



**Registration of a Charge**

Company Name: **CLARIDGE'S HOTEL HOLDINGS LIMITED**

Company Number: **03669265**



Received for filing in Electronic Format on the: **02/11/2023**

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**Details of Charge**

Date of creation: **25/10/2023**

Charge code: **0366 9265 0020**

Persons entitled: **QIB (UK) PLC AS SECURITY AGENT**

Brief description: **(1) THE LEASEHOLD PROPERTY KNOWN AS BASEMENT TO FOURTH FLOORS AND ROOF, 41-43 BROOK STREET, LONDON REGISTERED AT HM LAND REGISTRY WITH TITLE NUMBER NGL775395. (2) ALL OF THE CHARGOR'S KNOW-HOW, PATENT, TRADE MARK, SERVICE MARK, DESIGN, BUSINESS NAME, TOPOGRAPHICAL OR SIMILAR RIGHTS.**

**Contains fixed charge(s).**

**Contains floating 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:

**ALLEN & OVERY LLP**



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

Company number: 3669265

Charge code: 0366 9265 0020

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th October 2023 and created by CLARIDGE'S HOTEL HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd November 2023 .

Given at Companies House, Cardiff on 3rd November 2023

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



**Companies House**



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

**EXECUTION VERSION**

**GUARANTEE AND SECURITY CONFIRMATION  
AGREEMENT**

**DATED** 25 OCTOBER 2023

**BETWEEN**

**CLARIDGE'S HOTEL HOLDINGS LIMITED**  
as Company

**AND**

**THE ENTITIES LISTED IN SCHEDULE 1**  
as Chargors

**AND**

**THE ENTITIES LISTED IN SCHEDULE 2**  
as Guarantors

**AND**

**DUKHAN BANK (Q.P.S.C.)**  
as Investment Agent

**AND**

**QIB (UK) PLC**  
as Security Agent

**ALLEN & OVERY**

Allen & Overy LLP

0112708-0000007 DBO1: 2004084102.2

**THIS DEED** is dated 25 October 2023 and is made

**BETWEEN:**

- (1) **CLARIDGE'S HOTEL HOLDINGS LIMITED**, a limited liability company registered in England and Wales with registered number 03669265 and registered office at 27 Knightsbridge, London, SW1X 8LY (the **Company**);
- (2) **THE ENTITIES** list in Schedule 1 (Chargors) (each a **Chargor**);
- (3) **THE ENTITIES** list in Schedule 2 (Guarantors) (each a **Guarantor**);
- (4) **DUKHAN BANK (Q.P.S.C.)**, incorporated in the State of Qatar and having its principal place of business at PO Box 27778, Doha, State of Qatar (the **Investment Agent**) as agent for and on behalf of the Participants (as defined in the Amended and Restated Master Murabaha Agreement (defined below)); and
- (5) **QIB (UK) PLC**, (the **Security Agent**) as security agent for the Finance Parties (as defined in the Amended and Restated Master Murabaha Agreement (defined below)),

(together the **Parties** and each a **Party**).

**BACKGROUND**

Each Obligor enters into this Deed in connection with the amendment and restatement of the Master Murabaha Agreement pursuant to an amendment agreement dated on or about the date of this Deed between the Company as purchaser and the Investment Agent.

**IT IS AGREED** as follows:

**1. INTERPRETATION**

**1.1 Definitions**

In this Deed:

**Amended and Restated Master Murabaha Agreement** means the amended and restated form of the Master Murabaha Agreement as set out in schedule 2 of the amendment and restatement agreement dated on or about the date of this deed and made between, among others, the Company as purchaser and the Investment Agent.

**Debenture** means the debenture dated 11 December 2017 entered into between the Obligors as chargors and the Security Agent.

**First Guarantee and Security Confirmation Agreement** means the guarantee and security confirmation deed dated 7 November 2022 and made between, among others, the parties to this deed.

**Guarantee Agreement** means the guarantee and indemnity agreement dated 11 December 2017 entered into between certain of the Obligors and the Investment Agent.

**Master Murabaha Agreement** means the murabaha agreement dated 11 December 2017 between the Company as purchaser and the Investment Agent as amended and restated by an amendment and restatement agreement dated 27 October 2022.

