



Registration of a Charge

Company Name: **HUB NORTH SCOTLAND (O&C) LIMITED**

Company Number: **SC513475**



Received for filing in Electronic Format on the: **09/11/2021**

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Details of Charge

Date of creation: **27/10/2021**

Charge code: **SC51 3475 0004**

Persons entitled: **AVIVA PUBLIC PRIVATE FINANCE LIMITED AS SECURITY TRUSTEE FOR EACH OF THE FINANCE PARTIES (AS DEFINED IN THE INSTRUMENT EVIDENCING THE CHARGE ACCOMPANYING THIS FORM MR01)**

Brief description:

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **JAMES WILSON ON BEHALF OF DENTONS UK AND MIDDLE EAST LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 513475

Charge code: SC51 3475 0004

The Registrar of Companies for Scotland hereby certifies that a charge dated 27th October 2021 and created by HUB NORTH SCOTLAND (O&C) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th November 2021 .

Given at Companies House, Edinburgh on 11th November 2021

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**

ASSIGNATION IN SECURITY

granted by

HUB NORTH SCOTLAND (O&C) LIMITED

in favour of

AVIVA PUBLIC PRIVATE FINANCE LIMITED

as Security Trustee

dated

Re: Facilities Agreement

27 October

2021

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THIS ASSIGNATION IN SECURITY is made between:

- (1) **HUB NORTH SCOTLAND (O&C) LIMITED** (registered number SC513475) having its registered office at PO Box 17452, 2 Lochside View, Edinburgh, EH12 1LB (the "**Chargor**"); and
- (2) **AVIVA PUBLIC PRIVATE FINANCE LIMITED** as security trustee for each of the Finance Parties (the "**Security Trustee**").

WHEREAS:

- (A) The Finance Parties have agreed to make available to the Chargor certain loan facilities pursuant to the Facilities Agreement.
- (B) It is a condition precedent to those facilities being made available that the Chargor enters into this Assignment.

NOW THIS ASSIGNATION WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Incorporation of definitions

Terms defined in the Facilities Agreement, unless otherwise defined in this Assignment or unless a contrary intention appears, bear the same meaning when used in this Assignment.

1.2 Additional definitions

In this Assignment:

"Assigned Documents"	means each of the documents particulars of which are set out in Part 1 of the Schedule.
"Assigned Rights"	means all the Chargor's right, title and interest in and to the Assigned Documents and the Related Rights.
"Assignment"	means this assignment in security.
"Enforcement Event"	means: <ol style="list-style-type: none">(a) an Event of Default has occurred; and(b) the Lender has given notice in accordance with Clause 24.3 (<i>Remedies</i>) of the Facilities Agreement.
"Facilities Agreement"	means the facilities agreement dated 24 March 2016 between, <i>inter alia</i> , the Chargor and Aviva Public Private Finance Limited as Lender and Security Trustee.

- "Insolvency Act"** means the Insolvency Act 1986.
- "Related Rights"** means all rights, remedies, benefits and entitlements now or at any time hereafter accrued or accruing to the Chargor under or in respect of the Assigned Documents including, without limitation:
- (a) the right to payment of all amounts due thereunder;
 - (b) the proceeds of all payments thereunder and of all claims, awards, adjudications and judgments under or in respect thereof;
 - (c) all claims for damages in respect of any breach thereof;
 - (d) the benefit of any warranties and indemnities;
 - (e) all rights of termination or rescission; and
 - (f) the right to require and enforce performance by the other party or parties of its or their obligations thereunder by way of adjudication, arbitration, proceedings or otherwise.
- "Secured Obligations"** means all present and future liabilities (actual or contingent) payable or owing by the Chargor and/or HoldCo to any Finance Party under the Finance Documents whether or not matured and whether or not liquidated and whether solely or jointly with one or more persons and whether as principal debtor or guarantor or surety.

1.3 Security trust provisions

The Security Trustee holds the benefit of this Assignment on trust for the Finance Parties in accordance with clause 32 (*Security Trustee*) of the Facilities Agreement.

1.4 Construction

1.4.1 Unless a contrary indication appears, any reference in this Assignment to:

- (a) any "**Chargor**", "**Security Trustee**", "**Finance Party**" or any other person shall be construed so as to include its successors in title, permitted assignees and permitted transferees;
- (b) "**assets**" includes present and future properties, revenues and rights of every description;
- (c) the "**Facilities Agreement**", a "**Finance Document**" or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as from time to time amended, novated, supplemented, replace, extended or restated

in whole or in part;

- (d) a **"person"** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;
- (e) a **"regulation"** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- (f) a provision of law is a reference to that provision as from time to time amended or re-enacted;
- (g) **"disposal"** includes a sale, transfer, grant, lease or other disposal, whether voluntary or involuntary (and **"dispose"** shall be construed accordingly);
- (h) **"document"** includes any deed, instrument (including negotiable instrument) or other document of any kind;
- (i) any matter **"including"** specific instances or examples of such matter shall be construed without limitation to the generality of that matter (and references to **"include"** shall be construed accordingly);
- (j) the **"winding-up"**, **"dissolution"** or **"administration"** of a person shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such person is incorporated or established, or any jurisdiction in which such person carries on business including the seeking of liquidation, winding-up, reorganisation, dissolution, administration, arrangement, adjustment, protection or relief of debtors; and
- (k) Clauses and the Schedule are to the clauses and the schedule to this Assignment,

1.4.2 Clause headings are for ease of reference only.

1.4.3 Words in the singular shall import the plural and *vice versa*.

1.4.4 Words defined in the Companies Act 1985 (as amended) or, to the extent enacted, the Companies Act 2006 have the same meanings in this Assignment.

2 COVENANT TO PAY

2.1 Covenant to pay

The Chargor, as principal debtor and not just as surety, covenants with the Security Trustee to pay, discharge and satisfy the Secured Obligations when the same become due in terms of the Finance Documents whether by acceleration or otherwise.

2.2 Interest

The Chargor shall pay interest on any amount demanded from it in accordance with this Assignment from the date of such demand until such amount is irrevocably discharged and paid in full (such interest to accrue on a daily basis after as well as before judgment or the liquidation or administration of the Chargor and to be payable on demand) at the rate from time to time applicable to unpaid sums specified in the Facilities Agreement, save to the extent that such interest is charged on such amount pursuant to the relevant Finance Document and itself constitutes a Secured Obligation,

3. CREATION OF SECURITY

3.1 General

This Assignment is granted:

3.1.1 in favour of the Security Trustee as security trustee for each of the Finance Parties; and

3.1.2 in security for the payment of all the Secured Obligations.

3.2 Assignment

The Chargor assigns all its right, title and interest in and to the Assigned Documents and the Related Rights.

4. PROVISIONS AS TO SECURITY

4.1 Continuing security

4.1.1 The security from time to time created by this Assignment is a continuing security and will remain in full force and effect as a continuing security until released or discharged by the Security Trustee.

4.1.2 No part of the security from time to time created by this Assignment will be considered satisfied or discharged by any intermediate payment, discharge or satisfaction of the whole or any part of the Secured Obligations.

4.2 Additional security

This Assignment shall be without prejudice and in addition to any other security which may at any time be held by the Security Trustee or any other Finance Party from the Chargor or any other *person* in

respect of the whole or any part of the Secured Obligations and may be enforced independently of any such other security.

