



**Registration of a Charge**

Company Name: **DOBBIES GARDEN CENTRES LIMITED**

Company Number: **SC010975**



Received for filing in Electronic Format on the: **15/08/2023**

XC9Y9MVA

**Details of Charge**

Date of creation: **10/08/2023**

Charge code: **SC01 0975 0056**

Persons entitled: **ARES MANAGEMENT LIMITED (AS SECURITY TRUSTEE FOR THE SECURED PARTIES (AS DEFINED IN THE INSTRUMENT))**

Brief description: **THE REGISTERED LAND AS DESCRIBED AGAINST THE NAME OF THE COMPANY AT SCHEDULE 1 (THE PROPERTIES) OF THE INSTRUMENT, INCLUDING BUT NOT LIMITED TO, THE REGISTERED LAND WITH TITLE NUMBERS GR283003, ND197863 AND WK426976. FOR MORE INFORMATION, PLEASE REFER TO THE INSTRUMENT.**

**Contains fixed charge(s).**

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

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

Certified by:

**DECHERT LLP**



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

Company number: 10975

Charge code: SC01 0975 0056

The Registrar of Companies for Scotland hereby certifies that a charge dated 10th August 2023 and created by DOBBIES GARDEN CENTRES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th August 2023 .

Given at Companies House, Edinburgh on 16th August 2023

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



**Companies House**



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

**Execution version**

**DATED 10 August 2023**

**(1) DOBBIES GARDEN CENTRES LIMITED**  
**as Chargor**  
**- and -**

**(2) ARES MANAGEMENT LIMITED**  
**as Security Agent**

**LEGAL CHARGE**  
**relating to**  
**the Properties listed in Schedule 1 to this**  
**Deed**

***This Deed is subject to and has the benefit of an Intercreditor Agreement originally dated 17 June 2016 as amended and amended and restated from time to time and made between among others, (1) the Parent, (2) the Security Agent and (3) the Secured Parties (as each such term is defined in this Deed).***

## CONTENTS

1.	DEFINITIONS AND INTERPRETATION .....	1
2.	COVENANT TO PAY .....	4
3.	GRANT OF SECURITY .....	4
4.	CONTINUING SECURITY .....	4
5.	LIABILITY OF THE CHARGOR RELATING TO SECURITY ASSETS.....	5
6.	UNDERTAKINGS BY THE CHARGOR.....	5
7.	POWER TO REMEDY.....	7
8.	POWERS OF LEASING .....	7
9.	WHEN SECURITY BECOMES ENFORCEABLE .....	8
10.	ENFORCEMENT OF LEGAL CHARGE SECURITY .....	8
11.	RECEIVER .....	9
12.	POWERS OF RECEIVER .....	10
13.	APPLICATION OF PROCEEDS AND INTERCREDITOR AGREEMENT .....	11
14.	SET-OFF .....	12
15.	DELEGATION .....	12
16.	FURTHER ASSURANCES.....	13
17.	POWER OF ATTORNEY .....	13
18.	CURRENCIES .....	13
19.	MISCELLANEOUS .....	13
20.	LAND REGISTRY .....	14
21.	CERTIFICATES, AMENDMENTS AND WAIVERS .....	15
22.	NOTICES .....	16
23.	PARTIAL INVALIDITY.....	16
24.	RELEASE .....	16
25.	COUNTERPARTS .....	16
26.	GOVERNING LAW .....	16
27.	ENFORCEMENT AND JURISDICTION.....	17
	SCHEDULE 1 THE PROPERTIES .....	19

THIS DEED is made on 10 August 2023

**BETWEEN:**

- (1) **DOBBIES GARDEN CENTRES LIMITED**, a company incorporated and registered under the laws of Scotland with number SC010975 with its registered office at Melville Nurseries, Lasswade, Midlothian EH18 1AZ (the "**Chargor**"); and
- (2) **ARES MANAGEMENT LIMITED**, a company incorporated and registered under the laws of England with number 05837428 with its registered office at C/O Tmf Group 8<sup>th</sup> Floor, 20 Farringdon Street, London, United Kingdom, EC4A 4AB (as security trustee for the Secured Parties (as defined below)) (in such capacity, the "**Security Agent**").