**Secured Liabilities** has the meaning given to it in the Debenture (including for the avoidance of doubt, amounts owing under the Finance Documents).

**Security Assets** means all assets of each Chargor the subject of any security created by this Deed.

## **1.2 Construction**

- (a) Capitalised terms defined in the Amended and Restated Master Murabaha Agreement have the same meaning in this Deed unless expressly defined in this Deed or the context otherwise requires.
- (b) The provisions of clauses 1.2 (Interpretation) and 1.4 (Third party rights) of the Amended and Restated Master Murabaha Agreement shall apply to this Deed as though they were set out in full in this Deed (*mutatis mutandis*), except that references in that section to the Amended and Restated Master Murabaha Agreement or a Finance Document are to be construed as references to or including (as applicable) this Deed.
- (c) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

## **2. SUPPLEMENTAL SECURITY**

- (a) Each Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Finance Documents.
- (b) All the security created under this Deed:
  - (i) is created in favour of the Security Agent;
  - (ii) is created over present and future assets of the Chargor;
  - (iii) is security for the payment of all the Secured Liabilities; and
  - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- (c) Each Chargor charges and assigns (as applicable) its Security Assets on the same terms set out in clause 2 (Creation of Security) of the Debenture and otherwise on the terms set out in the Debenture *mutatis mutandi*, save that such security will be third ranking and subject to the security created by the Debenture and the First Guarantee and Security Confirmation Agreement.
- (d) The Security Agent holds the benefit of this Deed and this security on trust for the Finance Parties.

## **3. REPRESENTATIONS**

### **3.1 Representations**

The representations and warranties set out in this Clause are made by each Obligor to the Investment Agent and the Security Agent on the date of this Deed.

### **3.2 Binding obligations**

- (a) Subject to the Legal Reservations and the Perfection Requirements, the obligations expressed to be assumed by it in this Deed are legal, valid, binding and enforceable obligations.
- (b) This Deed is in the proper form for its enforcement in the jurisdiction of its incorporation.

### **3.3 Non-conflict with other obligations**

The entry into and performance by it of, and the transactions contemplated by, this Deed do not and will not conflict with:

- (a) any law or regulation applicable to it;
- (b) its constitutional documents; or
- (c) any agreement or instrument binding upon it or any of its assets or constitute a default or termination event (howsoever described) under any such agreement or instrument to an extent which would have a Material Adverse Effect.

### **3.4 Power and authority**

It has the power to enter into and perform, and has taken all necessary action to authorise its entry into and performance of, this Deed and the transactions contemplated by this Deed.

### **3.5 Validity and admissibility in evidence**

Save as provided in the Legal Reservations, all Authorisations required:

- (a) to enable it lawfully to enter into, exercise its rights and comply with its obligations in this Deed; and
  - (b) to make this Deed admissible in evidence in England and Wales,
- have been obtained or effected and are in full force and effect.

## **4. GUARANTEE CONFIRMATION**

Each Guarantor:

- (a) acknowledges receipt of a copy of each Finance Document;
- (b) acknowledges that each Finance Document is a "Finance Document" under and for the purposes of the Guarantee Agreement; and
- (c) confirms that its guarantee:
  - (i) continues in full force and effect; and
  - (ii) extends to the obligations and liabilities of the Company under each Finance Document.

## **5. SECURITY CONFIRMATION**

Each Chargor:

- (a) acknowledges receipt of a copy of the Amended and Restated Master Murabaha Agreement;
- (b) acknowledges that the Amended and Restated Master Murabaha Agreement is a "Finance Document" under and for the purposes of the Debenture and the First Guarantee and Security Confirmation Agreement;

- (c) confirms that any Security Interests created by it under the Debenture and the First Guarantee and Security Confirmation Agreement extend to the obligations and liabilities of the Company under the Amended and Restated Master Murabaha Agreement;
- (d) confirms that the "Secured Liabilities" under and as defined in the Debenture and the First Guarantee and Security Confirmation Agreement includes the obligations and liabilities of the Company under the Amended and Restated Master Murabaha Agreement; and
- (e) confirms that the Security Interests created by it under the Debenture and the First Guarantee and Security Confirmation Agreement continue in full force and effect.

## **6. MISCELLANEOUS**

- (a) This Deed is a Finance Document.
- (b) 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.

## **7. CONTRACTUAL RECOGNITION OF BAIL-IN**

The provisions of clause 18 (Bail-in) of the Investment Agency Agreement apply to this Deed as though they were set out in full in this Deed except that references to any Finance Document are to be construed as references to this Deed and references to the parties to the Amended Investment Agency Agreement are to be construed as references to the parties to this Deed.

## **8. GOVERNING LAW**

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

## **9. ENFORCEMENT**

### **9.1 Jurisdiction**

- (a) The English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to the existence, validity or termination of this Deed or any non-contractual obligation arising out of or in connection with this Deed) (a **Dispute**).
- (b) The Parties agree that the English courts are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This Clause 9.1 (Jurisdiction) is for the benefit of the Investment Agent and Security Agent only. As a result, to the extent allowed by law:
  - (i) the Investment Agent and Security Agent will be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction; and
  - (ii) the Investment Agent and Security Agent may take concurrent proceedings in any number of jurisdictions.

### **9.2 Waiver of immunity**

Each Obligor irrevocably and unconditionally:



- (a) agrees not to claim any immunity from proceedings brought by Investment Agent or Security Agent in relation to this Deed and to ensure that no such claim is made on its behalf;
- (b) consents generally to the giving of any relief or the issue of any process in connection with those proceedings; and
- (c) waives all rights of immunity in respect of it or its assets.

**THIS DEED** has been entered into on the date stated at the beginning of this Deed.

## **SCHEDULE 1**

### **CHARGORS**

| <b>Name</b>                                 | <b>Jurisdiction</b> | <b>Company Number</b> |
|---|---------------------|-----------------------|
| 1. Claridge's Hotel Holdings Limited        | England and Wales   | 03669265              |
| 2. Claridge's Hotel Limited                 | England and Wales   | 00029022              |
| 3. Bluedraft Limited                        | England and Wales   | 05518968              |
| 4. Brook Street Trustee Co Number 1 Limited | England and Wales   | 06526381              |
| 5. Brook Street Trustee Co Number 2 Limited | England and Wales   | 06526384              |
| 6. Brook Street 2 Ltd                       | England and Wales   | 06516559              |
| 7. Coroin Limited                           | England and Wales   | 05091711              |
| 8. MHG Senior Borrower Limited              | England and Wales   | 08313665              |
| 9. 41 - 43 Brook Street LLP                 | England and Wales   | OC335486              |

## **SCHEDULE 2**

### **GUARANTORS**

| <b>Name</b>                                 | <b>Jurisdiction</b> | <b>Company Number</b> |
|---|---------------------|-----------------------|
| 1. Claridge's Hotel Limited                 | England and Wales   | 00029022              |
| 2. Bluedraft Limited                        | England and Wales   | 05518968              |
| 3. Brook Street Trustee Co Number 1 Limited | England and Wales   | 06526381              |
| 4. Brook Street Trustee Co Number 2 Limited | England and Wales   | 06526384              |
| 5. Brook Street 2 Ltd                       | England and Wales   | 06516559              |
| 6. Coroin Limited                           | England and Wales   | 05091711              |
| 7. MHG Senior Borrower Limited              | England and Wales   | 08313665              |

SIGNATORIES


EXECUTED AS A DEED by  
CLARIDGE'S HOTEL HOLDINGS LIMITED  
acting by

)  
)  \_\_\_\_\_ Jeremy David Cape  
as Director

 \_\_\_\_\_ Marc Nathan Socker  
as Director

**Chargors**


**EXECUTED AS A DEED** by  
**CLARIDGE'S HOTEL HOLDINGS LIMITED**  
acting by

)  
)  Jeremy David Cape  
as Director

 Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**CLARIDGE'S HOTEL LIMITED**  
acting by

)  
)  \_\_\_\_\_ Jeremy David Cape  
as Director

—  \_\_\_\_\_ Marc Nathan Socker  
as Director

EXECUTED AS A DEED by 41-43 BROOK STREET )  
LLP acting by its members;

**BROOK STREET 2 LIMITED; and**

BROOK STREET TRUSTEE CO NUMBER 1  
LIMITED and BROOK STREET TRUSTEE CO )  
NUMBER 2 LIMITED

For the purposes of the limited liability partnership agreement constituting 41-43 Brook Street LLP dated 12 March 2008, the:

'A' Board Representative is

Nasir Pasha

'B' Board Representative is

Jeremy David Cape

**BROOK STREET 2 LIMITED**, as member of **41-43  
BROOK STREET LLP**, acting by an A Director and a B  
Director

Nasir Pasha

) A Director

Jeremy David Cape

B Director

**BROOK STREET TRUSTEE CO NUMBER 1 LIMITED**, as member of **41-43 BROOK STREET LLP**, acting by an A Director and a B Director


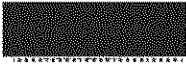
Nasir Pasha

## 1 A Director

Jeremy David Cape


B Director


**BROOK STREET TRUSTEE CO NUMBER 2 LIMITED,** as member of **41-43 BROOK STREET LLP,**  
acting by an A Director and a B Director

)  Nasir Pasha  
.....  
) A Director  
  
)  Jeremy David Cape  
.....  
) B Director



**EXECUTED AS A DEED** by  
**BLUEDRAFT LIMITED**  
acting by

)  
)  \_\_\_\_\_  
as Director



 \_\_\_\_\_  
as Director

**EXECUTED AS A DEED** by  
**BROOK STREET TRUSTEE CO**  
**NUMBER 1 LIMITED**  
acting by

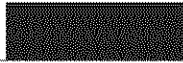

)  
)  
)  Jeremy David Cape  
as Director

 Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**BROOK STREET TRUSTEE**  
**CO NUMBER 2 LIMITED**  
acting by

)  
)  
)  \_\_\_\_\_ Jeremy David Cape  
as Director  
 \_\_\_\_\_ Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**BROOK STREET 2 LTD**  
acting by

)  
)  \_\_\_\_\_ **Jeremy David Cape**  
as Director  
 \_\_\_\_\_ **Marc Nathan Socker**  
as Director

**EXECUTED AS A DEED** by  
**COROIN LIMITED**  
acting by



)  
)   
as Director

Ziyad Clot

  
as Director

Marc Nathan Socker


**EXECUTED AS A DEED** by  
**MHG SENIOR BORROWER LIMITED**  
acting by

)  
)  Jeremy David Cape  
as Director  
 Marc Nathan Socker  
as Director



**Guarantors**

**EXECUTED AS A DEED** by  
**CLARIDGE'S HOTEL LIMITED**  
acting by

)  
)  Jeremy David Cape  
as Director

 Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**BLUEDRAFT LIMITED**  
acting by

)  
)  \_\_\_\_\_ Jeremy David Cape  
as Director  
  
 \_\_\_\_\_ Marc Nathan Socker  
as Director

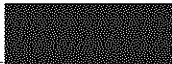
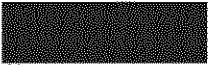


**EXECUTED AS A DEED** by  
**BROOK STREET TRUSTEE CO**  
**NUMBER 1 LIMITED**  
acting by

)  
)  
)  Jeremy David Cape  
as Director

 Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**BROOK STREET TRUSTEE**  
**CO NUMBER 2 LIMITED**  
acting by

)  
)  
)  \_\_\_\_\_ Jeremy David Cape  
as Director  
  
 \_\_\_\_\_ Marc Nathan Socker  
as Director

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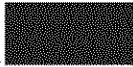

as Director

Jeremy David Cape



as Director

Marc Nathan Socker

**EXECUTED AS A DEED** by  
**COROIN LIMITED**  
acting by

)  
)  Ziyad Clot  
as Director  
 Marc Nathan Socker  
as Director

**EXECUTED AS A DEED** by  
**MHG SENIOR BORROWER LIMITED**  
acting by

)  
)  Jeremy David Cape  
as Director  
 Marc Nathan Socker  
as Director

**Investment Agent**

**SIGNED f**  
**DUKHAN**

Signature:

Name:

Title:

General Manager  
Head of Private Banking

**Security Agent**

**EXECUTED AS A DEED**

For and on behalf of QIB (UK) PLC

By:



Alex Kerslake  
2023.10.25  
09:22:20  
+01'00'



Digitally signed by  
Richard J Musty  
Date: 2023.10.25  
09:44:28 +01'00'