



**Registration of a Charge**

Company Name: **ANESCO LIMITED**

Company Number: **07443091**



XB8L92FD

Received for filing in Electronic Format on the: **19/07/2022**

**Details of Charge**

Date of creation: **15/07/2022**

Charge code: **0744 3091 0007**

Persons entitled: **SHELL NEW ENERGIES UK LIMITED**

Brief description:

**Contains fixed charge(s).**

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

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

Certified by: **VICTORIA WELLS**



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

Company number: 7443091

Charge code: 0744 3091 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th July 2022 and created by ANESCO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th July 2022 .

Given at Companies House, Cardiff on 20th July 2022

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 15th JULY 2022

**ANESCO LIMITED**  
AS THE CHARGOR

**IDDENSHELL SOLAR LIMITED**  
AS THE COMPANY


IN FAVOUR OF  
SHELL NEW ENERGIES UK LIMITED

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SECURITY OVER SHARES AGREEMENT

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Certified true, complete and  
correct copy of the original

  
.....  
VICTORIA WELLS, SOLICITOR  
19/7/22

Anesco Ltd  
The Green, Easter Park  
Benyon Road, Reading  
Berkshire RG7 2PQ

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**THIS AGREEMENT** is made by way of deed on 15 JULY 2022

**BY**

- (1) **ANESCO LIMITED** (incorporated and registered in England and Wales with company number 07443091 whose registered office is at The Green Easter Park, Benyon Road, Reading, Berkshire, RG7 2PQ (the "**Chargor**"); and
- (2) **IDDENSHELL SOLAR LIMITED** registered in England and Wales with company number 13933318 whose registered office is at Unit 8/9 The Green, Easter Park, Benyon Road, Silchester, Reading, RG7 2PQ (the "**Company**");

in favour of

- (3) **SHELL NEW ENERGIES UK LIMITED** incorporated and registered in England and Wales with company number 04153040 whose registered office is at Shell Centre, London, SE1 7NA United Kingdom ("**Buyer**").

**RECITALS:**

(A) Further to a SPA (as defined below), the Chargor has agreed to sell to the Buyer the Shares on the terms and conditions of the SPA.

(B) It is a condition to the Buyer entering into the SPA that the Chargor enters into this Agreement.

(C) The Company is a party to this Agreement to give certain warranties and undertakings to the Buyer.

IT IS AGREED as follows:

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Agreement:

"**Affiliate**" means with respect to a person:

- 1) any person that, directly or indirectly, controls, is controlled by, or is under common control with such person; and
- 2) any natural person who is a director, officer or key manager of such person.

"**Applicable Law**" means all applicable national, municipal or state statutes, ordinances or other laws, regulations, by-laws or any rules, codes or directions or any licence, consent, permit, authorisation or other approval required by any public body or authority, local or national agency, department, inspector, ministry, official or public or statutory person (whether autonomous or not) which are from time to time applicable to the Parties or the transactions contemplated under this Agreement (as applicable).

"**Authorisation**" means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration.

**"Business Day"** means a day (other than a Saturday, Sunday or public holiday) when banks in London are open for the transaction of normal sterling banking business.

**"Charged Portfolio"** means the Shares and all dividends, interest and other monies at any time payable in respect of the Shares and all other rights, powers, benefits, claims, causes of action, contracts, warranties, remedies, Security, guarantees, indemnities, covenants for title, proceeds of sale and other monies and proceeds in respect of or derived from the Shares (whether by way of redemption, bonus, preference, option, substitution, conversion, compensation or otherwise) held by, to the order of, or on behalf of the Chargor at any time.

**"Chargor's Group"** means the Chargor and each of its Affiliates.

**"Collateral Rights"** means subject always to the provisions of Clause 6 in relation to the exercise of voting rights, all rights, powers and remedies of the Buyer provided by or pursuant to this Agreement, the SPA or by law in relation to the Charged Portfolio.

**"Party"** means a party to this Agreement.

**"Secured Obligations"** means all present and future obligations and liabilities at any time due, owing or incurred by the Chargor to the Buyer on any account (whether actual or contingent) pursuant to, under or in connection with the SPA, except for any obligation or liability which, if it were included, would cause that obligation or liability or any of the Security in respect thereof, to be unlawful, prohibited or invalid by or under any applicable law.

**"Security"** means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

**"Security Period"** means the period beginning on the date of this Agreement and ending on the first to occur of the date: (i) of Completion; (ii) on which the Buyer has taken possession of all or any part of the Charged Portfolio (and any assets of the Chargor which, when got in, would be part of the Charged Portfolio) pursuant to Clause 8 (*Enforcement of Security*); and (iii) on which the Buyer transfers the Charged Portfolio into the name of the Buyer or its nominees pursuant to Clause 8 (*Enforcement of Security*).

