



Registration of a Charge

Company Name: **IDOX PLC**

Company Number: **03984070**



Received for filing in Electronic Format on the: **09/10/2023**

XCDR6GV6

Details of Charge

Date of creation: **02/10/2023**

Charge code: **0398 4070 0022**

Persons entitled: **HSBC INNOVATION BANK LIMITED (AS SECURITY AGENT)**

Brief description: **INTELLECTUAL PROPERTY WITH MARK UNI-FORM, CLASSES 9 35 AND 42 AND REGISTERED NUMBER UK00002467292. FOR MORE DETAILS OF THE RELEVANT INTELLECTUAL PROPERTY CHARGED, PLEASE REFER TO SCHEDULE 4 OF THE INSTRUMENT.**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by:

ADDLESHAW GODDARD LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3984070

Charge code: 0398 4070 0022

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd October 2023 and created by IDOX PLC was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th October 2023 .

Given at Companies House, Cardiff on 11th October 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**



Dated

2 October

2023

**THE PERSONS LISTED IN PART 1 OF SCHEDULE 1
as Original Chargors**

**HSBC INNOVATION BANK LIMITED
as Security Agent**

DEBENTURE

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This Debenture is made on

2 October 2023

Between

- (1) The Persons listed in Schedule 1 (Chargors), (**Original Chargors**); and
- (2) **HSBC Innovation Bank Limited** (registered in England and Wales with number 12546585) as security trustee for the Secured Parties (**Security Agent**) (as defined in the Facility Agreement defined below).

It is agreed

1 Definitions and interpretation

1.1 Definitions

In this Deed:

Additional Chargor means a person which becomes a party to this Deed by executing a Security Deed of Accession

Blocked Account means any account designated as a Blocked Account by a Chargor and the Security Agent (including any replacement account or sub-division or sub-account of each such account)

Charged Property means, in respect of any Chargor, each of its assets and undertaking which from time to time are, or are expressed to be, the subject of any Security created (or expressed to be created) by, under or supplemental to, this Deed in favour of the Security Agent

Chargor means an Original Chargor or an Additional Chargor

Chattels means all plant, machinery, vehicles, computers, office and other equipment, all furniture, furnishings, fittings, equipment and tools and any removals or replacement of them (excluding any for the time being forming part of a Chargor's stock in trade or work in progress)

Debts has the meaning given to it in clause 3.4(g) (First fixed charges)

Facility Agreement means the facility agreement dated on or about the date of this Deed between the Idox plc as the company, the companies listed in part 1 of schedule 1 therein as original borrowers and original guarantors, HSBC Innovation Bank Limited, Santander UK plc and National Westminster Bank plc as arrangers, the financial institutions listed in part 2 of schedule 1 therein as original lenders, and HSBC Innovation Bank Limited as agent and security agent

Fixtures means, in respect of any Material Real Property, all fixtures and fittings (including trade fixtures and fittings) and fixed plant and machinery now or at any time after the date of this Deed on that Material Real Property

Floating Charge Assets means all the assets and undertaking from time to time subject to the floating charge created under clause 3.5 (Floating charge)

Insurance Policies means, in respect of a Chargor, all contracts or policies of insurance present and future taken out by it or on its behalf or in which it has an interest

Intellectual Property means:

- (a) any patents, trademarks, service marks, designs, business names, copyrights (including copyrights subsisting in any software), database rights, design rights, topography rights, domain names, moral rights, inventions, confidential information, knowhow and any other associated or similar intellectual property rights and interests anywhere in the world (which may now or in the future subsist), and in each case whether registered or unregistered and
- (b) the benefit of all applications, rights to apply for and rights to use such assets (including, without limitation, any licenses and sub-licenses of the same) (which may now or in the future subsist)

Investments means any shares, stocks, debentures, securities, bonds and investments of any type whatever, including but not limited to, negotiable instruments, certificates of deposit, eligible debt securities, interests in collective investment schemes and partnerships, warrants, options and any rights to subscribe for any investment (other than the Secured Shares), and in each case:

- (a) whether certificated or uncertificated, physical or dematerialised, registered or unregistered and
- (b) whether held directly by or to the order of the relevant Chargor or by a trustee, custodian, fiduciary, clearance system or nominee on its behalf (including all rights against any such trustee, custodian, fiduciary, clearance system or nominee)

LPA means the Law of Property Act 1925

Material Chattels means any Chattel which is necessary or material to the Group's business

Material Intellectual Property means Intellectual Property which is necessary or material to the Group's business, including the Intellectual Property listed in Schedule 4 (Material Intellectual Property) or any corresponding schedule to a Security Deed of Accession

Material Lease means a long leasehold interest in Real Property in England and Wales (other than a leasehold interest with an unexpired term of less than 25 years from the date of this Deed or any Security Deed of Accession or, if later, the date on which such leasehold property is acquired by the relevant Chargor) which is not a rack rent lease

Material Real Property means:

- (a) any freehold property located in England and Wales in respect of which a Chargor has any right, title or interest and which has a book value or a market value (or if such property has not been valued, a reasonable estimate of such market value) in excess of £1,000,000 (or its equivalent) (including the properties (if any) listed in Schedule 2 (Material Real Properties)) and
- (b) any Material Lease

Party means a party to this Deed

Premises means any building on or forming part of a Material Real Property

Receiver means any receiver, receiver and manager or administrative receiver of any Chargor or the whole or any part of any of the Charged Property and includes any appointee made under a joint or several appointment

Related Rights means, in respect of any asset:

- (a) all monies, amounts and proceeds paid or payable in respect of (or derived from) that asset (whether as income, capital or otherwise)
- (b) in the case of an Investment or Secured Share, all shares, investments or other assets derived from that Investment or Secured Share and all dividends, interest and other monies payable in respect of such Investment or Secured Share (whether derived by way of redemption, bonus, preference, options, substitution, conversion, compensation or otherwise)
- (c) all rights in respect of, derived from or incidental to that asset (including all rights to make any demand or claim)
- (d) all powers, remedies, causes of action, guarantees, indemnities, security or other collateral in respect of, or derived from, that asset (or any of them)
- (e) the benefit of any judgment or order to pay a sum of money and all rights of enforcement in respect of that asset and
- (f) the benefit of any covenants for title given or entered into by any predecessor in title of the relevant Chargor in respect of that asset or any monies paid or payable in respect of those covenants

Relevant Agreement means:

- (a) any document evidencing any Subordinated Debt
- (b) any agreement, contract, deed, lease, licence, undertaking, guarantee, covenant, warranty, representation and other document entered into by, given to or otherwise benefiting a Chargor in respect of a Material Real Property and
- (c) each other contract or agreement designated as a Relevant Agreement by the Security Agent and a Chargor in writing

Relevant Policies means all Insurance Policies (other than any policies in respect of third party liability and directors' and officers' liability) which are necessary for or material to the Group's business together with all monies payable in respect of those policies

Secured Obligations means all the liabilities and all other present and future obligations at any time due, owing or incurred by any member of the Group and by each Obligor to any Secured Party under the Finance Documents, both actual and contingent and whether incurred solely or jointly and as principal or surety or in any other capacity

Secured Shares means, in respect of a Chargor, all shares present and future held by it in any Obligor or Material Company from time to time (including those listed in Schedule 3 (Secured Shares)) and in each case:

- (a) whether certificated or uncertificated, physical or dematerialised, registered or unregistered and
- (b) whether held directly by or to the order of the relevant Chargor or by a trustee, custodian, fiduciary, clearance system or nominee on its behalf (including all rights against any such trustee, custodian, fiduciary, clearance system or nominee)

Security Deed of Accession means a deed in the form set out in Schedule 8 (Form of Security Deed of Accession) by which a person will become a party to this Deed as a Chargor

Security Period means the period beginning on the date of this Deed and ending on the date on which all of the Secured Obligations have been irrevocably and unconditionally satisfied and discharged in full and all facilities made available by the Finance Parties (or any of them) under the Finance Documents (or any of them) have been cancelled and no Finance Party is under any further actual or contingent obligation to make advances or provide other financial accommodation to any Chargor or any other person under any of the Finance Documents

1.2 Interpretation

- (a) Unless otherwise defined in this Deed, a term defined in the Facility Agreement has the same meaning when used in this Deed or any notices, acknowledgements or other documents issued under or in connection with this Deed.
- (b) In this Deed the term **disposal** includes a sale, transfer, assignment, grant, lease, licence, declaration of trust or other disposal, whether voluntary or involuntary, and **dispose** will be construed accordingly.
- (c) Clause 1.2 (Construction) and 1.3 (Currency symbols and definitions) of the Facility Agreement are incorporated in this Deed as if set out here in full but so that each reference in that clause to this **Agreement** or a **Finance Document** shall be read as a reference to this Deed.
- (d) Notwithstanding anything to the contrary in this Deed, the terms of this Deed shall not operate or be construed so as to prohibit or restrict any transaction, matter or other step permitted by the Finance Documents and the Security Agent shall, as soon as reasonably practicable, enter into such documentation and/or take such other action as is required by a Chargor (acting reasonably) in order to facilitate any such transaction, matter or other step, including by way of executing any confirmation, consent to dealing, release or other similar or equivalent document, provided that any costs and expenses reasonably incurred by the Security Agent in entering into such documentation and/or taking such other action at the request of such Chargor pursuant to this paragraph (d) shall be for the account of such Chargor, in accordance with the costs and expenses provisions set out in the Facility Agreement.

1.3 Third party rights

- (a) Unless expressly provided to the contrary in any Finance Document, a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or enjoy the benefit of any term of this Deed or any other Finance Document issued or entered into under or in connection with it.
- (b) Subject to clause 39.3 (Other exceptions) of the Facility Agreement but otherwise notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.
- (c) Any Receiver or Delegate may enforce and enjoy the benefit of any clause which expressly confers rights on it, subject to clause 1.3(b) and the provisions of the Contracts (Rights of Third Parties) Act 1999.

1.4 Administration

- (a) Any reference in this Deed, or any other Finance Document entered into under or in connection with it, to the making of an administration order shall be treated as including a reference to the appointment of an administrator under paragraph 14 (by the holder of a qualifying floating charge in respect of a Chargor's assets) or 22 (by a Chargor or the directors of a Chargor) of Schedule B1 to the Insolvency Act 1986 or any steps taken toward such order or appointment.
- (b) Any reference in this Deed or any other Finance Document entered into under or in connection with it, to making an application for an administration order by petition shall be treated as including a reference to making an administration application to the court under Schedule B1 to the Insolvency Act 1986, appointing an administrator under paragraph 14 or 22 of that Schedule, or giving notice under paragraphs 15 or 26 of that Schedule of intention to appoint an administrator or any steps taken towards such application or notice.