**IT IS AGREED:**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Deed:

- (a) terms defined in, or construed for the purposes of, the Facilities Agreement (as defined below) have the same meanings when used in this Deed (unless the same are otherwise defined in this Deed); and
- (b) the following terms have the following meanings:

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

"**Default Rate**" means the rate of interest determined in accordance with clause 12.4 (*Default Interest*) of the Facilities Agreement;

"**Declared Default**" means the occurrence of an Event of Default which has resulted in the Agent exercising any of its rights or issuing a notice under and in accordance with clause 26.19 (*Acceleration*) of the Facilities Agreement or a Material Event of Default which has resulted in the Agent exercising any of its rights or issuing a notice under and in accordance with clause 26.20 (*Revolving Facility Acceleration*) of the Facilities Agreement;

"**Delegate**" means any delegate, sub-delegate, agent, attorney or co-trustee appointed by the Security Agent or by a Receiver;

"**Facilities Agreement**" means the senior term and revolving facilities agreement originally dated 17 June 2016 and made between (1) Dobbies Garden Centres Group Limited (formerly known as DanAtAugusta Midco Limited) as Parent, (2) DanAtAugusta Bidco Limited as Company, (3) the entities listed in part 1 of schedule 1 to it as Original Borrowers, (4) the entities listed in part 1 of schedule 1 to it as Original Guarantors, (5) Ares Management Limited as Arranger, (6) the entities listed in parts 2 and 3 of schedule 1 to it as Original Lenders, (7) Ares Management Limited as Agent, and (8) Ares Management Limited as Security Agent (as the same may be amended, supplemented, novated and/or restated from time to time), pursuant to which the Lenders agreed to make certain facilities available to the Borrowers (as defined therein);

"**Legal Charge Security**" means the Security created by or pursuant to this Deed;

"**Parent**" means Dobbies Garden Centres Group Limited, a company incorporated in England and Wales with registered number 10231465;

**"Party"** means a party to this Deed;

**"Planning Acts"** means (a) the Town and Country Planning Act 1990, (b) the Planning (Listed Buildings and Conservation Areas) Act 1990, (c) the Planning (Hazardous Substances) Act 1990, (d) the Planning (Consequential Provisions) Act 1990, (e) the Planning and Compensation Act 1991, (f) any regulations made pursuant to any of the foregoing and (g) any other legislation of a similar nature;

**"Premises"** means all buildings and erections included in the definition of **"Security Assets"**;

**"Properties"** means each of the properties specified in Schedule 1 (*The Properties*). A reference to a **"Property"** is a reference to any of the Properties and, where the context so admits, includes:

- (a) all buildings and fixtures (including trade fixtures) at any time on that property;
- (b) all easements, servitudes and rights and agreements in respect of that property; and
- (c) the benefit of all covenants given in respect of that property;

**"Receiver"** means any receiver, receiver and manager or administrative receiver appointed by the Security Agent under this Deed;

**"Secured Obligations"** means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or alone or in any other capacity whatsoever) of each member of the Group to the Security Agent and/or the other Secured Parties (or any of them) under or pursuant to any Finance Document (including all monies covenanted to be paid under this Deed);

**"Secured Parties"** has the meaning given to that term in the Intercreditor Agreement;

**"Security Assets"** means all property and assets from time to time mortgaged, charged or assigned (or expressed to be mortgaged, charged or assigned) by or pursuant to this Deed;

**"Security Period"** means the period beginning on the date of this Deed and ending on the date on which:

- (a) all the Secured Obligations have been unconditionally and irrevocably paid and discharged in full; and
- (b) no Secured Party has any further commitment, obligation or liability under or pursuant to the Finance Documents.

## 1.2 Interpretation

- (a) Unless a contrary indication appears, any reference in this Deed to:
  - (i) a **"Chargor"**, the **"Security Agent"** or any other **"Secured Party"** shall be construed so as to include its successors in title, permitted assigns and permitted transferees;
  - (ii) **"this Deed"**, the **"Facilities Agreement"**, any other **"Finance Document"** or any other agreement or instrument shall be construed as a reference to this Deed, the Facilities Agreement, such other Finance Document or such other agreement or instrument as amended, supplemented, extended,

restated, novated and/or replaced in any manner from time to time (however fundamentally and even if any of the same increases the obligations of the Chargor or provides for further advances);

- (iii) "assets" includes any present and future properties, revenues and rights of every description and includes uncalled capital;
  - (iv) an Event of Default that is "**continuing**" shall be construed as meaning an Event of Default that has not been waived in writing by the Agent;
  - (v) "**including**" or "**includes**" means including or includes without limitation;
  - (vi) "**Secured Obligations**" includes obligations and liabilities which would be treated as such but for the liquidation, administration or dissolution of or similar event affecting any member of the Group;
  - (vii) a provision of law is a reference to that provision as amended or re-enacted; and
  - (viii) the singular includes the plural and vice versa.
- (b) References to Clauses and Schedules are to be construed, unless otherwise stated, as references to clauses and schedules of this Deed and references to this Deed include its Schedules.
  - (c) Clause and Schedule headings are for convenience only and shall not affect the construction of this Deed.
  - (d) Each undertaking of the Chargor (other than a payment obligation) contained in this Deed must be complied with at all times during the Security Period and is given by the Chargor for the benefit of the Security Agent and each other Secured Party.
  - (e) The terms of the other Finance Documents and of any side letters between any of the parties thereto in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any disposition of the Properties contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
  - (f) If the Security Agent or the Agent reasonably considers that an amount paid by a member of the Group to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of such member of the Group, then that amount shall not be considered to have been irrevocably paid for the purposes of this Deed.
  - (g) The Parties intend that this document shall take effect as a deed notwithstanding the fact that a Party may only execute this document under hand.
  - (h) If there is any conflict or inconsistency between any provision of this Deed and any provision of the Intercreditor Agreement and/or the Facilities Agreement, the provision of the Intercreditor Agreement and/or the Facilities Agreement shall prevail.