**"Shares"** means all of the shares from time to time in the capital of the Company from time to time held by, to the order or on behalf of the Chargor.

**"SPA"** means the agreement for the sale and purchase of the entire issued share capital of the Company entered into between the Chargor and the Buyer on or around the date of this Agreement.

## 1.2 Construction

In this Agreement:

- (a) clause, schedule, exhibit and paragraph headings do not affect the interpretation of this Agreement;

- (b) a reference to a clause, a schedule or an exhibit is a reference to a clause of, schedule to or exhibit to this Agreement. A reference to a paragraph is to a paragraph of the relevant schedule, or exhibit and a reference to an appendix is to the relevant appendix to this Agreement;
- (c) a person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person's legal and personal representatives, successors and permitted assigns;
- (d) unless the context otherwise requires, words in the singular include the plural and in the plural include the singular;
- (e) unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- (f) a reference to a particular statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time, taking account of any amendment or re-enactment and includes any statute, statutory provision or subordinate legislation which it amends or re-enacts and subordinate legislation for the time being in force made under it;
- (g) documents in agreed form are documents in the form agreed by the parties and initialled by or on behalf of them for identification or emailed between their solicitors on their behalf;
- (h) the word including shall be deemed to be followed by the words without limitation;
- (i) all warranties, indemnities, covenants, agreements and obligations given or entered into by more than one Party in this Agreement are given or entered into jointly and severally;
- (j) an Event of Default is "continuing" if it has not been remedied in accordance with any cure periods set out in the SPA or waived in writing by the Buyer; and
- (k) any reference to the "**Chargor**", the "**Company**" or "**Buyer**" shall be construed so as to include its or their (and any subsequent) successors in title, permitted assigns and permitted transferees in accordance with their respective interests.

### **1.3 Present and future assets**

A reference in this Agreement to any Shares or other asset includes, unless the contrary intention appears, present and future Shares and other assets.

## **2. COVENANT TO SATISFY SECURED OBLIGATIONS**

The Chargor covenants with the Buyer that it shall, on demand of the Buyer pay, discharge and satisfy the Secured Obligations in accordance with their respective terms.

3. **CHARGE**

The Chargor charges, with full title guarantee and by way of first fixed charge in favour of the Buyer, as continuing security for the performance and discharge of all of the Secured Obligations, all of its rights, title and interest from time to time in and to the Charged Portfolio.

4. **PROVISIONS AS TO SECURITY AND PERFECTION**

4.1 **Negative pledge and restriction on dealings**

The Chargor and the Company shall not at any time during the Security Period create or permit to subsist any Security over all or any part of the Charged Portfolio or dispose of or otherwise deal with any part of the Charged Portfolio, in each case, except as permitted pursuant to the SPA or with the prior written consent of the Buyer.

4.2 **Implied covenants for title**

- (a) The covenants set out in sections 3(1), 3(2) and 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to Clause 3 (*Charge*).
- (b) It shall be implied in respect of Clause 3 (*Charge*) that the Chargor is disposing of the Charged Portfolio free from all charges and encumbrances (whether monetary or not) and from all other rights exercisable by third parties (including liabilities imposed and rights conferred by or under any enactment).

4.3 **Delivery of stock transfer forms**

The Chargor shall:

- (a) on the date of this Agreement deposit with the Buyer (or procure the deposit of) stock transfer forms (executed in blank by it or on its behalf) in respect of the Shares; and
- (b) promptly upon the accrual, offer or issue of any stocks, shares, warrants or other securities in respect of or derived from the Charged Portfolio (or upon acquiring any interest therein) notify the Buyer of that occurrence and deposit with the Buyer (or procure the deposit of) such stock transfer forms or other instruments of transfer (executed in blank by it or on its behalf) in respect thereof as the Buyer may require.

4.4 **Custodians and nominees**

The Buyer may appoint and pay any person to act as a custodian or nominee on any terms in relation to all or any part of the Charged Portfolio as the Buyer may determine. The Buyer shall be responsible for any loss, liability, expense, demand, cost, claim or proceedings incurred by reason of the misconduct, omission or default on the part of any such person and shall supervise the proceedings or acts of any such person.

## **5. FURTHER ASSURANCE**

### **5.1 Extension of implied covenant**

The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall extend to include the obligations set out in Clause 5.2 below.

### **5.2 Further assurance**

The Chargor and the Company shall promptly, at their own cost, take all such action (including making all filings, registrations and notarisations) and execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Buyer may specify (and in such form as the Buyer may require) in favour of the Buyer or its nominee(s):

- (a) to create, perfect, protect and/or maintain the Security created or intended to be created in respect of the Charged Portfolio (which may include the execution by the Chargor of a mortgage, charge or assignment over all or any of the assets constituting, or intended to constitute, the Charged Portfolio) or for the exercise of the Collateral Rights; and/or
- (b) to facilitate the realisation of the Charged Portfolio.