4.3 No obligation to take other enforcement proceedings

The Security Trustee shall not be obliged before exercising any of the rights conferred on it by this Assignment or by law:

- 4.3.1 to make any demand of the Chargor or any other person other than that required by the terms of the Finance Documents;
- 4.3.2 to take any action, enforce any security, exercise any right of compensation or set-off or to obtain or enforce any judgement, decree or order in any court against the Chargor or any other person;
- 4.3.3 to make or file any claim or proof in a winding up, liquidation, administration or other insolvency proceedings of the Chargor or any other person; or
- 4.3.4 to enforce or seek to enforce any other security taken in respect of any of the obligations of the Chargor or any other person under the Finance Documents.

4.4 Waiver of defences

The obligations of the Chargor under this Assignment will not be affected by any act, omission or circumstances which, but for this Clause 4.4 (*Waiver of defences*), might operate to release, discharge, impair or otherwise affect any of the obligations of the Chargor under this Assignment or any of the rights, powers or remedies conferred upon the Security Trustee and the other Finance Parties or any of them by the Finance Documents or by law including (but without limitation) and whether or not known to the Chargor or any Finance Party:

- 4.4.1 any time, waiver or consent granted to, or composition with, the Chargor or other person;
- 4.4.2 the release of the Chargor or any other person from its obligations under any Finance Document or any security or guarantee granted in connection therewith;
- 4.4.3 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, the Chargor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- 4.4.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Chargor or any other person;
- 4.4.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of any Finance Document or any other

document or security including without limitation any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Finance Document or other document or security;

4.4.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or

4.4.7 any insolvency or similar proceedings.

4.5 Non-competition

Until the security created by this Assignment has been discharged, the Chargor will not, after a claim has been made or by virtue of any payment or performance by it of the Secured Obligations:

4.5.1 be subrogated to any rights, security or monies held, received or receivable by any Finance Party or Holden nor be entitled to any right of contribution or indemnity in respect of any payment made or monies received on account of the Secured Obligations;

4.5.2 claim, rank, prove or vote as a creditor of HoldCo; or

4.5.3 receive, claim or have the benefit of any payment, distribution or security from or on account of HoldCo, or exercise any right of set-off as against HoldCo,

and the Chargor shall forthwith pay or transfer to the Security Trustee an amount equal to the amount of any dividend, distribution, contribution or benefit (including without limitation any amount set-off) actually received by it in violation of this Clause 4.5 and in the meantime shall hold the same in trust for the Security Trustee to the extent required to pay or discharge the Secured Obligations.

5. PERFECTION OF SECURITY

5.1 Intimation of Assignment

Immediately upon execution of this Assignment the Chargor shall deliver a duly completed intimation of assignment in respect of the Assigned Documents to each of the other parties to the Assigned Documents in the form set out in Part 2 of the Schedule (Intimation of Assignment), and use all reasonable endeavours to procure that each of those parties executes and delivers to the Security Trustee an acknowledgement, in the form set out in Part 3 of the Schedule (*Acknowledgement of Assignment*) (or in such other form as the Security Trustee shall agree).

5.2 Further assurance

The Chargor will promptly do all such acts or execute all such documents as the Security Trustee may reasonably specify (and in such form as the Security Trustee may reasonably require) to:

5.2.1 perfect the security created or intended to be created by this Assignment or for the exercise of the rights, powers and remedies of the Security Trustee provided by or pursuant to this Assignment or by law; and/or

5.2.2 after the security created by this Assignment has become enforceable pursuant to Clause 9 (*When security becomes enforceable*) facilitate the realisation of the security created by this Assignment.

6. UNDERTAKINGS

6.1 Conflict with Facilities Agreement

In the case of any conflict between the provisions of this Clause and the provisions of the Facilities Agreement, the provisions of the Facilities Agreement shall prevail.

6.2 Negative undertakings

The Chargor undertakes that unless otherwise agreed in writing by the Security Trustee it shall not:

- 6.2.1 sell, assign, transfer or otherwise dispose of, or grant or create option, right of pre-emption or other right to acquire the Assigned Rights or any interest therein or agree, conditionally or unconditionally, to do so;
- 6.2.2 create, grant or permit to subsist any Security over all or any of its right title and interest in the Assigned Rights;
- 6.2.3 take or omit to take any action which would prejudice the rights of the Security Trustee under this Assignment or diminish the value of the Assigned Rights;
- 6.2.4 waive any of its rights under any of the Assigned Documents;
- 6.2.5 rescind or terminate any of the Assigned Documents or agree, conditionally or unconditionally, to do so; or
- 6.2.6 vary, modify, amend, supplement or novate any of the terms of any of the Assigned Documents or agree, conditionally or unconditionally, to do so.

6.3 Positive undertakings

The Chargor undertakes that unless otherwise agreed in writing by the Security Trustee it shall:

- 6.3.1 procure the due and punctual performance by the other party or parties to the Assigned Documents of their respective obligations thereunder;
- 6.3.2 duly and punctually perform its obligations under the Assigned Documents;
- 6.3.3 notify the Security Trustee promptly upon it becoming aware of the occurrence of any event of default under or any breach by it or any other party to the Assigned Documents and of any event or circumstances which alone or in conjunction with any other event or circumstances or with the passage of time would or is likely to constitute such an event of

default or breach and promptly forward to the Security Trustee a copy of any notice or demand served on it in respect of any of the foregoing;

- 6.3.4 provide the Security Trustee with such information relating to the Assigned Documents as the Security Trustee may reasonably require from time to time and promptly forward to the Security Trustee a copy (or if verbal notify it of the terms) of any notice or intimation of termination, rescission, suspension, breach or alleged breach received or given by it in respect of the Assigned Documents; and
- 6.3.5 institute and maintain all such proceedings and take such other steps as may be necessary to preserve or protect the interests of the Chargor and the Security Trustee in and to the Assigned Rights.

7. PERFORMANCE OF OBLIGATIONS

7.1 Duty to perform

The Chargor agrees that notwithstanding the provisions of Clause 3.2 (*Assignment*), it shall remain liable to perform all its obligations under and, prior to the enforcement of the security created by this Assignment pursuant to Clause 9 (*When security becomes enforceable*), shall be entitled to exercise all rights, remedies, powers and discretions conferred on it under the Assigned Documents and the Security Trustee shall not have any liability or responsibility under any of the Assigned Documents to the Chargor or any other party,

7.2 Failure to perform

Without prejudice to Clause 7.1 (*Duty to perform*), if the Chargor fails to perform any of its obligations under the Assigned Documents, the Security Trustee shall be entitled, but not required, to perform or procure performance of such obligations, and the amount of all payments made or costs incurred by the Security Trustee in that respect, shall be reimbursed by the Chargor to the Security Trustee on demand together with accrued interest thereon at the rate from time to time applicable to unpaid sums specified in the Facilities Agreement from the time or respective times of the same having been paid or incurred until payment thereof (as well as after as before judgement).

8. REPRESENTATIONS AND WARRANTIES

8.1 Representations and warranties

The Chargor represents and warrants to the Security Trustee for itself and as security trustee for each of the Finance Parties that:

- 8.1.1 each Assigned Document constitutes valid and binding obligations of each of the parties thereto, enforceable in accordance with its terms and neither the Chargor nor any other party to the Assigned Documents is in breach of any term or condition of the Assigned Document;

- 8.1.2 there are no restrictions on the Chargor's ability to assign all or any of its rights under any Assigned Document pursuant to this Assignment, whether contained in the Assigned Document or in any other document;
- 8.1.3 it has not assigned, transferred or created any Security except any Permitted Security over any of the Assigned Rights;
- 8.1.4 it has not received or given a notice or intimation of termination, rescission, suspension or breach in respect of any of the Assigned Documents; and
- 8.1.5 the information contained in Part 1 of the Schedule (*Assigned Documents*) is complete and accurate in all respects.