### 1.3 Trust

All Security and dispositions made or created and all obligations and undertakings contained in this Deed to, in favour of or for the benefit of the Security Agent are made, created and



entered into in favour of the Security Agent as trustee for the Secured Parties from time to time on the terms of the Intercreditor Agreement.

#### **1.4 Third party rights**

A person who is not a Party shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Deed.

### **2. COVENANT TO PAY**

#### **2.1 Covenant to pay**

- (a) The Chargor covenants in favour of the Security Agent that it will pay and discharge the Secured Obligations from time to time when they fall due.
- (b) Every payment by the Chargor of a Secured Obligation which is made to or for the benefit of a Secured Party to which that Secured Obligation is due and payable in accordance with the Finance Document under which such sum is payable to that Secured Party shall operate in satisfaction to the same extent of the covenant contained in Clause 2.1(a).

#### **2.2 Default interest**

Any amount which is not paid under this Deed when due shall bear interest on a daily basis (both before and after judgment and payable on demand) at the Default Rate from the due date until the date on which such amount is unconditionally and irrevocably paid and discharged in full.

### **3. GRANT OF SECURITY**

The Chargor, with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994 and as continuing security for payment of the Secured Obligations, charges and agrees to charge in favour of the Security Agent all of its present and future right, title and interest in and to each of the Properties by way of first legal mortgage.

### **4. CONTINUING SECURITY**

#### **4.1 Continuing security**

The Legal Charge Security is continuing and will extend to the ultimate balance of the Secured Obligations regardless of any intermediate payment or discharge in whole or in part. This Deed shall remain in full force and effect as a continuing security for the duration of the Security Period.

#### **4.2 Additional and separate security**

This Deed is in addition to, without prejudice to, and shall not merge with, any other right, remedy, guarantee or Security which the Security Agent and/or any other Secured Party may at any time hold for any Secured Obligation.

#### **4.3 Right to enforce**

This Deed may be enforced against the Chargor without the Security Agent and/or any other Secured Party first having recourse to any other right, remedy, guarantee or Security held by or available to it or any of them.

## **5. LIABILITY OF THE CHARGOR RELATING TO SECURITY ASSETS**

Notwithstanding anything contained in this Deed or implied to the contrary, the Chargor remains liable to observe and perform all conditions and obligations assumed by it in relation to the Security Assets. The Security Agent is under no obligation to perform or fulfil any such condition or obligation or to make any payment in respect of any such condition or obligation.

## **6. UNDERTAKINGS BY THE CHARGOR**

### **6.1 Negative pledge and Disposals**

The Chargor shall not do or agree to do any of the following, without the prior written consent of the Security Agent:

- (a) create or permit to subsist any Security or Quasi-Security on any Security Asset other than as created by this Deed or a Permitted Security as permitted by the Facilities Agreement; or
- (b) sell, transfer, lease, lend or otherwise dispose of (whether by a single transaction or a number of transactions and whether related or not and whether voluntarily or involuntarily) the whole or any part of its interest in any Security Asset (except for a Permitted Disposal or a Permitted Transaction as permitted by the Facilities Agreement).

### **6.2 Notices**

The Chargor shall notify the Security Agent within 14 days of receipt of every material notice, order, application, requirement or proposal given or made in relation to the Security Assets by any competent authority, and (if required by the Security Agent) immediately provide it with a copy of the same and shall either:

- (a) comply with such notice, order, application, requirement or proposal; or
- (b) make such objections to the same as the Security Agent may require or approve.

### **6.3 Compliance with obligations and laws**

The Chargor shall:

- (a) duly and punctually pay all rates, rents, Taxes, and other outgoings owed by it in respect of the Security Assets;
- (b) comply in all respects with all obligations in relation to the Security Assets under any present or future law, regulation, order or instrument or under any bye-laws, regulations or requirements of any competent authority or other approvals, licences or consents if failure to so comply has or is reasonably likely to have a Material Adverse Effect; and
- (c) comply in all material respects with covenants and obligations affecting the Security Assets (or their manner of use).

**6.4 No restrictive contracts**

The Chargor shall not, except with the prior written consent of the Security Agent (such consent not to be unreasonably withheld or delayed), enter into any onerous or restrictive obligation affecting any Security Asset.

