

SOLVENCY STATEMENT OF THE DIRECTORS OF CERF

CERF II UKL3 PROPCO 1 LIMITED

(COMPANY NO: 14120013)

(the "Company")

- 1 This is a solvency statement made for the purposes of section 642 of the Companies Act 2006 and in accordance with section 643 of the Companies Act 2006.
- 2 We, being all of the directors the Company, hereby state that we have formed the opinion that:
 - (a) "as regards the Company's situation at the date of this statement, there is no ground on which the Company could be found to be unable to pay (or otherwise discharge) its debts; and
 - (b) the Company will be able to pay (or otherwise discharge) its debts as they fall due during the year immediately following the date of this statement,and in forming those opinions we have taken into account all the Company's liabilities (including any contingent or prospective liabilities)."

Dated: 2 August 2023

Signed by each of the directors:

Signed*Andrew Lomborg*.....
Name: Andrew Lomborg

Signed*John Wong*.....
Name: John Wong