money remains due under the Finance Documents; or
- 8.6.4 how any money paid to the Security Agent or to the Receiver is to be applied.

### 8.7 **Redemption of prior mortgages**

At any time after the security constituted by this Deed has become enforceable, the Security Agent may, at the sole cost and expense of the Chargor (payable to the Security Agent on demand):

- 8.7.1 redeem any prior form of Security on or relating to any Charged Asset; and/or
- 8.7.2 procure the transfer of that form of Security to itself; and/or

- 8.7.3 settle and pass the accounts of any prior mortgagee, chargee, security holder or encumbrancer which once so settled and passed shall be conclusive and binding on the Chargor.

The Chargor shall on demand pay to the Security Agent all principal monies and interest and all costs, expenses and losses incidental to any such redemption or transfer made pursuant to this Clause 8.7.

## **9. RECEIVER AND ADMINISTRATOR**

### **9.1 Appointment of Receiver or Administrator**

- 9.1.1 At any time after the security constituted by this Deed becomes enforceable, or at any time if the Chargor so requests the Security Agent in writing, the Security Agent may, without further notice, appoint in writing under seal or in writing under its hand any one or more persons to be a Receiver of all or any part of the Charged Assets as if the Security Agent had become entitled under the Act to exercise the power of sale conferred under the Act.

- 9.1.2 At any time after the security constituted by this Deed becomes enforceable, without further notice the Security Agent may appoint (or apply to the court to appoint) any one or more qualified persons to be an administrator of the Chargor.

- 9.1.3 In this Deed "qualified person" means a person who, under any applicable provision of the Insolvency Act 1986, is qualified to act as a receiver of the property of any company with respect to which he is appointed or as an administrative receiver or administrator of any such company.

- 9.1.4 Nothing in this Deed shall prejudice or limit any power, right or remedy available to an administrator at law.

### **9.2 Relationship with Security Agent**

To the fullest extent permitted by law, any right, power or discretion conferred by this Deed (be it express or implied) or by law upon a Receiver, security holder or mortgagee of any Charged Asset may, after the security created by this Deed has become enforceable, be exercised by the Security Agent in relation to any Charged Asset either:

- 9.2.1 without first appointing a Receiver; or
- 9.2.2 notwithstanding the appointment of a Receiver.

### **9.3 Agent of the Chargor**

For all purposes each Receiver is deemed to be the agent of the Chargor and accordingly is deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Act. The Chargor alone shall be responsible for the Receiver's contracts, engagements, acts, commissions, omissions, defaults and losses and for liabilities incurred by him, and the Security Agent shall not incur any liability of whatsoever nature (either to the Chargor or to any other person) by reason of the Security Agent making his appointment as a Receiver or for any other reason. The agency of the Receiver shall continue until the Chargor shall go into liquidation and after that the Receiver shall act as principal and shall not become the agent of the Security Agent.

### **9.4 Removal**

The Security Agent may by writing under its hand (subject to any requirement for any order of the court in the case of an administrative receiver):

- 9.4.1 remove any Receiver appointed by it;
- 9.4.2 whenever it deems it expedient, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated; and
- 9.4.3 replace an administrator of the Chargor previously appointed by the Security Agent where there is a vacancy in such office.

## 9.5 **Remuneration**

The Security Agent may, subject to section 36 of the Insolvency Act 1986, fix the remuneration of any Receiver appointed by it without being limited to the maximum rate specified in section 109(6) of the Act.

## 10. **POWERS OF RECEIVER**

### 10.1 **General**

- 10.1.1 In addition to those conferred by the Act on any receiver appointed under the Act, each Receiver has, and is entitled to exercise, all of the rights, powers, remedies and discretions set out below in this Clause 10 and all other rights, powers, remedies and discretions conferred on any Receiver or the Security Agent elsewhere in this Deed.
- 10.1.2 If there is more than one Receiver holding office at the same time, unless the document appointing him states otherwise, each Receiver may exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receivers.
- 10.1.3 Every Receiver for the time being holding office by virtue of an appointment made by the Security Agent under this Deed shall have all the rights, powers and discretions conferred by the Act, the Insolvency Act 1986 and otherwise by law and shall have all the rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986.
- 10.1.4 A Receiver may, in the name of the Chargor if he so wishes:
  - 10.1.4.1 do all acts and things which he may consider expedient for realising any Charged Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or by law; and
  - 10.1.4.2 exercise in relation to any Charged Asset all the powers, authorities and things which he would be capable of exercising as if he were its absolute beneficial owner (including, for the avoidance of doubt, the operation of any account (including, without limitation, any Account) in which the relevant Chargor has any rights, title or interest (whether legal or beneficial)).

### 10.2 **Borrow money**

A Receiver may raise and borrow money (either unsecured or on the security of any Charged Asset, either in priority to the security constituted by this Deed or otherwise) on any terms and for whatever purpose which he thinks fit. No person

lending that money need enquire as to the propriety or purpose of the exercise of that power or to check the application of any money so raised or borrowed.

### 10.3 **Carry on business**

A Receiver may carry on the business of the Chargor as he thinks fit.

### 10.4 **Compromise**

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the Chargor or relating in any way to any Charged Asset.

### 10.5 **Delegation**

A Receiver may delegate his powers in accordance with Clause 13.

### 10.6 **Employees**

For the purposes of this Deed, a Receiver may:

10.6.1 appoint and discharge managers, officers, agents, accountants, servants, workmen and others upon such terms as to remuneration or otherwise as he may think proper; and

10.6.2 discharge any such persons appointed by the Chargor.

### 10.7 **Leases**

A Receiver may let or licence any Charged Asset (or any part thereof) for any term and at any rent (with or without a premium) which he thinks proper and may accept a surrender of any lease or tenancy of any Charged Asset on any terms which he thinks fit (including the payment of money to a lessee or tenant on a surrender).

### 10.8 **Legal actions**

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any Charged Asset as he considers expedient.

### 10.9 **Possession**

A Receiver may take immediate possession of, get in and collect any Charged Asset.

### 10.10 **Protection of assets**

A Receiver may, in each case as he may think fit:

10.10.1 make and effect all repairs, renewals, and improvements, and effect, renew or increase any insurances, and do all other acts which the relevant Chargor might do in the ordinary conduct of its business be they for the protection or for the improvement of the Charged Assets;

10.10.2 commence and/or complete any building and/or reinstatement operations on the Mortgaged Property or other Charged Asset; and

10.10.3 apply for, obtain and maintain any planning permission, building regulation approval or any other permission, consent or licence.

#### 10.11 **Receipts**

A Receiver may give valid receipts for all monies and execute all assurances and things which he may consider expedient for realising any Charged Asset.

#### 10.12 **Sale of Assets**

A Receiver may sell, exchange, grant an option over, convert into money and realise, or otherwise dispose of any Charged Asset by public auction or private contract in any manner and on any terms which he thinks proper (including to any Subsidiary referred to below). The consideration for any such transaction may be nil, or may consist of cash, shares of profits or sums calculated by reference to profits or turnover, debentures or other obligations, shares, stock or other valuable consideration and any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit. Fixtures may be severed and sold or leased separately from the property containing them without the consent of the Chargor. Any such sale, exchange, grant, conversion, realisation or disposal may be on terms excluding or limiting liability of the Security Agent and/or the Receiver.

#### 10.13 **Subsidiaries**

A Receiver may form a Subsidiary or Subsidiaries of the Chargor and transfer, lease, licence or otherwise dispose of to any such Subsidiary any Charged Asset (or part thereof); and a Receiver may grant security over the assets of any such Subsidiary.

#### 10.14 **Services**

A Receiver may provide, or procure the provision of, all services (including without limitation heating, lighting and cleansing) which may be deemed expedient in relation to the occupation or management of the Charged Assets.

#### 10.15 **Contracts**

A Receiver may enter into, grant, perform, repudiate, rescind, terminate, vary, modify, assign, sub-let or novate any contract, agreement, option agreement, Occupational Lease, Lease Document, Headlease, licence, building contract, management agreement, third party right, or professional appointment or otherwise for or which relates in any way to the Charged Assets.

#### 10.16 **Landlord and Tenant**

A Receiver may make allowances to and rearrangements with any lessees, tenants or other persons from whom any rents and profits may be receivable and to exercise any powers and provisions conferred on a landlord or tenant (including without limitation any rights, powers and remedies of the Chargor (as tenant) under any Headlease, for the avoidance of doubt to the exclusion of the Chargor).

#### 10.17 **Acquire Additional Property**

A Receiver may acquire or exchange any interest in any real or personal property which he may consider necessary or desirable to acquire in order to maintain or enhance the value of the Charged Assets or any part thereof and to grant or surrender easements, covenants and licences and to make exchanges and to enter into any agreements for the revision of boundaries.

#### 10.18 **Rent Reviews**



A Receiver may implement, negotiate and agree rent reviews in such manner and upon such terms as the Receiver deems appropriate.

#### 10.19 **Covenants, Guarantees and Indemnities**

A Receiver may enter into bonds, covenants, guarantees, commitments, indemnities and other obligations or liabilities as he thinks fit and make all payments needed to effect, maintain or satisfy such obligations and liabilities.

#### 10.20 **VAT**

A Receiver may make such elections for VAT purposes as the Receiver in his absolute discretion thinks fit.

#### 10.21 **Oppose Petitions and Applications**

A Receiver may take proceedings or any other step as it considers fit to oppose:

10.21.1 any petition to place the Chargor into liquidation, or provisional liquidation or an application for the appointment of an administrator (whether out of court or otherwise); or

10.21.2 the taking of any step or procedure under any other analogous insolvency or bankruptcy laws in any other jurisdiction in relation to the Chargor or any of its assets.

#### 10.22 **Administrative costs**

A Receiver may pay the proper administrative charges of the Security Agent in respect of time spent by their agents and employees in dealing with matters raised by the Receiver, or relating to the receivership of the Chargor or any Charged Assets.

