

Company Number: 04564919

THE COMPANIES ACT 2006

WRITTEN RESOLUTION OF ALL THE SHAREHOLDERS

of

FOLKESTONE HIGH HOLBORN (NUMBER 2) LIMITED

(the "Company")

(adopted pursuant to the Company's articles of association)

TUESDAY



A27 *A58MWASY* 07/06/2016 #367
COMPANIES HOUSE

Circulation Date: 24th May 2016

In accordance with Chapter 2 of Part 13 of the Companies Act 2006 the directors of the Company proposed that the following resolutions be passed as special resolutions

SPECIAL RESOLUTIONS

We, the undersigned, being all the members of the Company who together hold the entire issued share capital of the Company and are entitled to receive notice of, attend and vote at meetings of the Company convened for the purpose of passing or sanctioning the following resolutions, hereby resolve unanimously in accordance with Chapter 2 of Part 13 of the Company Act 2006 as follows

Facility Agreement and related finance documentation

- 1 THAT the borrowing in the Facility Agreement (as defined below) and the granting of security as set out in the Security Documents (as defined below) by the Company is in the best interests of the Company's business and that it would promote the success of the Company for the benefit of its members as a whole, and be to the further benefit and advantage of the Company to enter into the facility agreement (the "Facility Agreement") between, amongst others, the Company and Deutsche Hypothekenbank (Actien-Gesellschaft), acting through its London Branch, in its capacity as arranger, facility agent (the "Facility Agent"), security trustee (the "Security Trustee") and original lender for a facility of £26,000,000 in connection with the properties known as 67-70 Chancery Lane, 313-318 High Holborn, 67 to 73 Chancery Lane and 2 Southampton Buildings (the "Chancery Lane Property")
- 2 THAT the Company enters into the following related documents (in connection with the Facility Agreement)
 - 2 1 the Facility Agreement,
 - 2 2 the arrangement fee letter to be entered into between, amongst others, the Company and the Facility Agent setting out the arrangement fee referred to in Clause 11 1 (*Arrangement fee*) of the Facility Agreement,

- 2 3 the margin letter to be entered into between, amongst others, the Company and the Facility Agent determining the "Margin" for the purposes of the Facility Agreement,
- 2 4 the certificate addressed to the Facility Agent to be signed by a director of the Company confirming, amongst other things, that borrowing, guaranteeing or securing, as appropriate, the Total Commitments (as defined in the Facility Agreement) would not cause any borrowing, guaranteeing, security or similar limit binding on the Company to be exceeded,
- 2.5 the deed of release to be entered into between, amongst others, the Company and Deutsche Pfandbriefbank AG as facility agent under the existing credit facility agreement dated 12 January 2010 (the "**Existing Facility**") releasing certain security granted by the Company pursuant to the Existing Facility,
- 2 6 the debenture to be entered into between, amongst others, the Company and the Security Trustee in respect of the Company's assets including a first legal mortgage over the Chancery Lane Property,
- 2 7 the deed of subordination (including the assignment of subordinated loans) to be entered into between, amongst others, the Company and the Security Trustee,
- 2 8 the 2002 ISDA master agreement and schedule to be entered into between, amongst others, the Company and Norddeutsche Landesbank Girozentrale as hedge counterparty,
- 2 9 the property management agreement to be entered into between, amongst others, the Company and Savills (UK) Limited as managing agent,
- 2 10 the duty of care agreement to be entered into between, amongst others, the Company, the Security Trustee and Savills (UK) Limited in relation to the property management agreement between, amongst others, the Company and Savills (UK) Limited as managing agent,
- 2 11 the property management agreement to be entered into between, amongst others, the Company and Broadgate Estates Limited as property manager,
- 2 12 the duty of care agreement to be entered into between, amongst others, the Company, the Security Trustee and Broadgate Estates Limited in relation to the property management agreement between, amongst others, the Company and Broadgate Estates Limited as property manager,
- 2 13 the utilisation request to be entered into by, amongst others, the Company in relation to the Facility Agreement, and
- 2 14 the questionnaire to be provided by the Company in relation to the certificate of title in relation to the Chancery Lane Property,

(the "**Documents**") together with all other notices, undertakings and related documents required by or otherwise referred to in the Documents and requiring execution and/or delivery by the Company