## **6. VOTING RIGHTS AND DIVIDENDS**

### **6.1 Voting rights and dividends before Security becomes enforceable**

- (a) Before the Security constituted by this Agreement becomes enforceable in accordance with Clause 8 (*Enforcement of Security*), the Chargor shall, subject to the terms and conditions of the SPA and subject to Clause 6.3 (*Voting rights generally*), be entitled to exercise all voting and other rights in relation to the Charged Portfolio.
- (b) Before the Security constituted by this Agreement becomes enforceable in accordance with Clause 8 (*Enforcement of Security*), the Chargor may, subject to the terms and conditions of the SPA, retain and apply for its own use all dividends, interest and other monies paid or payable in respect of the Charged Portfolio and, if any are paid or payable to the Buyer or any of its nominees, the Buyer will hold all those dividends, interest and other monies received by it for the Chargor and will pay them to the Chargor promptly on request.

### **6.2 Voting rights and dividends after Security becomes enforceable**

After the Security created by or pursuant to this Agreement has become enforceable in accordance with Clause 8 (*Enforcement of Security*), the Buyer may, at its discretion, (in the name of the Chargor or otherwise and without any further consent or authority from the Chargor) or instruct the Chargor to:

- (a) apply all dividends, interest and other monies arising from the Charged Portfolio as though they were the proceeds of sale under this Agreement;

- (b) exercise (or refrain from exercising) any voting rights in respect of the Charged Portfolio;
- (c) transfer the Charged Portfolio into the name of the Buyer or such nominee(s) of the Buyer as the Buyer shall require; and
- (d) exercise (or refrain from exercising) the powers and rights conferred on or exercisable by the legal or beneficial owner of the Charged Portfolio including the right, in relation to any company whose shares or other securities are included in the Charged Portfolio, to concur or participate in:
  - (i) the reconstruction, amalgamation, sale or other disposal of such company or any of its assets or undertaking (including the exchange, conversion or reissue of any shares or securities as a consequence thereof);
  - (ii) the release, modification or variation of any rights or liabilities attaching to such shares or securities; and
  - (iii) the exercise, renunciation or assignment of any right to subscribe for any shares or securities,

in each case in the manner and on the terms the Buyer thinks fit, and the proceeds of any such action shall form part of the Charged Portfolio.

### 6.3 Voting rights generally

Except as permitted pursuant to clause 10.2 of the SPA, the Chargor shall not, without the prior written consent of the Buyer, exercise (and shall procure that any nominee acting on its behalf does not exercise) its voting rights and powers in relation to the Charged Portfolio in any manner, or otherwise permit or agree to, or concur or participate in any:

- (a) variation of the rights attaching to or conferred by all or any part of the Charged Portfolio;
- (b) increase in the issued share capital of any company whose shares are charged pursuant to this Agreement;
- (c) exercise, renunciation or assignment of any right to subscribe for any shares or securities; or
- (d) reconstruction, amalgamation, sale or other disposal of any company or any of the assets of any company (including the exchange, conversion or reissue of any shares or securities as a consequence thereof) whose shares are charged pursuant to this Agreement,

which, in the opinion of the Buyer (acting reasonably) would prejudice the value of, or the ability of the Buyer to realise, the Security created by this Agreement **provided that** the proceeds of any such action shall form part of the Charged Portfolio.

## **7. WARRANTIES AND UNDERTAKINGS**

The Chargor or the Company (as the case may be) makes the warranties and gives the undertakings set out in Schedule 1 (*Warranties*) to the Buyer on the date of this Agreement.

## **8. ENFORCEMENT OF SECURITY**

### **8.1 Any time after the occurrence of:**

- (a) an Event of Default which is continuing;
- (b) any breach by the Seller of its obligations under Clause 9 (*Completion*) of the SPA on a date to which Completion has been deferred pursuant clause 9.6.1 of the SPA; or
- (c) a request from the Chargor to the Buyer that it exercise any of its powers under this Agreement,

the Security created by or pursuant to this Agreement is immediately enforceable and the Buyer may, without notice to the Chargor or prior authorisation from any court, in its absolute discretion:

- (i) secure and perfect its title to all or any part of the Charged Portfolio (including transferring the Charged Portfolio into the name of the Buyer or its nominees);
- (ii) enforce all or any part of the Security at the times, in the manner and on the terms it thinks fit and take possession of and hold or dispose of all or any part of the Charged Portfolio (and any assets of the Chargor which, when got in, would be part of the Charged Portfolio) at the times, in the manner and on the terms it thinks fit (including whether for cash or non-cash consideration); and
- (iii) exercise all or any of the rights, powers, authorities and discretions conferred by the Law of Property Act 1925 (as varied or extended by this Agreement) on mortgagees or otherwise conferred by law on mortgagees.