**6.5 Repair**

The Chargor shall maintain the Premises in as good a state of repair as could reasonably be expected of a business of the same nature as that operated by the Chargor.

**6.6 No leasing**

The Chargor shall not, except with the prior written consent of the Security Agent, confer on any person:

- (a) any lease or tenancy of any of the Properties nor release, amend or vary the terms of any such lease or tenancy; or
- (b) accept a surrender of any lease or tenancy (whether independently or under any statutory power),

except for, in each case, a Permitted Disposal.

**6.7 No development**

The Chargor shall not carry out any development within the meaning of the Planning Acts:

- (a) in or upon any part of the Properties without first obtaining such permissions as may be required under or by virtue of the Planning Acts; and
- (b) in the case of development involving a substantial change in the structure of, or a change of use of, any part of the Properties, without first obtaining the written consent of the Security Agent.

**6.8 Leasehold Property (Chargor as lessee)**

If the Chargor holds the Property or any part of it as tenant or lessee, the Chargor shall:

- (a) not do or permit to be done anything as a result of which any such lease may be liable to forfeiture or otherwise be determined;
- (b) pay the rents reserved by, and perform and observe all the material covenants and conditions of the lessee contained in, the lease;
- (c) if reasonably required enforce against the lessor the covenants given by the lessor in the lease;
- (d) not amend or vary the terms of such lease without the prior written consent of the Security Agent; and
- (e) promptly notify the Security Agent of any event or circumstance which is reasonably likely to lead to the lease being forfeit or subject to determination.

## **6.9 Inspection by Security Agent**

Subject to the terms of any then subsisting occupational leases, the Chargor shall permit the Security Agent and any person nominated by it at all reasonable times with reasonable notice to enter any part of the Properties and view the state of them.

## **6.10 Not prejudice**

The Chargor shall not do, cause or permit to be done anything which may materially depreciate, materially jeopardise or otherwise materially prejudice the value or marketability of the Real Property from time to time mortgaged or charged (or expressed to be mortgaged or charged) by or pursuant to any of the Transaction Security Documents taken as a whole (or make any omission which has such an effect).

## **7. POWER TO REMEDY**

### **7.1 Power to remedy**

If at any time the Chargor does not comply with:

- (a) any of its obligations under this Deed; or
- (b) any contractual, statutory, common law or other legal obligation affecting the Properties,

the Security Agent (without prejudice to any other rights arising as a consequence of such non-compliance) shall be entitled (but not bound) to rectify that default. The Chargor irrevocably authorises the Security Agent and its employees and agents by way of security to do all such things which are necessary or desirable to rectify that default (including entering the Properties, complying with or objecting to any notice served on the Chargor in respect of the Properties or taking any action which the Security Agent may consider necessary or desirable to prevent or remedy any breach of any such term or to comply with or object to any such notice).

### **7.2 Mortgagee in possession**

The exercise of the powers of the Security Agent under this Clause 7.2 shall not render it or any other Secured Party liable as a mortgagee in possession.

### **7.3 Monies expended**

The Chargor shall pay to the Security Agent on demand any monies which are expended by the Security Agent in exercising its powers under this Clause 7.3, together with interest at the Default Rate from the date on which those monies were expended by the Security Agent (both before and after judgment).

## **8. POWERS OF LEASING**

The statutory powers of leasing conferred on the Security Agent are extended so as to authorise the Security Agent to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent shall think fit and without the need to comply with section 99 or 100 of the Act.

## **9. WHEN SECURITY BECOMES ENFORCEABLE**

### **9.1 When enforceable**

This Legal Charge Security shall become immediately enforceable upon the occurrence of a Declared Default.

### **9.2 Statutory powers**

The power of sale and other powers conferred by section 101 of the Act (as amended or extended by this Deed) shall be immediately exercisable upon and at any time after the occurrence of any Declared Default.

### **9.3 Enforcement**

After this Legal Charge Security has become enforceable, the Security Agent may in its absolute discretion enforce all or any part of the Legal Charge Security in such manner as it sees fit.

## **10. ENFORCEMENT OF LEGAL CHARGE SECURITY**

### **10.1 General**

For the purposes of all powers implied by statute, the Secured Obligations are deemed to have become due and payable on the date of this Deed. Sections 93 and 103 of the Act shall not apply to the Legal Charge Security.

### **10.2 Powers of Security Agent**

At any time after the Legal Charge Security becomes enforceable, the Security Agent may without further notice (unless required by law):

- (a) (or if so requested by the Chargor by written notice at any time may) appoint any person or persons to be a receiver, receiver and manager or administrative receiver of all or any part of the Security Assets and/or of the income of the Security Assets; and/or
- (b) appoint or apply for the appointment of any person who is appropriately qualified as administrator of the Chargor; and/or
- (c) exercise all or any of the powers conferred on mortgagees by the Act (as amended or extended by this Deed) and/or all or any of the powers which are conferred by this Deed on a Receiver, in each case without first appointing a Receiver or notwithstanding the appointment of any Receiver.