1.5 Incorporated terms

The terms of the Finance Documents and of any other agreement or instrument relating to the Finance Documents and the Secured Obligations are incorporated into this Deed and each other Finance Document to the extent required to ensure that any purported disposition, or any agreement for the disposition, of any freehold or leasehold property contained in this Deed to be a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.

1.6 Property

A reference in this Deed to a mortgage, assignment or charge of any Material Real Property includes:

- (a) all Premises on or forming part of that Material Real Property; and
- (b) all Fixtures on or forming part of that Material Real Property; and
- (c) all Related Rights relating to that Material Real Property.

1.7 Application of provisions in Facility Agreement

Clauses 12.4 (Default interest), 16 (Tax gross-up and indemnities), 18 (Other indemnities), 20 (Costs and expenses), 29.1 (Assignments and transfers by Obligors), 33 (Payment mechanics), 36.1 (Accounts) and 39 (Amendments and waivers) of the Facility Agreement are deemed to form part of this Deed as if expressly incorporated into it and as if all references in those clauses to:

- (a) the Facility Agreement were references to this Deed; and
- (b) an Obligor or the Obligors were references to the Chargor or the Chargors (as applicable).

1.8 Present and future assets

- (a) A reference in this **Deed** to any **Material Real Property, Charged Property** or other asset includes, unless the contrary intention appears, present and future **Material Real Property, Charged Property** and other assets.
- (b) The absence of or incomplete details of any Charged Property in any Schedule shall not affect the validity or enforceability of any Security under this Deed.

1.9 Fixed security

Clauses 3.2 (First legal mortgages) to 3.4 (First fixed charges) shall be construed as creating a separate and distinct mortgage, fixed charge or assignment by way of security over each relevant asset within any particular class of assets defined under this Deed and the failure to create an effective mortgage, fixed charge or assignment by way of security (whether arising out of this Deed or any act or omission by any party) on any one asset shall not affect the nature of any mortgage, fixed charge or assignment by way of security imposed on any other asset whether within that same class of assets or not.

1.10 No obligations

The Security Agent shall not be under any obligation in relation to the Charged Property as a consequence of this Deed and each Chargor shall at all times remain liable to perform all obligations expressed to be assumed by it in respect of the Charged Property.

2 Covenant to pay

Each Chargor covenants with the Security Agent as security trustee for the Secured Parties, to pay and discharge the Secured Obligations when they become due for payment and discharge in accordance with the terms of the Finance Documents.

3 Charging provisions

3.1 General

- (a) All Security created by a Chargor under this Deed is:
 - (i) a continuing security for the payment and discharge of the Secured Obligations;
 - (ii) granted with full title guarantee; and
 - (iii) granted in favour of the Security Agent as security trustee for the Secured Parties and the Security Agent shall hold the benefit of this Deed and the Security created by or pursuant to it on trust for the Secured Parties.

3.2 First legal mortgages

Each Chargor charges by way of first legal mortgage its Material Real Property.

3.3 Assignments

- (a) Each Chargor assigns absolutely, subject to a proviso for re-assignment on redemption all of its rights, title and interest from time to time under or in respect of:
 - (i) the Relevant Agreements to which it is a party;

- (ii) the Relevant Policies to which it is a party;
- (iii) each Blocked Account, any amount standing to the credit of each Blocked Account and the debt represented by each Blocked Account; and
- (iv) each and every sum from time to time paid or payable by any person for the time being to a Chargor;

together with, in each case, all other Related Rights thereto.

- (b) Each Chargor shall remain liable to perform all its obligations under each Relevant Agreement and each Relevant Policy to which it is a party.

3.4 **First fixed charges**

Each Chargor charges by way of first fixed charge all of its rights, title and interest from time to time in and to:

- (a) all Material Real Property (other than any Material Real Property effectively charged by way of legal mortgage under clause 3.2);
- (b) all licences to enter or use any Material Real Property;
- (c) the benefit of all other agreements, instruments and rights relating to its Material Real Property;
- (d) all Material Chattels, present and future and the benefit of all contracts, licences, warranties, maintenance contracts relating to them and any renewals and replacements of them;
- (e) the Secured Shares;
- (f) the Investments;
- (g) all of its book and other debts and monetary claims and their proceeds (both collected and uncollected) (together **Debts**);
- (h) (other than to the extent effectively assigned under clause 3.3) each Blocked Account, all monies from time to time standing to the credit of each Blocked Account and the debt represented by each Blocked Account;
- (i) all its Material Intellectual Property;
- (j) all its goodwill and uncalled capital;
- (k) (other than to the extent effectively assigned under clause 3.3) the Relevant Policies;
- (l) the benefit of all Authorisations held or utilised by it in connection with its business or the use of any of its assets and the right to recover and receive compensation payable in respect of any of them; and
- (m) to the extent that any other assignment in clause 3.3 is ineffective as an assignment, the assets referred to in that clause,

together with, in each case, all other Related Rights thereto.

3.5 Floating charge

- (a) Each Chargor charges by way of first floating charge all its assets and undertaking wherever located both present and future.
- (b) The floating charge created by clause 3.5(a) shall be deferred in point of priority to all fixed Security validly and effectively created by the relevant Chargor under the Finance Documents in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Obligations.

3.6 Qualifying floating charge

This Deed contains a qualifying floating charge and paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by or under this Deed.

3.7 Conversion of floating charge to a fixed charge

The Security Agent may at any time by notice in writing to any Chargor convert the floating charge created under clause 3.5 into a fixed charge as regards any Floating Charge Asset as it shall specify in the notice if:

- (a) an Event of Default is continuing; or
- (b) in the opinion of the Security Agent that Floating Charge Asset is in danger of being seized or any legal process or execution is being enforced against that Floating Charge Asset.

3.8 Automatic conversion of floating charge to a fixed charge

If (unless permitted in writing by the Security Agent or expressly permitted under the terms of any Finance Document):

- (a) a Chargor creates or attempts to create any Security over any of its Floating Charge Assets;
- (b) any person levies or attempts to levy any distress, attachment, execution or other legal process against any Floating Charge Asset (or any analogous procedure or step is taken in any jurisdiction); or
- (c) any corporate action, legal proceedings or other procedures or steps are taken for the winding up, dissolution, administration or reorganisation of any Chargor or the appointment of any Receiver or administrator with respect to any Chargor or any Charged Property (or any analogous procedure or step is taken in any jurisdiction),

the floating charge created by this Deed will automatically and immediately without notice be converted into a fixed charge over the relevant assets or, in the circumstances described in clause 3.8(c), over all of the Floating Charge Assets.

3.9 Moratorium

- (a) Subject to clause 3.9(b), the floating charge created by clause 3.5 may not be converted into a fixed charge solely by reason of:
 - (i) the obtaining of a moratorium; or

- (ii) anything done with a view to obtaining a moratorium,
under Part A1 of the Insolvency Act 1986.

- (b) Clause 3.9(a) does not apply in respect of any floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.

3.10 **Re-conversion**

If the floating charge created by this Deed has been converted into a fixed charge over all or any of the Floating Charge Assets pursuant to clause 3.7 or 3.8 of this Deed and following such conversion, to the extent that there ceases to be any circumstances in effect which would permit or give rise to such conversion then the floating charge that has converted to a fixed charge over the relevant Floating Charge Assets shall be re-converted to such extent to a floating charge and the Security Agent shall take such action as any Chargor may request to give effect to this clause.

3.11 **Excluded assets**

Unless otherwise expressly agreed in writing between the relevant Chargor and the Security Agent after the date on which it becomes a Party, there shall be excluded from the Security created by this clause 3, from the other provisions of this Deed and from the operation of any further assurance provisions contained in the Finance Documents:

- (a) any asset or undertaking which a Chargor is at any time prohibited (whether conditionally or unconditionally) from creating Security on or over by reason of any contract, lease, licence, instrument or other arrangement with a third party (including any asset or undertaking which a Chargor is precluded from creating Security on or over without the prior consent of a third party), in each case to the extent of that prohibition and for so long as such prohibition is in existence or until such consent has been received from the third party; and
- (b) any asset or undertaking which, if subject to any such Security or the provisions of this Deed, would give a third party the right to terminate or otherwise materially amend any rights, benefits and/or obligations of any member of the Group in respect of that asset or undertaking or require any member of the Group to take any action materially adverse to the interests of the Group or any member thereof, in each case for so long as such right(s) is/are in existence or until such right(s) has/have been waived by the third party or otherwise cease(s) to apply,

provided that:

- (i) each relevant Chargor shall use reasonable endeavours (without incurring material costs or taking any action which adversely impacts relationships with third parties) to obtain consent to charging any such asset or undertaking (where otherwise prohibited) if the Security Agent specifies prior to the date of this Deed or, as the case may be, the date of any Security Deed of Accession, that such asset or undertaking is material; and
- (ii) if such prohibition or right to terminate is irrevocably and unconditionally waived or otherwise ceases to apply, the relevant Chargor agrees to take all steps required pursuant to clause 7 (Further assurance) such that the relevant asset is thereafter included in the Security created by this clause 3, but otherwise continuing to be subject to this clause 3.11.

4 Effectiveness of security

4.1 Continuing security

The Security constituted by this Deed shall be continuing security and shall remain in full force and effect unless and until discharged by the Security Agent in writing and regardless of any intermediate payment, discharge or satisfaction by any Chargor or any other person of the whole or any part of the Secured Obligations.

4.2 No prejudice

The Security created by or pursuant to this Deed shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to any Chargor or any other person, by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties or by any variation of the terms of the trust upon which the Security Agent holds the Security or by any other thing which might otherwise prejudice that Security.

4.3 Cumulative rights

- (a) The Security constituted by this Deed shall be cumulative, in addition to and independent of any other Security which any Secured Party may hold at any time for the Secured Obligations (or any of them) or any other obligations or any rights, powers and remedies provided by law and shall operate as an independent security notwithstanding any receipt, release or discharge endorsed on or given in respect of or under any such other Security.
- (b) No prior Security held by the Security Agent (whether in its capacity as trustee or otherwise) or any of the other Secured Parties over the whole or any part of the Charged Property shall merge into the Security constituted by this Deed.