- 3 THAT the directors have authority to approve the terms of, and the transaction contemplated by, the Documents and any related documents and be instructed to take any action in connection with the negotiation, execution, delivery and performance of the Documents and any related documents as they shall deem necessary or appropriate

Amendment of Articles of Association

- 1 THAT the Company's articles of association be amended by inserting the following wording after the existing article 5 4, as a new article 5 5

"5 5 Notwithstanding article 5 4 or anything to the contrary contained in these articles

5 5 1 no transferor of any shares in the Company or proposed transferor of such shares to a bank or institution to which such shares have been mortgaged or charged by way of security (whether as lender, or agent and trustee for a group of banks or institutions or purchaser or otherwise) ("a Secured Institution") or to its nominee,

5 5 2 no Secured Institution or its nominee, and

5 5 3 no receiver or manager appointed by or on behalf of a Secured Institution or its nominee,

shall be required to offer the shares which are or are to be the subject of any such transfer to the members for the time being of the Company or any of them, and no such member shall have any right under these articles or otherwise to require such shares to be transferred to them whether for consideration or not "

- 2 THAT the existing articles of association shall be renumbered accordingly

- 3 THAT the second word of article 5 6 shall be replaced with "offer"

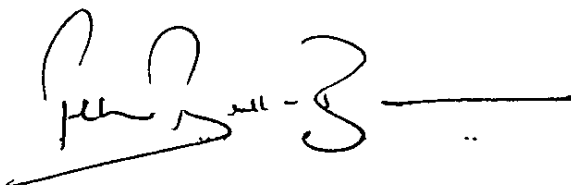
Agreement of eligible members

The undersigned being all the members eligible to vote irrevocably agree to the resolutions set out above

The Right Honourable William
9th Earl of Radnor



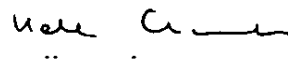
The Honourable Peter John
Pleydell-Bouverie



Susan Anne Laing



Helen Clark



Date 26th May 2016

NOTES

1 You can choose to agree to the all of the Special Resolutions or none of them but you cannot agree to only some of the resolutions. If you agree to all of the resolutions, please indicate your agreement by signing and dating this document where indicated above and returning it to the Company using one of the following methods

By Hand delivering the signed copy to Boodle Hatfield
240 Blackfriars Road
London
SE1 8NW
FAO Henry Ryder

By Post returning the signed copy by post to Boodle Hatfield
240 Blackfriars Road
London
SE1 8NW
FAO Henry Ryder

If you do not agree to all of the resolutions, you do not need to do anything you will not be deemed to agree if you fail to reply

2 Once you have indicated your agreement to the resolutions, you may not revoke your agreement

3 Unless, sufficient agreement has been received for the Resolution to pass, within 28 days from the Circulation date it will lapse. If you agree to the Resolution, please ensure that your agreement reaches us before or during this date

4 In the case of joint holders of shares, only the vote of the senior holder who votes will be counted by the Company. Seniority is determined by the order in which the names of the joint holders appear in the register of members

The Companies Acts 1985 and 1989

COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION

of

FOLKESTONE HIGH HOLBORN (NUMBER 2) LIMITED

PRELIMINARY

- 1 1 In the articles of association here set forth as may be amended from time to time ("the articles") the expression "the Act" means the Companies Act 1985, and, for the purpose of the articles, Table A in The Companies (Tables A to F) Regulations 1985 (S I No 805) as amended by Companies (Tables A to F) (Amendment) Regulations 1985 (S I 1985, No 1052) and the Companies Act 1985 (Electronic Communications) Order 2000 (S I 2000, No 3373) or any alteration or replacement thereof ("Table A"), as statutorily in force on the date when the articles are adopted by the company named above ("the Company"), is deemed to be included in and shall be construed as one with the Act
- 1 2 The Regulations contained in Table A are adopted by the Company subject to and together with the articles
- 1 3 Words and expressions used in the articles, unless the context otherwise requires, have the same meaning as in the Act as in force at the date of the articles
- 1 4 Statutory references in the articles shall include, subject as aforesaid, the statute as may be amended, extended or applied by or under any other statutory provision or as re-enacted
- 1 5 The articles are deemed to be delivered and completed as a Deed at the same time as incorporation, or adoption of the articles by special resolution, of the Company as the case may be, and the members for the time being are deemed to be bound accordingly by the articles and acknowledge the effect under section 14 of the Act as to the memorandum and articles of association of the Company