#### 10.23 **Insurance and Headleases**

A Receiver may, in each case as he sees fit, negotiate, liaise or agree any matters with the landlord of any Mortgaged Property (under any Headlease) and/or the insurer(s) of any Mortgaged Property in respect of, and/or take any step or action in connection with:

10.23.1 the application of any insurance proceeds (under the Insurances or pursuant to any Headlease);

10.23.2 the reinstatement of any Mortgaged Property; and/or

10.23.3 any matters or actions ancillary thereto;

and shall have and may exercise (or refrain from exercising) all rights, powers and remedies of the Chargor (as tenant) under any Headlease, for the avoidance of doubt to the exclusion of the Chargor.

#### 10.24 **Securities**

A Receiver may exercise all voting and other rights attaching to the Securities and the Derivative Assets.

#### 10.25 **Intellectual property rights**

A Receiver may take all steps necessary to effect all registrations, renewals, applications and notifications, as the Receiver may in his discretion think prudent to maintain in force, or protect, the Chargor's intellectual property rights.

#### 10.26 **Appoint Co-trustee**

A Receiver may appoint a second trustee or co-trustee of all or any part of the Charged Assets.

### 11. **APPLICATION OF PROCEEDS**

11.1 All amounts received or recovered by the Security Agent, any Receiver or any administrator after this Deed has become enforceable, or in connection with the realisation or enforcement of all or any part of this Deed (for the purposes of this Clause 11, the "**Recoveries**"), shall be applied (and the parties hereto shall direct or request any administrator to apply such monies) in the following order of priority (but without prejudice to the right of the Security Agent to recover any shortfall from the Chargor):

11.1.1 in discharging any sums (including remuneration) owing to the Security Agent, any Receiver or any Delegate;

11.1.2 in payment of all costs and expenses incurred by the Security Agent in connection with any realisation or enforcement of the Transaction Security taken in accordance with the terms of this Deed, the Facility Agreement and the other Finance Documents;

11.1.3 in payment to the Security Agent for application in payment of, or provision for, the Secured Liabilities in accordance with clause 31.5 (*Partial payments*) of the Facility Agreement; and

11.1.4 (upon termination of the Security Period) in payment of the surplus (if any) to the Chargor or other person entitled to it.

11.2 Clause 11.1 overrides any appropriation made by the Chargor.

11.3 Clause 11.1 is subject to the claims of any person having at law prior rights thereto, and is by way of variation of the provisions of the Act.

11.4 Subject to Clause 11.5, the Security Agent may (on the instructions of the Majority Lenders) hold any amount of the Recoveries in an interest bearing suspense or impersonal account(s) in the name of the Security Agent with such financial institution (including itself) and for so long as the Majority Lenders shall think fit (the interest being credited to the relevant account) for later application under Clause 11.1 in respect of:

11.4.1 any sum to the Security Agent, any Receiver or any Delegate; and

11.4.2 any part of the Secured Liabilities;

that the Security Agent (acting on the instructions of the Majority Lenders) reasonably considers, in each case, might become due or owing at any time in the future.

11.5 Where such amount of the Recoveries received by the Security Agent is enough to discharge the Secured Liabilities in full the Security Agent must, if so required by the Chargor, apply such amount in discharge of the Secured Liabilities.

## 12. EXPENSES AND INDEMNITY

- 12.1 The Chargor shall, within five Business Days of demand, pay to the Security Agent and every Receiver or Delegate (a "**Relevant Person**") the amount of all costs and expenses (including legal fees, valuers' fees, and consulting and other professional fees) incurred by that Relevant Person in connection with the enforcement of, or the preservation of any rights under, this Deed or the security constituted hereby and with any proceedings instituted by or against that Relevant Person as a consequence of it entering into this Deed, taking or holding the security constituted hereby, or enforcing those rights.
- 12.2 The Chargor shall promptly indemnify each Relevant Person against any cost, loss or liability incurred by any of them as a result of:
- 12.2.1 any failure by the Chargor to comply with its obligations under Clause 12.1;
  - 12.2.2 the taking, holding, protection or enforcement of the security constituted by this Deed;
  - 12.2.3 the exercise of any of the rights, powers, discretions, authorities and remedies vested in the Security Agent and/or each Receiver and Delegate by this Deed or by law;
  - 12.2.4 any default by the Chargor in the performance of any of the obligations expressed to be assumed by it in this Deed;
  - 12.2.5 acting as Security Agent, Receiver or Delegate (as the case may be) under this Deed or which otherwise relates to any of the Security Property constituted by or in connection with this Deed (otherwise, in each case, than by reason of the Relevant Person's gross negligence or wilful misconduct).
- 12.3 The Chargor shall pay interest at the Default Rate on the sums payable under this Clause 12 from the date on which the liability was incurred to the date of actual payment (both before and after judgement).
- 12.4 Each Relevant Person may, in priority to any payment to Security Agent, indemnify itself out of the Charged Assets in respect of, and pay and retain, all sums necessary to give effect to the indemnity in this Clause 12 and shall have a lien on the Charged Assets and the proceeds of the enforcement of the Charged Assets for all moneys payable to it.

## 13. DELEGATION

The Security Agent and any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by the Security Agent or any Receiver under this Deed. Any such delegation may be made upon the terms (including power to sub delegate) and subject to any regulations which the Security Agent or such Receiver (as the case may be) may think fit (in the case of the Security Agent, acting on the instructions of the Majority Lenders). Neither the Security Agent nor any Receiver will be in any way liable or responsible to the Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any such delegate or sub delegate. References in this Deed to a Receiver or Security Agent shall be deemed to include delegates appointed in accordance with this Clause 13.

## 14. FURTHER ASSURANCES

- 14.1 The Chargor shall promptly do all such acts or execute all such documents (including assignments, transfers, mortgages, charges and instructions) as the Security Agent may specify (and in such form as the Security Agent may require in favour of the Security Agent or its nominee(s)):
- 14.1.1 to create, perfect, protect and maintain the Security created or intended to be created under or evidenced by this Deed (which may include the execution or re-execution of a mortgage, charge, assignment or other Security over all or any of the Charged Assets or for the exercise of any rights, powers and remedies of the Security Agent or a Receiver provided by or pursuant to this Deed or by law);
- 14.1.2 to confer on the Security Agent, Security over any property and assets of it located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to the Security Documents; and/or
- 14.1.3 (if an Event of Default is continuing) to facilitate the realisation of the assets which are, or are intended to be, the subject of the Transaction Security.
- 14.2 The Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent by or pursuant to this Deed.
- 14.3 The obligations of the Chargor under this Clause 14 shall be in addition to and not in substitution for (a) the covenants for further assurance deemed to be included herein by virtue of section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 and (b) Clause 17.4.4 (*Land*).
- 14.4 Notwithstanding this Clause 14, the Chargor shall not be required to serve notices of charge and/or assignment under this Deed other than in accordance with clauses 6.3 to 6.7.

## 15. POWER OF ATTORNEY

- 15.1 The Chargor by way of security hereby irrevocably appoints the following, namely:
- 15.1.1 the Security Agent;
- 15.1.2 each and every person to whom the Security Agent shall from time to time have delegated the exercise of the power of attorney conferred by this Clause;
- 15.1.3 any Receiver appointed hereunder and for the time being holding office as such; and
- 15.1.4 any administrator of the Chargor;

jointly and also severally to be its attorney or attorneys with full power of substitution and in its name and otherwise on its behalf, (and in respect of (b) – (e) below at any time after the occurrence of an Event of Default which is continuing), to do all acts and things and to sign, seal, execute, deliver, perfect and do all deeds, instruments, documents, acts and things which may be necessary for:

- (a) carrying out any obligation imposed on the Chargor by or pursuant to this Deed which the Chargor has failed to carry out (including, but not limited to, the obligations of the Chargor under Clause 14 (*Further Assurances*) and the statutory covenant referred to in such Clause);

- (b) carrying out any sale, lease or other dealing by the Security Agent, its delegates, any Receiver or any administrator into effect;
- (c) conveying or transferring any legal estate or other interest in land or transferring ownership or title in any other Charged Assets or other property or assets or otherwise howsoever;
- (d) the purposes of the Security Agent or such Receiver or any administrator appointing a second trustee or co-trustee under the Trusts of Land and Appointment of Trustees Act 1996 of all or part of the Charged Assets;
- (e) getting in the Charged Assets (if applicable); and
- (f) generally for enabling the Security Agent, its delegates, any Receiver and any administrator to exercise the respective powers conferred on them by or pursuant to this Deed or by law.

15.2 The Security Agent shall have full power to delegate the power conferred on it by this Clause, but no such delegation shall preclude the subsequent exercise of such power by the Security Agent itself or preclude the Security Agent from making a subsequent delegation thereof to some other person; any such delegation may be revoked by the Security Agent at any time.

15.3 The power of attorney hereby granted is as regards the Security Agent, its delegates, any Receiver and any administrator (and as the Chargor hereby acknowledges) granted irrevocably and for value as part of the security constituted by this Deed to secure proprietary interests in and the performance of obligations owed to the respective donees within the meaning of the Powers of Attorney Act 1971.

15.4 The Chargor hereby ratifies and confirms, and agrees to ratify and confirm, whatever any such attorney shall do or purport to do in the exercise or purported exercise of the power of attorney contained in this Clause 15.

## **16. PRESERVATION OF RIGHTS**

### **16.1 Additional security**

The security constituted by this Deed is in addition to and not in substitution for, and is not in any way to be merged into or in any way excluded or prejudiced by (nor shall it prejudice), any other security, guarantee or indemnity now or subsequently held by the Security Agent (including without limitation the Existing Security Agreements) for any of the Secured Liabilities or any other amount due by the Chargor or any Transaction Obligor to the Security Agent. Neither shall it be prejudiced by (nor prejudice) any rights of set-off, combination of accounts, lien or other rights exercisable by the Security Agent as banker.

### **16.2 Continuing security**

The security constituted by this Deed is continuing and shall extend to the ultimate balance of all the Secured Liabilities, regardless of any intermediate payment, performance or discharge in whole or in part, and shall continue in full force and effect until the end of the Security Period.