4.4 Waiver of defences

The obligations of, and the Security created by, each Chargor under this Deed will not be affected by an act, omission, matter or thing which, but for this clause 4.4, would reduce, release or prejudice any of its obligations under this Deed (without limitation and whether or not known to it or any Finance Party) including:

- (a) any time, waiver or consent granted to, or composition with, any Obligor or other person;
- (b) the release of any other Obligor or any other person under the terms of any composition or arrangement with any creditor of any member of the Group;
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any Obligor 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;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of an Obligor or any other person;
- (e) any amendment, novation, supplement, extension restatement (however fundamental and whether or not more onerous) or replacement of a Finance Document or any other

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

- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or
- (g) any insolvency or similar proceedings.

4.5 **Chargor intent**

Without prejudice to the generality of clause 4.4, each Chargor expressly confirms that it intends that the Security created under the Deed shall extend from time to time to any (however fundamental) variation, increase, extension or addition of or to any of the Finance Documents and/or any facility or amount made available under any of the Finance Documents for the purposes of or in connection with any of the following: acquisitions of any nature; increasing working capital; enabling distributions to be made; carrying out restructurings; refinancing existing facilities; refinancing any other indebtedness; making facilities available to new borrowers; any other variation or extension of the purposes for which any such facility or amount might be made available from time to time; and any fees, costs and/or expenses associated with any of the foregoing.

4.6 **Immediate recourse**

Each Chargor waives any right it may have of first requiring any Secured Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from that Chargor under this Deed. This waiver applies irrespective of any law or any provision of a Finance Document to the contrary.

4.7 **Deferral of rights**

Until the end of the Security Period, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations under this Deed:

- (a) to be indemnified by an Obligor;
- (b) to claim any contribution from any other guarantor of any Obligor's obligations under this Deed;
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Secured Parties under this Deed or of any other guarantee or Security taken pursuant to, or in connection with, this Deed by any Secured Party;
- (d) to bring legal or other proceedings for an order requiring any Obligor to make any payment, or perform any obligation, in respect of which any Guarantor has given a guarantee, undertaking or indemnity under any Finance Document;
- (e) to exercise any right of set-off against any Obligor; and/or
- (f) to claim or prove as a creditor of any Obligor in competition with any Secured Party.

If any Chargor receives any benefit, payment or distribution in relation to such rights it shall hold that benefit, payment or distribution to the extent necessary to enable all amounts which may be or become payable to any Secured Party by the Obligors under or in connection with this

Deed to be repaid in full on trust for the Security Agent and shall promptly pay or transfer the same to the Security Agent or as the Security Agent may direct for application in accordance with clause 17 (Application of monies).

5 Negative pledge

- 5.1 No Chargor shall create or permit to subsist any Security over any of its assets.
- 5.2 Clause 5.1 does not apply to any Security which is expressly permitted pursuant to the Facility Agreement.

6 Restrictions on disposals

- 6.1 No Chargor shall enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of all or any part of any Charged Property.
- 6.2 Clause 6.1 does not apply to any disposal expressly permitted pursuant to the Facility Agreement.

7 Further assurance

- 7.1 Subject to the Agreed Security Principles, each Chargor shall promptly take all such action (including filings, registrations, notarisations and applying for relief against forfeiture) and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Security Agent or a Receiver may reasonably specify (and in such form as the Security Agent may reasonably require):
 - (a) to perfect the Security created or intended to be created under or evidenced by this Deed in favour of the Security Agent or its nominee(s) (which may include the execution by any Chargor of a mortgage, charge or assignment over all or any of the assets constituting, or intended to constitute, Charged Property) or for the exercise of any rights, powers and remedies of the Security Agent, the Finance Parties or any Receiver provided by or pursuant to this Deed or by law;
 - (b) to confer on the Security Agent or confer on the Secured Parties Security over any property and assets of that Chargor located in any jurisdiction equivalent or similar to the Security intended to be conferred by or pursuant to this Deed; and/or
 - (c) after the Security created by this Deed has become enforceable, to facilitate the realisation of the assets which are, or are intended to be, the subject of the Security created by or under this Deed.
- 7.2 Subject to the Agreed Security Principles, each Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Finance Parties by or pursuant to this Deed.

8 Land Registry

8.1 Application for restriction

- (a) Each Chargor hereby consents to an application being made to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land at any time forming part of the Material Real Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 2 October 2023 in favour of HSBC Innovation Bank Limited referred to in the charges register."

- (b) Each Chargor confirms that so far as any of its Material Real Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

8.2 Tacking and further advances

- (a) Subject to the terms of the Facility Agreement, each Lender is under an obligation to make further advances to the Borrowers and that obligation will be deemed to be incorporated in this Deed as if set out in this Deed.
- (b) Each Chargor consents to an application being made to the Land Registry to enter the obligation to make further advances on the Charges Register of any registered land forming part of the Material Real Property (and any unregistered properties subject to compulsory first registration at the date of this Deed).

9 Documents of title

Each Chargor shall:

- (a) promptly following the date of this Deed (or, if acquired later, promptly following the acquisition by it of any interest in any Charged Property at any time) deposit (or procure the deposit of) with the Security Agent all deeds, certificates and other documents constituting or evidencing title to the Charged Property (or otherwise procure that any such deeds, certificates and other documents are held to the order of the Security Agent on terms acceptable to the Security Agent); and
- (b) deposit (or procure the deposit of) with the Security Agent at any time after the date of this Deed any further deeds, certificates, instruments of transfer and other documents constituting or evidencing title to the Charged Property, promptly upon coming into possession of them (or otherwise procure that any such deeds, certificates, instruments of transfer and other documents are held to the order of the Security Agent on terms acceptable to the Security Agent) provided that the Security Agent shall, at any time prior to the occurrence of an Event of Default that is continuing, be obliged to return such documents on request of the relevant Chargor if required to effect a transaction, matter or other step permitted by the Finance Documents.

10 Future property

If any Chargor acquires (or intends to acquire) any Material Real Property after the date of this Deed it must:

- (a) notify the Security Agent promptly of such acquisition or its intention to acquire such property;
- (b) promptly on request by the Security Agent and at the cost of the Chargor, execute and deliver to the Security Agent, a charge by way of first legal mortgage of such property and all Premises and Fixtures on such property in favour of the Security Agent in substantially the same form as the legal mortgage created pursuant to this Deed;
- (c) subject to clause 3.11 (Excluded assets), obtain such consents as are required for the Security referred to in this clause 10;
- (d) if the title to such Material Real Property is registered at the Land Registry or required to be so registered, to give the Land Registry written notice of the Security; and
- (e) if applicable, ensure that the Security is correctly noted in the register of title against that title at the Land Registry.

11 Notices of assignments and charges

11.1 Relevant Agreements

- (a) Each Chargor which is party to or has rights under a Relevant Agreement shall give notice substantially in the form specified in Part 1 (Form of notice of assignment) of Schedule 5 to the other parties to each Relevant Agreement that the Chargor has assigned to the Security Agent all its right, title and interest in that Relevant Agreement.
- (b) The relevant Chargor shall give the notices referred to in clause 11.1(a):
 - (i) in the case of each Relevant Agreement in existence as at the date of this Deed promptly following the date of this Deed; and
 - (ii) in the case of each Relevant Agreement coming into existence or being designated as such after the date of this Deed, promptly following the later of that agreement coming into existence or being designated a Relevant Agreement.
- (c) The relevant Chargor shall use reasonable endeavours to procure that the recipient of each such notice acknowledges that notice in substantially the form specified in Part 2 (Form of acknowledgement) of Schedule 5, provided that such obligation to use reasonable endeavours to procure such acknowledgement shall expire on the date falling 20 Business Days after the date on which such notice was served.

11.2 Insurance Policies

- (a) Each Chargor which is an insured party under a Relevant Policy shall give notice substantially in the form specified in Part 1 (Form of notice of assignment) of Schedule 6 to each insurer under each Relevant Policy that the Chargor has assigned to the Security Agent all its right, title and interest in that Relevant Policy.
- (b) The relevant Chargor shall give the notices referred to in clause 11.2(a):
 - (i) in the case of each Relevant Policy subsisting at the date of this Deed, promptly following the date of this Deed; and

- (ii) in the case of each Relevant Policy coming into existence after the date of this Deed, promptly following that Relevant Policy being put on risk.
- (c) The relevant Chargor shall use reasonable endeavours to procure that the recipient of each such notice acknowledges that notice in substantially the form specified in Part 2 (Form of acknowledgement) of Schedule 6, provided that such obligation to use reasonable endeavours to procure such acknowledgement shall expire on the date falling 20 Business Days after the date on which such notice was served.

11.3 Blocked Accounts

- (a) Each Chargor holding a Blocked Account shall give notice substantially in the form specified in Part 1 (Form of notice of assignment or charge) of Schedule 7 to the financial institution at which such Blocked Account is held that the Chargor has created an assignment or, to the extent not effectively assigned, a first fixed charge over all its rights, title and interest in and to that Blocked Account and the balance standing to the credit of that Blocked Account.
- (b) The relevant Chargor shall give the notices referred to in clause 11.3(a):
 - (i) in the case of a Blocked Account held by that Chargor at the date of this Deed, promptly following the date of this Deed; and
 - (ii) in the case of a Blocked Account opened after the date of this Deed, promptly following that Blocked Account being opened.
- (c) The relevant Chargor shall use reasonable endeavours to procure that the recipient of each such notice acknowledges that notice in substantially the form specified in Part 2 (Form of acknowledgement) of Schedule 7, provided that such obligation to use reasonable endeavours to procure such acknowledgement shall expire on the date falling 20 Business Days after the date on which such notice was served.

11.4 Secured Shares and Investments

- (a) On the later of:
 - (i) the date of this Deed; and
 - (ii) 3 Business Days following receipt by it of the stock transfer form(s) duly stamped by HMRC (if applicable) in relation to the acquisition of any Secured Shares, Investments or Related Rights (including, for the avoidance of doubt, any Secured Shares, Investments or Related Rights in respect of Emapsite.com Limited),

each Chargor shall:

- (A) deliver to the Security Agent all certificates of title and other documents of title or evidence of ownership in respect of its Secured Shares or Investments and the Related Rights; and
- (B) deliver to the Security Agent such transfer documents (executed with the transferee left blank) or any other documents as the Security Agent may reasonably require or otherwise request in respect of those Secured Shares, Investments and Related Rights,

provided that the Security Agent shall, at any time prior to the occurrence of an Event of Default that is continuing, be obliged to return such certificates of title, transfer documents or other documents on request of the relevant Chargor if required to effect a transaction, matter or other step permitted by the Finance Documents.