PRIVATE COMPANY

- 2 The Company is a private company and shall not offer any of its shares or debentures, whether for cash or otherwise, to the public or allot or agree to allot any shares in or debentures of the Company with a view to all or any of those shares or debentures being offered for sale to the public

CAPITAL

- 3 The initial share capital of the Company is £100 divided into 100 ordinary shares of £1 00 each

- 4 Subject to the provisions of Section 159 of the Act any Preference Shares may be issued on the terms that they are, or at the option of the Company, are liable to be redeemed

SHARES

- 5 1 The shares and any right to subscribe for, or convert any security into, shares in the Company or any of them for the time being (other than shares shown in the memorandum of association of the Company to have been taken by the subscribers thereto or shares allotted in pursuance of an employees' share scheme) may be allotted to such persons, at such times, subject as hereinafter mentioned, in such proportions, upon such terms, except at a discount, and with such rights, including but without limitation of redemption, and restrictions, including but without limitation as to differentiation between members or calls, as the directors, subject to the articles, shall think fit
- 5 2 The maximum amount of shares that may be allotted by the directors hereunder is, so long as the Company is a private company, the nominal amount of authorised but unissued share capital for the time being of the Company
- 5 3 The directors are authorised to exercise the power of allotment of the Company subject as aforesaid generally and unconditionally, but so that such authority will expire, except as next mentioned, on the date of the fifth anniversary of the adoption of the articles, except that
- 5 3 1 thereafter the directors may exercise the said power of allotment in pursuance of an offer or agreement made by the Company before such date or in pursuance of any authority given in accordance with the Act, and
- 5 3 2 the directors may exercise at any time whether before or after such anniversary as aforesaid, but only so long as the Company is a private company, the said power of allotment in accordance with any elective resolution of the members
- 5 4 Section 89(1) and Section 90(1) to (6) of the Act shall not apply to any allotment of equity securities by the Company. The shares comprised in the initial allotment by the Company shall be at the disposal of the Directors as they think proper but thereafter, unless otherwise determined by Special Resolution of the Company in General Meeting, any relevant securities shall, before they are allotted on any terms to any person, be first offered on the same or more favourable terms to each person who holds shares in the Company in the proportion which is, as nearly as practicable, equal to the proportion in nominal value held by him of the aggregate of such shares in issue
- 5 5 Notwithstanding article 5 4 or anything to the contrary contained in these articles
- 5 5 1 no transferor of any shares in the Company or proposed transferor of such shares to a bank or institution to which such shares have been mortgaged or charged by way of security (whether as lender, or agent and trustee for a group of banks or institutions or purchaser or otherwise) ("a Secured Institution") or to its nominee,
- 5 5 2 no Secured Institution or its nominee, and
- 5 5 3 no receiver or manager appointed by or on behalf of a Secured Institution or its nominee,

shall be required to offer the shares which are or are to be the subject of any such transfer to the members for the time being of the Company or any of them, and no such member shall

have any right under these articles or otherwise to require such shares to be transferred to them whether for consideration or not

- 5 6 Any offer pursuant to article 5 4 shall be made by notice in writing specifying the number of shares offered and the period, being not less than twenty one days, within which the offer, if not accepted, will be deemed to have been declined After the expiration of such period, or on receipt of notice of the acceptance or refusal of every offer so made, the Directors may, subject to these Articles, dispose of such securities as have not been taken up in such manner as they think proper. The Directors may, in like manner, dispose of any such securities as aforesaid, which by reason of the proportion borne by them to the number of persons entitled to such offer as aforesaid or by reason of any other difficulty in apportioning the same, cannot in the opinion of the Directors be conveniently offered in the manner hereinbefore provided

- 5 7 In the event of there being only one member of the Company

5 7 1 there shall be recorded in the register of members that there is only one member, and, as may be the case, that the number thereof is increased, and the date on which any such event occurs,

5 7 2 with whom the Company enters into a contract, other than a contract in the ordinary course of business of the Company and that member is the sole director, the Company shall ensure that the terms of the contract, unless it is in writing, are either set out in a written memorandum or recorded in the minutes of the meeting of the directors next held after making the contract,

5 7 3 that member shall provide the Company with a written record of any decisions taken thereby which have effect as if agreed by the Company in general meeting and that member shall be a quorum, and Regulation 40 of Table A shall apply subject to this article 5 7 3,