8.2 Repetition

The representations and warranties set out in Clause 8.1 (*Representations and warranties*) shall be given on the date of this Assignment and shall be deemed to be repeated on each date on which the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then subsisting.

9. WHEN SECURITY BECOMES ENFORCEABLE

The security created by this Assignment will become immediately enforceable upon the occurrence of an Enforcement Event.

10. ENFORCEMENT OF SECURITY

10.1 Enforcement

After the security created by this Assignment has become enforceable in accordance with Clause 9 (*When security becomes enforceable*), the Security Trustee may notify the counterparty or counterparties to the Assigned Documents that this Assignment has become enforceable and may (without any requirement to give notice to the Chargor) either in its own name or in the name of the Chargor in such manner and on such terms as it may in its sole discretion think fit:

- 10.1.1 take possession of the Assigned Rights or otherwise exercise in relation to them all of the rights of an absolute owner;
- 10.1.2 assign or transfer any or all of the Assigned Rights to any person on such terms as the Security Trustee considers appropriate; and
- 10.1.3 collect, recover or compromise, and give a good discharge for, any moneys paid or payable to the Chargor under or in respect of the Assigned Rights, and enforce (in any way whatsoever including, without limitation, by way of instituting proceedings in the Chargor's name) any rights or claims arising under or in respect of the Assigned Rights.

10.2 Protection of third parties

10.2.1 None of the other parties to the Assigned Documents nor any assignee, transferee or other person dealing with, the Security Trustee shall be concerned to enquire whether any of the powers exercised or purported to be exercised has arisen or become exercisable, whether any of the Secured Obligations remains outstanding, whether the Security Trustee is authorised to act or as to the propriety or validity of the exercise or purported exercise of any power and a certificate in writing by an officer or agent of the Security Trustee of that fact shall be conclusive evidence in favour of an assignee or transferee of all or part of the Assigned Rights.

10.2.2 The receipt of the Security Trustee shall be an absolute discharge to an assignee or transferee from, or other person dealing with, the Security Trustee and shall relieve that assignee, transferee or other person of any obligation to see to the application of any monies paid to or at the discretion of Security Trustee and in making any assignment, transfer or disposal the Security Trustee may do so for such consideration, in such manner and on such terms (including payment by instalments) as it thinks fit.

10.3 Protection of the Security Trustee

The Security Trustee shall not be liable to the Chargor in respect of any loss or damage which arises out of the exercise, the attempted or purported exercise or the failure to exercise any of its powers or for any other loss of any nature whatsoever.

10.4 Delegation

10.4.1 The Security Trustee may from time to time delegate by power of attorney or otherwise to any person or corporation any of the powers and discretions of the Security Trustee under this Assignment whether arising by statute, the provisions hereof or otherwise upon such terms and for such periods of time as it may think fit and may determine any such delegation.

10.4.2 The Security Trustee will not be liable to the Chargor for any loss or damage arising from any act, default, omission or misconduct of any such delegate and references in this Assignment to the Security Trustee will where the context so admits include references to any delegates so appointed.

11. INDEMNITY

The Chargor shall indemnify the Security Trustee from and against all losses, costs, expenses, claims, demands and liabilities whether in contract, delict, tort or otherwise (together with any applicable value added tax) incurred by the Security Trustee or by any employee, agent or delegate of the Security Trustee in connection with anything done or omitted under this Assignment or any other document relating to it, or in the exercise or attempted or purported exercise of the powers contained in this Assignment or occasioned by any breach by the Chargor of any of its undertakings or other obligations

to the Security Trustee, or in consequence of any payment in respect of the Secured Obligations (whether made by the Chargor or a third person) being declared void or impeached for any reason. The Security Trustee may retain and pay all sums in respect of which it is indemnified out of any monies received by it under the powers conferred by this Assignment.

12. RELEASE OF SECURITY

12.1 Release of security

When the Secured Obligations have been irrevocably paid or discharged in full to the satisfaction of the Security Trustee and no Finance Party has any further obligation to provide credit facilities or other accommodation to the Chargor or HoldCo or, if the Security Trustee so agrees, at any other time, the Security Trustee shall, subject to the provisions of Clause 13 (*Avoidance of Payments*), at the request and cost of the Chargor, execute such documents as may be required to re-assign the Assigned Documents to the Chargor.

12.2 Entitlement to retain security

If any payment or discharge of the Secured Obligations is, in the reasonable opinion of the Security Trustee, liable to be avoided or invalidated under any enactment relating to bankruptcy or insolvency, the Security Trustee may refuse to grant any release of the security created by this Assignment for such further period as the risk of such avoidance or invalidity continues.

13. AVOIDANCE OF PAYMENTS

No assurance, security or payment which may be avoided or adjusted under the law, including under any statute relating to bankruptcy or insolvency and no release, settlement or discharge given or made by the Security Trustee on the faith of any such assurance, security or payment, shall prejudice or affect the right of the Security Trustee to recover the Secured Obligations from the Chargor (including any monies which any Finance Party may be compelled to pay or refund under the provisions of the Insolvency Act and any costs payable by it pursuant to or otherwise incurred in connection therewith) and enforce the charges contained in this Assignment to the full extent of the Secured Obligations.

14. CUMULATIVE REMEDIES AND WAIVERS

The rights of the Security Trustee may be exercised as often as necessary, are cumulative and are in addition to its respective rights under general law and may be waived only in writing and specifically. Delay in the exercise or non-exercise of any right shall not be a waiver of that right.

15. SEVERABILITY

If any of the provisions of this Assignment is or becomes invalid, illegal or unenforceable that shall not affect the validity, legality and enforceability of any other provision in this Assignment.

16. APPLICATION OF PROCEEDS

16.1 Application of proceeds

Any moneys received by the Security Trustee after the security created by this Assignment has become enforceable in accordance with Clause 9 (*When security becomes enforceable*) shall be applied in accordance with the provisions of the Intercreditor Agreement.

16.2 Other claims

The provisions of Clause 16.1 (*Application of Proceeds*) are subject to the payment of any claims having priority over the security created by this Assignment. This Clause does not prejudice the right of any Finance Party to recover any shortfall from the Chargor.

17. NEW ACCOUNTS

17.1 New Accounts

If the Security Trustee at any time becomes aware of any subsequent security or other like interest, matter, event or transaction affecting any of the Assigned Rights, the Security Trustee may open a new account or accounts for the Chargor in its books.

17.2 Ruling off

If the Security Trustee does not open any such new account then, unless it gives express written notice to the Chargor to the contrary, the Security Trustee will be treated as if it had in fact opened such account or accounts at the time when it became so aware and as from that time all payments by or on behalf of the Chargor to the Security Trustee will be credited or treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Obligations then outstanding.