- (b) Until the occurrence of an Event of Default that is continuing, each Chargor shall be entitled to:
 - (i) receive and retain all dividends, distributions and other monies receivable in respect of its Secured Shares, Investments and Related Rights; and
 - (ii) exercise all voting and other rights in relation to its Secured Shares and Investments.
- (c) On and from the occurrence of an Event of Default that is continuing, the Security Agent may, at its discretion (in the name of the relevant Chargor or otherwise and without any further consent or authority from any Chargor):
 - (i) receive and retain the dividends, distributions and other monies receivable in respect of its Secured Shares, Investments and Related Rights and apply the dividends, distributions and other monies receivable in respect of its Secured Shares, Investments and Related Rights in accordance with clause 17 (Application of monies); and
 - (ii) exercise (or refrain from exercising) all voting rights in relation to the Secured Shares and Investments; and
 - (iii) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Secured Shares or Investments in the manner and on the terms the Security Agent thinks fit.
- (d) No Chargor shall exercise its voting and other rights in respect of its Secured Shares, Investments and Related Rights in a manner which adversely affects the validity or enforceability of the Security created by this Deed over the Secured Shares or would cause an Event of Default to occur.
- (e) Each Chargor shall make all payments which may become due and payable in respect of any of its Secured Shares, Investments and Related Rights. If a Chargor fails to make any such payments, the Security Agent may but shall not be obliged to make such payment on behalf of the relevant Chargor. Any sums so paid by the Security Agent shall be repayable by the relevant Chargor to the Security Agent within 5 Business Days of demand and pending such repayment shall constitute part of the Secured Obligations.
- (f) Each Chargor shall remain liable to observe and perform all of the conditions and obligations assumed by it in respect of its Secured Shares, Investments and Related Rights and the Security Agent shall not be required to perform or fulfil any obligation of any Chargor in respect of any Secured Shares, Investments or Related Rights.
- (g) Each Chargor shall comply with any notice served on it under Companies Act 2006 or pursuant to the articles of association or any other constitutional document of any relevant entity in respect of or in connection with the Secured Shares, Investments or Related Rights and will promptly provide to the Security Agent a copy of that notice.

- (h) Each Chargor shall ensure that none of its Secured Shares are converted into uncertificated form without the prior written consent of the Security Agent.
- (i) As soon as practicable following the conversion of any Chargor's Secured Shares, Investments or Related Rights from a certificated to an uncertificated form, or on the acquisition by a Chargor of any Secured Shares, Investments or Related Rights in an uncertificated form, the relevant Chargor shall give such instructions or directions and take such other steps and enter into such documentation as the Security Agent may reasonably require in order to protect or preserve the Security intended to be created by this Deed.

11.5 Register of Trade Marks

Each Chargor as registered proprietor hereby appoints the Security Agent as its agent to apply for the particulars of this Deed and the interest of the Finance Parties in any Material Intellectual Property and any other or future trade-marks or trade mark applications registered or to be registered in the United Kingdom in the name of that Chargor which are Material Intellectual Property, to be made on the Register of Trade Marks under section 25(1) of the Trade Marks Act 1994. Each Chargor hereby agrees to execute all documents and forms required to enable such particulars to be entered on the Register of Trade Marks.

12 Power to remedy

- 12.1 If any Chargor fails to perform any obligation or other covenant affecting the Material Real Property or other Charged Property, each Chargor shall permit the Security Agent or its agents and contractors:
- (a) to enter on the Material Real Property;
 - (b) to comply with or object to any notice served on any Chargor relating to the Material Real Property or other Charged Property; and
 - (c) to take any action the Security Agent may reasonably consider expedient to prevent or remedy any breach of any such term or to comply with or object to any such notice.
- 12.2 Each Chargor shall within 5 Business Days of demand indemnify the Security Agent against any cost, loss or liability reasonably incurred by it in taking any of the steps referred to in this clause 12.

13 Security power of attorney

- 13.1 Each Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their delegates or sub-delegates to be its attorney with the full power and authority of such Chargor (in its name and otherwise on its behalf) at any time after the occurrence of an Event of Default which is continuing or the failure by the relevant Chargor to comply with clause 7 (Further assurance) or any other perfection obligations in connection with this Deed within 10 Business Days of being notified of that failure by the Security Agent to:

- (a) execute, deliver and perfect all deeds, instruments and other documents; and
- (b) to do or cause to be done all acts and things,

in each case:

- (i) which is expressly required under this Deed and which the relevant Chargor has not done within a reasonable period of time; or
- (ii) which may be required to enable the exercise of the respective powers conferred on the Security Agent or any Receiver under this Deed or by law or otherwise for any of the purposes of this Deed or by law.

13.2 Each Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this clause.

14 Enforcement of security

14.1 When security is enforceable

On and at any time after the occurrence of any Event of Default which is continuing, the Security created by and under this Deed is immediately enforceable.

14.2 Acts of enforcement

The Security Agent may, at its absolute discretion, at any time after the Security created by or under this Deed is enforceable:

- (a) enforce all or any part of the Security created by or under this Deed in any manner and on the terms it sees fit;
- (b) exercise all and any of its rights and powers conferred upon mortgagees by the LPA or otherwise by any law on mortgagees, as varied and extended by this Deed, and rights and powers conferred on a Receiver by this Deed or otherwise by law, whether or not it has taken possession or appointed a Receiver to any of the Charged Property;
- (c) appoint one or more persons to be a Receiver to all or any part of the Charged Property;
- (d) appoint one or more persons to be an administrator in respect of any Chargor and take any steps to do so;
- (e) exercise its power of sale under section 101 of the LPA (as amended by this Deed); or
- (f) if permitted by law, appoint an administrative receiver in respect of any Chargor.

14.3 Right of appropriation

- (a) To the extent that the Security created by this Deed constitutes a "security financial collateral arrangement" and the Charged Property constitute "financial collateral" for the purpose of the Financial Collateral Arrangements (No. 2) Regulations 2003 (**Regulations**), the Security Agent shall have the right at any time after the Security becomes enforceable, to appropriate all or any part of the Charged Property in or towards discharge of the Secured Obligations.
- (b) The value of the appropriated Charged Property shall be:
 - (i) in the case of cash, the amount of cash appropriated, together with any accrued but unposted interest at the time of appropriation; and
 - (ii) in the case of Secured Shares and Investments, the market price of such Secured Shares or Investments determined by the Security Agent by reference

to any publicly available market price or by such other means as the Security Agent (acting reasonably) may select including, without limitation, an independent valuation.

In each case, for the purposes of the Regulations, each Chargor agrees that any such determination by the Security Agent will constitute a valuation "in a commercially reasonable manner".

14.4 **Statutory powers - general**

- (a) 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.
- (b) Section 103 of the LPA (restricting the power of sale) and section 93 of the LPA (restricting the right of consolidation) do not apply to the Security constituted by or under this Deed.
- (c) The statutory powers of leasing conferred on the Security Agent are extended so that, without the need to comply with any provision of section 99 or section 100 of the LPA, the Security Agent and any Receiver is empowered to lease and make agreements for lease at a premium or otherwise, accept surrenders of leases and grant options or vary or reduce any sum payable under any leases or tenancy agreements as it may think fit.
- (d) Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the LPA and the Insolvency Act 1986 on mortgagees and receivers duly appointed under the LPA, except that section 103 of the LPA does not apply.

14.5 **Mortgagee in possession - no liability**

None of the Security Agent, its nominee(s) nor any Receiver shall be liable, by reason of entering into possession of any Charged Property, to account as a mortgagee or mortgagee in possession or for any loss arising by reason of taking any action permitted by this Deed or any neglect, default or omission in connection with the Charged Property or taking possession of or realising all or any part of the Charged Property.

14.6 **Redemption of prior mortgages**

- (a) At any time after the Security created by or under this Deed has become enforceable, the Security Agent may:
 - (i) redeem any prior form of Security over any Charged Property;
 - (ii) procure the transfer of that Security to itself; and/or
 - (iii) settle and pass the accounts of any prior mortgagee, chargee or encumbrancer which once so settled and passed shall be conclusive and binding on the Chargors.
- (b) The Chargors must pay to the Security Agent, immediately on demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest.

14.7 Secured Shares and Investments – following an Event of Default which is continuing

- (a) If an Event of Default is continuing, each Chargor shall on request by the Security Agent:
 - (i) deliver to the Security Agent such pre-stamped stock transfer forms or other transfer documents as the Security Agent may require to enable the Security Agent or its nominee or nominees to be registered as the owner of, and to obtain legal and beneficial title to, the Secured Shares, the Investments and/or Related Rights referred to in such request;
 - (ii) provide to the Security Agent certified copies of all resolutions and authorisations approving the execution of such transfer forms and registration of such transfers as the Security Agent may reasonably require;
 - (iii) procure that each such transfer is promptly registered by the relevant company or other entity; and
 - (iv) procure that, promptly following their issue, all share certificates or other documents of title in the appropriate form, in respect of the relevant Secured Shares, Investments and/or Related Rights, are delivered to the Security Agent in each case showing the registered holder as the Security Agent or its nominee or nominees (as applicable).
- (b) At any time while an Event of Default is continuing, the Security Agent may complete any transfer documents held by it in respect of the Secured Shares, the Investments and/or the Related Rights in favour of itself or such other person or nominee as it shall select.
- (c) At any time after the Security created by or under this Deed has become enforceable the Security Agent and its nominee or nominees may sell all or any of the Secured Shares, Investments or Related Rights of the Chargors (or any of them) in any manner permitted by law and on such terms as the Security Agent shall in its absolute discretion determine.
- (d) If any Chargor receives any dividends, distributions or other monies in respect of its Secured Shares, Investments and Related Rights at a time following the occurrence of an Event of Default that is continuing, the relevant Chargor shall immediately pay such sums received directly to the Security Agent for application in accordance with clause 17 (Application of monies) and shall hold all such sums on trust for the Security Agent pending payment of them to such account as the Security Agent shall direct.

15 Receiver**15.1 Appointment of Receiver**

- (a)
 - (i) At any time after any Security created by or under this Deed is enforceable, the Security Agent may appoint one or more persons to be a Receiver to all or any part of the Charged Property in accordance with clause 14.2(c) (Acts of enforcement).
 - (ii) At any time, if so requested in writing by any Chargor, without further notice, the Security Agent may appoint a Receiver to all or any part of the Charged

Property as if the Security Agent had become entitled under the LPA to exercise the power of sale conferred under the LPA.