### **16.3 Reinstatement**

16.3.1 If any payment by the Chargor or any other person or any release, discharge or arrangement given by the Security Agent (whether in respect of the obligations of

the Chargor, any Transaction Obligor, or any other person, or any security for those obligations or otherwise) is avoided or reduced or must be restored as a result of liquidation, administration, bankruptcy or insolvency or any similar event, or otherwise howsoever (in each case whether in whole or part):

16.3.1.1 the liability of the Chargor shall continue or be reinstated as if the payment, discharge, avoidance, reduction or restoration had not occurred; and

16.3.1.2 the Security Agent shall be entitled to recover the value or amount of that security or payment from the Chargor, as if the payment, discharge, avoidance, reduction or restoration had not occurred;

and any liability under this Clause 16.3 shall be secured by this Deed.

16.3.2 The Security Agent may freely concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration.

#### 16.4 **Waiver of defences**

The obligations of the Chargor under this Deed, the security constituted by this Deed, and the rights, powers and remedies of the Security Agent hereunder or at law, shall in each case not be discharged, impaired or otherwise affected by (without limitation, and whether or not known to the Chargor or Security Agent):

16.4.1 any time, indulgence, waiver (in whole or in part, and howsoever fundamental) or consent granted to, or composition with, any Transaction Obligor or any other person;

16.4.2 any delay or forbearance by the Security Agent in exercising its rights or remedies under any Finance Document;

16.4.3 the release of any Transaction Obligor or any other person under the terms of any composition, compromise or arrangement with any creditor of any Transaction Obligor or any other person;

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

16.4.5 any incapacity, disability, or lack of power, authority or legal personality of or dissolution or change in the members, constitution, identity, control, function or status of any Transaction Obligor or any other person;

16.4.6 any amendment, novation, supplement, extension (whether of maturity or otherwise howsoever) or restatement (in each case, however fundamental and of whatsoever nature and whether or not more onerous) or replacement of a Finance Document or any other document or security;

16.4.7 any change in the constitution or identity of the Security Agent, including (without limitation): (a) the absorption or amalgamation by or of the Security Agent with any person; (b) the acquisition of all or part of the Security Agent's undertaking or assets by any other person; (c) any reconstruction or reorganisation of the Security Agent of any kind; or (d) any assignment, transfer, novation, participation or other disposal (whether in whole or part) of the Security Agent's rights and/or obligations under the Finance Documents or any of them;

- 16.4.8 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security, to the intent that the Chargor's obligations under this Deed shall remain in full force, as if there were no such unenforceability, illegality or invalidity;
- 16.4.9 any postponement, discharge, reduction, non-provability or other similar circumstance affecting any obligation of any other person under or in connection with any Finance Document or any other document or security resulting from any insolvency, liquidation, administration, bankruptcy, or dissolution proceedings or similar proceedings or from any law, regulation or order so that each such obligation shall for the purposes of the Chargor's obligations under this Deed be construed as if there were no such circumstance;
- 16.4.10 any other act, omission, matter or thing (whether or not known to the Chargor or the Security Agent which, but for this Clause 16.4, might reduce, release, diminish, discharge, impair, prejudice or otherwise affect the obligations of the Chargor under this Deed, the security constituted by this Deed, and/or the rights, powers and remedies conferred upon the Security Agent by any Finance Document or at law.

## 16.5 **Confirmations**

Without prejudice to the generality of Clause 16.4 (*Waiver of defences*), the Chargor hereby expressly confirms that it intends that the Security constituted by (or intended to be constituted by) this Deed shall extend from time to time to any (however fundamental and whether or not more onerous) variation, increase, extension or addition to or of any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purpose of or in connection with (without limitation) any of the following:

- 16.5.1 business or property acquisitions of any nature;
- 16.5.2 increasing working capital;
- 16.5.3 enabling investor distributions to be made;
- 16.5.4 carrying out restructurings;
- 16.5.5 refinancing any other indebtedness;
- 16.5.6 making existing or additional facilities available to existing or new borrowers;
- 16.5.7 increasing or decreasing any facility or increasing or decreasing the period for which any facility is available, or in which it or the Secured Liabilities are payable;
- 16.5.8 the changing of the identity of any party or parties (including, without limitation, the identity of the providers of any security, guarantees or indemnities);
- 16.5.9 any other variation or extension of the purposes for which any such facility or amount might be available from time to time;
- 16.5.10 any other variation, renewal, payment, compromise, discharge, extension or release, in whole or in part, of any Finance Document or any modifications to the terms thereof; and/or
- 16.5.11 any fees, costs and/or expenses (including, without limitation, legal, accountancy, consultancy, and/or valuation expenses) reasonably incurred associated with any of the foregoing.

## 16.6 **Immediate recourse**

16.6.1 The Chargor waives and abandons any rights it may at any time have of first requiring the Security Agent to:

- 16.6.1.1 proceed against, or claim or demand payment from, any person; or
- 16.6.1.2 enforce any other rights or security, guarantees or indemnities; or
- 16.6.1.3 take any action or obtain judgment in any court against any person; or
- 16.6.1.4 require that any person be made a party to any proceedings against the Chargor; or
- 16.6.1.5 have recourse first to any assets of any person; or
- 16.6.1.6 file any proof or claim in any insolvency, administration, bankruptcy, liquidation or similar proceedings relating to any other person;

in each case before claiming from, or proceeding or taking any such action against or in respect of, the Chargor under this Deed.

16.6.2 The waivers contained in Clause 16.6.1 apply irrespective of any law or any provision in any Finance Document to the contrary.

16.6.3 For the avoidance of doubt, the Chargor shall be bound by this Deed whether or not made a party to any legal or other proceedings against any Transaction Obligor or any other person for the recovery of any monies in respect of the Secured Liabilities and whether or not any formalities at any time required by the laws of England with regard to the rights or obligations of sureties shall or shall not have been observed.

## 16.7 **Appropriations**

During the Security Period the Security Agent (or any trustee or agent on its behalf) may:

- 16.7.1 refrain from applying or enforcing any other monies, security or rights held or received by the Security Agent (or any trustee or agent on its behalf) in respect of those amounts, or apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise) and the Chargor shall not be entitled to the benefit of the same; and
- 16.7.2 hold in an interest bearing suspense account any monies received from the Chargor or on account of the Chargor's liability under this Deed, save that where such monies received by the Security Agent are enough to discharge the Secured Liabilities in full the Security Agent must, if so required by the Chargor, apply such amount in discharge of the Secured Liabilities.

## 16.8 **Non-competition**

16.8.1 During the Security Period, the Chargor shall not (unless the Security Agent otherwise directs, in which case it shall), after a demand or claim has been made or by virtue of any payment, performance or discharge by it under this Deed or any other Finance Document:

- 16.8.1.1 take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights, guarantees, security or monies held, received or receivable by the Security Agent (or any



trustee or agent on its behalf), nor exercise any other rights or remedies which the Chargor may have in respect thereof;

- 16.8.1.2 be entitled to any right of contribution or indemnity from any Transaction Obligor, or any other person in respect of any payment made or monies received on account of the Chargor's liability under this Deed or the other Finance Documents;
- 16.8.1.3 claim, rank, prove or vote as a creditor of any Transaction Obligor, or any other person or its estate, or in any liquidation or administration or similar proceedings, in each case in competition with the Security Agent (or any trustee or agent on its behalf);
- 16.8.1.4 bring any legal or other proceedings for an order requiring any Transaction Obligor, or any other person to make any payment, or perform any obligation, in respect of which the Chargor has given any guarantee, undertaking or indemnity under the Finance Documents; nor
- 16.8.1.5 receive, claim or have the benefit of any payment, distribution or security from or on account of any Transaction Obligor, or any other person, or exercise any right of set-off or counterclaim as against any such person.

16.8.2 The Chargor shall hold in trust for, and forthwith pay or transfer to, the Security Agent any payment, distribution, contribution or benefit received by it either contrary to Clause 16.8.1 or as a result of a direction of the Security Agent under Clause 16.8.1.

## 16.9 **Security held by Chargor**

The Chargor shall not hold any security from any other person in respect of the Chargor's liability under this Deed and/or the other Finance Documents. The Chargor shall hold any security held by it in breach of this Clause 16.9 on trust for the Security Agent.

## 16.10 **Voluntary arrangements**

Without prejudice to the Security Agent's rights to recover such sums as a secured creditor under any Finance Document, on the approval of any voluntary arrangement in respect of any Transaction Obligor (or the implementation of any compromise or scheme of arrangement or any analogous procedure to any of the foregoing in any other jurisdiction) under which any Transaction Obligor's obligations to the Security Agent are compromised in any way, the Chargor shall as principal obligor be liable to the Security Agent for, and hereby undertakes to the Security Agent (as a separate and additional covenant) immediately on demand from time to time to pay to the Security Agent, amounts equal to the sums that would have been payable to the Security Agent by any Transaction Obligor, or any guarantor of any Transaction Obligor, had such compromise not occurred, and so that payment shall be made by the Chargor to the Security Agent under this Clause 16.10 in the amounts and at the times at which but for the said compromise any Transaction Obligor would have been obliged to make payment to the Security Agent. The Chargor's liability under this Clause 16.10 shall, without prejudice to the generality of Clause 16.4 (*Waiver of defences*), not be affected in any way by the Security Agent voting in favour of (if the Security Agent choose to do so) any voluntary arrangement, compromise, scheme of arrangement or analogous procedure proposed by or in respect of the Company.

## 17. MISCELLANEOUS

### 17.1 Covenant to Pay

17.1.1 The Chargor covenants with and undertakes to the Security Agent that it shall on demand pay, perform or discharge all the Secured Liabilities on the due date or dates therefor.

17.1.2 The Chargor covenants with and undertakes to the Security Agent to pay interest on the Secured Liabilities (to the extent not otherwise charged pursuant to the Facility Agreement) on demand until full discharge (whether before or after judgement, liquidation, winding-up, bankruptcy, or administration (whether out of court or otherwise)), such interest to accrue from day to day (on the basis of a 365 day year) calculated at the Default Rate of interest. The Security Agent may compound interest if it is not paid when due.