18. SUSPENSE ACCOUNTS

All monies received, recovered or realised by the Security Trustee under this Assignment (including the proceeds of any conversion of currency) may in the discretion of the Security Trustee be credited to any interest bearing suspense or impersonal account maintained with any bank, building society or financial institution as it considers appropriate and may be held in such account for so long as the Security Trustee may think fit pending their application from time to time (as the Security Trustee is entitled to do in its discretion) in or towards the discharge of any of the Secured Obligations and save as provided herein no party will be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

19. POWER OF ATTORNEY

19.1 Appointment and powers

By way of security for the obligations of the Chargor under this Assignment, the Chargor irrevocably appoints the Security Trustee to be its attorney on its behalf or in its name or otherwise to execute and do all such assurances, acts and things which the Chargor is required to do under this Assignment and generally in its name and on its behalf to exercise all or any of the powers conferred by or pursuant to this Assignment or by statute on the Security Trustee and to sign, execute, seal and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which it or he may reasonably deem proper in or for the purpose of exercising any such powers, authorities and discretions.

19.2 Ratification

The Chargor ratifies and confirms whatever any such attorney mentioned in Clause 19.1 (*Appointment and powers*) shall do in the exercise of all or any of the powers, authorities and discretions referred to in such Clause.

19.3 Exercise of power

The appointment effected under Clause 19.1 (*Appointment and powers*) shall take effect immediately but the powers conferred shall only become exercisable upon this Assignment becoming enforceable in accordance with Clause 9 (*When security becomes enforceable*) or if the Chargor does not fulfil any of its obligations under this Assignment.

20. TRANSFERS

20.1 Transfer by Chargor

The Chargor may not assign or otherwise transfer its rights and obligations under this Assignment.

20.2 Transfer by Security Trustee

The Security Trustee may (without prejudice to its right to appoint any joint trustee) assign and transfer all or any of its rights and obligations under this Assignment to any person appointed as its successor as Security Trustee (or any joint trustee). The Security Trustee shall be entitled to disclose such information concerning the Chargor and this Assignment as the Security Trustee considers appropriate to any actual or proposed direct or indirect successor or to any person to whom information may be required to be disclosed by any applicable law.

21. NOTICES

Any communication to be made under or in connection with this Assignment shall be made in accordance with clause 35 (*Communications*) of the Facilities Agreement.

22. REGISTRATION

The Chargor consents to the registration of this Assignment for preservation and execution.

23. COUNTERPARTS

23.1 This Assignment may be executed in any number of counterparts and by each of the parties on separate counterparts all as permitted by the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015.

23.2 Where executed in counterparts:

- (a) this Assignment will not take effect until each of the counterparts has been delivered;
- (b) each counterpart will be held as undelivered until the parties agree a date on which the counterparts are to be treated as delivered; and
- (c) the date of delivery may be inserted in the testing clause in the blank provided for the delivery date.

23.3 If this Assignment is not executed in counterparts, this Assignment shall be delivered on the date on which the last party executes this Assignment.

24. THIRD PARTY RIGHTS

This Assignment does not create any rights in favour of third parties under the Contract (Third Party Rights) (Scotland) Act 2017 to enforce or otherwise invoke any provision of this Assignment or otherwise.

25. GOVERNING LAW AND JURISDICTION

25.1 Governing law

This Assignment shall be governed by, and construed in accordance with, the laws of Scotland.

25.2 Jurisdiction

25.2.1 The courts of Scotland have exclusive jurisdiction to settle any dispute arising out of or in connection with this Assignment (including a dispute regarding the existence, validity or termination of this Assignment) (a "Dispute").

25.2.2 The parties agree that the courts of Scotland are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

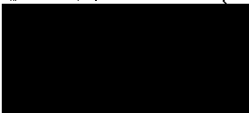
25.2.3 This Clause 25.2 (Jurisdiction) is for the benefit of the Finance Parties only. As a result, no Finance Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Assignment consisting of this and the preceding 14 pages together with the Schedule is executed as follows: *and delivered on 27 October 2021*


Chargor

Executed for and on behalf of

HUB NORTH SCOTLAND (O&C) LIMITED

by  Director

in the presence of this witness:

..  Witness

Sana Samra Full Name

Address of witness:

Occupation of witness: *OFFICE MANAGER*

at *NORTH BREWERY*

on *29 September 2021*

Security Trustee

Executed for and on behalf of

AVIVA PUBLIC PRIVATE FINANCE LIMITED

as Security Trustee

by Authorised Signatory

in the presence of this witness:

..... Witness

..... Full Name

Address of witness:

Occupation of witness:

at

on

This is the Schedule referred to in the assignment in security granted by Hub North Scotland (O&C) Limited in favour of Aviva Public Private Finance Limited dated 27 October 2021.

THE SCHEDULE

Part 1

Assigned Documents

Parties	Title
Hub North Scotland (O&C) Limited Hub North Scotland Limited	Management Services Agreement
Hub North Scotland (O&C) Limited Galliford Try Construction & Investments Holdings Limited	Duty of Care Undertaking

Part 2

Intimation of Assignment

To: [insert details of relevant counterparty]

/date/

Dear Sirs,

We hereby give you notice that pursuant to an assignment in security entered into by us in favour of Aviva Public Private Limited as Security Trustee as therein specified (the "Assignee") dated 2021 we have assigned all our right, title and interest in and to /details of contract/ (the "Contract") including all moneys which may be payable to us in respect of the Contract,

2. With effect from your receipt of this notice:
 - 2.1 All payments by you to us under or arising from the Contract (the "Payments") shall be made to, or at the direction of, the Assignee, as it may specify in writing from time to time;
 - 2.2 All remedies provided for in the Contract or available at law shall be exercisable by, or at the direction of, the Assignee;
 - 2.3 All rights to compel performance of the Contract shall be exercisable by, or at the direction of, the Assignee although we shall remain liable to perform all the obligations assumed by us under the Contract;
 - 2.4 All rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract shall belong to the Assignee; and
 - 2.5 You are authorised and instructed, without requiring further approval from us, to provide the Assignee with such information relating to the Contract as it may from time to time request and to send copies of all notices issued by you under the Contract to the Assignee as well as to us.
3. These instructions may not be revoked, nor may the terms of the Contract be amended, varied, waived or terminated, without the prior written consent of the Assignee.
4. Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Assignee at [to be confirmed] marked for the attention of [to be confirmed].
5. This notice is governed by the laws of Scotland.

Yours faithfully

For and on behalf of

HUB NORTH SCOTLAND (O&C) LIMITED

Instructions from the Assignee:

- 1 We confirm our agreement to the terms of this notice and instruct you, in accordance with Clause 2 of this notice, and with effect from the date of your receipt of this notice, that, subject to paragraph 2 below:
 - 1.1 the Payments shall be made to **[account details to be confirmed]**;
 - 1.2 all remedies provided for in the Contract (or otherwise available) and all rights to compel performance of the Contract shall be exercisable by Hub North Scotland (O&C) Limited (the "Assignor");
 - 1.3 all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract shall belong to the Assignor, in each case until you receive written notification from us to the contrary.
2. We further instruct you that, except with our prior written consent, the Assignor shall not agree to:
 - 2.1 amend, vary or waive any provision of the Contract; or
 - 2.2 exercise its rights of termination under the Contract.

Part 3

Acknowledgement of Assignment

On copy only:

To: Aviva Public Private Finance Limited

[address to be confirmed]

We acknowledge receipt of a notice in the terms set out above and confirm that we have not received notice of any previous assignment or security interest over any of the rights, interests and benefits in and to the Contract and that we will comply with the terms of the notice from the Assignor.

We further acknowledge receipt of instructions from you in connection with the assignment of the Contract and confirm that we shall act in accordance with them until we receive written notification from you to the contrary.