5 7 4 and that member ceasing for whatever reason to hold all the shares issued for the time being in the capital thereof the company secretary shall register on proof of title thereto the person or persons next entitled to any such shares on application in writing thereby subject to stamping any instrument therefor as may be required by law, and in the absence of or in default by the company secretary such person or persons aforesaid may enter the name or names thereof in the register of members, and

5 7 5 it shall not be necessary for a person, on becoming entitled to a share in consequence of the death, bankruptcy, insolvency or dissolution of the single member, to produce evidence to the directors of such entitlement before being registered as the holder of the share, and Regulations 30 and 31 of Table A shall apply subject to this article 5 7 5

- 5 8 The Company may in accordance with and subject to Part V of the Act and all other provisions (if any) in force for the time being as to the increase, maintenance and reduction of share capital

5 8 1 give financial assistance directly or indirectly for the purpose of acquiring any shares in the Company, or its holding company, or subsidiary company of its holding company, if any,

5 8 2 issue shares which are to be redeemed or are liable to be redeemed at the option of the Company or the holder thereof, except that no redeemable shares may be issued at any time when there are no issued shares of the Company which are not redeemable,

- 5 8 3 purchase its own shares including its own redeemable shares,
- 5 8 4 make a payment in respect of the redemption or purchase of any of its own fully-paid shares out of the distributable profits of the Company or the proceeds of a fresh issue of shares or, so long as the Company is a private company, out of capital, or, so long as aforesaid, partly out of one and partly out of the other, and as to redemption on such date or dates (to be fixed prior to the issue of such shares) and terms and in such manner as may be determined at any time or times by the directors but so that the amount to be paid on redemption shall be the paid-up amount thereof plus the net amount of any arrears of dividends thereon

Provided always that any shares purchased or redeemed by the Company shall be treated as cancelled

- 5 9 Should a certificate or warrant of any security issued or granted be defaced, lost, worn-out or destroyed it may be renewed on payment of a fee on such terms as to evidence and indemnity, and the payment of all expenses of the Company of investigating evidence, as the directors shall think fit, and on the return to the Company of any certificate or warrant to be renewed which is defaced or worn-out as the case may be
- 5 10 Regulation 8 and Regulation 24 of Table A are not adopted and do not apply
- 5 11 The Company, if the directors think fit and subject to such terms and conditions (if any) as to requisition of, or submitting any resolution to, or attending and voting at any meeting and as to any other matter as they may from time to time decide, may
 - 5 11 1 issue under its common seal a warrant with respect to any fully paid shares stating that the bearer of the warrant is entitled to the shares therein specified, and
 - 5 11 2 provide by coupons or otherwise for the payment of future dividends on the shares included in the warrant provided always that the shares specified as aforesaid may be transferred by delivery of the warrant,
- 5 12 Provided the holder of any such warrant may surrender the same at any time for cancellation and thereupon the name thereof shall be entered in the register of members, and the bearer of any share warrant issued by the Company shall be deemed to be a member of the Company subject as aforesaid to the full extent A new warrant shall not be issued to replace one that has been lost unless the directors are satisfied beyond reasonable doubt that the original has been destroyed
- 5 13 The Company may accept from any member the whole or any part of the amount remaining unpaid on any shares held by that member, even though no part of that amount has been called up The liability of any member in default in respect of a call shall be increased by interest payable at such rate without limit as the directors may determine on any amount called and by the addition of all costs, charges and expenses that may have been incurred by the Company by reason of such non-payment, and subject hereto Regulation 18 of Table A is adopted

MEMBERS

- 6 1 Regulation 37 of Table A is adopted with "28 days" substituted for "eight weeks", and Regulation 41 of Table A is adopted with the addition at the end thereof of the words "and if at the adjourned meeting a quorum is not present within 15 minutes from the time appointed for the meeting or if during the meeting a quorum ceases to be present the member or members present entitled to be counted in a quorum shall be a quorum" subject as hereinafter may be mentioned, and Regulation 54 of Table A is adopted with the addition of the words "on any resolution whatsoever including but without limitation any resolutions as to a

voluntary arrangement under Part 1 of the Insolvency Act 1986” after the words “on a poll”, and the second sentence in Regulation 59 of Table A shall not apply, and Regulations 56, 62(a) and 62 (aa) of Table A are adopted with “24” substituted respectively for “48”, and the Company may dispense by elective resolution with the holding of annual general meetings