### 17.2 The Land Registry

The Chargor shall, at the direction of the Security Agent, promptly apply on Form RX1 to the Land Registry (and the Chargor hereby consents to any such application being made by the Security Agent) for a restriction in the following terms to be entered on the registers of each title of any such property registered at the Land Registry in its name and against which this Deed may be noted (including, without limitation, the Mortgaged Property):

*"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without either:*

- (i) a written consent signed by the proprietor for the time being of the charge dated 25 October 2021 in favour of The Bank of East Asia, Limited referred to in the charges register or his conveyancer; or*
- (ii) a certificate signed by a conveyancer that the provisions of clause 21.4 of the facility agreement dated 25 October 2021 between, amongst others, Knight Dragon Strategic Investments Limited and The Bank of East Asia, Limited have been complied with."*

### 17.3 Tacking

The obligation (if any) on the part of the Security Agent (as Lender) to make further advances to the Chargor under the Facility Agreement is deemed to be incorporated in this Deed as if set out in this Deed. The Chargor shall promptly apply on form CH2 (and the Chargor hereby consents to any such application being made by the Security Agent) to the Land Registry for a note of such obligation to be entered on the registers of each title of all present and future registered freehold, commonhold and leasehold property of the Chargor (including, without limitation, the Mortgaged Property).

### 17.4 Land

17.4.1 If the title to any of the Mortgaged Property at any time is not registered at the Land Registry, the Chargor shall ensure that no person other than the Chargor shall be registered under the Land Registration Act 2002 or otherwise as the proprietor of all or any part of such Mortgaged Property without the prior consent in writing of the Security Agent.

- 17.4.2 In the case of the title to any of the Mortgaged Property which is not registered at the Land Registry (including, in particular, any unregistered Mortgaged Property subject to compulsory first registration at the Land Registry under the provisions of the Land Registration Act 2002 as at the date of this Deed), the Chargor shall promptly:
- 17.4.2.1 apply on Form FR1 for the first registration of the title to such property at the Land Registry or on Form CM1 in the case of any such Mortgaged Property to be registered at the Land Registry as commonhold property;
  - 17.4.2.2 apply on Form RX1 for a restriction against such title in the form set out in Clause 17.2 of this Deed (as applicable);
  - 17.4.2.3 make an application on Form CH2 pursuant to Clause 17.3 of this Deed; and
  - 17.4.2.4 pending such applications, (unless the Security Agent otherwise directs) register this Deed in respect of such property at the Land Charges Registry pursuant to the Land Charges Act 1972;
- and the Chargor hereby consents, in each such case, to any such application being made by the Security Agent.
- 17.4.3 Whether or not the title to the Mortgaged Property is registered at the Land Registry, in the event that any caution against first registration or any notice (whether agreed or unilateral) is registered against the title to all or any part of the Mortgaged Property, the Chargor shall immediately provide the Security Agent with full particulars of the circumstances relating to such registration or notice and if such caution or notice shall have been registered in order to protect a purported interest the creation of which is not permitted under this Deed and/or the Finance Documents, the Chargor shall immediately and at its expense take such steps as the Security Agent may require to ensure that the caution or notice (as applicable) is withdrawn or cancelled.
- 17.4.4 In relation to any freehold, commonhold or leasehold or other interest in property acquired by or on behalf of the Chargor on or after the date of this Deed, the Chargor shall (at its own expense):
- 17.4.4.1 notify the Security Agent immediately upon the occurrence of such acquisition (and for the purposes of this Clause 17.4.4.1 the date of exchange of contracts for such an acquisition shall be deemed the date of acquisition);
  - 17.4.4.2 where the title to any such property is registered at the Land Registry, within the applicable priority period apply to be registered as the proprietor of the registered estate acquired in relation to such property (and the Chargor hereby consents to any application that the Security Agent may require to be made to the Land Registry for the registration of an agreed notice on Form AN1 against the relevant registered title at the Land Registry for the protection of the Security constituted by this Deed);
  - 17.4.4.3 where the title to any such property is not registered at the Land Registry, promptly comply with its obligations contained in Clauses 17.4.1 to 17.4.2 (*Land*) of this Deed in respect of such property;
  - 17.4.4.4 where the title to any such property represents the transfer of either part of a commonhold unit or part of the common parts of land registered as a freehold estate in commonhold land under the Commonhold and

Leasehold Reform Act 2002, also procure that the application to register the transfer is accompanied by an application on Form CM3 to register the commonhold community statement and/or the memorandum and articles of association (as amended in relation to the transfer as required by Rule 15 or, as appropriate, Rule 16 of the Commonhold (Land Registration) Rules 2004);

- 17.4.4.5 in any event, give the Land Registry written notice of this Deed and procure that notice of it be duly noted in the registers to each title of any such property in accordance with the provisions of this Deed; and
- 17.4.4.6 and, in any such case, shall within five Business Days after the completion of any such registration provide the Security Agent with a copy of the relevant Title Information Document issued by the Land Registry recording such registration(s) within the applicable priority period.

## 17.5 **New Accounts**

If the Security Agent receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent charge or other interest affecting any Charged Asset and/or the proceeds of sale of any Charged Asset, the Security Agent may open a new account in the name of the Chargor. If the Security Agent does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice. As from that time all payments made to the Security Agent will be credited or be treated as having been credited to the new account and will not operate to reduce any amount for which this Deed is security.

## 17.6 **Certificates and Determinations**

Any certification or determination by the Security Agent of a rate or amount under any Finance Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

## 17.7 **Stamp duties**

The Chargor shall pay, and within three Business Days of demand indemnify, the Security Agent against any cost, loss or liability it incurs in relation to all stamp duty, SDLT, registration and/or other similar taxes payable in respect of this Deed from time to time, and any performance or enforcement of it.

## 17.8 **Collateral Security**

Where any Security constituted under this Deed initially takes effect as a collateral or further Security to another Security intended to be constituted under this Deed or which otherwise secures all or any part of the Secured Liabilities to which the Chargor is a party then, despite any receipt, release or discharge indorsed on or given in respect of or under the second mentioned Security, the first mentioned Security will operate as an independent Security.

## 17.9 **Suspense Accounts**

All monies received, recovered or realised by the Security Agent under this Deed (including the proceeds of any conversion of currency) may in the discretion of the Security Agent be credited to an interest bearing suspense or impersonal account(s) in the name of the Security Agent with such financial institution (including itself) for so long as the Security Agent (acting on the instructions of the Majority Lenders)

shall think fit (the interest being credited to the relevant account) pending the application from time to time of those monies in the Security Agent's discretion in accordance with the provisions of Clause 11 (*Application of proceeds*) (and save as expressly provided herein the Chargor will not be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above), save that where such monies are received, recovered or realised by the Security Agent are enough to discharge the Secured Liabilities in full the Security Agent must, if so required by the Chargor, apply such amount in discharge of the Secured Liabilities.

#### 17.10 **Exercise of Powers**

Any liberty or power which may be exercised or any determination which may be made under this Deed by the Security Agent or any Receiver may, in respect of the Transaction Obligors, be exercised or made at his absolute and unfettered discretion without any obligation to give reasons for doing so.

#### 17.11 **Constitutional Documents**

The Chargor hereby certifies that its creation by this Deed of security in favour of the Security Agent does not contravene any of the provisions of its constitutional or organisational documents.

#### 17.12 **Assignment**

17.12.1 The Chargor may not assign, transfer, novate or otherwise dispose of, or declare any trust of, any of its rights and/or obligations under this Deed. This Deed shall be binding on the successors, transferees or assigns of the Chargor.

17.12.2 The Security Agent may at any time assign, transfer, novate, charge or otherwise dispose of all or any of its rights and benefits under this Deed to any person to whom it may assign, transfer, charge or otherwise dispose of all or any part of its rights and benefits under the Facility Agreement.

#### 17.13 **Partial Invalidity**

If, at any time, any provision of this Deed is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

#### 17.14 **Remedies, waivers, amendments and consents**

17.14.1 No failure on nor any delay in exercising, on the part of the Security Agent or any Receiver, any right, remedy, power or discretion under this Deed (a "**Right**") shall operate as a waiver of any such Right or constitute an election to affirm this Deed. No single or partial exercise of any Right shall prevent any further or other exercise of any other Right. The Rights provided in this Deed are cumulative and not exclusive of any rights, remedies, powers or discretions provided by law.

17.14.2 Any provision of this Deed may be amended, supplemented or novated only if the Security Agent agrees in writing, in accordance with clause 37 (*Amendments and Waivers*) of the Facility Agreement. Any waiver of, and any consent or approval by the Security Agent under, any provision of this Deed shall not be effective unless it is in writing, and may be given subject to any conditions thought fit by the Security Agent, may be withdrawn or modified at any time, and shall be effective only in the instance, and for the purpose, for which it is given.

**17.15 Delivery**

The signature or sealing of this Deed 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 Deed, and, in the case of the Chargor, the Security Agent solicitors to date it and to deliver it as a deed on behalf of that party.

**17.16 Set-off**

17.16.1 The Security Agent may set off any matured obligation due from the Chargor under the Finance Documents (including this Deed) (to the extent beneficially owned by the Security Agent) against any matured obligations owed by the Security Agent to the Chargor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Security Agent may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

17.16.2 Without prejudice to Clause 17.16.1 above, and to Clause 8.2 (*Right of Appropriation of Financial Collateral*), upon the security constituted by this Deed becoming enforceable, the Security Agent may, without notice or further demand, withdraw, apply, transfer, appropriate, or set-off any or all of the monies standing to the credit of the Accounts in or towards payment or other satisfaction of the Secured Liabilities in accordance with Clause 11 (*Application of Proceeds*).

**17.17 No withholding**

The Chargor shall make all payments under or in respect of this Deed without set-off or counterclaim and free and clear of any withholding or deduction, save as may be required by law in which event the amount payable shall be increased so that after such withholding or deduction the Security Agent shall receive a net amount equal to what the Security Agent would have received in the absence of such withholding or deduction.

**17.18 Perpetuity**

The perpetuity period applicable to the trusts constituted by this Deed shall (if relevant) be 125 years.

**18. RELEASE AND RE-ASSIGNMENT**

Upon the expiry of the Security Period (or earlier only in the Security Agent's absolute discretion), and subject to Clauses 1.3 and 16.3, the Security Agent shall, at the request and cost of the Chargor, take whatever action is necessary to release and/or reassign (without recourse or warranty) the applicable Charged Assets from the security constituted by this Deed.

**19. NOTICES****19.1 Communications in writing**

Any communication to be made under or in connection with this Deed shall be made in writing and, unless otherwise stated, may be made by fax or letter.