### **8.2 In the event that the Buyer enforces its Security under this Deed pursuant to Clause 8 (*Enforcement of Security*), the provisions of clause 4.2 of the SPA shall apply.**

## **9. EXTENSION OF POWERS AND RIGHT OF APPROPRIATION**

### **9.1 Extension of power of sale**

The power of sale or other disposal conferred on the Buyer by this Agreement shall operate as a variation and extension of the statutory power of sale under section 101 of the Law of Property Act 1925 and such power shall arise (and the Secured Obligations shall be deemed due for that purpose) on the date of this Agreement.

## **9.2 Restrictions**

The restrictions contained in sections 93 and 103 of the Law of Property Act 1925 shall not apply to this Agreement or to the exercise by the Buyer of its right to consolidate all or any of the Security created by or pursuant to this Agreement with any other Security in existence at any time or to its power of sale, which powers may be exercised by the Buyer without notice to the Chargor on or at any time after the Security created by or pursuant to this Agreement has become enforceable in accordance with Clause 8 (*Enforcement of Security*) .

## **9.3 Right of Appropriation**

After the Security created by or pursuant to this Agreement has become enforceable in accordance with Clause 8 (*Enforcement of Security*), to the extent that the provisions of the Financial Collateral Arrangements (No. 2) Regulations 2003, as amended, (the "**Regulations**") apply to the Charged Portfolio, the Buyer shall have the right to appropriate all or any part of that Charged Portfolio in or towards the satisfaction, performance or discharge of the Secured Obligations and may exercise such right to appropriate upon giving written notice to the Chargor. For this purpose, the parties agree that the value of the Charged Portfolio shall be the relevant Company Purchase Price.

## **9.4 Statutory powers**

The powers conferred by this Agreement on the Buyer are in addition to and not in substitution for the powers conferred on mortgagees and mortgagees in possession under the Law of Property Act 1925, the Insolvency Act 1986 or otherwise by law (as extended by this Agreement) and such powers shall remain exercisable from time to time by the Buyer in respect of any part of the Charged Portfolio. In the case of any conflict between the statutory powers contained in any such Acts and those conferred by this Agreement, the terms of this Agreement shall prevail.

# **10. PROTECTION OF PURCHASERS**

## **10.1 Consideration**

The receipt of the Buyer shall be a conclusive discharge to a purchaser and, in making any sale or disposal of any of the Charged Portfolio or making any acquisition, the Buyer may do so for such consideration (whether cash or non-cash), in such manner and on such terms as it thinks fit.

## **10.2 Protection of purchasers**

No purchaser or other person dealing with the Buyer shall be bound to inquire whether the right of the Buyer to exercise any of its powers has arisen or become exercisable or be concerned to inquire whether that power has been properly or regularly exercised by the Buyer in such dealings.

## **11. POWER OF ATTORNEY**

### **11.1 Appointment and powers**

After the Security created by or pursuant to this Agreement has become enforceable in accordance with Clause 8 (*Enforcement of Security*), each of the Chargor and the Company by way of security irrevocably appoints the Buyer to be its attorney and in its name, on its behalf and as its act and deed to execute, deliver and perfect all documents and do all things which the attorney may consider to be required or desirable for:

- (a) carrying out any obligation imposed on the Chargor by this Agreement (including the execution and delivery of any deeds, charges, assignments or other Security and any transfers of the Charged Portfolio and perfecting and/or releasing the Security created or intended to be created in respect of the Charged Portfolio); and
- (b) enabling the Buyer to exercise or delegate the exercise of, any of the Collateral Rights (including the exercise of any right of a legal or beneficial owner of the Charged Portfolio).

### **11.2 Ratification**

Each of the Chargor and Company:

- (a) shall ratify and confirm all things done and all documents executed by any attorney in the proper and lawful exercise or purported exercise of all or any of the attorney's powers; and
- (b) undertake to do all things which the Buyer may consider to be required or desirable to effect Completion and the transfer of the entire legal and beneficial ownership of the Shares from the Seller to the Buyer with full title guarantee free from all Encumbrances (including, entry of the Buyer or its nominee in the register of members of the Company as holder(s) of the Shares).

## **12. EFFECTIVENESS OF SECURITY**

### **12.1 Continuing security**

- (a) The Security created by or pursuant to this Agreement shall remain in full force and effect as a continuing security for the Secured Obligations unless and until terminated in accordance with the terms of the SPA.
- (b) No part of the Security from time to time intended to be created by this Agreement will be considered satisfied or discharged by an intermediate performance, discharge or satisfaction of the whole or any part of the Secured Obligations.

### **12.2 Cumulative rights and additional security**

The Security created by or pursuant to this Agreement, and the Collateral Rights, shall be cumulative, in addition to and independent of every other Security which the Buyer may at any time hold for the Secured Obligations 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. No prior Security held by the Buyer or any of the other Secured Parties over the whole or any part of the Charged Portfolio shall merge into the Security created by this Agreement. The Security created by the Chargor under this Agreement and the Collateral Rights are in addition to and are not in any way prejudiced by any other guarantee or Security now or subsequently held by the Buyer.