### **10.3 Redemption of prior mortgages**

At any time after the Legal Charge Security has become enforceable, the Security Agent may:

- (a) redeem any prior Security against any Security Asset; and/or
- (b) procure the transfer of that Security to itself; and/or
- (c) settle and pass the accounts of the holder of any prior Security and any accounts so settled and passed shall be conclusive and binding on the Chargor.

All principal, interest, costs, charges and expenses of and incidental to any such redemption and/or transfer shall be paid by the Chargor to the Security Agent on demand.

#### **10.4 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.

#### **10.5 No liability**

- (a) Neither the Security Agent, any other Secured Party nor any Receiver shall be liable (A) in respect of all or any part of the Security Assets or (B) for any loss or damage which arises out of the exercise or the attempted or purported exercise of, or the failure to exercise any of, its or his respective powers (unless- such loss or damage is caused by its or his fraud, gross negligence or wilful misconduct).
- (b) Without prejudice to the generality of Clause 10.5(a), neither the Security Agent, any other Secured Party nor any Receiver shall be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable.

#### **10.6 Protection of third parties**

No person (including a purchaser) dealing with the Security Agent or any Receiver or Delegate will be concerned to enquire:

- (a) whether the Secured Obligations have become payable; or
- (b) whether any power which the Security Agent or the Receiver is purporting to exercise has become exercisable; or
- (c) whether any money remains due under any Finance Document; or
- (d) how any money paid to the Security Agent or to the Receiver is to be applied.

### **11. RECEIVER**

#### **11.1 Removal and replacement**

The Security Agent may from time to time remove any Receiver appointed by it (subject, in the case of an administrative receivership, to section 45 of the Insolvency Act 1986) and, whenever it may deem appropriate, may appoint a new Receiver in the place of any Receiver whose appointment has terminated.

#### **11.2 Multiple Receivers**

If at any time there is more than one Receiver of all or any part of the Security Assets and/or the income of the Security Assets, each Receiver shall have power to act individually (unless otherwise stated in the appointment document).

**11.3 Remuneration**

Any Receiver shall be entitled to remuneration for his services at a rate to be fixed by agreement between him and the Security Agent (or, failing such agreement, to be fixed by the Security Agent).

**11.4 Payment by Receiver**

Only monies actually paid by a Receiver to the Security Agent in relation to the Secured Obligations shall be capable of being applied by the Security Agent in discharge of the Secured Obligations.

**11.5 Agent of the Chargor**

Any Receiver shall be the agent of the Chargor. The Chargor shall (subject to the Companies Act 2006 and the Insolvency Act 1986) be solely responsible for his acts and defaults and for the payment of his remuneration. No Secured Party shall incur any liability (either to the Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason.

**12. POWERS OF RECEIVER****12.1 General powers**

Any Receiver shall have:

- (a) all the powers which are conferred by the Act on mortgagees in possession and receivers appointed under the Act;
- (b) (whether or not he is an administrative receiver) all the powers which are listed in schedule 1 of the Insolvency Act 1986; and
- (c) all powers which are conferred by any other law conferring power on receivers.

**12.2 Additional powers**

In addition to the powers referred to in Clause 12.1 (*General powers*), a Receiver shall have the following powers:

- (a) to take possession of, collect and get in all or any part of the Security Assets and/or income in respect of which he was appointed;
- (b) to manage the Security Assets as he thinks fit;
- (c) to redeem any security and to borrow or raise any money and secure the payment of any money in priority to the Secured Obligations for the purpose of the exercise of his powers and/or defraying any costs or liabilities incurred by him in such exercise;
- (d) to sell or concur in selling, leasing or otherwise disposing of all or any part of the Security Assets in respect of which he was appointed without the need to observe the restrictions imposed by section 103 of the Act. Fixtures may be severed and sold separately from the Property containing them, without the consent of the Chargor. The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration (and the amount of such consideration may be dependent upon profit or turnover or be determined by a third

party). Any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit;