We agree that we will not exercise any right to terminate the Contract without giving prior notice to you of our intention to do so.

For and on behalf of **[insert details of relevant counterparty]**

By:

Dated:.....

ASSIGNATION IN SECURITY

granted by

HUB NORTH SCOTLAND (O&C) LIMITED

in favour of

AVIVA PUBLIC PRIVATE FINANCE LIMITED

as Security Trustee

	Re: Facilities Agreement	
dated	27 October	2021

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THIS ASSIGNATION IN SECURITY is made between:

- (1) **HUB NORTH SCOTLAND (O&C) LIMITED** (registered number SC513475) having its registered office at PO Box 17452, 2 Lochside View, Edinburgh, EH12 1LB (the "**Chargor**"); and
- (2) **AVIVA PUBLIC PRIVATE FINANCE LIMITED** as security trustee for each of the Finance Parties (the "**Security Trustee**").

WHEREAS:

- (A) The Finance Parties have agreed to make available to the Chargor certain loan facilities pursuant to the Facilities Agreement.
- (B) It is a condition precedent to those facilities being made available that the Chargor enters into this Assignment.

NOW THIS ASSIGNATION WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 Incorporation of definitions

Terms defined in the Facilities Agreement, unless otherwise defined in this Assignment or unless a contrary intention appears, bear the same meaning when used in this Assignment.

1.2 Additional definitions

In this Assignment:

- | | |
|-------------------------------|--|
| "Assigned Documents" | means each of the documents particulars of which are set out in Part 1 of the Schedule. |
| "Assigned Rights" | means all the Chargor's right, title and interest in and to the Assigned Documents and the Related Rights. |
| "Assignment" | means this assignment in security. |
| "Enforcement Event" | means: <ul style="list-style-type: none">(a) an Event of Default has occurred; and(b) the Lender has given notice in accordance with Clause 24.3 (<i>Remedies</i>) of the Facilities Agreement. |
| "Facilities Agreement" | means the facilities agreement dated 24 March 2016 between, <i>inter alia</i> , the Chargor and Aviva Public Private Finance Limited as Lender and Security Trustee. |

- "Insolvency Act"** means the Insolvency Act 1986.
- "Related Rights"** means all rights, remedies, benefits and entitlements now or at any time hereafter accrued or accruing to the Chargor under or in respect of the Assigned Documents including, without limitation:
- (a) the right to payment of all amounts due thereunder;
 - (b) the proceeds of all payments thereunder and of all claims, awards, adjudications and judgments under or in respect thereof;
 - (c) all claims for damages in respect of any breach thereof;
 - (d) the benefit of any warranties and indemnities;
 - (e) all rights of termination or rescission; and
 - (f) the right to require and enforce performance by the other party or parties of its or their obligations thereunder by way of adjudication, arbitration, proceedings or otherwise.
- "Secured Obligations"** means all present and future liabilities (actual or contingent) payable or owing by the Chargor and/or HoldCo to any Finance Party under the Finance Documents whether or not matured and whether or not liquidated and whether solely or jointly with one or more persons and whether as principal debtor or guarantor or surety.

1.3 Security trust provisions

The Security Trustee holds the benefit of this Assignment on trust for the Finance Parties in accordance with clause 32 (*Security Trustee*) of the Facilities Agreement.

1.4 Construction

1.4.1 Unless a contrary indication appears, any reference in this Assignment to:

- (a) any **"Chargor"**, **"Security Trustee"**, **"Finance Party"** or any other person shall be construed so as to include its successors in title, permitted assignees and permitted transferees;
- (b) **"assets"** includes present and future properties, revenues and rights of every description;
- (c) the **"Facilities Agreement"**, a **"Finance Document"** or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as from time to time amended, novated, supplemented, replaced, extended or restated

in whole or in part;

- (d) a **"person"** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;
- (e) a **"regulation"** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- (f) a provision of law is a reference to that provision as from time to time amended or re-enacted;
- (g) **"disposal"** includes a sale, transfer, grant, lease or other disposal, whether voluntary or involuntary (and **"dispose"** shall be construed accordingly);
- (h) **"document"** includes any deed, instrument (including negotiable instrument) or other document of any kind;
- (i) any matter **"including"** specific instances or examples of such matter shall be construed without limitation to the generality of that matter (and references to **"include"** shall be construed accordingly);
- (j) the **"winding-up"**, **"dissolution"** or **"administration"** of a person shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such person is incorporated or established, or any jurisdiction in which such person carries on business including the seeking of liquidation, winding-up, reorganisation, dissolution, administration, arrangement, adjustment, protection or relief of debtors; and
- (k) Clauses and the Schedule are to the clauses and the schedule to this Assignment,

1.4.2 Clause headings are for ease of reference only.

1.4.3 Words in the singular shall import the plural and *vice versa*.

1.4.4 Words defined in the Companies Act 1985 (as amended) or, to the extent enacted, the Companies Act 2006 have the same meanings in this Assignment.

2 COVENANT TO PAY

2.1 Covenant to pay

The Chargor, as principal debtor and not just as surety, covenants with the Security Trustee to pay, discharge and satisfy the Secured Obligations when the same become due in terms of the Finance Documents whether by acceleration or otherwise.

2.2 Interest

The Chargor shall pay interest on any amount demanded from it in accordance with this Assignment from the date of such demand until such amount is irrevocably discharged and paid in full (such interest to accrue on a daily basis after as well as before judgment or the liquidation or administration of the Chargor and to be payable on demand) at the rate from time to time applicable to unpaid sums specified in the Facilities Agreement, save to the extent that such interest is charged on such amount pursuant to the relevant Finance Document and itself constitutes a Secured Obligation,

3. CREATION OF SECURITY

3.1 General

This Assignment is granted:

- 3.1.1 in favour of the Security Trustee as security trustee for each of the Finance Parties; and
- 3.1.2 in security for the payment of all the Secured Obligations.

3.2 Assignment

The Chargor assigns all its right, title and interest in and to the Assigned Documents and the Related Rights.

4. PROVISIONS AS TO SECURITY

4.1 Continuing security

- 4.1.1 The security from time to time created by this Assignment is a continuing security and will remain in full force and effect as a continuing security until released or discharged by the Security Trustee.
- 4.1.2 No part of the security from time to time created by this Assignment will be considered satisfied or discharged by any intermediate payment, discharge or satisfaction of the whole or any part of the Secured Obligations.

4.2 Additional security

This Assignment shall be without prejudice and in addition to any other security which may at any time be held by the Security Trustee or any other Finance Party from the Chargor or any other *person* in

respect of the whole or any part of the Secured Obligations and may be enforced independently of any such other security.

4.3 No obligation to take other enforcement proceedings

The Security Trustee shall not be obliged before exercising any of the rights conferred on it by this Assignment or by law:

- 4.3.1 to make any demand of the Chargor or any other person other than that required by the terms of the Finance Documents;
- 4.3.2 to take any action, enforce any security, exercise any right of compensation or set-off or to obtain or enforce any judgement, decree or order in any court against the Chargor or any other person;
- 4.3.3 to make or file any claim or proof in a winding up, liquidation, administration or other insolvency proceedings of the Chargor or any other person; or
- 4.3.4 to enforce or seek to enforce any other security taken in respect of any of the obligations of the Chargor or any other person under the Finance Documents.