**19.2 Addresses**

The address and fax number (and the department or officer, if any, for whose attention the communication is to be made) of each party to this Deed for any communication or document to be made or delivered under or in connection with

this Deed is that identified with its name below in the execution block or any substitute address or fax number or department or officer as a party to this Deed may notify to the other party by not less than five Business Days' notice.

### 19.3 **Delivery**

19.3.1 Subject to Clause 19.5, any communication or document made or delivered under or in connection with this Deed will only be effective:

19.3.1.1 if by way of fax, when received in legible form; or

19.3.1.2 if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address;

19.3.2 and if a particular department or officer is specified as part of its address details provided under Clause 19.3, if addressed to that department or officer.

19.3.3 Any communication or document to be made or delivered to the Security Agent will be effective only when actually received by the Security Agent and then only if it is expressly marked for the attention of the department or officer identified with the Security Agent's signature below in the execution block (or any substitute department or officer as the Security Agent shall specify for this purpose).

19.3.4 Any communication or document which becomes effective, in accordance with Clauses 19.3.1 and 19.3.3, after 5:00 p.m. in the place of receipt shall be deemed only to become effective on the next following Business Day.

### 19.4 **Electronic communication**

19.4.1 Any communication to be made between the parties to this Deed under or in connection with this Deed may be made by electronic mail, posting to a secure website or other electronic means to the extent the parties agree that, unless and until notified to the contrary, this is to be an accepted form of communication and if the parties:

19.4.1.1 notify each other in writing of their electronic mail address and/or any other information required to enable the transmission of information by that means; and

19.4.1.2 notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.

19.4.2 Any electronic communication made between the parties to this Deed will be effective only when actually received (or made available) in readable form and in the case of any electronic communication made by a Chargor to the Security Agent only if it is addressed in such a manner as the Security Agent shall specify for this purpose.

19.4.3 Any electronic communication which becomes effective, in accordance with Clause 19.4.2, after 5:00 p.m. in the place of receipt shall be deemed only to become effective on the next following Business Day.

19.4.4 The Chargor hereby notifies the Security Agent that its electronic mail address for the purposes of this Clause 19.4 is the electronic mail address identified below in the Chargor's execution block.

### 19.5 **Proof of service on a Chargor**

In proving service of a notice, communication or other document on a Chargor it shall be sufficient to prove that either:

19.5.1 the envelope containing such notice was addressed to the address of such Chargor as set out in the execution block below and either:

19.5.1.1 delivered to or left at that address; or

19.5.1.2 delivered into the custody of the postal authorities as a prepaid first class letter; or

19.5.2 the notice was transmitted by facsimile to the fax number of such Chargor set out in the execution block below.

## 19.6 **English language**

Any notice or other document given under or in connection with this Deed must be in English.

## 20. **COUNTERPARTS**

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

## 21. **GOVERNING LAW**

This Deed (and any non-contractual obligations arising out of or in connection with it) are governed by, and shall be construed in accordance with, English law.

## 22. **ENFORCEMENT**

### 22.1 **Jurisdiction**

22.1.1 The courts of England and Wales have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed or any non-contractual obligations arising out of or in connection with it) (a "**Dispute**").

22.1.2 The parties to this Deed agree that the courts of England and Wales are the most appropriate and convenient courts to settle Disputes and accordingly no party to this Deed will argue to the contrary.

22.1.3 This Clause 22.1 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 with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

22.1.4 The Chargor hereby irrevocably and unconditionally:

22.1.4.1 waives any objection to the jurisdiction of the English courts dealing with (and agrees not to raise or claim immunity from) any proceedings for such enforcement of this Deed (and shall ensure that no such claim is made on its behalf);

22.1.4.2 consents to the issue of any process, or the giving of any relief, in connection with those proceedings;



22.1.4.3 waives all immunity from suit, attachment and/or execution, that it or its assets may now or in the future have; and

22.1.4.4 expressly consents to and acknowledges the terms of this Clause 22.1.

### **23. THIRD PARTY RIGHTS**

23.1 Nothing in this Deed is intended to confer on any person any right to enforce any provision of this Deed which that person would not have had but for the Contracts (Rights of Third Parties) Act 1999, save as set out in Clause 23.2 below.

23.2 Any Receiver appointed by the Security Agent, any Relevant Person and any lawful delegate or sub-delegate of the Security Agent or Receiver may take the benefit of:

23.2.1 any covenant or provision in this Deed by which the Chargor is expressed to give an undertaking or indemnity to, or to release or waive any claim against, that person; and/or

23.2.2 any covenant or provision of this Deed which confers, or purports to confer, any power, right, remedy or benefit upon that person;

provided that:

(a) until the Secured Liabilities have been discharged in full, no such person may exercise or otherwise enforce any such right without the prior written consent of the Security Agent; and

(b) notwithstanding such rights, this Deed may be restated, varied amended, supplemented, or substituted in any respect by the Security Agent and the Chargor whether to remove such rights in whole or in part or otherwise whatsoever or novated, or assigned, released or discharged by the Security Agent without, in any such case, notice to or consent from any such person.

**IN WITNESS** of which this document has been duly executed and delivered as a deed by each of the parties on the day and the year first stated above.

**SCHEDULE 1****MORTGAGED PROPERTY**

	<b>Address of Property</b>	<b>Title Number</b>	<b>Tenure</b>
1.	1807, 18 Cutter Lane, London SE10 0YD	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
2.	208, 10 Cutter Lane, London SE10 0XX	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
3.	301, 10 Cutter Lane, London SE10 0XX	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
4.	601, 10 Cutter Lane, London SE10 0XX	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
5.	901, 10 Cutter Lane, London SE10 0XY	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
6.	1001, 10 Cutter Lane, London SE10 0XY	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
7.	1207, 10 Cutter Lane, London SE10 0XY	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
8.	1201, 10 Cutter Lane, London SE10 0XY	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
9.	1401, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
10.	1604, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
11.	1605, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
12.	1704, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
13.	1701, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June

			2254
14.	1803, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
15.	1901, 10 Cutter Lane, London SE10 0YA	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
16.	1203, 8 Cutter Lane, SE10 0YW	N/A – grant of a new lease	Leasehold – expiring 6 June 2254
17.	Flat 95, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461523	Leasehold – expiring 8 June 3003
18.	Flat 96, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461522	Leasehold – expiring 8 June 3003
19.	Flat 97, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461521	Leasehold – expiring 8 June 3003
20.	Flat 98, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461520	Leasehold – expiring 8 June 3003
21.	Flat 99, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461519	Leasehold – expiring 8 June 3003
22.	Flat 100, Arora Tower, 2 Waterview Drive, London SE10 0TX	TGL461517	Leasehold – expiring 8 June 3003
23.	Flat 206, 18 Cutter Lane, London SE10 0YB	TGL518843	Leasehold – expiring 6 June 2254
24.	Flat 306, 18 Cutter Lane, London SE10 0YB	TGL518852	Leasehold – expiring 6 June 2254
25.	Flat 406, 18 Cutter Lane, London SE10 0YB	TGL518986	Leasehold – expiring 6 June 2254
26.	Flat 506, 18 Cutter Lane, London SE10 0YB	TGL520356	Leasehold – expiring 6 June 2254
27.	Flat 706, 18 Cutter Lane, London SE10 0YB	TGL521508	Leasehold – expiring 6 June

			2254
28.	Flat 806, 18 Cutter Lane, London SE10 0YB	TGL519065	Leasehold – expiring 6 June 2254
29.	Flat 1106, 18 Cutter Lane, London SE10 0YD	TGL524645	Leasehold – expiring 6 June 2254
30.	Flat 1406, 18 Cutter Lane, London SE10 0YD	TGL523630	Leasehold – expiring 6 June 2254
31.	Flat 2001, 18 Cutter Lane, London SE10 0YD	TGL520119	Leasehold – expiring 6 June 2254
32.	Flat 1201, 8 Cutter Lane, London SE10 0YW	TGL541422	Leasehold – expiring 6 June 2254
33.	Flat 1305, 8 Cutter Lane, London SE10 0YX	TGL541420	Leasehold – expiring 6 June 2254
34.	Flat 1405, 8 Cutter Lane, London SE10 0YX	TGL541429	Leasehold – expiring 6 June 2254
35.	Flat 1501, 8 Cutter Lane, London SE10 0YX	TGL541428	Leasehold – expiring 6 June 2254

**SCHEDULE 2**

**SECURITIES**

*INTENTIONALLY LEFT BLANK*

### SCHEDULE 3 – Form of notice to occupational Tenant/Guarantors

*[On Headed Notepaper of Chargor]*

To: *[Name and address of tenant]*

*[Date]*

Dear Sirs

**Re:           [Address of Mortgaged Property]**

**Confirmatory security agreement (the "Confirmatory Security Agreement") dated 2022 between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

- (1) We refer to the lease dated [♦] and made between [the Chargor/applicable landlord] (1), [applicable tenant] (2) [and applicable guarantor (3)] (the "**Lease**").
- (2) This letter constitutes notice to you that under the Confirmatory Security Agreement:
  - (i) we charged (by way of first legal mortgage and/or fixed charge) and/or assigned (by way of security) all our right, title, benefit and interest (both present and future) in, to and under the Lease; and
  - (ii) we assigned (by way of security) all our right, title, benefit and interest (both present and future) in, to and under the monies from time to time due to the Chargor arising from the Lease;

to the Security Agent, upon the terms set out in the Confirmatory Security Agreement.
- (3) We irrevocably and unconditionally instruct and authorise you (notwithstanding any previous instructions which we or any managing agent or asset manager on our behalf may have given to the contrary), until you receive notice from the Security Agent to the contrary, to pay all rents and other monies payable by you under the Lease to the [Chargor's managing agent's (currently [                      ])] trust/client account with [[managing agent]'s account bank]] (at its branch at [   ]) (Account Number [   ]; Sort Code [   ]), or to such other account as the Security Agent may from time to time direct in writing, unless and until you receive a notice from the Security Agent to pay all rents and other monies payable by you under the Lease to such account as the Security Agent may from time to time direct in writing.
- (4) Please note that:
  - (i) we shall remain liable to you to perform all obligations assumed by us under the Lease, and the Security Agent, its agents and/or delegates, any receiver or any other similar person is under no obligation of any kind whatsoever thereunder; and
  - (ii) we may not agree to amend, surrender or waive the terms of, or assign our interest in, or give any licence, consent or approval under the Lease, in each case without the prior written consent of the Security Agent or as permitted under the Finance Documents (as defined in the Confirmatory Security Agreement).