- (e) to alter, improve, develop, complete, construct, modify, refurbish or repair any part of the Property or Premises and to complete or undertake or concur in the completion or undertaking (with or without modification) of any project in which the Chargor was concerned or interested before his appointment (being a project for the alteration, improvement, development, completion, construction, modification, refurbishment or repair of any part of the Property or Premises);
- (f) to carry out any sale, lease or other disposal of all or any part of the Security Assets by conveying, transferring, assigning or leasing the same in the name of the Chargor and, for that purpose, to enter into covenants and other contractual obligations in the name of, and so as to bind, the Chargor;
- (g) to take any such proceedings (in the name of any of the Chargor or otherwise) as he shall think fit in respect of the Security Assets and/or income in respect of which he was appointed (including proceedings for recovery of rent or other monies in arrears at the date of his appointment);
- (h) to enter into or make any such agreement, arrangement or compromise as he shall think fit;
- (i) to insure, and to renew any insurances in respect of, the Security Assets as he shall think fit (or as the Security Agent shall direct);
- (j) to appoint and employ such managers, officers and workmen and engage such professional advisers as he shall think fit (including, without prejudice to the generality of the foregoing power, to employ his partners and firm);
- (k) to form one or more Subsidiaries of the Chargor, and to transfer to any such Subsidiary all or any part of the Security Assets;
- (l) to operate any rent review clause in respect of the Properties (or any part thereof) and to apply for any new or extended lease; and
- (m) to:
  - (i) give valid receipts for all monies and to do all such other things as may seem to him to be incidental or conducive to any other power vested in him or necessary or desirable for the realisation of any Security Asset;
  - (ii) exercise in relation to the Security Assets (or any part of them) all such powers and rights as he would be capable of exercising if he were the absolute beneficial owner of the Security Assets; and
  - (iii) use the name of the Chargor for any of the above purposes.

### **13. APPLICATION OF PROCEEDS AND INTERCREDITOR AGREEMENT**

#### **13.1 Application**

All monies received by the Security Agent or any Receiver after the Legal Charge Security become enforceable shall (subject to the rights and claims of any person having a security ranking in priority to the Legal Charge Security) be applied in accordance with and subject to the terms of the Intercreditor Agreement.



### **13.2 Contingencies**

If the Legal Charge Security is enforced at a time when no amounts are due under the Finance Documents (but at a time when amounts may become so due), the Security Agent or a Receiver may pay the proceeds of any recoveries effected by it into a blocked suspense account (bearing interest at such rate (if any) as the Security Agent usually grants for accounts of that size and nature).

## **14. SET-OFF**

### **14.1 Set-off**

- (a) The Security Agent and each other Secured Party may (but shall not be obliged to) set off any obligation which is due and payable by the Chargor and unpaid (whether under the Finance Documents or which has been assigned to the Security Agent or such other Secured Party by the Chargor) against any obligation (whether or not matured) owed by the Security Agent or such other Secured Party to the Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (b) At any time after the Legal Charge Security has become enforceable (and in addition to its rights under Clause 14.1(a)), the Security Agent and each other Secured Party may (but shall not be obliged to) set-off any contingent liability owed by the Chargor under any Finance Document against any obligation (whether or not matured) owed by the Security Agent or such other Secured Party to the Chargor, regardless of the place of payment, booking branch or currency of either obligation.
- (c) If the obligations are in different currencies, the Security Agent or such other Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.
- (d) If either obligation is unliquidated or unascertained, the Security Agent or such other Secured Party may set off in an amount estimated by it in good faith to be the amount of that obligation.

### **14.2 Time deposits**

Without prejudice to Clause 14.1 (*Set-off*), if any time deposit matures on any account which the Chargor has with the Security Agent or any other Secured Party at a time within the Security Period when:

- (a) this Legal Charge Security has become enforceable; and
- (b) no Secured Obligation is due and payable,

such time deposit shall automatically be renewed for such further maturity as the Security Agent or such other Secured Party in its absolute discretion considers appropriate unless the Security Agent or such other Secured Party otherwise agrees in writing.

## **15. DELEGATION**

Each of 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 it under this Deed upon any terms (including power to sub-delegate) which it may think fit. Neither the Security Agent nor any Receiver shall 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 Delegate.

## 16. FURTHER ASSURANCES

The Chargor shall, at its own expense, promptly take whatever action the Security Agent or a Receiver may reasonably require for:

- (a) creating, perfecting or protecting the Security intended to be created by this Deed; and
- (b) facilitating the realisation of any Security Asset or the exercise of any right, power or discretion exercisable by the Security Agent or any Receiver or Delegate in respect of any Security Asset,

including the execution of any transfer, conveyance, assignment or assurance of any property (whether to the Security Agent or to its nominees), the giving of any notice, order or direction and the making of any registration, which in any such case, the Security Agent may think expedient.

## 17. POWER OF ATTORNEY

The Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any Delegate to be its attorney to take any action whilst an Event of Default is continuing or the Debenture Security has become enforceable, which the Chargor is obliged to take under this Deed, including under Clause 16 (*Further Assurances*), or, if no Event of Default is continuing, which the Chargor has failed to take. The Chargor ratifies and confirms whatever any attorney does or purports to do pursuant to its appointment under this Clause 17.