4.4 Waiver of defences

The obligations of the Chargor under this Assignment will not be affected by any act, omission or circumstances which, but for this Clause 4.4 (*Waiver of defences*), might operate to release, discharge, impair or otherwise affect any of the obligations of the Chargor under this Assignment or any of the rights, powers or remedies conferred upon the Security Trustee and the other Finance Parties or any of them by the Finance Documents or by law including (but without limitation) and whether or not known to the Chargor or any Finance Party:

- 4.4.1 any time, waiver or consent granted to, or composition with, the Chargor or other person;
- 4.4.2 the release of the Chargor or any other person from its obligations under any Finance Document or any security or guarantee granted in connection therewith;
- 4.4.3 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, the Chargor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- 4.4.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of the Chargor or any other person;
- 4.4.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of any Finance Document or any other

document or security including without limitation any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Finance Document or other document or security;

4.4.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or

4.4.7 any insolvency or similar proceedings.

4.5 Non-competition

Until the security created by this Assignment has been discharged, the Chargor will not, after a claim has been made or by virtue of any payment or performance by it of the Secured Obligations:

4.5.1 be subrogated to any rights, security or monies held, received or receivable by any Finance Party or Holden nor be entitled to any right of contribution or indemnity in respect of any payment made or monies received on account of the Secured Obligations;

4.5.2 claim, rank, prove or vote as a creditor of HoldCo; or

4.5.3 receive, claim or have the benefit of any payment, distribution or security from or on account of HoldCo, or exercise any right of set-off as against HoldCo,

and the Chargor shall forthwith pay or transfer to the Security Trustee an amount equal to the amount of any dividend, distribution, contribution or benefit (including without limitation any amount set-off) actually received by it in violation of this Clause 4.5 and in the meantime shall hold the same in trust for the Security Trustee to the extent required to pay or discharge the Secured Obligations.

5. PERFECTION OF SECURITY

5.1 Intimation of Assignment

Immediately upon execution of this Assignment the Chargor shall deliver a duly completed intimation of assignment in respect of the Assigned Documents to each of the other parties to the Assigned Documents in the form set out in Part 2 of the Schedule (Intimation of Assignment), and use all reasonable endeavours to procure that each of those parties executes and delivers to the Security Trustee an acknowledgement, in the form set out in Part 3 of the Schedule (*Acknowledgement of Assignment*) (or in such other form as the Security Trustee shall agree).

5.2 Further assurance

The Chargor will promptly do all such acts or execute all such documents as the Security Trustee may reasonably specify (and in such form as the Security Trustee may reasonably require) to:

5.2.1 perfect the security created or intended to be created by this Assignment or for the exercise of the rights, powers and remedies of the Security Trustee provided by or pursuant to this Assignment or by law; and/or

- 5.2.2 after the security created by this Assignment has become enforceable pursuant to Clause 9
(*When security becomes enforceable*) facilitate the realisation of the security created by this Assignment.

6. UNDERTAKINGS

6.1 Conflict with Facilities Agreement

In the case of any conflict between the provisions of this Clause and the provisions of the Facilities Agreement, the provisions of the Facilities Agreement shall prevail.

6.2 Negative undertakings

The Chargor undertakes that unless otherwise agreed in writing by the Security Trustee it shall not:

- 6.2.1 sell, assign, transfer or otherwise dispose of, or grant or create option, right of pre-emption or other right to acquire the Assigned Rights or any interest therein or agree, conditionally or unconditionally, to do so;
- 6.2.2 create, grant or permit to subsist any Security over all or any of its right title and interest in the Assigned Rights;
- 6.2.3 take or omit to take any action which would prejudice the rights of the Security Trustee under this Assignment or diminish the value of the Assigned Rights;
- 6.2.4 waive any of its rights under any of the Assigned Documents;
- 6.2.5 rescind or terminate any of the Assigned Documents or agree, conditionally or unconditionally, to do so; or
- 6.2.6 vary, modify, amend, supplement or novate any of the terms of any of the Assigned Documents or agree, conditionally or unconditionally, to do so.

6.3 Positive undertakings

The Chargor undertakes that unless otherwise agreed in writing by the Security Trustee it shall:

- 6.3.1 procure the due and punctual performance by the other party or parties to the Assigned Documents of their respective obligations thereunder;
- 6.3.2 duly and punctually perform its obligations under the Assigned Documents;
- 6.3.3 notify the Security Trustee promptly upon it becoming aware of the occurrence of any event of default under or any breach by it or any other party to the Assigned Documents and of any event or circumstances which alone or in conjunction with any other event or circumstances or with the passage of time would or is likely to constitute such an event of

default or breach and promptly forward to the Security Trustee a copy of any notice or demand served on it in respect of any of the foregoing;

6.3.4 provide the Security Trustee with such information relating to the Assigned Documents as the Security Trustee may reasonably require from time to time and promptly forward to the Security Trustee a copy (or if verbal notify it of the terms) of any notice or intimation of termination, rescission, suspension, breach or alleged breach received or given by it in respect of the Assigned Documents; and

6.3.5 institute and maintain all such proceedings and take such other steps as may be necessary to preserve or protect the interests of the Chargor and the Security Trustee in and to the Assigned Rights.

7. PERFORMANCE OF OBLIGATIONS

7.1 Duty to perform

The Chargor agrees that notwithstanding the provisions of Clause 3.2 (*Assignment*), it shall remain liable to perform all its obligations under and, prior to the enforcement of the security created by this Assignment pursuant to Clause 9 (*When security becomes enforceable*), shall be entitled to exercise all rights, remedies, powers and discretions conferred on it under the Assigned Documents and the Security Trustee shall not have any liability or responsibility under any of the Assigned Documents to the Chargor or any other party,

7.2 Failure to perform

Without prejudice to Clause 7.1 (*Duty to perform*), if the Chargor fails to perform any of its obligations under the Assigned Documents, the Security Trustee shall be entitled, but not required, to perform or procure performance of such obligations, and the amount of all payments made or costs incurred by the Security Trustee in that respect, shall be reimbursed by the Chargor to the Security Trustee on demand together with accrued interest thereon at the rate from time to time applicable to unpaid sums specified in the Facilities Agreement from the time or respective times of the same having been paid or incurred until payment thereof (as well as after as before judgement).

8. REPRESENTATIONS AND WARRANTIES

8.1 Representations and warranties

The Chargor represents and warrants to the Security Trustee for itself and as security trustee for each of the Finance Parties that:

8.1.1 each Assigned Document constitutes valid and binding obligations of each of the parties thereto, enforceable in accordance with its terms and neither the Chargor nor any other party to the Assigned Documents is in breach of any term or condition of the Assigned Document;

- 8.1.2 there are no restrictions on the Chargor's ability to assign all or any of its rights under any Assigned Document pursuant to this Assignment, whether contained in the Assigned Document or in any other document;
- 8.1.3 it has not assigned, transferred or created any Security except any Permitted Security over any of the Assigned Rights;
- 8.1.4 it has not received or given a notice or intimation of termination, rescission, suspension or breach in respect of any of the Assigned Documents; and
- 8.1.5 the information contained in Part 1 of the Schedule (*Assigned Documents*) is complete and accurate in all respects.

8.2 Repetition

The representations and warranties set out in Clause 8.1 (*Representations and warranties*) shall be given on the date of this Assignment and shall be deemed to be repeated on each date on which the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then subsisting.

9. WHEN SECURITY BECOMES ENFORCEABLE

The security created by this Assignment will become immediately enforceable upon the occurrence of an Enforcement Event.

