

THE COMPANIES ACTS 1985 AND 1989

COMPANY LIMITED BY SHARES

**MEMORANDUM
AND
ARTICLES OF ASSOCIATION**

OF

FERNBRIDGE PROPERTIES LIMITED

COMPANY NUMBER: 6304979

INCORPORATED THE 6TH JULY 2007



D & D LAW AGENCY SERVICES LIMITED
(Incorporating Dunn & Duncan - Established 1733)

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THE COMPANIES ACTS 1985 AND 1989

COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION

-OF-

FERNBRIDGE PROPERTIES LIMITED

- 1 The Company's name is **"FERNBRIDGE PROPERTIES LIMITED"**.
- 2 The Company's registered office is to be situated in England and Wales
- 3 (a) The Company's objects are to acquire by purchase, lease, exchange or otherwise and to manage, settle, improve, hold, lease, let, mortgage, sell, develop cultivate, dispose of and otherwise deal with freehold and leasehold lands, communal areas, common parts, private roadways and premises of any estate and tenure and any rights and interests therein, to prepare sites for development and to erect, construct, reconstruct, consolidate, subdivide, alter, repair, pull down, rebuild, decorate, furnish and maintain, and to let, lease, mortgage, sell or otherwise dispose of flats, flatlets, houses, maisonettes, barns, chalets, shops, factories, hotels and other buildings and structures of every kind whatsoever on any land of the Company or elsewhere and whether furnished or unfurnished, and to provide facilities and services for the occupiers or tenants thereof or other persons, companies and other bodies therein, to grant easements, profits a prendre, mineral and other rights in, over or under the company's lands and to exercise or grant licences for the exercising of all rights conferred by or incidental to the ownership or possession of the Company's properties, and generally to derive income from the Company's properties, and to carry on business as land and estate agents property managers, architects, surveyors, assessors, rent and debt collectors, builders, civil engineers and public works contractors, painters and decorators, general engineers and general contractors, proprietors of hotels, caravan sites, restaurants, flats and all other forms of residential, domestic and other accommodation, and all businesses of a like nature
- (b) To carry on any other business of any description which may be capable of being advantageously carried on in connection with or ancillary to the objects of the Company or any of them
- (c) To purchase, sell, exchange, improve, mortgage, charge, rent, let on lease, hire, surrender, license, accept surrenders of and otherwise acquire and deal with any freehold, leasehold or other property, chattels and effects, erect, pull down, repair, alter, develop or otherwise deal with any building

or buildings and adapt the same for the purposes of the Company's business

- (d) To purchase or otherwise acquire all, or any part of the business or assets of any person, firm or company, carrying on or formed to carry on any business which this Company is authorised to carry on or possessed of property suitable to the purposes of this Company, and to pay cash or to issue any shares, stocks, debentures or debenture stock of this Company, as the consideration for such purchase or acquisition and to undertake any liabilities or obligations relating to the business or property so purchased or acquired
- (e) To apply for, purchase or otherwise acquire any patents, licenses or concessions which may be capable of being dealt with by the Company, or be deemed to benefit the Company and to grant rights thereout
- (f) To sell, let, license, develop or otherwise deal with the undertaking, or all or any part of the property assets of the Company upon such terms as the Company may approve, with power to accept shares, debentures or securities of, or interests in, any other company
- (g) To invest and deal with the moneys of the Company not immediately required for the purposes of the Company in or upon such securities and subject to such conditions as may seem expedient
- (h) To lend money to such persons, upon such terms and with or without security and subject to such conditions as may seem desirable
- (i) To guarantee the payment of any debentures, debenture stock, bonds, mortgages, charges, obligations, interest, dividends, securities, moneys or shares or the performance of contracts or engagements of any other company or person, and to give indemnities and guarantees of all kinds and to enter into partnerships or any joint purse arrangements with any person, persons, firm, or company having for its objects similar objects to those of this Company or any of them
- (j) To borrow or raise money in such manner as the Company shall think fit, and in particular, by the issue of debentures or debenture stock, charged upon all or any of the Company's property, both present and future, including its uncalled capital, and to re-issue any debentures at any time paid off
- (k) To draw, make, accept, endorse, discount, execute and issue promissory notes bills of exchange, debentures warrants and other negotiable documents

- (l) To purchase, subscribe for, or otherwise acquire and hold shares, stock or other interests in, or obligations of any other company or corporation
- (m) To remunerate any person or company for services rendered or to be rendered in placing or assisting to place any of the shares in the Company's capital or any debentures, debenture stock or other securities of the Company or in or about the formation or promotion of the Company or the conduct of its business
- (n) To pay out of the funds of the Company all costs and expenses of or incidental to the formation and registration of the Company and the issue of its capital and debentures including brokerage and commission
- (o) To promote or aid in the promotion of any company or companies for the purpose of acquiring all or any of the property rights and liabilities of this Company or for any other purpose which may seem directly or indirectly calculated to advance the interests of this Company
- (p) To establish and support and aid in the establishment and support of funds or trusts calculated to benefit employees or ex-employees of the Company (including any Director holding a salaried office of employment in the Company) or the dependants or connections of such persons and to grant pensions and allowances to any such person
- (q) To remunerate the Directors of the Company in any manner the Company may think fit, and to pay or provide pensions for or make payments to or for the benefit of Directors and ex-Directors of the Company or their dependants or connections
- (r) To distribute any property of the Company in specie among the members
- (s) To do all such other things as are incidental or conducive to the attainment of the above objects or any of them

It is declared that the foregoing sub-clauses shall be construed independently of each other and none of the objects therein mentioned shall be deemed to be merely subsidiary to the objects contained in any other sub-clause

4 The liability of the Members is limited

5 The Company's Share Capital is £6 divided into 6 Ordinary Shares of £1 00 each, with power to increase or divide the shares in the capital for the time being, into different classes having such rights, privileges and advantages as to voting and otherwise, as the Articles of Association may from time to time prescribe

I/we, the person(s) whose name(s) and address(es) subscribed is/are desirous of being formed into a Company in pursuance of this Memorandum of Association and I/we respectively agree to take the number of shares in the capital of the Company set opposite our name(s)

Name(s) and Address(es) of Subscriber(s)

Date 06 July 2007

Daniel James Dwyer,
2 Clovers End, Brighton, East Sussex. BN1 8PJ
Number of Shares taken 1

The total number of shares allocated to the subscribers is 1

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COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION

-OF-

FERNBRIDGE PROPERTIES LIMITED

PRELIMINARY

- 1 Subject as hereinafter provided the Regulations set out in Table "A" of the Schedule to the Companies (Table A to F) Regulations 1985 shall apply to this Company
- 2 The following clauses of the said Table "A" shall not apply to this Company videlicet - 23, 24, 46, 47, 64, 65-69, 73-80, 94 and 95

PRIVATE COMPANY

- 3 The Company is a Private Company within the meaning of the Companies Act 1985

SHARES

- 4 (a) Save as hereinafter expressly authorised the Directors shall allot relevant securities (as defined in the Companies Act 1985) as authorised from time to time by the Company in general meeting in accordance with the provisions of Section 80 of the Companies Act 1985
- (b) During the period of five years commencing with the date of incorporation the Directors shall have authority to allot or otherwise dispose of any shares of the Company up to total amount which shall remain unissued to such persons and for such consideration and upon such terms and conditions as they may determine
- 5 Sections 89 and 90 of the Companies Act 1985 shall not apply to this Company
- 6 The lien conferred by Clause 8 of the said Table "A" shall attach to all shares whether fully paid or not and to all shares registered in the name of any person indebted or under liability to the Company whether he be the sole holder thereof or one of two or more joint holders

- 7 Sections 159 and 160 of The Companies Act 1985 shall apply to this Company and the Company may therefore issue shares which are to be redeemed or liable to be redeemed at the option of the Company or the shareholder
- 8 Sections 162, 170, 171 and 172 of The Companies Act 1985 shall apply to this Company

TRANSFER OF SHARES

- 9 The Directors may in their absolute discretion and without assigning any reason therefor decline to register any transfer of any share whether or not it is a fully paid share
- 10 Clause 9 of these Articles shall not apply to any transfer to a person who is already a member of the Company
- 11 A member desiring to transfer shares otherwise than to a person who is already a member of the Company shall give notice in writing of such intention to the Directors of the Company giving particulars of the shares in question. The Directors as agents for the member giving such notice may dispose of such shares or any of them to members of the Company at a price to be agreed between the transferor and the Directors or failing agreement at a price fixed by the Auditors of the Company as the fair value thereof. If within twenty-eight days from the date of the said notice the Directors are unable to find a member or members willing to purchase all such shares the transferor may subject to Clause 9 hereof dispose of so many of such shares as shall remain undisposed of in any manner he may think fit within three months from the date of the said notice
- 12 The instrument of transfer of any share shall be executed by or on behalf of the transferor who shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof

GENERAL MEETINGS

- 13 At any General Meeting a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded by the Chairman or by any member present in person or by proxy. Unless a poll be so demanded a declaration by the Chairman that a resolution has on a show of hands been carried unanimously or by a particular majority or lost and an entry to that effect in the book containing the minutes of the proceedings of the Company shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such resolution

- 14 Subject to the provisions of the Companies Act 1985 a resolution in writing signed by all the members for the time being entitled to receive notice of and to attend and vote at General Meetings (or being corporations by their duly authorised representatives) shall be as valid and effective as if the same had been passed at a General Meeting of the Company duly convened and held

SECRETARY

- 15 The first Secretary of the Company shall be the person named as the first Secretary of the Company in the statement delivered under Section 10 of the Companies Act 1985

DIRECTORS

- 16 Unless and until the Company in General Meeting shall otherwise determine, there shall not be any limitation as to the number of Directors. If and so long as there is a sole Director, he may exercise all the powers and authorities vested in the Directors by these Articles or Table A, and Clause 89 of Table A shall be modified accordingly
- 17 A person may be appointed a Director notwithstanding that he shall have attained the age of 70 years and no Director shall be liable to vacate office by reason of his attaining that or any other age
- 18 The Directors shall have power at any time and from time to time to appoint any person to be a Director either to fill a casual vacancy or as an addition to the existing Directors
- 19 The Company may by Ordinary Resolution, of which Special Notice has been given in accordance with Section 379 of the Companies Acts 1985, remove any Director before the expiration of his period of office notwithstanding anything in these Articles or in any agreement between the Company and such Director. Such removal shall be without prejudice to any claim such Director may have for damages for the breach of any contract of service between him and the Company
- 20 The Company may by Ordinary Resolution appoint another person in place of a Director removed from office under Article 19 and without prejudice to the powers of the Directors under Article 18 the Company in General Meeting may appoint any person to be a Director either to fill a casual vacancy or as an additional Director
- 21 Subject to the provisions of the Companies Act 1985 in so far as the said provisions relate to a Private Limited Company a Director may contract with and participate in the profits of any contract or arrangement with the Company as if he were not a Director. A Director shall also be capable of voting in

respect of such contract or arrangement where he has previously disclosed his interest to the Company or in respect of his appointment to any office or place of profit under the Company or of the arrangement of the terms thereof and may be counted in the quorum at any meeting at which any such matter is considered

BORROWING POWERS OF DIRECTORS

- 22 The Directors may exercise all the powers of the Company to borrow money whether in excess of the nominal amount of the share capital of the Company for the time being issued or not and to mortgage or charge its undertaking property and uncalled capital or any part thereof and subject to Section 80 of the Companies Act 1985 to issue debentures debenture stock and other securities whether outright or as security for any debt liability or obligation of the Company or of any third party

ALTERNATE DIRECTOR

- 23 Any Director being absent may by notice in writing to the Company appoint some other person to be his alternate or substitute Director during his absence such alternate Director having in all respects the same rights and powers as the appointor Any person who has been so appointed may be in like manner removed by the person who appointed him

INDEMNITY

- 24 Subject to Section 310 of the Companies Act 1985 and in addition to such indemnity as is contained Clause 118 of the said Table "A" every Director officer or official of the Company shall be indemnified out of the funds of the Company against all costs charges losses expenses and liabilities incurred by him in the execution and discharge of his duties or in relation thereto

SINGLE MEMBER COMPANY

- 25 If and so long as the Company has a sole member the following provisions shall apply -
- (A) One person entitled to vote upon business to be transacted being a member or a proxy for a member or a duly authorised representative of a corporation shall be a quorum and a proxy shall be entitled to vote on a show of hands, and Clause 54 of Table A shall be modified accordingly
- (B) Clauses 40 and 41 of Table A shall not apply to the Company

- (C) The sole member of the Company (or proxy or representative as applicable) shall be the Chairman of General Meetings
- (D) Clauses 42 to 52 (inclusive) of Table A shall not apply to the Company
- (E) Without prejudice to Section 303 of the Act, a sole member may by Notice in Writing remove a Director from office
- (F) A sole member shall have the right of inspecting any accounting records or other book or documentation of the Company, and Clause 109 of Table A shall not apply to the Company
- (G) If the sole member of the Company makes a decision which may be taken by the Company in General Meeting and which has affect as if agreed by General Meeting he must, unless the decision if made by written resolution, provide the Company with a written record of that decision
- (H) If at any time the membership of the Company is increased from one the Secretary shall record the fact in the Company's Register of Members with the name and address of the person who was formerly the sole member

Name(s) and Address(es) of Subscriber(s)

Date 06 July 2007

Daniel James Dwyer,
2 Clovers End, Brighton, East Sussex, BN1 8PJ