- 6 2 Any resolution may be proposed and passed as special, extraordinary, ordinary or otherwise notwithstanding that the Company has given less than 21 or 14 days’ notice thereof, or of the meeting or adjourned meeting at which it is proposed to be passed, as the case may be, if it is so agreed by a majority in number of the members having a right to attend and vote on the resolution together holding not less than 95% (subject to any elective resolution reducing that amount to not less than 90%) in nominal value of the shares giving that right, and subject hereto Regulation 38 of Table A is adopted

VOTES OF MEMBERS

- 7 Subject to any rights or restrictions for the time being attached to any class or classes of shares, on a show of hands every member present in person shall have one vote, and on a poll every member shall have one vote for each share of which he is the holder

DIRECTORS

- 8 1 The number of the directors may be fixed by the Company, but unless and until so fixed there shall be no maximum and the minimum number shall be one The continuing directors or a sole continuing director may act notwithstanding any vacancies in the number thereof required by the articles, and in the event of only one person holding office as director in accordance with the regulations that person shall be deemed to constitute a quorum and have full authority to exercise all the powers and discretions by the articles expressed to be vested in the directors, and Regulations 64 and 90 of Table A are not adopted, and subject hereto and as hereinafter mentioned Regulations 40 and 89 of Table A is adopted
- 8 2 The directors need not retire by rotation Regulations 73 to 78 of Table A are not adopted, and, subject to the articles, Regulation 79 of Table A except the words “and shall not be taken into account in determining the directors who are to retire by rotation at the meeting” is adopted The Company may by ordinary resolution appoint a person who is willing to be a director either to fill a casual vacancy or as an additional director
- 8 3 Each director shall have power from time to time to nominate another director, or any person not being a director approved by the other directors, to act as the alternate thereof, and at the discretion of such director to remove such alternate director, save that a person not being a director who is appointed as an alternate shall not appoint an alternate, and each alternate director
- 8 3 1 shall be subject to all the terms and conditions existing with reference to the other directors except as to power to appoint an alternate director and remuneration, and, subject to giving the Company an address at which notices may be served thereon, shall be entitled to receive notice of all meetings of the directors and shareholders and to attend, speak and vote at any such meeting at which the appointor thereof is entitled to be, but is not, present,
- 8 3 2 may act as alternate director to more than one director, and while so acting such person shall be entitled to a separate vote for each director thereby represented, and if any such alternate is a director the vote or votes thereof as an alternate director shall be in addition to the vote thereof as a director,

- 8 3 3 may be appointed or removed as an alternate director by letter, telex, facsimile transmission or in any other manner approved by the directors Any telex or facsimile transmission shall be confirmed as soon as possible by letter but meanwhile maybe acted upon by the Company,
- 8 3 4 appointed by any person ceasing to hold office as director shall cease simultaneously to have any power or authority to act as an alternate director Provided always that any person who is an alternate director at a meeting when the appointor thereof ceases to be a director shall be deemed to be reappointed as an alternate director if at that meeting such appointor is reappointed or deemed to be reappointed as a director unless the contrary is expressed in writing by such appointor,
- 8 3 5 shall during the appointment thereof be an officer of the Company and shall not be deemed to be an agent of the appointor thereof and a director shall not be liable for the acts and defaults of any alternate director appointed thereby,
- 8 3 6 shall not be taken into account in reckoning the minimum number of directors allowed for the time being, but shall be counted for the purpose of reckoning whether a quorum is present at any meeting of the directors attended thereby at which such alternate director is entitled to vote, and
- 8 3 7 shall not be entitled to receive any emoluments from the Company in respect of being an alternate director Provided always that the Company may pay all travelling, hotel and other expenses properly incurred by such alternate director in attending and returning from meetings of the directors or any committee of the directors or general meetings of the Company or in connection with the business of the Company
- 8 4 Subject to any written agreement between the members, the directors may receive such emoluments (whether by way of fees, salary, commission, participation in profits, or partly in one way and partly in another or otherwise) as shall from time to time be determined by the Company in general meeting, and any managing director may receive such emoluments determined as aforesaid, and Regulation 82 of Table A is adopted as if it applied to all such emoluments as aforesaid, and Regulation 84 of Table A is adopted except the last sentence
- 8 5 The directors may retain any benefits received by them or any of them by reason of the exercise of any powers in Clause 3 in its entirety of the memorandum of association, and subject hereto Regulation 87 of Table A is adopted
- 8 6 The directors shall be reimbursed by the Company for all expenses incurred properly by them in the discharge of their duties in addition to any expenses payable under Regulation 83 of Table A, and in addition the Company shall repay, as the directors think fit, all costs, expenses and disbursements of or in connection with legal advice and without limitation other advice obtained in connection with the affairs of the Company
- 8 7 The directors may exercise all the powers of the Company, and without prejudice to the generality thereof shall have power to
- 8 7 1 borrow without limit and to issue any securities subject to section 80 of the Act and to the articles, and
- 8 7 2 execute under the signature of any two of them or any one of them and the company secretary and deliver any document so as to have the same effect as a Deed as in any such case they may think fit, and the Company need not have a common seal, and subject hereto Regulations 6 and 101 of Table A are adopted