- (b) Any appointment under clause 15.1(a) may be by deed, under seal or in writing under its hand.
- (c) Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 109(1) of the LPA) does not apply to this Deed.
- (d) Any Receiver appointed under this Deed shall be deemed to be the agent of the relevant Chargor for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the LPA. That Chargor alone is responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.
- (e) In no circumstances whatsoever shall the Security Agent or any Secured Party be liable (either to the Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason nor be in any way responsible for any misconduct, negligence or default of the Receiver.
- (f) The Security Agent is not entitled to appoint a Receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) under Part A1 of the Insolvency Act 1986 other than in respect of a floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.
- (g) The Security Agent may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Charged Property if the Security Agent is prohibited from so doing by section 72A of the Insolvency Act 1986 and no exception to the prohibition on appointing an administrative receiver applies.

15.2 Removal

The Security Agent may (subject to any requirement for an order of the court in the case of an administrative receiver) remove from time to time any Receiver appointed by it and may, whenever it may deem appropriate, appoint a new Receiver in the place of any Receiver whose appointment has terminated.

15.3 Powers of Receiver

- (a) General
 - (i) A Receiver has all of the rights, powers and discretions set out below in this clause 15.3 in addition to those conferred on it by the LPA.
 - (ii) A Receiver shall have all the powers of an administrative receiver set out in Schedule 1 to the Insolvency Act 1986 (whether or not the receiver is an administrative receiver).
 - (iii) A Receiver may, in the name of any Chargor:
 - (A) do all other acts and things which he may consider expedient for realising any Charged Property; and

(B) exercise in relation to any Charged Property all the powers, authorities and things which he would be capable of exercising if he were its absolute beneficial owner.

(iv) If there is more than one Receiver holding office at the same time, unless the document appointing him states otherwise, each Receiver may exercise all of the powers conferred on a Receiver under this Deed or under the Insolvency Act 1986 individually and to the exclusion of any other Receivers.

(b) Borrow money

A Receiver may raise and borrow money (either unsecured or on the security of any Charged Property, either in priority to the Security constituted by this Deed or otherwise) on any terms and for whatever purpose which he thinks fit. No person lending that money need enquire as to the propriety or purpose of the exercise of that power or to check the application of any money so raised or borrowed.

(c) Carry on business

A Receiver may carry on any business of any relevant Chargor as he thinks fit and, for the avoidance of doubt, a Receiver may apply for such Authorisations as he considers in his absolute discretion appropriate.

(d) Compromise

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

(e) Delegation

A Receiver may delegate his powers in accordance with clause 16 (Delegation).

(f) Lending

A Receiver may lend money or advance credit to any person.

(g) Employees

For the purposes of this Deed, a Receiver as he thinks appropriate, on behalf of the relevant Chargor or for itself as Receiver, may:

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

(ii) discharge any such persons appointed by the relevant Chargor.

(h) Leases

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

(i) Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings or submit to arbitration or any form of alternative dispute resolution in the name of the relevant Chargor in relation to any Charged Property as he considers expedient.

(j) Possession

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

(k) Protection of assets

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

- (i) make and effect all repairs and insurances and do any and all other acts which the relevant Chargor might do in the ordinary conduct of its business be they for the protection or for the improvement of the Charged Property;
- (ii) commence and/or complete any building operations; and
- (iii) apply for and maintain any planning permission, building regulation approval or any other permission, consent or licence. or any other Authorisation.

(l) Receipts

A Receiver may give valid receipts for all monies and execute all assurances and things which may be proper and desirable for realising any Charged Property.

(m) Sale of assets

- (i) A Receiver may sell, exchange, convert into monies and realise any Charged Property by public auction or private contract in any manner and on any terms which he thinks proper.
- (ii) The consideration for any such transaction may consist of cash or non-cash consideration and any such consideration may be payable in a lump sum or by instalments spread over such period as he thinks fit.
- (iii) Fixtures and any plant and machinery annexed to any part of the Material Real Property may be severed and sold separately from the property containing them without the consent of the relevant Chargor.

(n) Subsidiaries

A Receiver may form a Subsidiary of the relevant Chargor and transfer to that Subsidiary any Charged Property.

(o) Deal with Charged Property

A Receiver may, without restriction sell, let or lease, or concur in selling, letting or leasing, or vary the terms of, determine, surrender or accept surrenders of, leases or tenancies of, or grant options and licences over or otherwise dispose of or deal with, all or any part of the Charged Property without being responsible for loss or damage, and so that any such sale, lease or disposition may be made for cash payable by

instalments, loan stock or other debt obligations or for shares or securities of another company or other valuable consideration. The Receiver may form and promote, or concur in forming and promoting, a company or companies to purchase, lease, licence or otherwise acquire interests in all or any of the Charged Property or otherwise, arrange for such companies to trade or cease to trade and to purchase, lease, license or otherwise acquire all or any of the Charged Property on such terms and conditions whether or not including payment by instalments secured or unsecured as he may think fit.

(p) Voting rights

A Receiver may exercise all voting and other rights attaching to the Investments, Secured Shares, Related Rights, and stocks, shares and other securities owned by that Chargor and comprised in the Charged Property in such manner as he may think fit.

(q) Security

A Receiver may redeem any prior Security and settle and pass the accounts of the person entitled to the prior Security so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on that Chargor and the money so paid shall be deemed to be an expense properly incurred by the Receiver.

(r) Acquire land

The Receiver may purchase or acquire any land and purchase, acquire or grant any interest in or right over land.

(s) Development

A Receiver may implement or continue the development of (and obtain all consents required in connection therewith) and/or complete any buildings or structures on, any real property comprised in the Material Real Property and do all acts and things incidental to the Material Real Property.

(t) Landlord's obligations

A Receiver may on behalf of a Chargor and without consent of or notice to that Chargor exercise all the powers conferred on a landlord or a tenant by the Landlord and Tenants Acts, the Rents Acts and Housing Acts or any other legislation from time to time in force in any relevant jurisdiction relating to rents or agriculture in respect of any part of the Material Real Property.

(u) Uncalled capital

A Receiver may make calls conditionally or unconditionally on the members of any relevant Chargor in respect of uncalled capital.

(v) Incidental matters

A Receiver may do all other acts and things including without limitation, signing and executing all documents and deeds as may be considered by the Receiver to be incidental or conducive to any of the matters or powers listed here or granted by law or otherwise incidental or conducive to the preservation, improvement or realisation of the

Charged Property and to use the name of the relevant Chargor for all the purposes set out in this clause 15.

15.4 Remuneration

The Security Agent may from time to time fix the remuneration of any Receiver appointed by it.

16 Delegation

16.1 Each of the Security Agent, any Receiver and any Delegate may, at any time, delegate by power of attorney or otherwise to any person for any period, all or any right, power, authority or discretion vested in it in its capacity as such.

16.2 That delegation may be made upon such terms and conditions (including the power to sub-delegate) and subject to any restrictions as the Security Agent, or that Receiver or that Delegate (as the case may be) may, in its discretion, think fit in the interests of the Secured Parties.

16.3 Neither the Security Agent, nor any Receiver nor any Delegate shall be bound to supervise, or be in any way responsible for any damages, costs or losses incurred by reason of any misconduct, omission or default on the part of, any such delegate or sub-delegate.

17 Application of monies

17.1 Sections 109(6) and (8) (Appointment, powers, remuneration and duties of receiver) of the LPA shall not apply to a Receiver appointed under this Deed.

17.2 All monies from time to time received or recovered by the Security Agent or any Receiver under this Deed or in connection with the realisation or enforcement of all or part of this Security will be held by the Security Agent and shall be applied in accordance with the terms of the Facility Agreement. This clause 17:

- (a) is subject to the payment of any claims having priority over this Security; and
- (b) does not prejudice the right of any Secured Party to recover any shortfall from the Chargor.

17.3 Subject to clause 17.4, the Security Agent and any Receiver may place any money received, recovered or realised pursuant to this Deed in an interest bearing suspense account and it may retain the same for such period as it considers expedient without having any obligation to apply the same or any part of it in or towards discharge of the Secured Obligations.

17.4 The rights conferred on the Security Agent under clause 17.3 shall not extend to circumstances where the sum of monies received, recovered or realised by the Security Agent under or in connection with this Deed is equal to or greater than the total Secured Obligations and in such circumstances the Security Agent shall be obliged to apply such monies to discharge the Secured Obligations in full.

18 Remedies and waivers

18.1 No failure to exercise, nor any delay in exercising, on the part of the Security Agent or any Receiver, any right or remedy under this Deed shall operate as a waiver of any such right or remedy or constitute an election to affirm this Deed. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy.

The rights and remedies provided in this Deed are cumulative and not exclusive of any rights or remedies provided by law.

- 18.2 A waiver or affirmation given or consent granted by the Security Agent or any Receiver 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.

19 Protection of third parties

- 19.1 No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his agents has an obligation to enquire:
- (a) whether the Secured Obligations have become payable;
 - (b) whether any power purported to be exercised has become exercisable or is being properly exercised;
 - (c) whether any Secured Obligations or other monies remain outstanding;
 - (d) how any monies paid to the Security Agent or to the Receiver shall be applied; or
 - (e) the status, propriety or validity of the acts of the Receiver or Security Agent.
- 19.2 The receipt of the Security Agent or any Receiver shall be an absolute and a conclusive discharge to a purchaser and shall relieve that purchaser of any obligation to see to the application of any monies paid to or by the direction of the Security Agent or any Receiver.
- 19.3 In clauses 19.1 and 19.2, **purchaser** includes any person acquiring, for money or monies worth, any lease of, or Security over, or any other interest or right whatsoever in relation to, the Charged Property or any of them.

20 Settlements conditional

- 20.1 If the Security Agent (acting reasonably) believes that any amount paid by a Chargor or any other person in respect of the Secured Obligations is capable of being avoided or set aside for any reason, then for the purposes of this Deed, such amount shall not be considered to have been paid.
- 20.2 Any settlement, discharge or release between a Chargor and any Secured Party shall be conditional upon no Security or payment to or for that Secured Party by that Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any law relating to bankruptcy, insolvency or liquidation or otherwise.