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

This letter (and any non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at The Bank of East Asia, Limited, London Branch, 75 Shaftesbury Avenue, London, W1D 5BB for the attention of: Katherine Cheng.

Yours faithfully

.....  
For and on behalf of  
**Knight Dragon Strategic Investments Limited**

**FORM OF ACKNOWLEDGEMENT FROM OCCUPATIONAL TENANT/GUARANTOR**

To: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng

Date: 2022

Dear Sirs

Re: [Address of Mortgaged Property]

**Confirmatory security agreement (the "Confirmatory Security Agreement") dated 2022 between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

We acknowledge receipt from the Chargor of a notice dated 2022 (the "**Notice**") in relation to the Lease.

Words and expressions defined in the Notice shall bear the same respective meanings when used herein.

We accept the instructions and authorisations contained in the Notice.

We acknowledge and confirm that:

- (a) as at the date of this Acknowledgement, we have not received any notice that any third party has or will have any right or interest in, or has made or will be making any claim or demand or taking any action in respect of the rights of the Chargor under or in respect of the Lease;
- (b) we shall pay all rents and all other monies payable by us under the Lease as directed in the Notice and we shall continue to pay those monies as so directed until we receive your written instructions to the contrary (and shall thereafter pay all such monies to such account as you may direct in writing); and
- (c) the Chargor may not agree to amend, surrender or waive the terms of, or assign or transfer its interest in, or give any licence, consent or approval under, the Lease without your prior written consent or as permitted under the Finance Documents (as defined in the Confirmatory Security Agreement).

This letter (and any non-contractual obligations arising out of or in connection with it) /are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Yours faithfully

.....  
For and on behalf of  
[Tenant/Guarantor]



**SCHEDULE 4 – Form of notice to Account Bank (The Bank of East Asia, Limited, London Branch)**

To: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng

[Date]

Dear Sirs,

We refer to the account[s] opened with you by us and numbered [ ] (the "**Account[s]**").

We hereby give you notice that pursuant to a confirmatory security agreement (the "**Confirmatory Security Agreement**") dated [ ] 2022 made between ourselves and The Bank of East Asia, Limited (the "**Security Agent**") we have, with full title guarantee, charged to the Security Agent all of our interests in all monies from time to time standing to the credit of the Account[s] and interest earned thereon and the debts represented thereby (the "**Deposited Monies**") and all our right, title, benefit and interest whatsoever present and future therein and in the Account[s] together with any certificates of deposit, deposit receipts or other instruments or securities relating thereto.

We irrevocably and unconditionally instruct and authorise you with immediate effect (and notwithstanding any instructions we may have given to the contrary):

1. to disclose to the Security Agent without need for any reference to or further authority from us and without any inquiry by you as to the justification for such disclosure, such information relating to the Account[s] as the Security Agent may, at any time and from time to time, request you to disclose to it;
2. to hold the Account[s] and the benefit thereof to the order of the Security Agent;
3. at any time and from time to time upon receipt by you of instructions in writing from the Security Agent to release to the Security Agent the Deposited Monies or part thereof to act in accordance with such instructions, without any reference to or further authority from us and without inquiry by you as to the justification for such instructions or the validity of them;
4. to comply with the terms of any written notice, statement or instructions in any way relating to or purporting to relate to the Account[s] and/or the Deposited Monies, or any of the same, which you receive at any time and from time to time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for such notice, statement or instructions or the validity thereof;
5. not to permit any withdrawals by us or at our direction from the account number [●] (the "**Deposit Account**"), the account number [●] (the "**Disposals Account**"), the account number [●] (the "**LGDV Cure Account**") and the account number [●] (the "**VAT Account**") without the prior written consent of the Security Agent;
6. in relation to the account numbered [●] (the "**General Account**") at any time and from time to time upon receipt of notice from the Security Agent that the security has become enforceable, not to act upon our instructions with regard to the General

Account and/or the Deposited Monies in respect of the General Account without the prior written consent of the Security Agent, and upon receipt of such notice from the Security Agent to arrange for the Security Agent to be the sole signatory of the General Account.

The instructions and authorisations which are contained in this letter shall remain in full force and effect until the Security Agent gives you notice in writing revoking them.

This letter (and any non-contractual obligations arising out of or in connection with it) shall be governed by and construed in accordance with the laws of England and Wales, and is subject to the exclusive jurisdiction of the English courts.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at The Bank of East Asia, Limited, London Branch, 75 Shaftesbury Avenue, London, W1D 5BB for the attention of: Katherine Cheng.

Yours faithfully

.....  
For and on behalf of  
**Knight Dragon Strategic Investments Limited**

**FORM OF ACKNOWLEDGEMENT FROM THE ACCOUNT BANK**

To: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng

Copy: **Knight Dragon Strategic Investments Limited**

Level 9  
6 Mitre Passage  
Greenwich Peninsula,  
London  
England  
SE10 0ER

For the attention of: Farlane Harris

Date: 2022

Dear Sirs

**Confirmatory security agreement (the "Confirmatory Security Agreement") dated 2022 between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

We hereby acknowledge receipt of a notice (the "**Notice**") dated 2022 and addressed to us by the Chargor regarding the Account[s] defined in the Notice, and we accept the instructions and authorisations contained in the Notice and we undertake to act in accordance and comply with the terms of the Notice for so long as the instruction in the Notice are not revoked (by operation of law or otherwise). We acknowledge and confirm that:

1. we do not have, and will not (without your prior written consent) make or exercise, any security interests, claims or demands, or any rights of consolidation, counterclaim, or set-off, or any other equities against the Chargor in respect of the Account[s] and/or the Deposited Monies (as defined in the Notice) and/or the debts represented thereby, or any part of any of it or them except in respect of our usual administrative fees and charges in relation to accounts of the type in question;
2. we have not, as at the date of this acknowledgement, received any notice that any third party has or will have any right or interest whatsoever in or has made or will be making any claim or demand or taking any action whatsoever against the Account[s] and/or the Deposited Monies and/or the debts represented thereby, or any part of any of it or them;
3. we shall not permit any withdrawals or payments from the Deposit Account, the Disposals Account, the LGDV Cure Account or the VAT Account by the Chargor or at its direction without your prior written consent; and
4. upon receipt of notice from the you to such effect, we shall not permit any withdrawals or payments from the General Account by the Chargor or at its direction without your prior written consent; and

5. we shall forthwith on your demand pay out of the Account[s] to you, or as you may direct, the lesser of (i) the amount so demanded and (ii) the balance (including accrued interest to the date of demand, without deduction of any kind) then standing to the credit of the Account[s].

We undertake that, in the event of our becoming aware at any time that any person or entity other than yourselves or the Chargor has or will have any right or interest whatsoever in or has or will be making any claim or demand or taking any action whatsoever against the Account[s] and/or the Deposited Monies and/or the debt represented thereby, or any of them, we will promptly give written notice of the terms of such right or interest claim or demand or action to both yourselves and the Chargor.

We have made the acknowledgement and confirmations and have given the undertakings set out in this letter in the knowledge that they are required by you in connection with the security which has been constituted by the Chargor in your favour under the Confirmatory Security Agreement referred to in the Notice.

You agree and acknowledge that:

1. we may rely on any notice, instruction, direction, communication or other document or information believed by us to be genuine and correct which have been signed or communicated by the person by who it purports to be signed and communicated and we shall not be liable for the consequences such as we have no obligation whatsoever to verify the facts or matters stated therein as true and correct, including whether the terms of any agreement between the Chargor and yourself has been complied with or the making of any enquiry as to whether a security interest has become enforceable;
2. we shall not be obliged to comply with any instructions received if due to circumstances which are not within our direct control, we are unable to comply with such instructions or to comply with those instructions should breach a court order or be contrary to applicable law or regulation;
3. nothing will deem the Account Bank to be a trustee or other fiduciary with respect to the Account[s] and the relationship of the Account Bank to the Security Agent shall be that of banker and accountholder only.

This letter (and any non-contractual obligations arising out of or in connection with it) shall be governed by and construed in accordance with the laws of England, and is subject to the exclusive jurisdiction of the English courts.

Yours faithfully

.....

Authorised signatory

For and on behalf of

The Bank of East Asia, Limited, London Branch

**SCHEDULE 5 – Form of notice to Account Bank (Barclays Bank PLC)**

To: [Barclays Bank PLC  
Level 25  
1 Churchill Place  
Canary Wharf  
London  
E14 5HP]

FAO: []

[Date]

Dear Sirs,

**Confirmatory security agreement dated [ ] 2022 (the "Confirmatory Security Agreement") between Knight Dragon Strategic Investments Limited and The Bank of East Asia, Limited**

We refer to the account[s] opened with you by us and numbered [ ] (the "**Account[s]**").

We hereby give you notice that pursuant to the Confirmatory Security Agreement we have, with full title guarantee, charged to The Bank of East Asia, Limited (the "**Security Agent**") all of our interests in all monies from time to time standing to the credit of the Account[s] and interest earned thereon and the debts represented thereby (the "**Deposited Monies**") and all our right, title, benefit and interest whatsoever present and future therein and in the Account[s] together with any certificates of deposit, deposit receipts or other instruments or securities relating thereto.