**12.3 No prejudice**

The Security created by or pursuant to this Agreement, and the Collateral Rights, shall not be prejudiced by any unenforceability or invalidity of any other agreement or document or by any time or indulgence granted to the Chargor or any other person by the Buyer or by any other thing which might otherwise prejudice that Security or any Collateral Right.

**12.4 Remedies and waivers**

No failure on the part of the Buyer to exercise, nor any delay on its part in exercising, any Collateral Right, shall operate as a waiver of that Collateral Right or constitute an election to affirm this Agreement. No election to affirm this Agreement on the part of the Buyer shall be effective unless it is in writing. No single or partial exercise of any Collateral Right shall preclude any further or other exercise of that or any other Collateral Right.

**12.5 No liability**

None of the Buyer, or its nominee(s) shall be liable:

- (a) to account as a mortgagee or mortgagee in possession; or
- (b) for any loss arising by reason of taking any action permitted by this Agreement or any neglect or default in connection with the Charged Portfolio or taking possession of or realising all or any part of the Charged Portfolio,

except in the case of gross negligence or wilful default upon its part.

**12.6 Partial invalidity**

If, at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions of this Agreement nor of such provision under the laws of any other jurisdiction shall in any way be affected or impaired thereby and, if any part of the Security intended to be created by or pursuant to this Agreement is invalid, unenforceable or ineffective for any reason, that shall not affect or impair any other part of the Security.

**12.7 Chargor intent**

The Chargor expressly confirms that it intends that the Security created under this Agreement, and the Collateral Rights, shall extend from time to time to any (however

fundamental and of whatsoever nature, and whether or not more onerous) variation, increase, extension or addition of or to the SPA.

**12.8 Immediate recourse**

The Chargor waives any right it may have of first requiring the Buyer to proceed against or enforce any other rights or Security before claiming from the Chargor under this Agreement or enforcing the Security created by this Agreement. This waiver applies irrespective of any law or any provision of this Agreement to the contrary.

**13. PRIOR SECURITY INTERESTS**

**13.1 Redemption or transfer**

In the event of any action, proceeding or step being taken to exercise any powers or remedies conferred by any prior ranking Security against any part of the Charged Portfolio or in case of exercise by the Buyer of any power of sale or right of appropriation or application under this Agreement, the Buyer may redeem such prior security or procure the transfer thereof to itself.

**13.2 Accounts**

The Buyer may settle and agree the accounts of the prior Security and any accounts so settled and agreed will be conclusive and binding on the Chargor.

**13.3 Costs of redemption or transfer**

All principal monies, interest, costs, charges and expenses of and incidental to any redemption or transfer will be paid by the Chargor to the Buyer on demand.

**14. RELEASE OF SECURITY**

14.1 Upon the earlier of (i) Completion occurring under the SPA in respect of the Shares; and (ii) termination of the SPA either in its totality or partially in relation to the Project owned by the Company by the Buyer in accordance with its terms, the Buyer shall (at the request of the Chargor) promptly release and cancel the Security created by this Agreement, without recourse to, or any representation or warranty by, the Buyer or any of its nominees.

14.2 If requested by the Chargor, the Buyer shall (at the Chargor's cost) take all such action and execute all such documents as the Chargor may specify (and in such form as the Chargor may require) to document and confirm the release of the Security pursuant to clause 14.1.

**15. ASSIGNMENT**

The Chargor may not assign any of its rights or transfer any of its rights or obligations under this Agreement other than to another member of the Chargor's Group or by way of security.

## **16. EXPENSES, STAMP TAXES, INDEMNITY**

### **16.1 Expenses**

The Chargor shall, from time to time on demand of the Buyer, reimburse the Buyer for all the costs and expenses (including legal fees) on a full indemnity basis together with any VAT thereon incurred by it in connection with:

- (a) the completion of the transactions and perfection of the Security contemplated in this Agreement; and
- (b) the exercise, preservation and/or enforcement of any of the Collateral Rights or the Security contemplated by this Agreement or any proceedings instituted by or against the Buyer as a consequence of taking or holding the Security or of enforcing the Collateral Rights.

### **16.2 Stamp Taxes**

The Chargor shall pay all stamp, registration, notarial and other taxes and fees to which this Agreement, the Security contemplated in this Agreement or any judgment given in connection with it is or at any time may be subject and shall, from time to time, indemnify the Buyer on demand against any liabilities, costs, claims and expenses resulting from any failure to pay or delay in paying any such tax.