## 18. CURRENCIES

### 18.1 Conversion

All monies received or held by the Security Agent or any Receiver under this Deed in a currency (the "**Other Currency**") other than the currency in which the relevant monies are expressed to be payable (the "**Required Currency**") may be converted from the Other Currency into the Required Currency as the Security Agent or the Receiver considers necessary or desirable to cover the obligations and liabilities comprised in the Secured Obligations in the Required Currency at the Agent's Spot Rate of Exchange. The Chargor shall indemnify the Security Agent against all costs, charges and expenses incurred in relation to such conversion. Neither the Security Agent nor any Receiver shall have any liability to the Chargor in respect of any loss resulting from any fluctuation in exchange rates after any such conversion.

## 19. MISCELLANEOUS

### 19.1 Appropriation and suspense account

- (a) Subject to the Intercreditor Agreement and Clause 13.1 (*Application*) the Security Agent shall apply all payments received in respect of the Secured Obligations in reduction of any part of the Secured Obligations in any order or manner which it may determine.
- (b) Any such appropriation shall override any appropriation by the Chargor.
- (c) All monies received, recovered or realised by the Security Agent under or in connection with this Deed may at the discretion of the Security Agent be credited to a separate interest-bearing suspense account for so long as the Security Agent

determines (with interest accruing thereon at such rate (if any) as the Security Agent usually grants for accounts of that size and nature) without the Security Agent having any obligation to apply such monies and interest or any part of it in or towards the discharge of any of the Secured Obligations unless such monies would be sufficient to discharge all Secured Obligations in full.

## **19.2 New accounts**

If the Security Agent or any other Secured Party receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent Security (other than a Permitted Security) affecting any Security Asset and/or the proceeds of sale of any Security Asset, it may open a new account or accounts for the Chargor. If it 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 such notice. As from that time all payments made to the Security Agent or such other Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any amount of the Secured Obligations.

## **19.3 Changes to the Parties**

- (a) The Chargor shall not assign any of its rights under this Deed.
- (b) The Security Agent may assign or transfer all or any part of its rights under this Deed pursuant to the resignation or removal of the Security Agent in accordance with the Intercreditor Agreement. The Chargor shall, immediately upon being requested to do so by the Security Agent, enter into such documents as may be necessary to effect such assignment or transfer.

## **20. LAND REGISTRY**

### **20.1 Memorandum and articles**

The Chargor certifies that the Legal Charge Security does not contravene any of the provisions of the memorandum or articles of association of the Chargor.

### **20.2 Tacking**

- (a) Each Finance Party shall perform its obligations under the Facilities Agreement (including any obligation to make available further advances).
- (b) This Deed secures advances already made and further advances to be made.

### **20.3 Restriction**

The Chargor shall apply to the Chief Land Registrar (and consents to such an application being made by or on behalf of the Security Agent) for a restriction in the following terms to be entered on the Register of Title relating to any property registered at the Land Registry (or any unregistered land subject to first registration) and against which this Deed may be noted:

*"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] 2023 in favour of Ares Management Limited referred to in the charges register or their conveyancer."*

## **20.4 Exempt information**

- (a) The Chargor:
  - (i) authorises the Security Agent to make any application which the Security Agent deems appropriate for the designation of this Deed, the Facilities Agreement or any other Finance Document as an exempt information document under rule 136 of the Land Registration Rules 2003;
  - (ii) shall use its reasonable endeavours to assist with any such application made by or on behalf of the Security Agent; and
  - (iii) shall notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 of the Land Registration Rules 2003 for the disclosure of this Deed, the Facilities Agreement or any other Finance Document, following its designation as an exempt information document.
- (b) The Chargor shall make any application under rule 138 of the Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

## **20.5 General provisions regarding LRA filings**

- (a) The Chargor shall promptly make all applications to and filings with the Land Registry which are necessary or desirable under the Land Registration Rules to protect the Legal Charge Security.
- (b) The Chargor shall, without the prior written consent of the Security Agent, permit any person to be or become registered under the Land Registration Act 2002 as the proprietor of a Security Asset who is not so registered under the Land Registration Act 2002 at the date of this Deed.

## **21. CERTIFICATES, AMENDMENTS AND WAIVERS**

### **21.1 Amendments and waivers**

Any provision of this Deed may be amended only if the Security Agent and the Chargor so agree in writing and any breach of this Deed may be waived before or after it occurs only if the Security Agent so agrees in writing. A waiver given or consent granted by the Security Agent under this Deed will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

### **21.2 Calculations and certificates**

A certificate of the Security Agent specifying the amount of any Secured Obligation due from the Chargor (including details of any relevant calculation thereof) shall be conclusive evidence of such amount against the Chargor in the absence of manifest error.

### **21.3 Waiver, rights and remedies**

No failure to exercise, nor any delay in exercising, on the part of the Security Agent (or any other Secured Party), any right or remedy under this Deed shall operate as a waiver, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise, or the exercise of any other right or remedy. The rights and remedies provided are cumulative and not exclusive of any rights or remedies provided by law.