We irrevocably and unconditionally instruct and authorise you with immediate effect (and notwithstanding any instructions we may have given to the contrary):

1. to disclose to the Security Agent without need for any reference to or further authority from us and without any inquiry by you as to the justification for such disclosure, such information relating to the Account[s] as the Security Agent may, at any time and from time to time, request you to disclose to it;
2. to comply with the terms of any written notice, statement or instructions in any way relating to or purporting to relate to the Account[s] and/or the Deposited Monies, or any of the same, which you receive at any time and from time to time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for such notice, statement or instructions or the validity thereof;
3. in relation to the Account[s] at any time and from time to time upon receipt of further notice from the Security Agent that an Event of Default (as defined in the Confirmatory Security Agreement) is continuing, not to act upon our instructions with regard to the Account[s] and/or the Deposited Monies in respect of the Account[s] without the prior written consent of the Security Agent, and upon receipt of such further notice from the Security Agent to arrange for the Security Agent to be the sole signatory of the Account[s]; and

4. at any time and from time to time upon receipt by you of instructions in writing from the Security Agent that an Event of Default (as defined in the Confirmatory Security Agreement) is continuing to release to the Security Agent the Deposited Monies or part thereof to act in accordance with such instructions, without any reference to or further authority from us and without inquiry by you as to the justification for such instructions or the validity of them.

We are not permitted to withdraw any amount from the Account[s] following the occurrence of an Event of Default (as defined in the Confirmatory Security Agreement) which is continuing.

The instructions and authorisations which are contained in this letter shall not be revoked or amended without the prior written consent of the Security Agent.

We acknowledge that you may comply with any of the instructions in this letter without any further permission from us.

In the event of any conflict between communications received from us and the Security Agent, the communication from the Security Agent shall prevail.

We agree that you are not bound to enquire whether the right of any person (including, but not limited to, the Security Agent) to withdraw any monies from the Account[s] has arisen or be concerned with (A) the propriety or regularity of the exercise of that right or (B) notice to the contrary or (C) to be responsible for the application of any monies received by such person (including, but not limited to, the Security Agent).

Further, we agree that you shall have no liability for having acted on instructions from any person (including, but not limited to, the Security Agent) which on their face appear to be genuine, and which comply with the latest bank mandate held by you or relevant electronic banking system procedures in the case of an electronic instruction, and you, as account bank, shall not be deemed to be a trustee, for Knight Dragon Strategic Investments Limited or the Security Agent, of the Account[s].

This letter (and any non-contractual obligations arising out of or in connection with it) shall be governed by and construed in accordance with the laws of England and Wales, and is subject to the exclusive jurisdiction of the English courts.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at

[            ]

,

[            ]

for the attention of:

[            ]

.

Yours faithfully

.....  
For and on behalf of

**Knight Dragon Strategic Investments Limited**

.....  
**Authorised signatory**  
**For and on behalf of**  
**The Bank of East Asia, Limited, London Branch**

## FORM OF ACKNOWLEDGEMENT FROM THE ACCOUNT BANK

To: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng

Copy: Knight Dragon Strategic Investments Limited  
Level 9  
6 Mitre Passage  
Greenwich Peninsula,  
London  
England  
SE10 0ER

For the attention of: Farlane Harris

Date: 2022

Dear Sirs

**Confirmatory security agreement dated 2022 (the "Confirmatory Security Agreement") between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

We hereby acknowledge receipt of a notice (the "**Notice**") dated 2022 and addressed to us by the Chargor regarding the Account[s] (as defined in the Notice). Subject at all times to the terms of the Notice, we confirm that:

1. we accept the instructions contained in the Notice and agree to comply with the terms of the Notice;
2. we have neither claimed nor exercised, nor will claim or exercise, any security interest, set-off, counter-claim or other right in respect of the Account[s] and/or Deposited Monies except in respect of our usual administrative fees and charges in relation to accounts of the type in question;
3. we have, as at the date of this acknowledgement not received notice of the interest of any third party in the Account[s] and/or the Deposited Monies;
4. upon receipt of notice from the you to such effect, we shall not permit any withdrawals or payments from the Account[s] by the Chargor or at its direction without your prior written consent; and
5. we shall on your demand pay out of the Account[s] to you, or as you may direct, the lesser of (i) the amount so demanded and (ii) the balance (including accrued interest to the date of demand, without deduction of any kind) then standing to the credit of the Account[s].

This letter (and any non-contractual obligations arising out of or in connection with it) shall be governed by and construed in accordance with the laws of England, and is subject to the exclusive jurisdiction of the English courts.



Yours faithfully

.....  
Authorised signatory  
For and on behalf of

**Barclays Bank PLC**

**SCHEDULE 6 – Form of notice to Insurers***[On Headed Notepaper of Chargor]*To: *[Name of insurers]*

[Date]

Dear Sirs

**Re: Insurance Policy in respect of *[Address of Mortgaged Property]***

**Confirmatory security agreement (the "Confirmatory Security Agreement") dated 2022 between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

- (1) We refer to *[insert details of Policy, including policy no.]* (and any policy relating to the renewal or replacement of such policy) (the "**Policy**") and to our interest in the Policy as set out in the endorsement number 2 to the Policy relating the Property. (the "**Insured's Interest**").
- (2) This letter constitutes notice to you that pursuant to the Confirmatory Security Agreement we assigned (by way of security) and/or charged all our right, title, benefit and interest (both present and future) in, to and under the Insured's Interest under the Policy and all claims and monies from time to time due to the Chargor arising from the Insured's Interest under the Policy, in favour of the Security Agent.
- (3) We confirm that we shall remain liable to you to perform all obligations assumed by us under the Insured's Interest under the Policy, and the Security Agent, its agents and delegates, any receiver and any similar person is under no obligation of any kind whatsoever under the Insured's Interest under the Policy.
- (4) We irrevocably and unconditionally instruct and authorise you (notwithstanding any previous instructions which we may have given to the contrary):
  - (i) to continue to give notices under the Policy to us (save as set out below), unless and until you receive notice from the Security Agent to the contrary stating that the security has become enforceable. In this event, any notices in respect of the Insured's Interest under the Policy must be given to, and all sums due from you in respect of the Insured's Interest under the Policy must be paid to, and all the rights, benefits, interest and remedies under the Insured's Interest under the Policy (or at law or in equity) will be exercisable by, the Security Agent or as it may from time to time direct in writing;
  - (ii) to disclose to the Security Agent without further reference to or authority from us and without enquiry by you as to the justification of such disclosure, such information relating to the Insured's Interest under the Policy as the Security Agent may request you to disclose;
  - (iii) to comply with the terms of any written notice, statement or instructions which you receive at any time from the Security Agent relating to the Insured's Interest under the Policy; and
  - (iv) promptly to notify the Security Agent of any claim being made in relation to the Insured's Interest under the Policy.
- (5) Please continue to deal with us as normal until you receive notice from the Security Agent to the contrary stating that the security has become enforceable.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

Please copy any communication regarding this Notice or in respect of the Insured's Interest under the Policy to the Security Agent at

[       ]

(FAO:

[       ]

).

This letter (and any non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at

[       ]

for the attention of

[       ]

.

Yours faithfully

.....  
For and on behalf of

**Knight Dragon Strategic Investments Limited**

## FORM OF ACKNOWLEDGEMENT FROM INSURERS

To: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng

Date: 2022

Dear Sirs

**Re: Insurance Policy in respect of [Address of Mortgaged Property]**

**Confirmatory security agreement (the "Confirmatory Security Agreement") dated 2022 between Knight Dragon Strategic Investments Limited (the "Chargor") and The Bank of East Asia, Limited (the "Security Agent")**

We acknowledge receipt from the Chargor of a notice dated [ ] 2022 (the "Notice") in respect of the Insured's Interest under the Policy (as defined in the Notice).

We accept the instructions and authorisations contained in the Notice, and confirm that we shall pay all sums due, and give notices, in respect of the Insured's Interest under the Policy as directed in the Notice.

We have not, as at the date of this acknowledgement, received any notice that any third party has or will have any right or interest whatsoever in or has made or will be making any claim or demand or taking any action whatsoever in respect of the Policy or any proceeds thereof.

We hereby confirm that the following endorsements have been made on the Policy:

- (a) the Security Agent is noted as composite insured and first loss payee in respect of the Insured's Interest under the Policy in respect of insurance claim payments in excess of £50,000 (plus VAT) otherwise payable to any Chargor in respect of the Insured's Interest under the Policy;
- (b) the Policy shall not be invalidated by any act or omission or by any alteration whereby the risk of damage (i.e. direct physical accidental loss or destruction of or damage to the insured property) is increased unknown or beyond the control of the Chargor provided that immediately upon the Chargor becoming aware thereof it shall give notice to us and pay any additional premium if required;
- (c) we must give at least 30 days' notice (but 14 days' notice in the event of non-payment of premium) to the Security Agent if we propose to repudiate, rescind or cancel the Policy, to treat it as avoided in whole or in part, to treat it as expired due to non-payment of premium or otherwise decline any valid claim under it by or on behalf of any insured party and must give the Security Agent opportunity to rectify any such non-payment of premium or other breach within the notice period.

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

This letter (and any non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Yours faithfully

.....  
Authorised Signatory  
For and on behalf of  
**[Insurer]**

## SCHEDULE 7 - Form of notice to Contract Counterparties

[On Headed Notepaper of Chargor]

[Date]

[Contract Counterparty]

Dear Sirs

Re:           **[Describe agreement]**

- (1) We refer to the [*contract*] dated [♦] 20[ ] and made between [ ] (1) and [Contract Counterparty] (2) (the "**Agreement**")
- (2) We, Knight Dragon Strategic Investments Limited (the "**Chargor**"), give you notice that by a confirmatory security agreement (the "**Confirmatory Security Agreement**") dated [♦] 20[ ] between, amongst others, the Chargor (1) and The Bank of East Asia, Limited (the "**Security Agent**") (2) we [assigned (by way of security)] [[and/or] charged] all our right, title and interest in and to the Agreement and the monies from time to time due to the Chargor arising from that Agreement to the Security Agent upon the terms set out in the Confirmatory Security Agreement.
- (3) We irrevocably and unconditionally instruct and authorise you (notwithstanding any previous instructions which we may have given to the contrary):
  - (i) if you receive notice from the Security Agent at any time that the security has become enforceable, to pay all sums payable by you under the Agreement to such account as the Security Agent may direct;
  - (ii) to disclose to the Security Agent without further reference to or authority from us and without enquiry by you as to the justification of such disclosure, such information relating to the Agreement as the Security Agent may request you to disclose; and
  - (iii) to comply with the terms of any written notice, statement or instructions which you receive at any time from the Security Agent relating to the Agreement.
- (4) Please note that:
  - (i) we shall remain liable to you to perform all obligations assumed by us under the Agreement, and the Security Agent, its agents and/or delegates, any receiver or any other similar person is under no obligation of any kind whatsoever thereunder; and
  - (ii) we may not agree to amend or waive the terms of, or assign or transfer our interest in, or give any consent or approval under the Agreement, in each case without the prior written consent of the Security Agent.
- (5) Save as noted above, we will remain entitled to exercise all our rights, powers and discretions under the Agreement, and you should continue to give notices under the Agreement to us, unless and until you receive notice from the Security Agent to the contrary. In this event, all the rights, powers, remedies and discretions (including, without limitation, any right to compel performance of the Agreement) will be exercisable by (or at the direction of), and notices must be given to, the Security Agent or as it directs.