8 8 Notice of any meeting of the directors may be given by telephone The contemporaneous linking together by telephone of a number of the directors being not less than the quorum and the company secretary shall be deemed to constitute a meeting of the directors wherever in the world they are, so long as

8 8 1 none of the directors is absent from the meeting except only as to any of them the absence of whom the chairman may have consented before the meeting,

8 8 2 the directors who are present at the meeting constitute a quorum,

8 8 3 at the commencement of the meeting each director acknowledges the presence thereof to all the other directors taking part,

8 8 4 each of the directors taking part and the company secretary are able to hear each other of them subject as hereinafter mentioned throughout the meeting;

8 8 5 the directors present at the commencement of the meeting do not leave the meeting by disconnecting the telephone, but the meeting shall be deemed to have been conducted validly notwithstanding that the telephone of any director is accidentally disconnected during the meeting and the proceedings thereof shall be deemed to be as valid as if the telephone had not been disconnected,

and a minute of the proceedings shall be sufficient evidence thereof and of the observance of all necessary formalities if certified by both the chairman and the company secretary

8 9 A director may vote as a director in regard to any contract or arrangement in which that director is interested or upon any matter arising in connection therewith Provided always that such interest is first disclosed to the directors, and such vote shall be counted and such director shall be counted in the quorum present at the meeting when any such contract or arrangement is under consideration, and subject hereto Regulations 85 and 89 of Table A are adopted

8 10 The directors shall cause minutes to be made for the purposes of section 382 of the Act, which, together with all registers, records or other information statutorily or otherwise required to be registered or recorded by the Company, may be recorded in bound books or some other means as the directors may determine so long as the recording is capable of being reproduced in legible form and adequate precautions are taken for guarding against falsification Provided always that the directors need not sign their names for the purpose of recording their attendance at any meeting

8 11 Subject to section 310 of the Act and whether or not in connection with any application under sections 144 or 727 of the Act or otherwise, every director or other officer of the Company shall be indemnified out of the assets of the Company against all losses and liabilities, and the directors and other officers shall not be liable for any loss, damage or misfortune which may happen to or be incurred by the Company in the execution of their duties to the Company, and the Company may purchase and maintain insurance against liability relating to the Company in respect of any negligence, default, breach of duty and breach of trust attaching to any officer or auditor of the Company for the time being Provided always that the directors shall state the existence of any such insurance in their report for each financial year, and subject hereto Regulation 118 of Table A is adopted

DISTRIBUTIONS

9 Any dividends resolved to be recommended, declared or paid, any sum resolved to be capitalised and the assets of the Company to be divided on a winding up shall be paid or distributed, subject to the articles and the rights attaching to the shares, in proportion to the

nominal amount of the shares (whether or not fully paid) held by the members entitled thereto
Provided always that if any share is issued on terms that it shall rank for dividend as from a
particular date, that share shall rank for dividend accordingly, and Regulation 104 of Table A
is not adopted

Name, Address and Description of Subscriber

Combined Nominees Limited,
Victoria House
64 Paul Street
London
EC2A 4NG

authorised signatory on behalf of
COMBINED NOMINEES LIMITED

Dated the 16th day of October 2002

Witness to the above Signature

T Nicholas
Crwys House
33 Crwys Road
Cardiff CF24 4YF

Formations Division