## **22. NOTICES**

### **22.1 Facilities Agreement**

Clause 35 of the Facilities Agreement (*Notices*) (relating to all communications to be made under the Facilities Agreement) is incorporated into this Deed as if fully set out in this Deed except that references to the Facilities Agreement shall be construed as references to this Deed. The address, electronic mail address and (if available) fax numbers of each Party for all communications or documents given under or in connection with this Deed are those identified with its name in the execution pages to this Deed or those subsequently notified from time to time by the relevant Party for the purposes of the Facilities Agreement or this Deed to the Agent.

### **22.2 No deemed notice to Security Agent**

Any notice to the Security Agent shall be deemed to have been given only on actual receipt by the Security Agent.

## **23. PARTIAL INVALIDITY**

All the provisions of this Deed are severable and distinct from one another and if at any time any provision is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of any 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.

## **24. RELEASE**

### **24.1 Release**

Upon the expiry of the Security Period (but not otherwise) the Security Agent shall, at the request and cost of the Chargor, take whatever action is necessary to release or re-assign (without recourse or warranty) the Security Assets from the Legal Charge Security.

### **24.2 Reinstatement**

Where any discharge (whether in respect of the obligations of the Chargor or any security for those obligations or otherwise) is made in whole or in part or any arrangement is made on the faith of any payment, security or other disposition which is avoided or must be restored on insolvency, liquidation or otherwise (without limitation), the liability of the Chargor under this Deed shall continue as if the discharge or arrangement had not occurred. The Security Agent may concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration.

## **25. COUNTERPARTS**

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

## **26. GOVERNING LAW**

This Deed and any non-contractual obligations arising out of or in connection with it shall be governed by English law.

## **27. ENFORCEMENT AND JURISDICTION**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a "**Dispute**").
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This Clause 27 is for the benefit of the Finance Parties and Secured Parties only. As a result, no Finance Party or Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties and Secured Parties may take concurrent proceedings in any number of jurisdictions.

**IN WITNESS** of which this Deed has been duly executed by the Chargor and by the Security Agent as a deed and has been delivered on the first date specified on page 1 of this Deed.

**SCHEDULE 1 THE PROPERTIES**

<b>Address</b>	<b>Administrative area</b>	<b>Title number</b>
Blooms Garden Centre, Bath Road, Stonehouse GL10 3DP	Gloucestershire: Stroud	GR283003
Heighley Gate Garden Centre, Morpeth NE61 3DA	Northumberland	ND197863
Blooms Garden Centre, Straight Mile, Bourton, Rugby CV23 9QQ	Warwickshire: Rugby	WK426976
Pennine Garden Centre, Huddersfield Road, Shelley, Huddersfield HD8 8LF	West Yorkshire : Kirklees	YY124302
Royston Garden Centre, Dunsbridge Turnpike, Shepreth, Royston SG8 6RA	Cambridgeshire: South Cambridgeshire	CB381842
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading RG2 9ER	Wokingham	BK523245
Garden Centre, Fiddington, Tewkesbury, Gloucestershire	Gloucestershire	Registration of lease dated 11 July 2022 and made between (1) Junction 9 No. 1 Limited, (2) Dobbies Garden Centres Limited and (3) Dobbies Garden Centres Group Limited is currently pending registration with title number GR466884



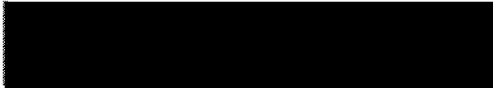
**EXECUTION PAGES**

**THE CHARGOR**

Executed as a deed, but not delivered until the first )  
date specified on page 1, by **DOBBIES GARDEN** )  
**CENTRES LIMITED** acting by two directors or a )  
director and its secretary:



Director



Director / Secretary

**Address:** Melville Nurseries, Lasswade, Midlothain, EH18 1AZ

**Attention:** Chief Executive Officer and Company Secretary

**Email:** ~~grace.jenkins@dobbies.com~~ david.robinson@dobbies.com  
~~XXXXXX@XXXXXX~~ debbie.harding@dobbies.com

SandM  
10.08.2023

**THE SECURITY AGENT**

Signed as a deed by KEVIN EARLY as attorney )  
for and on behalf of **ARES MANAGEMENT** )  
**LIMITED** )

Signature of Attorney  
as attorney for  
**Ares Management Limited**

in the presence of:

Signature of Witness

Name: MARTYNA KROGULECKA

Address:

**Address:** Ares Management Limited

C/O Tmf Group 8th Floor, 20  
Farringdon Street, London EC4A 4AB

**Copy to:** Ares Management Limited

10 New Burlington Street, 6th Floor,  
London W1S 3BE

**Facsimile No:** +44 (0)207 434 6414

**Email:** OperationsLondon@aresmgmt.com

**Attention:** David Ribchester / Nishal Patel