- (6) This letter (and any non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.
- (7) Please continue to deal with us as normal until you receive notice from the Security Agent to the contrary stating that the security has become enforceable.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at

[            ]

for the attention of:

[            ]

.

Yours faithfully

.....

For and on behalf of

**Knight Dragon Strategic Investments Limited**

**FORM OF ACKNOWLEDGEMENT FROM CONTRACT COUNTERPARTIES**

Date: The Bank of East Asia, Limited, London Branch  
75 Shaftesbury Avenue, London, W1D 5BB

For the attention of: Katherine Cheng  
  
in its capacity as Security Agent

Dear Sirs

Re: [insert Agreement]

We acknowledge receipt of a notice (the "**Notice**") dated [♦] 20[ ] and addressed to us by Knight Dragon Strategic Investments **Limited** (the "**Chargor**") regarding the Agreement (as defined in the Notice) mentioned in such Notice and we accept the instructions and authorisations contained in, and agree to comply with the terms of, such Notice.

We acknowledge and confirm that:

- [(a) (notwithstanding any terms of the Agreement to the contrary) we hereby consent to the creation of the assignment (by way of security) and/or charge in respect of the Agreement as referred to in the Notice;]
- (b) as at the date of this Acknowledgement, we have not received any notice that any third party has or will have any right or interest in, or has made or will be making any claim or demand or taking any action in respect of the rights of the Chargor under or in respect of the Agreement;
- (c) we will pay all sums due, and give notices, under the Agreement as directed in the Notice;
- (d) the Chargor may not agree to amend, waive the terms of, or assign or transfer its interest in, or give any consent or approval under, the Agreement without your consent; and
- (e) all remedies provided for in the Agreement (or otherwise available) and all rights, interests and benefits under (and all rights to compel performance of) the Agreement shall belong to and be exercisable by you or as you direct.

This letter (and any non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Yours faithfully

.....  
For and on behalf of  
[**Contract Counterparty**]



**SCHEDULE 8 - Form of Notice to Hedge Counterparties**

[On Headed Notepaper of the Chargor]

[Date]

To: [Hedge Counterparty]

Dear Sirs,

We hereby give you notice that we have charged pursuant to a confirmatory security agreement dated 2022 (such confirmatory security agreement, as the same may from time to time be amended, varied, supplemented, novated or replaced being referred to as the "**Confirmatory Security Agreement**") between ourselves and The Bank of East Asia, Limited (the "**Security Agent**") to the Security Agent all our right, title and interest in and to the transaction[s], details of which are set out below (the "**Transaction[s]**").

- (1) We irrevocably and unconditionally instruct and authorise you (notwithstanding any previous instructions which we may have given to the contrary):
  - (i) until you receive notice from the Security Agent to the contrary, to pay all sums payable by you under the Transaction[s] to the account (in the name of the Chargor with [♦] (at its branch at [♦] Account Number [♦], Sort Code [♦], designated [♦] (the "**Account**"));
  - (ii) to disclose to the Security Agent without further reference to or authority from us and without enquiry by you as to the justification of such disclosure, such information relating to the Transaction[s] as the Security Agent may request you to disclose; and
  - (iii) to comply with the terms of any written notice, statement or instructions which you receive at any time from the Security Agent relating to the Transaction[s].
- (2) Please note that:
  - (i) we shall remain liable to you to perform all obligations assumed by us under the Transaction[s], and the Security Agent, its agents and/or delegates, any receiver or any other similar person is under no obligation of any kind whatsoever thereunder; and
  - (ii) we may not agree to amend or waive the terms of, or assign or transfer our interest in, or give any consent or approval under the Transaction[s], in each case without the prior written consent of the Security Agent.
- (3) Save as noted above, we will remain entitled to exercise all our rights, powers and discretions under the Transaction[s], and you should continue to give notices under the Transaction[s] to us, unless and until you receive notice from the Security Agent to the contrary. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given to, the Security Agent or as it directs.
- (4) This letter (and all non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

Please acknowledge receipt of this letter, and confirm your agreement to the above, by signing the attached form of acknowledgement and returning it to the Security Agent at 75 Shaftesbury Avenue, London, W1D 5BB for the attention of: CTLA Trustee Services Administration.

Yours faithfully

.....

For and on behalf of

**Knight Dragon Strategic Investments Limited**

### THE TRANSACTION[S]

Agreement[s] for rate protection transaction[s] and confirmation (as defined therein) each dated on or about [ ] 20[ ] between [*hedge counterparty*] and [*Chargor*], brief details of which are as follows:

#### Cap Transactions

Trade date	[ ]	20[ ]
Effective Date	[ ]	20[ ]
Notional Amount	£[ ]	
Maturity date	[ ]	20[ ]
Strike rate	[ ]%	
Ref:	[ ]	

**FORM OF ACKNOWLEDGEMENT FROM HEDGING COUNTERPARTIES**

To: The Bank of East Asia, Limited  
10 Des Voeux Road, Central, Hong Kong, Hong Kong

For the attention of: []

in its capacity as Original Hedge Counterparty

Dear Sirs

**Re: Interest Rate Transaction[s], Trade Date[s] [ ] 20[ ]**

We acknowledge receipt from Knight Dragon Strategic Investments Limited (the "**Chargor**") of a Notice dated [ ] 2022 (the "**Notice**") giving us notice of a Confirmatory Security Agreement dated [ ] 2022 under which the Chargor charged in favour of you all its right, title, interest and benefit in the Transaction[s] (as defined in the Notice) including, without limitation, all receivables and receipts thereunder.

We hereby confirm:

- (a) our consent to such assignment;
- (b) that we waive all rights of set-off, save as permitted under the Facility Agreement, that we have or will have vis-a-vis the Chargor arising out of or in connection with the Transaction[s];
- (c) our agreement to act in accordance with the terms of the Notice;
- (d) that we shall make all payments required to be made by us to the Chargor under the terms of the Transaction[s] to the account specified in the Notice or such other account as you may instruct or direct;
- (e) not to vary, amend or terminate any of the terms or conditions of the Transaction[s] without your prior written consent;
- (f) as at the date of this Acknowledgement, that we have not received any notice that any third party has or will have any right or interest in, or has made or will be making any claim or demand or taking any action in respect of the rights of the Chargor under or in respect of, the Transaction[s]; and
- (g) that we shall accept your instructions in relation to the Chargor's rights under the Transaction[s].

This letter (and all non-contractual obligations arising out of or in connection with it) are governed by English law, and is subject to the exclusive jurisdiction of the English courts.

Yours faithfully

.....

For and behalf of

**[Hedge Counterparty]**

**cc Knight Dragon Strategic Investments Limited**

**SCHEDULE 9 - Form of notice to Contract Counterparties****Notice of Charge to Landlord(s)**

To: [Landlord] of [insert address] (the "**Landlord**") and to all others concerned.

From: Knight Dragon Strategic Investments Limited of Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER (the "**Tenant**")

**NOTICE OF CHARGE**

Leases: the leases of the Properties (as defined below) dated [●] and [●] and each made between (1) Knight Dragon N0206 Limited and (2) the Borrower

Property: [the land and buildings on Greenwich Peninsula, SE10 known as Plot N0206] as more particularly described in the Leases.

We give you notice that by a charge dated [●] 2022 the Leases were charged by the Tenant to The Bank of East Asia, Limited, London Branch of 75 Shaftesbury Avenue, London, W1D 5BB.

We enclose a certified copy of the charge and the registration fee under the Leases of £[●] (inclusive of Value Added Tax).

Please acknowledge receipt of this notice by signing and returning the enclosed copy notice.

.....  
[●], solicitors for and on behalf of the Tenant

Date: .....

We acknowledge receipt of the notice of which this is a copy.

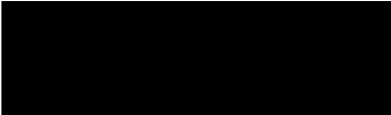
.....  
[●], solicitors for and on behalf of the Tenant

Date: .....

## EXECUTION PAGES

## The Chargor

Executed as a deed by KNIGHT  
DRAGON STRATEGIC  
INVESTMENTS LIMITED acting by a  
director in the presence of a witness:



Director

JONATHAN RANN

Print Name

In the presence of:

Witness Signature:



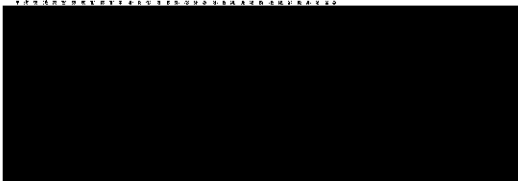
Witness Name (BLOCK CAPITALS):

EMMA RAILEY

Witness Occupation:

K2 MANAGER

Witness Address:

Address for notices:

Address: Level 9, 6 Mitre Passage, Greenwich Peninsula, London, England, SE10 0ER

Attention: Farlane Harris

E-mail: [finance@knightdragon.com](mailto:finance@knightdragon.com)

**The Security Agent**

**SIGNED** as a DEED by  
**THE BANK OF EAST ASIA, LIMITED,**  
a company incorporated in Hong Kong,  
acting by

Efstathia Gkremouti

Kevin Pearson

.....  
who, in accordance with the laws of that territory, are  
acting under the authority of the company

Signature in the name of the company

**THE BANK OF EAST ASIA, LIMITED,**

Signature of Authorised signatories

.....  


.....  


**Address for notices:**

Address: 75 Shaftesbury Avenue, London, W1D 5BB

Attention: Katherine Cheng

Email: chengk@hkbea.co.uk