21 Subsequent Security

- 21.1 If any subsequent charge or other interest affects any Charged Property, a Secured Party may open a new account with the Chargor.
- 21.2 If that Secured Party does not open a new account, it will nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice of that charge or other interest.
- 21.3 As from that time all payments made to that Secured Party will be credited or to be treated as having been credited to the new account and will not operate to reduce any Secured Obligations.

22 Notices

Any communication under this Deed or any other Security or Finance Document created by or under this Deed, shall be made and given in accordance with the terms of clause 35 (Notices) of the Facility Agreement.

23 Invalidity

Clause 37 (Partial invalidity) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it.

24 Assignment

24.1 Each Finance Party may assign or otherwise transfer all or any part of its rights under this Deed or any Security created by or under it in accordance with the terms of the Finance Documents.

24.2 No Chargor may assign or otherwise transfer any of its rights and obligations under this Deed.

25 Releases

Upon the expiry of the Security Period, the Security Agent shall, at the request and reasonable cost of the Chargors, take whatever action is necessary to release and reassign to each relevant Chargor:

- (a) its rights arising under this Deed; and
- (b) the Charged Property from the Security created by and under this Deed.

26 Currency clauses

Clause 33.9 (Currency of account) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it and references to the Obligors shall be construed as references to the Chargors.

27 Certificates and determinations

Clause 36.2 (Certificates and determinations) of the Facility Agreement shall apply to this Deed as if set out here in full but so that references to the Finance Documents shall be construed as references to this Deed and any Security created by or under it and references to the Finance Parties shall be construed as references to the Security Agent.

28 Counterparts

This Deed or any Finance Document entered into under or in connection with this Deed may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed or any Finance Document.

29 Governing law

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

30 Jurisdiction of English courts

- (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) (**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 30 is for the benefit of the Security Agent. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

This Deed has been signed on behalf of the Security Agent and executed as a deed by each Chargor and is delivered on the date given at the beginning of this Deed. It is intended by the parties to this Deed that this Deed will take effect as a deed notwithstanding that the Security Agent may only execute it under hand.

Schedule 1**Chargors**

Name	Jurisdiction of incorporation	Registered number
Idox plc	England and Wales	03984070
Idox Software Ltd	England and Wales	02933889
EIM Group Ltd	England and Wales	14035375
Emapsite.com Limited	England and Wales	03931726

Schedule 2

Material Real Properties

Registered Land

None as at the date of this Deed.

Unregistered Land

None as at the date of this Deed.

Schedule 3**Secured Shares**









Chargor	Name and registered number of company	Number and class of shares
Idox plc	Idox Software Ltd (02933889)	2,111,853 ordinary shares of £1.00 each
Idox plc	Emapsite.com Limited (03931726)	2,500 ordinary shares of £0.01 each
		1,600 A ordinary shares of £0.01 each
		2,300 B ordinary shares of £0.01 each
		1,600 C ordinary shares of £0.01 each
		515 D ordinary shares of £0.01 each
Idox Software Ltd	EIM Group Ltd (14035375)	100 ordinary shares of £1.00 each

Schedule 4




Material Intellectual Property

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date	Renewal Date	Application No.	Registration No.
UNI-FORM	Series of Marks	Idox plc	United Kingdom	9 35 42	REGISTERED	19-Sep-2007	13-Jun-2008	19-Sep-2027	UK000024672 92	UK00002467 292
UNI-FORM										
UNI-form										
PLANEX		Idox plc	United Kingdom	9	REGISTERED	27-Mar-1992	17-Feb-1995	27-Mar-2029	UK000014958 29	UK00001495 829
THE PLANNING EXCHANGE <small>THE PLANNING EXCHANGE</small> The Planning Exchange	Series of Marks	Idox plc	United Kingdom	35	REGISTERED	27-Mar-1992	13-Aug-1993	27-Mar-2029	UK000014956 41	UK00001495 641
PLANTECH	Word	Idox plc	United Kingdom	9 35 42	REGISTERED	18-Nov-2008	29-May-2009	18-Nov-2028	UK000025028 52	UK00002502 852
ACCOLAID	Word	Idox plc	United Kingdom	9 35 42	REGISTERED	18-Nov-2008	29-May-2009	18-Nov-2028	UK000025028 54	UK00002502 854
GRANT tracker making information work	Words and Colour Device	Idox plc	United Kingdom	36 42	REGISTERED	01-Jul-2005	27-Jan-2006	01-Jul-2025	UK000023958 56	UK00002395 856


EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
 										
GRANT net PLUS making information work  	Series of Marks, Words and Device	Idox plc	United Kingdom	36 42	REGISTERED	01-Jul-2005	27-Jan-2006	01-Jul-2025	UK000023958 57	UK00002395 857
GRANTfinder 	Word and Colour Device	Idox plc	European Union	35 36 42	REGISTERED	12-Aug-2015	12-Jan-2016	12-Aug-2025	014465711	014465711
GRANT finder making information work  	Series of Marks, Words and Device	Idox plc	United Kingdom	36 42	REGISTERED	01-Jul-2005	24-Feb-2006	01-Jul-2025	UK000023958 58	UK00002395 858
GRANTfinder 	Word and Colour Device	Idox plc	United Kingdom	35 36 42	REGISTERED	12-Aug-2015	12-Jan-2016	12-Aug-2025	UK009144657 11	UK00914465 711

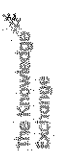





EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
HEXAGONS 	Colour Device	Ibox plc	United Kingdom	9 16 35 36 41 42 45	REGISTERED	12-Oct-2010	28-Jan-2011	12-Oct-2030	UK000025611 94	UK00002561 194
GRANT net making information work  	Series of Marks, Words and Device	Ibox plc	United Kingdom	36 42	REGISTERED	01-Jul-2005	27-Jan-2006	01-Jul-2025	UK000023958 59	UK00002395 859
POLICY finder £ because policy matters	Words and Device	Ibox plc	United Kingdom	36 42	REGISTERED	06-Feb-2009	04-Sep-2009	06-Feb-2029	UK000025082 02	UK00002508 202
INNOVATION CONNECT	Words	Ibox plc	European Union	9 35 36 42	REGISTERED	14-Nov-2012	18-Apr-2013	14-Nov-2032	011346483	011346483
INNOVATION CONNECT	Words	Ibox plc	United Kingdom	9 35 36 42	REGISTERED	15-May-2012	28-Sep-2012	15-May-2032	UK000026209 74	UK00002620 974
INNOVATION CONNECT	Words	Ibox plc	United Kingdom	9 35 36 42	REGISTERED	14-Nov-2012	18-Apr-2013	14-Nov-2032	UK009113464 83	UK00911346 483
IC	Word	Ibox plc	European Union	9 35 36 42	REGISTERED	14-Nov-2012	18-Apr-2013	14-Nov-2032	011346632	011346632
IC	Word	Ibox plc	United Kingdom	9 35 36 42	REGISTERED	15-May-2012	05-Oct-2012	15-May-2032	UK000026209 83	UK00002620 983







EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
IC	Word	Ibox plc	United Kingdom	9 35 36 42	REGISTERED	14-Nov-2012	18-Apr-2013	14-Nov-2032	UK009113466 32	UK00911346 632
MCLAREN	Word	Ibox plc	European Union	9 35 42	REGISTERED	10-Jul-2014	03-Mar-2016	10-Jul-2024	013072996	013072996
MACLAREN 	Series of Marks	Ibox plc	United Kingdom	9 35 37 42	REGISTERED	06-Jun-2012	21-Jun-2013	06-Jun-2032	UK000026234 38	UK00002623 438
MCLAREN	Word	Ibox plc	United Kingdom	9 35 42	REGISTERED	10-Jul-2014	03-Mar-2016	10-Jul-2024	UK009130729 96	UK00913072 996
CAFM	Word	Ibox plc	United Kingdom	9	REGISTERED	13-Nov-1989	20-Mar-1992	13-Nov-2026	UK000014040 70	UK00001404 070
CAFM EXPLORER	Word	Ibox plc	United Kingdom	9	REGISTERED	25-May-2005	08-Sep-2006	25-May-2025	UK000023927 37	UK00002392 737
OPIDIS (semi-figurative)	Colour Device	Artesys International S.A.	France	9	WTG REN CERT	17-Dec-2002	17-Dec-2002	17-Dec-2032	023200938	023200938
RESEARCHconnect	Words	Ibox plc	European Union	35 36	REGISTERED	14-Aug-2015	03-Feb-2017	14-Aug-2025	014467328	014467328
RESEARCH CONNECT/RESEARCHconnect	Series of Marks	Ibox plc	United Kingdom	9 35 36 38 42	REGISTERED	23-Aug-2013	17-Jan-2014	23-Aug-2023	UK000030193 59	UK00003019 359
RESEARCHconnect	Words	Ibox plc	United Kingdom	35 36	REGISTERED	14-Aug-2015	03-Feb-2017	14-Aug-2025	UK009144673 28	UK00914467 328




EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
THE KNOWLEDGE EXCHANGE 	Words and Colour Device	Ibox plc	United Kingdom	9 16 35 36 38 41 42	REGISTERED	13-Nov-2013	14-Mar-2014	13-Nov-2023	UK00003030400	UK00003030400
TRANSFER OF ASSET 	Words and Device	Ibox plc	European Union	9 35 42	REGISTERED	08-Jul-2014	04-Dec-2014	08-Jul-2024	013064803	013064803
TRANSFER OF ASSET 	Words and Device	Ibox plc	United Kingdom	9 35 42	REGISTERED	08-Jul-2014	04-Dec-2014	08-Jul-2024	UK00913064803	UK00913064803
Vindsubsidies nl 	Word and Colour Device	Ibox plc	Benelux	35 36 42	REGISTERED	25-Mar-2015	13-Jul-2015	25-Mar-2025	1307288	0974342
IApplly	Word	Ibox plc	United Kingdom	9 16 35 36 41 42	REGISTERED	10-Jun-2015	16-Oct-2015	10-Jun-2025	UK00003112597	UK00003112597
Grant Manager 	Words and Colour Device	Ibox plc	Benelux	9 36 42	REGISTERED	09-Oct-2015	28-Dec-2015	09-Oct-2025	1318570	0983456
OnLink 	Word and Colour Device	Ibox plc	European Union	9 38 42	REGISTERED	24-Feb-2016	29-Jul-2016	24-Feb-2026	015143662	015143662
OnLink	Word and Colour Device	Ibox plc	United Kingdom	9 38 42	REGISTERED	24-Feb-2016	29-Jul-2016	24-Feb-2026	UK00915143662	UK00915143662