### **16.3 Indemnity**

The Chargor shall, notwithstanding any release or discharge of all or any part of the Security created by or pursuant to this Agreement, indemnify the Buyer, its agents, attorneys against any action, proceeding, claims, losses, liabilities and costs which it may sustain as a consequence of any breach by the Chargor of the provisions of this Agreement, the exercise or purported exercise of any of the rights and powers conferred on them by this Agreement or otherwise relating to the Charged Portfolio.

### **16.4 Payments Free Of Deduction**

All payments to be made to the Buyer under this Agreement shall be made free and clear of and without deduction for or on account of tax unless the Chargor is required to make such payment subject to the deduction or withholding of tax, in which case the sum payable by the Chargor in respect of which such deduction or withholding is required to be made shall be increased to the extent necessary to ensure that, after the making of such deduction or withholding, the person on account of whose liability to tax such deduction or withholding has been made receives and retains (free from any liability in respect of any such deduction or withholding) a net sum equal to the sum which it would have received and so retained had no such deduction or withholding been made or required to be made.

## **17. DISCRETION**

Any liberty or power which may be exercised or any determination which may be made under this Agreement by the Buyer may be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

**18. WHOLE AGREEMENT**

- 18.1 This Agreement, and any documents referred to in it, constitute the whole agreement and understanding between the parties and supersede any previous arrangement, understanding or agreement between them relating to the subject matter they cover.
- 18.2 Nothing in this Clause 18 operates to limit or exclude any liability for fraud.

**19. VARIATION AND WAIVER**

- 19.1 A variation of this Agreement shall be in writing and signed by or on behalf of each Party.
- 19.2 Any waiver of any right under this Agreement is only effective if it is in writing and signed by the waiving or consenting party and it applies only in the circumstances for which it is given and shall not prevent the Party who has given the waiver or consent from subsequently relying on the provision it has waived.
- 19.3 No failure to exercise or delay in exercising any right or remedy provided under this Agreement or by law constitutes a waiver of such right or remedy or shall prevent any future exercise in whole or in part thereof.
- 19.4 No single or partial exercise of any right or remedy under this Agreement shall preclude or restrict the further exercise of any such right or remedy.
- 19.5 Unless specifically provided otherwise, rights arising under this Agreement are cumulative and do not exclude rights provided by law.

**20. COSTS**

Unless otherwise provided, all costs in connection with the negotiation, preparation and execution of this Agreement, and any documents referred to in it, will be borne by the Party that incurs them.

**21. NOTICE**

- 21.1 A notice or other communication given to a Party under this Agreement shall be sufficiently served if sent by hand, by post or by electronic mail to the address specified in this Clause 21 (or such other address or person as the Party may notify to the others, in accordance with the provisions of Clause 21.2):

(a) Buyer:

FAO: Lukas Fleming, Head of UK Onshore Renewable Generation, Shell Centre, London, SE1 7NA / [lukas.fleming@shell.com](mailto:lukas.fleming@shell.com)

(b) Seller:

FAO: Mark Futyan, CEO, Anesco Limited, The Green, Easter Park, Benyon Road, Reading, Berkshire, RG7 2PQ / [mark.futyan@anesco.co.uk](mailto:mark.futyan@anesco.co.uk)

(c) Company:

FAO: Mark Futyan, CEO, Anesco Limited, The Green, Easter Park, Benyon Road, Reading, Berkshire, RG7 2PQ / mark.futyan@anesco.co.uk

- 21.2 Any notice sent by hand shall be deemed to be served on the date of delivery. Any notice served by electronic mail shall be deemed to be served in full at the time recorded on the electronic mail (provided that an electronic mail shall not be deemed to be served where the sender receives a notice of non-delivery or failed delivery within twenty four (24) hours of sending) provided that if any notice sent by hand or electronic mail is sent after 5 p.m. on any day it shall be deemed to be served on the next Business Day. Any notice sent by post shall be deemed to have been duly served at the expiration of 48 hours after the time of posting if the end of that period falls before 5 p.m. on a Business Day and otherwise on the next Business Day.

**22. SEVERANCE**

- 22.1 If any provision of this Agreement (or part of any provision) is found by any court or other body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions shall remain in force.
- 22.2 If any invalid, unenforceable or illegal provision would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with whatever modification is necessary to give effect to the commercial intention of the parties.

**23. THIRD PARTY RIGHTS**

Without prejudice to any express provision of this Agreement pursuant to which any rights or liability may be assigned or transferred to any third party, for the purpose of the Contracts (Rights of Third Parties) Act 1999 the parties do not intend that any term of this Agreement should be enforceable by any third party.

**24. SUCCESSORS**

The rights and obligations of the parties shall continue for the benefit of, and shall be binding on, their successors and assigns.

**25. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which is an original and which together have the same effect as if each Party had signed the same document.

**26. GOVERNING LAW AND JURISDICTION**

**26.1 Governing law**

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

**26.2 Arbitration**

- (a) Any dispute, controversy or claim arising out of or in connection with this Agreement or its subject matter or formation (whether in tort, contract, under statute or otherwise), including any question regarding its existence,

interpretation, validity, breach, termination or enforceability (including any non-contractual dispute or claim) (a **"Dispute"**), shall be referred to and finally and exclusively resolved by arbitration in London pursuant to the Arbitration Rules of the London Court of International Arbitration (**"Rules"**) in force when the arbitration commences, which Rules are deemed to be incorporated by reference into this Agreement. The seat of arbitration shall be London. This Clause (a) shall be exclusively governed by and construed in accordance with the laws of England. The appointing authority shall be the London Court of International Arbitration (the **"LCIA"**).

- (b) The arbitral tribunal (the **"Tribunal"**) shall consist of three arbitrators, to be appointed in accordance with the Rules.
- (c) The Tribunal, upon the request of a party to a Dispute, or another party to a related document which itself wishes to be joined in any reference to arbitration commenced in accordance with this Clause 26.2, may join any party to a related document to the reference to arbitration proceedings and may make a single, final award determining all Disputes between them. Each of the Parties hereby agrees to be joined to any reference to arbitration proceedings in relation to any Dispute at the request of a party to that Dispute, and to accept the joinder of a party requesting to be joined pursuant to this Clause 26.2(c).
- (d) All aspects of the arbitration shall be confidential. Save to the extent required by Applicable Law or pursuant to any proceedings to enforce or challenge an award, no aspect of the proceedings, documentation, or any (partial or final) award or order or any other matter connected with the arbitration shall be disclosed to any other person by any Party or its Affiliates and their respective counsel or agents, without the prior written consent of the other Party.
- (e) Nothing in this Clause 26.2 shall be construed as preventing any Party from seeking conservatory or similar interim relief from any court of competent jurisdiction.
- (f) In respect of any Dispute, each Party, for itself and on behalf of its Affiliates expressly waives any right to claim or recover from the other Party any damages in the nature of punitive, exemplary, moral, multiple or similar non-compensatory damages, and the Tribunal is specifically divested of any power to award such damages.
- (g) Each Party hereby waives, to the fullest extent permitted by Applicable Law: (i) any right under the Laws of any jurisdiction to apply to any court or other judicial authority to determine any preliminary point of law, and/or (ii) any right it may otherwise have under the Laws of any jurisdiction to appeal or otherwise challenge the award, other than on the same grounds on which recognition and enforcement of an award maybe refused under Article V of the United Nations Convention on the Recognition and Enforcement of Foreign Arbitral Awards of 1958.
- (h) The award of the Tribunal shall be in writing and final and binding on the Parties (i.e. not subject to appeal). The Parties undertake to carry out the award without delay.

- (i) Articles 3 and 9 of the International Bar Association Rules on the Taking of Evidence in International Arbitration shall apply to the arbitration.
- (j) No arbitrator shall be a present employee or agent of, or consultant or counsel to, any Party or any Affiliate of any Party or a national of a state with which the domicile of any Party does not maintain diplomatic relations.
- (k) The arbitration shall be conducted in the English language and all documents submitted in connection with such proceeding shall be in the English language or, if in another language, accompanied by a certified English translation.
- (l) The parties to the arbitration shall each pay an equal amount of any advance on costs set in accordance with the LCIA Rules. The Tribunal shall be entitled to allocate the costs of arbitration among the parties to the arbitration, which costs shall be borne by each party to the arbitration as determined in any arbitral award or awards by the Tribunal. The Parties agree that, for the purposes of Article 28 of the Rules, the Parties' legal costs shall not include the costs of third party funding or similar or any success payment made under a contingency fee arrangement.

**THIS AGREEMENT** has been signed by the Buyer and executed as a deed by the Chargor and is delivered by it as a deed on the date stated at the beginning of this Agreement.

## **SCHEDULE 1 WARRANTIES**

### **1. Company warranties**

#### **1.1 The Company warrants to the Buyer that:**

- 1.1.1 it is a corporation, duly incorporated and validly existing under the laws of its jurisdiction of England;
- 1.1.2 it has all requisite corporate powers and authority to own its assets and to conduct the business being carried on by it;
- 1.1.3 it has full power and authority to enter into and perform this Agreement and, assuming due authorization, execution and delivery by the other parties to it, this Agreement constitutes or will, when executed, constitute binding obligations on it in accordance with its terms, subject to any principles of equity or insolvency law;
- 1.1.4 it has obtained all authorisations and permits required to empower it to enter into and to perform its obligations under this Agreement and there are no actions by or before any competent Authority pending or, to the knowledge of the Company, threatened in any written notice, against the Company that, if adversely determined, would prohibit the entry into and performance of its obligations under this Agreement;
- 1.1.5 it is not in insolvency, administration, liquidation or receivership (and no order or resolution therefor has been presented and no notice of appointment of any liquidator, receiver, administrative receiver or administrator has been given), nor are there any valid grounds or circumstances on the basis of which any such procedure may be requested; and
- 1.1.6 it is able to pay its debts when due.

### **2. Chargor and Company warranties**

#### **2.1 Each of the Chargor and the Company jointly and severally warrant to the Buyer that:**

- 2.1.1 no active Security exists over any present or future Shares other than the Security created pursuant to this Agreement;
- 2.1.2 the Security created by this Agreement has or will have first ranking priority and it is not subject to any prior ranking or pari passu Security;
- 2.1.3 this Agreement validly creates the Security which is expressed to be created pursuant to Clause 3 (*Charge*) and evidences the Security it is expressed to evidence; and
- 2.1.4 The constitutional documents of the Company or any other document or arrangement do not and could not restrict or inhibit any transfer of the Shares

on creation or on enforcement of the Security created pursuant to this Agreement.

3. **Chargor and Company undertakings**

3.1 Each of the Chargor and the Company undertake to the Buyer that:

3.1.1 it shall promptly (i) obtain, comply with and do all that is necessary to maintain in full force and effect and (ii) supply certified copies to the Buyer of, any Authorisation required under any law or regulation of any relevant jurisdiction to enable it to perform its obligations under this Agreement and to ensure the legality, validity, enforceability or admissibility in evidence in any relevant jurisdiction of this Agreement;

3.1.2 it shall comply in all respects with all laws to which it may be subject, if failure ~~so to~~ comply would materially impair its ability to perform its obligations under this Agreement;

3.1.3 The Chargor shall pay when due all calls or other payments which may be or become due in respect of any part of the Charged Portfolio, and in any case of default by it in such payment, the Buyer may, if it thinks fit, make such payment on behalf of the Chargor. Any sums so paid by the Buyer shall be reimbursed by the Chargor to the Buyer on demand;

3.1.4 The Chargor shall (i) within the relevant timeframe, comply with any notice it receives pursuant to Part 21A of the Companies Act 2006 from the Company (if the Company is covered under the relevant provision) and (ii) promptly provide the Buyer with a copy of that notice;

3.1.5 The Chargor shall not do or permit to be done any act or thing which might jeopardise the rights of the Buyer in the Charged Portfolio or which might adversely affect or diminish the value of the Charged Portfolio; and

3.1.6 The Chargor shall, and shall ensure that each member of the Seller's Group whose shares constitute all or any part of the Charged Portfolio shall, on request of the Buyer, provide the Buyer with any information as the Buyer may reasonably require about the Charged Portfolio and the Chargor's compliance with the terms of this Agreement. The Chargor shall permit the Buyer, its representatives, delegates, professional advisers and contractors, free access at all reasonable times and on reasonable notice at the Chargor's cost to inspect and take copies and extracts from the books, accounts and records of that company and to view the Charged Portfolio (without becoming liable as mortgagee in possession).

3.2 The Company undertakes to the Buyer that, after the Security created by or pursuant to this Agreement has become enforceable in accordance with Clause 8 (*Enforcement of Security*), it shall (upon demand of the Buyer):

(m) deliver (or cause to be delivered) to the Buyer the items listed in part 1 of schedule 4 to the SPA; and

- (n) procure that all necessary steps are or have been taken properly to effect the matters listed in part 2 of schedule 4 to the SPA at board meetings of the Company and deliver to the Buyer duly signed minutes of all of those board meetings.

## EXECUTION PAGE

### Chargor

EXECUTED AS A DEED  
by ANESCO LIMITED

)  
)  
)

DocuSigned by:  
[Redacted]  
4012D4238E4C4B6  
Mark Futyran  
DocuSigned by:  
Joanna Futyran  
65F02BEC01BF472  
Joanna Futyran  
[Redacted]  
[Redacted]

Signature of director  
Name of director  
Signature of witness  
Name of witness  
Address of witness  
Occupation of witness

### Company

EXECUTED AS A DEED  
By IDDENSHALL SOLAR LIMITED

)  
)  
)

DocuSigned by:  
[Redacted]  
4012D4238E4C4B6  
Mark Futyran  
DocuSigned by:  
Joanna Futyran  
65F02BEC01BF472  
Joanna Futyran  
[Redacted]  
[Redacted]

Signature of director  
Name of director  
Signature of witness  
Name of witness  
Address of witness  
Occupation of witness

### Buyer

EXECUTED AS A DEED  
by SHELL NEW ENERGIES UK LIMITED

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)  
)

DocuSigned by:  
Colin Crooks  
1D684775C8254CE  
colin crooks  
DocuSigned by:  
Elizabeth Mucha  
D3013BAFE444467

Signature of director  
Name of director  
Signature of witness

Elizabeth Mucha

Name of witness

Address of witness

Occupation of witness