10. ENFORCEMENT OF SECURITY

10.1 Enforcement

After the security created by this Assignment has become enforceable in accordance with Clause 9 (*When security becomes enforceable*), the Security Trustee may notify the counterparty or counterparties to the Assigned Documents that this Assignment has become enforceable and may (without any requirement to give notice to the Chargor) either in its own name or in the name of the Chargor in such manner and on such terms as it may in its sole discretion think fit:

- 10.1.1 take possession of the Assigned Rights or otherwise exercise in relation to them all of the rights of an absolute owner;
- 10.1.2 assign or transfer any or all of the Assigned Rights to any person on such terms as the Security Trustee considers appropriate; and
- 10.1.3 collect, recover or compromise, and give a good discharge for, any moneys paid or payable to the Chargor under or in respect of the Assigned Rights, and enforce (in any way whatsoever including, without limitation, by way of instituting proceedings in the Chargor's name) any rights or claims arising under or in respect of the Assigned Rights.

10.2 Protection of third parties

10.2.1 None of the other parties to the Assigned Documents nor any assignee, transferee or other person dealing with, the Security Trustee shall be concerned to enquire whether any of the powers exercised or purported to be exercised has arisen or become exercisable, whether any of the Secured Obligations remains outstanding, whether the Security Trustee is authorised to act or as to the propriety or validity of the exercise or purported exercise of any power and a certificate in writing by an officer or agent of the Security Trustee of that fact shall be conclusive evidence in favour of an assignee or transferee of all or part of the Assigned Rights.

10.2.2 The receipt of the Security Trustee shall be an absolute discharge to an assignee or transferee from, or other person dealing with, the Security Trustee and shall relieve that assignee, transferee or other person of any obligation to see to the application of any monies paid to or at the discretion of Security Trustee and in making any assignment, transfer or disposal the Security Trustee may do so for such consideration, in such manner and on such terms (including payment by instalments) as it thinks fit.

10.3 Protection of the Security Trustee

The Security Trustee shall not be liable to the Chargor in respect of any loss or damage which arises out of the exercise, the attempted or purported exercise or the failure to exercise any of its powers or for any other loss of any nature whatsoever.

10.4 Delegation

10.4.1 The Security Trustee may from time to time delegate by power of attorney or otherwise to any person or corporation any of the powers and discretions of the Security Trustee under this Assignment whether arising by statute, the provisions hereof or otherwise upon such terms and for such periods of time as it may think fit and may determine any such delegation.

10.4.2 The Security Trustee will not be liable to the Chargor for any loss or damage arising from any act, default, omission or misconduct of any such delegate and references in this Assignment to the Security Trustee will where the context so admits include references to any delegates so appointed.

11. INDEMNITY

The Chargor shall indemnify the Security Trustee from and against all losses, costs, expenses, claims, demands and liabilities whether in contract, delict, tort or otherwise (together with any applicable value added tax) incurred by the Security Trustee or by any employee, agent or delegate of the Security Trustee in connection with anything done or omitted under this Assignment or any other document relating to it, or in the exercise or attempted or purported exercise of the powers contained in this Assignment or occasioned by any breach by the Chargor of any of its undertakings or other obligations

to the Security Trustee, or in consequence of any payment in respect of the Secured Obligations (whether made by the Chargor or a third person) being declared void or impeached for any reason. The Security Trustee may retain and pay all sums in respect of which it is indemnified out of any monies received by it under the powers conferred by this Assignment.

12. RELEASE OF SECURITY

12.1 Release of security

When the Secured Obligations have been irrevocably paid or discharged in full to the satisfaction of the Security Trustee and no Finance Party has any further obligation to provide credit facilities or other accommodation to the Chargor or HoldCo or, if the Security Trustee so agrees, at any other time, the Security Trustee shall, subject to the provisions of Clause 13 (*Avoidance of Payments*), at the request and cost of the Chargor, execute such documents as may be required to re-assign the Assigned Documents to the Chargor.

12.2 Entitlement to retain security

If any payment or discharge of the Secured Obligations is, in the reasonable opinion of the Security Trustee, liable to be avoided or invalidated under any enactment relating to bankruptcy or insolvency, the Security Trustee may refuse to grant any release of the security created by this Assignment for such further period as the risk of such avoidance or invalidity continues.

13. AVOIDANCE OF PAYMENTS

No assurance, security or payment which may be avoided or adjusted under the law, including under any statute relating to bankruptcy or insolvency and no release, settlement or discharge given or made by the Security Trustee on the faith of any such assurance, security or payment, shall prejudice or affect the right of the Security Trustee to recover the Secured Obligations from the Chargor (including any monies which any Finance Party may be compelled to pay or refund under the provisions of the Insolvency Act and any costs payable by it pursuant to or otherwise incurred in connection therewith) and enforce the charges contained in this Assignment to the full extent of the Secured Obligations.

14. CUMULATIVE REMEDIES AND WAIVERS

The rights of the Security Trustee may be exercised as often as necessary, are cumulative and are in addition to its respective rights under general law and may be waived only in writing and specifically. Delay in the exercise or non-exercise of any right shall not be a waiver of that right.

15. SEVERABILITY

If any of the provisions of this Assignment is or becomes invalid, illegal or unenforceable that shall not affect the validity, legality and enforceability of any other provision in this Assignment.

16. APPLICATION OF PROCEEDS

16.1 Application of proceeds

Any moneys received by the Security Trustee after the security created by this Assignment has become enforceable in accordance with Clause 9 (*When security becomes enforceable*) shall be applied in accordance with the provisions of the Intercreditor Agreement.

16.2 Other claims

The provisions of Clause 16.1 (*Application of Proceeds*) are subject to the payment of any claims having priority over the security created by this Assignment. This Clause does not prejudice the right of any Finance Party to recover any shortfall from the Chargor.

17. NEW ACCOUNTS

17.1 New Accounts

If the Security Trustee at any time becomes aware of any subsequent security or other like interest, matter, event or transaction affecting any of the Assigned Rights, the Security Trustee may open a new account or accounts for the Chargor in its books.

17.2 Ruling off

If the Security Trustee does not open any such new account then, unless it gives express written notice to the Chargor to the contrary, the Security Trustee will be treated as if it had in fact opened such account or accounts at the time when it became so aware and as from that time all payments by or on behalf of the Chargor to the Security Trustee will be credited or treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Obligations then outstanding.

18. SUSPENSE ACCOUNTS

All monies received, recovered or realised by the Security Trustee under this Assignment (including the proceeds of any conversion of currency) may in the discretion of the Security Trustee be credited to any interest bearing suspense or impersonal account maintained with any bank, building society or financial institution as it considers appropriate and may be held in such account for so long as the Security Trustee may think fit pending their application from time to time (as the Security Trustee is entitled to do in its discretion) in or towards the discharge of any of the Secured Obligations and save as provided herein no party will be entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

19. POWER OF ATTORNEY

19.1 Appointment and powers

By way of security for the obligations of the Chargor under this Assignment, the Chargor irrevocably appoints the Security Trustee to be its attorney on its behalf or in its name or otherwise to execute and do all such assurances, acts and things which the Chargor is required to do under this Assignment and generally in its name and on its behalf to exercise all or any of the powers conferred by or pursuant to this Assignment or by statute on the Security Trustee and to sign, execute, seal and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which it or he may reasonably deem proper in or for the purpose of exercising any such powers, authorities and discretions.

19.2 Ratification

The Chargor ratifies and confirms whatever any such attorney mentioned in Clause 19.1 (*Appointment and powers*) shall do in the exercise of all or any of the powers, authorities and discretions referred to in such Clause.

19.3 Exercise of power

The appointment effected under Clause 19.1 (*Appointment and powers*) shall take effect immediately but the powers conferred shall only become exercisable upon this Assignment becoming enforceable in accordance with Clause 9 (*When security becomes enforceable*) or if the Chargor does not fulfil any of its obligations under this Assignment.

20. TRANSFERS

20.1 Transfer by Chargor

The Chargor may not assign or otherwise transfer its rights and obligations under this Assignment.

20.2 Transfer by Security Trustee

The Security Trustee may (without prejudice to its right to appoint any joint trustee) assign and transfer all or any of its rights and obligations under this Assignment to any person appointed as its successor as Security Trustee (or any joint trustee). The Security Trustee shall be entitled to disclose such information concerning the Chargor and this Assignment as the Security Trustee considers appropriate to any actual or proposed direct or indirect successor or to any person to whom information may be required to be disclosed by any applicable law.

21. NOTICES

Any communication to be made under or in connection with this Assignment shall be made in accordance with clause 35 (*Communications*) of the Facilities Agreement.

22. REGISTRATION

The Chargor consents to the registration of this Assignment for preservation and execution.

23. COUNTERPARTS

23.1 This Assignment may be executed in any number of counterparts and by each of the parties on separate counterparts all as permitted by the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015.

23.2 Where executed in counterparts:

- (a) this Assignment will not take effect until each of the counterparts has been delivered;
- (b) each counterpart will be held as undelivered until the parties agree a date on which the counterparts are to be treated as delivered; and
- (c) the date of delivery may be inserted in the testing clause in the blank provided for the delivery date.

23.3 If this Assignment is not executed in counterparts, this Assignment shall be delivered on the date on which the last party executes this Assignment.

24. THIRD PARTY RIGHTS

This Assignment does not create any rights in favour of third parties under the Contract (Third Party Rights) (Scotland) Act 2017 to enforce or otherwise invoke any provision of this Assignment or otherwise.

25. GOVERNING LAW AND JURISDICTION

25.1 Governing law

This Assignment shall be governed by, and construed in accordance with, the laws of Scotland.

25.2 Jurisdiction

25.2.1 The courts of Scotland have exclusive jurisdiction to settle any dispute arising out of or in connection with this Assignment (including a dispute regarding the existence, validity or termination of this Assignment) (a "Dispute").

25.2.2 The parties agree that the courts of Scotland are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

25.2.3 This Clause 25.2 (Jurisdiction) is for the benefit of the Finance Parties only. As a result, no Finance 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 may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Assignment consisting of this and the preceding 14 pages together with the Schedule is executed as follows: *and delivered on 27 October 2021*

Chargor

Executed for and on behalf of

HUB NORTH SCOTLAND (O&C) LIMITED

by Director

in the presence of this witness:

..... Witness

..... Full Name

Address of witness:

Occupation of witness:

at

on

Security Trustee

Executed for and on behalf of

AVIVA PUBLIC PRIVATE FINANCE LIMITED

as Security Trustee

by Gillian Gibb Authorised Signatory

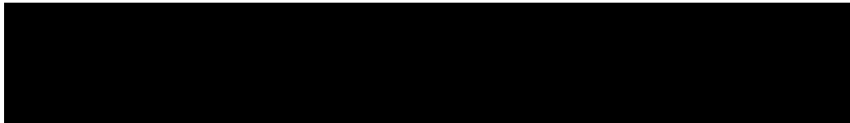


in the presence of this witness:

 Witness

Richard Lindley Full Name

Address of witness:



Occupation of witness: Asset Manager

at Norwich

on 6th September 2021

This is the Schedule referred to in the assignment in security granted by Hub North Scotland (O&C) Limited in favour of Aviva Public Private Finance Limited dated 27 October 2021.

THE SCHEDULE

Part 1

Assigned Documents

Parties	Title
Hub North Scotland (O&C) Limited Hub North Scotland Limited	Management Services Agreement
Hub North Scotland (O&C) Limited Galliford Try Construction & Investments Holdings Limited	Duty of Care Undertaking

Part 2

Intimation of Assignment

To: [insert details of relevant counterparty]

/date/

Dear Sirs,

We hereby give you notice that pursuant to an assignment in security entered into by us in favour of Aviva Public Private Limited as Security Trustee as therein specified (the "Assignee") dated 2021 we have assigned all our right, title and interest in and to /details of contract/ (the "Contract") including all moneys which may be payable to us in respect of the Contract,

2. With effect from your receipt of this notice:
 - 2.1 All payments by you to us under or arising from the Contract (the "Payments") shall be made to, or at the direction of, the Assignee, as it may specify in writing from time to time;
 - 2.2 All remedies provided for in the Contract or available at law shall be exercisable by, or at the direction of, the Assignee;
 - 2.3 All rights to compel performance of the Contract shall be exercisable by, or at the direction of, the Assignee although we shall remain liable to perform all the obligations assumed by us under the Contract;
 - 2.4 All rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract shall belong to the Assignee; and
 - 2.5 You are authorised and instructed, without requiring further approval from us, to provide the Assignee with such information relating to the Contract as it may from time to time request and to send copies of all notices issued by you under the Contract to the Assignee as well as to us.
3. These instructions may not be revoked, nor may the terms of the Contract be amended, varied, waived or terminated, without the prior written consent of the Assignee.
4. Please acknowledge receipt of this notice by signing the acknowledgement on the enclosed copy letter and returning it to the Assignee at [to be confirmed] marked for the attention of [to be confirmed].
5. This notice is governed by the laws of Scotland.

Yours faithfully

For and on behalf of

HUB NORTH SCOTLAND (O&C) LIMITED

Instructions from the Assignee:

- 1 We confirm our agreement to the terms of this notice and instruct you, in accordance with Clause 2 of this notice, and with effect from the date of your receipt of this notice, that, subject to paragraph 2 below:
 - 1.1 the Payments shall be made to **[account details to be confirmed]**;
 - 1.2 all remedies provided for in the Contract (or otherwise available) and all rights to compel performance of the Contract shall be exercisable by Hub North Scotland (O&C) Limited (the "Assignor");
 - 1.3 all rights, interests and benefits whatsoever accruing to or for the benefit of ourselves arising from the Contract shall belong to the Assignor, in each case until you receive written notification from us to the contrary.
- 2 We further instruct you that, except with our prior written consent, the Assignor shall not agree to:
 - 2.1 amend, vary or waive any provision of the Contract; or
 - 2.2 exercise its rights of termination under the Contract.

Part 3

Acknowledgement of Assignment

On copy only:

To: **Aviva Public Private Finance Limited**

[address to be confirmed]

We acknowledge receipt of a notice in the terms set out above and confirm that we have not received notice of any previous assignment or security interest over any of the rights, interests and benefits in and to the Contract and that we will comply with the terms of the notice from the Assignor.

We further acknowledge receipt of instructions from you in connection with the assignment of the Contract and confirm that we shall act in accordance with them until we receive written notification from you to the contrary.

We agree that we will not exercise any right to terminate the Contract without giving prior notice to you of our intention to do so.

For and on behalf of **[insert details of relevant counterparty]**

By:

Dated:.....