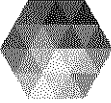
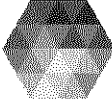
EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
										
ONSITE 	Word and Colour Device	Ibox plc	United Kingdom	9 38 42	REGISTERED	07-Apr-2016	22-Jul-2016	07-Apr-2026	UK000031584 57	UK00003158 457
RESEARCHconnect 	Word and Colour Device	Ibox plc	European Union	35 36 38	REGISTERED	08-Apr-2016	09-Sep-2016	08-Apr-2026	015317647	015317647
RESEARCHconnect 	Word and Colour Device	Ibox plc	United Kingdom	35 36 38	REGISTERED	08-Apr-2016	09-Sep-2016	08-Apr-2026	UK009153176 47	UK00915317 647
IDOX 	Word and Colour Device	Ibox plc	United Kingdom	9 35 36 42	REGISTERED	16-Jun-2016	18-Nov-2016	16-Jun-2026	UK000031699 71	UK00003169 971
IDOX 	Word and Colour Device	Ibox plc	United States	9 35 36 41 42	REGD-DEC USE	17-Jun-2016	22-May-2018	22-May-2023	87/076015	5472483
INTEGRITY COMPASS	Words	Ibox plc	European Union	41 42	REGISTERED	09-Jan-2017	12-Aug-2017	09-Jan-2027	016231953	016231953

EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
INTEGRITY COMPASS	Words	Idox plc	United Kingdom	41 42	REGISTERED	09-Jan-2017	12-Aug-2017	09-Jan-2027	UK009162319 53	UK00916231 953
TRACE360	Word	Idox plc	United Kingdom	9 16 35 42	REGISTERED	12-Oct-2017	05-Jan-2018	12-Oct-2027	UK000032630 41	UK00003263 041
Idox HEX 	Word and Colour Device	Idox plc	European Union	9 35 36 42	REGISTERED	04-Sep-2020	07-Jul-2021	04-Sep-2030	018302986	018302986
Idox HEX 	Word and Colour Device	Idox plc	United Kingdom	9 35 36 42	REGISTERED	03-Sep-2020	05-Mar-2021	03-Sep-2030	UK000035295 73	UK00003529 573
Idox HEX 	Word and Colour Device	Idox plc	United States	9 35 36 41 42	PENDING	09-Sep-2020			90/167526	
HEX	Colour Device	Idox plc	European Union	9 35 36 42	REGISTERED	04-Sep-2020	07-Jul-2021	04-Sep-2030	018302768	018302768

EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
										
HEX	Series of Logos	Idox plc	United Kingdom	9 35 36 42	REGISTERED	03-Sep-2020	25-Dec-2020	03-Sep-2030	UK000035296 15	UK00003529 615
										
UKPLANNING	Word	Idox plc	European Union	9 16 42	REGISTERED	13-Dec-2002	17-Jan-2005	13-Dec-2032	002972552	002972552
UKPLANNING	Word	Idox plc	United Kingdom	9 16 42	REGISTERED	13-Dec-2002	17-Jan-2005	13-Dec-2032	UK009029725 52	UK00902972 552
THE PLANNING DOCTOR	Words	Idox plc	European Union	9 16 35 42	REGISTERED	13-Dec-2002	20-Dec-2004	13-Dec-2032	002972545	002972545
THE PLANNING DOCTOR	Words	Idox plc	United Kingdom	9 16 35 42	REGISTERED	13-Dec-2002	20-Dec-2004	13-Dec-2032	UK009029725 45	UK00902972 545
IDOX	Word	Idox plc	European Union	9 16 35 42	REGISTERED	17-Apr-2003	26-Jan-2007	17-Apr-2033	003136702	003136702
IDOX	Series of Marks	Idox plc	United Kingdom	36 41	REGISTERED	06-Oct-2010	07-Jan-2011	06-Oct-2030	UK000025606 54	UK00002560 654
IDOX	Word	Idox plc	United Kingdom	9 16 35 42	REGISTERED	21-Aug-2003	21-May-2004	21-Aug-2023	UK000023413 21	UK00002341 321

EXECUTION VERSION

Mark	Category	Proprietor	Country	Classes	Status	Filing Date	Reg. Date.	Renewal Date	Application No.	Registration No.
LandHawk	Word	Idox plc	United Kingdom	9 35 42	ACCEPTED	03-May-2023			UK000039074 37	

Schedule 5**Relevant Agreements****Part 1 - Form of notice of assignment**

To: ♦

Dated: ♦

Dear Sirs

The agreement described in the attached schedule (Agreement)

We hereby notify you that we have assigned absolutely, subject to a proviso for re-assignment on redemption, to HSBC Innovation Bank Limited (**Security Agent**) as security trustee for itself and others all our right, title and interest in and to the Agreement.

If the security created in favour of the Security Agent becomes enforceable, the Security Agent may notify you of such event (**Enforcement Notice**).

Following your receipt of an Enforcement Notice, we hereby irrevocably and unconditionally authorise and instruct you:

- 1 without notice or reference to, or further authority from us and without enquiring as to the justification or the validity of those instructions, to comply only with any instructions from time to time received by you from the Security Agent relating to the Agreement and any rights under or in connection with the Agreement; and
- 2 to pay all sums payable by you under the Agreement directly to the Security Agent at such account as the Security Agent may specify from time to time.

We remain liable to perform all our obligations under the Agreement and the Security Agent is under no obligation of any kind whatsoever under the Agreement nor under any liability whatsoever in the event of any failure by us to perform our obligations under the Agreement.

Please sign and return the acknowledgement attached to one enclosed copy of this notice to the Security Agent and the other copy to us.

The provisions of this notice (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

Yours faithfully

.....
for and on behalf of

♦

The Schedule

Date	Parties	Description
◆	◆	◆

[Attach form of acknowledgment]

Part 2 - Form of acknowledgement

To: [name of Security Agent]
[address]

To: [name of Chargor] (**Chargor**)
[address]

Dated: ♦

We acknowledge receipt of the notice of assignment (**Notice**) of which the above is a duplicate. Terms defined in the Notice shall have the same meaning when used in this acknowledgement. We confirm that:

- (a) we shall act in accordance with any Enforcement Notice;
- (b) the Chargor will remain liable to perform all its obligations under the Agreement and the Security Agent is under no obligation of any kind whatsoever under the Agreement nor under any liability whatsoever in the event of any failure by the Chargor to perform its obligations under the Agreement;
- (c) as at the date of this acknowledgement we have not received any notice of security assignment or charge of (or of any interest of any third party in) the Chargor's interest in the Agreement in favour of any other person;
- (d) as at the date of this acknowledgement, we are not aware of any breach by the Chargor of the terms of the Agreement; and
- (e) we do not have and have not claimed or exercised any right or claim against the Chargor or exercised or attempted to exercise any right of set-off, counterclaim or other right relating to the Agreement.

The provisions of this acknowledgement (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

For and on behalf of
♦

Schedule 6**Relevant Policies****Part 1 - Form of notice of assignment**

To: [insurer]

Dated: ♦

Dear Sirs

The insurance policies described in the attached schedule (Relevant Policies)

We hereby notify you that we have assigned absolutely, subject to a proviso for re-assignment on redemption, to HSBC Innovation Bank Limited (**Security Agent**) as security trustee for itself and others all our right, title and interest in and to the Relevant Policies.

If the security created in favour of the Security Agent becomes enforceable, the Security Agent may notify you of such event (**Enforcement Notice**).

Following your receipt of an Enforcement Notice, we hereby irrevocably and unconditionally authorise and instruct you:

- 1 without notice or reference to or further authority from us and without enquiring as to the justification or the validity of those instructions, to comply only with any instructions from time to time received by you from the Security Agent relating to the Relevant Policies (or any of them); and
- 2 to pay all sums payable by you under the Relevant Policies (or any of them) directly to the Security Agent at such account as the Security Agent may specify from time to time.

We remain liable to perform all our obligations under the Relevant Policies and the Security Agent is under no obligation of any kind whatsoever under the Relevant Policies nor under any liability whatsoever in the event of any failure by us to perform our obligations under the Relevant Policies.

Please sign and return the acknowledgement attached to one enclosed copy of this notice to the Security Agent and the other copy to us.

The provisions of this notice (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

Yours faithfully

.....
for and on behalf of

♦

The Schedule

Date of policy	Insured	Policy type	Policy number
◆	◆	◆	◆

[Attach form of acknowledgment]

Part 2 - Form of acknowledgement

To: [name of Security Agent]
[address]

To: [name of Chargor] (**Chargor**)
[address]

Dated: ♦

We acknowledge receipt of the notice of assignment (**Notice**) of which the above is a duplicate. Terms defined in the Notice shall have the same meaning when used in this acknowledgement. We confirm that:

- (a) we shall act in accordance with any Enforcement Notice;
- (b) the Chargor will remain liable to perform all its obligations under the Relevant Policy and the Security Agent is under no obligation of any kind whatsoever under the Relevant Policy nor under any liability whatsoever in the event of any failure by the Chargor to perform its obligations under the Relevant Policy;
- (c) as at the date of this acknowledgement we have not received any notice of security assignment or charge of (or of any interest of any third party in) the Chargor's interest in any Relevant Policy or the proceeds of any Relevant Policy in favour of any other person; and
- (d) we do not have and have not claimed or exercised any right or claim against the Chargor or exercised or attempted to exercise any right of set-off, counterclaim or other right relating to any Relevant Policy and we waive all future rights to claim or exercise any rights of set-off, counterclaim or other similar right now or in the future relating to the Relevant Policy.

The provisions of this acknowledgement (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

For and on behalf of
[insurance company]

Schedule 7**Blocked Accounts****Part 1 - Form of notice of assignment or charge**

To: *[insert name and address of account holding institution]*

Dated: ♦

Dear Sirs

Account number: ♦ (Blocked Account)
Sort code: ♦
Account holder: ♦ Limited

We hereby notify you that we have assigned absolutely, subject to a proviso for re-assignment on redemption to HSBC Innovation Bank Limited (**Security Agent**) as security trustee for itself and others all our right, title and interest in and to the Blocked Account and any monies from time to time standing to the credit of the Blocked Account.

We hereby irrevocably and unconditionally authorise and instruct you:

- 1 to hold all monies from time to time standing to the credit of the Blocked Account to the order of the Security Agent and accordingly to pay all or any part of those monies to the Security Agent (or as it may direct) promptly following receipt of written instructions from the Security Agent to that effect; and
- 2 to disclose to the Security Agent such information relating to us and the Blocked Account as the Security Agent may from time to time request you to provide.

We also advise you that:

- (a) all rights, interest and benefits whatsoever accruing to or for the benefit of us arising in respect of the Blocked Account belong to and are exercisable by or at the direction of the Security Agent;
- (b) we may not withdraw any monies from the Blocked Account without first having obtained the prior written consent of the Security Agent; and
- (c) the provisions of this notice may only be revoked or varied with the prior written consent of the Security Agent.

Please sign and return the acknowledgement attached to one enclosed copy of this notice to the Security Agent and the other copy to us.

The provisions of this notice (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

Yours faithfully

.....

for and on behalf of



[Attach form of acknowledgment]

Part 2 - Form of acknowledgement

To: [name of Security Agent]
[address]

To: [name of Chargor] (**Chargor**)
[address]

Dated: ♦

We acknowledge receipt of the notice of assignment or charge (**Notice**) of which the above is a duplicate. Terms defined in the Notice shall have the same meaning when used in this acknowledgement.

We confirm that:

- (a) we shall act in accordance with the Notice;
- (b) as at the date of this acknowledgement we have not received any notice of security assignment or charge over (or of any interest of any third party in) the Chargor's interest in the Blocked Account in favour of any other person;
- (c) we will not without the Security Agent's prior written consent amend or vary any rights attaching to the Blocked Account; and
- (d) we will not exercise and unconditionally and irrevocably waive any right of combination or consolidation of accounts, security, set-off or lien or similar rights (howsoever described) which we may have now or in the future in respect of the Blocked Account or over any monies standing to the credit of the Blocked Account.

The provisions of this acknowledgement (and any non-contractual obligations arising out of or in connection with it) are governed by English law.

For and on behalf of
[account holding institution]

Schedule 8**Form of Security Deed of Accession**

This Deed is made on

◆

Between

- (1) **Idox plc** (registered in England with number 03984070 for itself and the other Chargors (**Company**));
- (2) ◆ (registered in [England] with number ◆ (**Acceding Chargor**); and
- (3) HSBC Innovation Bank Limited as security trustee for the Secured Parties (**Security Agent**).

Whereas

- (A) This Deed is supplemental to a debenture dated ◆ between the Chargors and the Security Agent (**Debenture**).
- (B) The Acceding Chargor has also entered into an Accession Deed to the Facility Agreement on or about the date of this Security Deed of Accession and by doing so appoints the Company as its agent on the terms set out in the Accession Deed.

It is agreed**1 Definitions and interpretation****1.1 Definitions**

- (a) Save to the extent otherwise defined in this Deed, terms defined in the Debenture have the same meaning when used in this Deed.
- (b) In this Deed, **Secured Shares** means all shares present and future held by the Acceding Chargor or the Persons listed in Schedule 2 (Secured Shares) to this Deed.

1.2 Interpretation

Clauses 1.2 (Interpretation), 1.3 (Third party rights), 1.4 (Administration), 1.5 (Incorporated terms), 1.6 (Property), 1.7 (Application of provisions in Facility Agreement), 1.8 (Present and future assets), 1.9 (Fixed security) and 1.10 (No obligations) of the Debenture are incorporated in this Deed as if they were set out in full in this Deed, but so that references in those clauses to this **Deed** shall be construed as references to this Security Deed of Accession.

2 Accession of Acceding Chargor**2.1 Accession**

The Acceding Chargor agrees to be a Chargor for the purposes of the Debenture with immediate effect and agrees to be bound by all of the terms of the Debenture as if it had originally been a party to it.

2.2 **Covenant to pay**

The Acceding Chargor covenants with the Security Agent as security trustee for the Secured Parties that it will pay and discharge the Secured Obligations when they become due for payment and discharge in accordance with the terms of the Finance Documents.

2.3 **Charging provisions**

All Security created by the Acceding Chargor under this Deed is:

- (a) a continuing security for the payment and discharge of the Secured Obligations;
- (b) granted with full title guarantee; and
- (c) granted in favour of the Security Agent as security trustee for the Secured Parties and the Security Agent shall hold the benefit of this deed and the Security created by or pursuant to it on trust for the Secured Parties.

2.4 **First legal mortgages**

The Acceding Chargor charges by way of first legal mortgage its Material Real Property (including the Material Real Property described in Schedule 1 (Properties) to this Deed).

2.5 **Assignments**

- (a) The Acceding Chargor assigns absolutely, subject to a proviso for re-assignment on redemption all of its rights, title and interest from time to time under or in respect of:
 - (i) the agreements described in Schedule 5 (Relevant Agreements) to this Deed;
 - (ii) its insurance policies described in Schedule 4 (Relevant Policies) to this Deed;
 - (iii) each account described in Schedule 6 (Blocked Accounts) to this Deed and any amount standing to the credit of a Blocked Account and the debt represented by each Blocked Account; and
 - (iv) each and every sum from time to time paid or payable by any person for the time being to a Chargor,together with, in each case, all other Related Rights thereto.
- (b) The Acceding Chargor shall remain liable to perform all its obligations under each Relevant Agreement, and each Relevant Policy.

2.6 **First fixed charges**

The Acceding Chargor charges by way of first fixed charge:

- (a) all Material Real Property (other than any Material Real Property effectively charged by way of legal mortgage under clause 2.4);
- (b) all licences to enter or use any Material Real Property;
- (c) the benefit of all other agreements, instruments and rights relating to its Material Real Property;

- (d) all Material Chattels present and future and the benefit of all contracts, licences, warranties, maintenance contracts relating to them and any renewals and replacements of them;
- (e) the Secured Shares;
- (f) the Investments;
- (g) all of its book and other debts and monetary claims and their proceeds (both collected and uncollected) (together **Debts**);
- (h) (other than to the extent effectively assigned under clause 2.5) each Blocked Account, all monies from time to time standing to the credit of each Blocked Account and the debt represented by each Blocked Account;
- (i) all its Material Intellectual Property, including its Material Intellectual Property described in Schedule 3 (Intellectual Property) to this Deed;
- (j) all its goodwill and uncalled capital;
- (k) (other than to the extent effectively assigned under clause 2.5) the Relevant Policies;
- (l) the benefit of all Authorisations held or utilised by it in connection with its business or the use of any of its assets and the right to recover and receive compensation payable in respect of any of them; and
- (m) to the extent that any other assignment in clause 2.5 is ineffective as an assignment, the assets referred to in that clause,

together with, in each case, all other Related Rights thereto.

2.7 Floating charge

- (a) The Acceding Chargor charges by way of first floating charge all its assets and undertaking wherever located both present and future.
- (b) The floating charge created by clause 2.7(a) shall be deferred in point of priority to all fixed Security validly and effectively created by the relevant Acceding Chargor under the Finance Documents in favour of the Security Agent (as trustee for the Secured Parties) as security for the Secured Obligations.

2.8 Qualifying floating charge

This Deed contains a qualifying floating charge and paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by or under this Deed.

3 Consent of existing charging companies

The Company (for itself and the other Chargors) agrees to the terms of this Deed and agrees that its execution will in no way prejudice or affect any Security granted by any of the Chargors by or under the Debenture.

4 Security power of attorney

(a) The Acceding Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their delegates or sub-delegates to be its attorney with the full power and authority of the Acceding Chargor (in its name and otherwise on its behalf) at any time after the occurrence of an Event of Default that is continuing or the failure by the Acceding Chargor to comply with clause 7 (Further assurance) of the Debenture or any other perfection obligations in connection with the Debenture within 10 Business Days of being notified of that failure by the Security Agent to:

- (i) execute, deliver and perfect all deeds, instruments and other documents; and
- (ii) to do or cause to be done all acts and things,

in each case:

- (A) which is expressly required under the Debenture and which the Acceding Chargor has not done within a reasonable period of time; or
- (B) which may be required to enable the exercise of the respective powers conferred on the Security Agent or any Receiver under the Debenture or by law or otherwise for any of the purposes of the Debenture or by law.

(b) The Acceding Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this clause.

5 Notices

The Acceding Chargor confirms that its address details for notices in relation to clause 22 (Notices) of the Debenture are as follows:

Address: ♦
Facsimile: ♦
Attention: ♦

6 Counterparts

This Deed or any Finance Document entered into under or in connection with this Deed may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed or any Finance Document.

7 Governing law and jurisdiction

Clause 29 (Governing law) of the Debenture shall be incorporated in this Deed as if set out here in full but so that references to the Debenture shall be construed as references to this Deed.

This Deed has been signed on behalf of the Security Agent and executed as a deed by the Company and the Acceding Chargor and is delivered on the date given at the beginning of this Deed. It is intended by the parties to this Deed that this Deed will take effect as a deed notwithstanding that the Security Agent may only execute it under hand.

Schedule 1

Material Real Property

Schedule 2

Secured Shares

Schedule 3

Material Intellectual Property

Schedule 4

Relevant Policies

Schedule 5

Relevant Agreements

Schedule 6

Blocked Accounts

SIGNATURES TO THE SECURITY DEED OF ACCESSION

Company

Executed as a deed by)
Idox plc) Director
acting by two directors or by a director and its)
secretary) Director/Secretary

Acceding Chargor

Executed as a deed by)
♦ Limited/plc)
acting by a director in the presence of) Director

.....
Signature of witness

Name

Address

.....

I confirm that I was physically present when _____ signed this deed.

Security Agent

HSBC Innovation Bank Limited


By:

SIGNATURES TO THE DEBENTURE

Chargors


Executed as a deed by
Idox plc
acting by two directors or by a director and its
secretary

)
) Director
)
)
) Director/Secretary



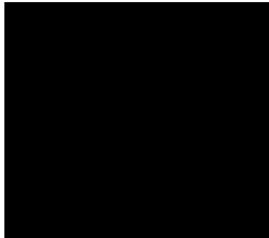
Executed as a deed by
Idox Software Ltd
acting by two directors or by a director and its
secretary

)
) Director
)
)
) Director/Secretary




Executed as a deed by
EIM Group Ltd
acting by two directors or by a director and its
secretary

)
) Director
)
)
) Director/Secretary



Executed as a deed by
Emapsite.com Limited
acting by two directors or by a director and its
secretary

)
) Director
)
)
) Director/Secretary



The Security Agent

HSBC Innovation Bank Limited

By:

