

MR01

Particulars of a charge

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laser



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[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is be payable with this form  
Please see 'How to pay' on page 2

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where the charge is  
instrument. Use form MR01.



LD3 \*L8ØLG5PF\* #77  
05/03/2019  
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.

☒ You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

1

**Company details**

Company number ☒ 0 6 7 4 1 0 7 4

Company name in full ☒ Equitix Capital Eurobond Limited

14

For official use

**Filling in this form**

Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

2

**Charge creation date**

Charge creation date ☒ 2 8 / 0 2 / 2 0 1 9

3

**Names of persons, security agents or trustees entitled to the charge**

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name ☒ NatWest Markets plc

Name

Name

Name

If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.

# MR01

## Particulars of a charge

4

### Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5

### Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☒ Yes

☐ No

6

### Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☒ Yes Continue

☐ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☒ Yes

7

### Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes

☐ No

8

### Trustee statement <sup>1</sup>

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).

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### Signature

☒ Please sign the form here.

Signature

Signature

X *Magdalena3 LP* X

This form must be signed by a person with an interest in the charge.

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name LTXA/650239

Company name Macfarlanes LLP

Address 20 Cursitor Street

Post town

County/Region London

Postcode

E

C

4

A

1

L

T

Country UK

DX DX No: 138 Chancery Lane

Telephone +44 (0)20 7831 9222



### Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



### Checklist

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



### Important information

**Please note that all information on this form will appear on the public record.**



### How to pay

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'



### Where to send

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).

**For companies registered in Northern Ireland:**

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.



### Further information

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



**FILE COPY**

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

Company number: 6741074

Charge code: 0674 1074 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th February 2019 and created by EQUITIX CAPITAL EUROBOND LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th March 2019.

*DX*

Given at Companies House, Cardiff on 8th March 2019



**Companies House**



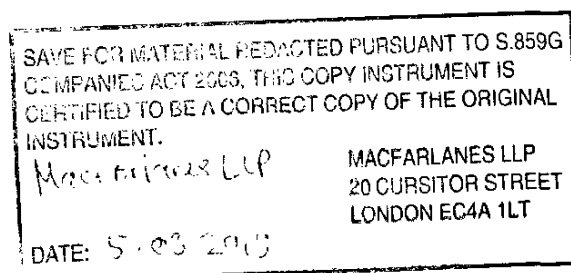
**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

Date 28 February 2019

**THE COMPANIES IDENTIFIED IN SCHEDULE 1  
as Chargors**

**NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF  
SCOTLAND PLC)  
as Security Agent**

**SUPPLEMENTAL SECURITY AGREEMENT  
EQUITIX FUND I**



**MACFARLANES**

Macfarlanes LLP  
20 Cursitor Street  
London EC4A 1LT

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**DATE**

28 February

2019

**PARTIES**

- 1 **THE COMPANIES** whose names, registered numbers and registered offices are set out in schedule 1 (the "**Chargors**"); and
- 2 **NATWEST MARKETS PLC (FORMERLY KNOWN AS THE ROYAL BANK OF SCOTLAND PLC)** acting through its office at 7<sup>th</sup> Floor, 1 Princes Street, London EC2R 8BP as agent and trustee for the Secured Parties (as defined below) (the "**Security Agent**").

**BACKGROUND**

- A The parties to the Facility Agreement have agreed to make certain amendments to the Finance Documents on the terms and conditions as set out in the amendment and restatement agreement dated on or around the date hereof (the "**Amendment and Restatement Agreement**").
- B The Chargors entered into the Existing Security Document and (in addition, and without prejudice, to the Existing Security Document) are entering into this deed in connection with the Finance Documents, which, in the case of the Facility Agreement, will be amended by the Amendment and Restatement Agreement.
- C The Security Agent and the Chargors intend this document to take effect as a deed notwithstanding the fact that a party may only execute this document under hand.

**IT IS AGREED** as follows:

1 **Definitions and interpretation**

1.1 **Definitions**

Unless otherwise provided in this deed, terms defined in the Facility Agreement shall have the same meaning where used in this deed.

In addition, in this deed, unless the context otherwise requires, the following words shall have the following meanings:

**Accounts:** all accounts including, without limitation:

- (a) in relation to any Chargor, any account detailed in schedule 3 specified as belonging to it; or
- (b) any other account into which a Chargor credits Debts,

and all moneys from time to time standing to the credit (including any interest thereon) of such accounts and all rights in relation thereto, with any bank, financial institution or other person in any jurisdiction now or at any time hereafter (and from time to time) owned, operated or held by any Chargor or in which any Chargor has an interest but excluding the Facility Investment Account and the LoC Collateral Account;

**Administrator:** a person appointed in accordance with Sched B1 Insolvency Act 1986 (and/or in the case of any Chargor that is incorporated in Guernsey in accordance with Part XXI of the Companies (Guernsey) Law 2008, as amended) to manage a Chargor's affairs, business and property;

**Assigned Agreements:** each agreement designated as an Assigned Agreement by the Security Agent and a Chargor;

**Charged Assets:** all the assets for the time being subject to the Security created by this deed (and references to the Charged Assets include references to any part of them);

**Debts:** all book and other debts, of any kind whatsoever now or at any time hereafter (and from time to time) due, owing or payable to any Chargor or in which any Chargor has an interest and the proceeds of the same, including the benefit of any judgement or order to pay a sum of money, and the benefit of all rights, securities and guarantees of any nature enjoyed or held by it in relation to the same but excluding all book and other debts owed by

a Subsidiary (whether a direct or indirect Subsidiary) of a Divisional Holdco or any other company which is not an Obligor and which is a joint venture between a Divisional Holdco or any of its Subsidiaries and a third party to such Divisional Holdco (the "**Divisional Holdco Debts**");

**Declared Default:** an Event of Default which has resulted in the Agent exercising any of its rights under clause 23.18 (*Acceleration*) of the Facility Agreement;

**Divisional Holdco:** each of Equitix Education Limited, Equitix Healthcare Limited, Equitix Highways Limited, and Equitix Leisure Limited;

**Equipment:** all equipment, plant, machinery, tools, vehicles, furniture and other tangible moveable property now or at any time hereafter (and from time to time) owned by any Chargor, and any part thereof, together with the benefit of all contracts and warranties relating to the same;

**Existing Security Document:** the security agreement dated 4 November 2015 as amended on 21 February 2018 between the Chargors in favour of the Security Agent;

**Facility Agreement:** the revolving facility agreement originally dated 4 November 2015 between, amongst others, Equitix Fund I LP as borrower and NatWest Markets Plc (formerly known as The Royal Bank of Scotland plc) as agent, arranger, security agent and original lender as amended on 31 August 2018 and 31 October 2018 and as amended by an amendment and restatement agreement between, amongst others, Equitix Fund I LP as borrower and NatWest Markets Plc (formerly known as The Royal Bank of Scotland plc) as Agent and Security Agent dated on or about the date of this deed;

**Facility Investment Account:** as defined in the Letter of Credit Facility Agreement;

**Floating Charge Assets:** all the assets for the time being subject to the floating charge created by this deed (and references to the Floating Charge Assets include references to any part of it);

**Goodwill:** all goodwill now or at any time hereafter (and from time to time) of or in a Chargor;

**Insolvency Event:** the occurrence of any of the events or circumstances set out in clauses 23.6 (*Insolvency*) and 23.8 (*Creditors' Process*) of the Facility Agreement;

**Insurance Policies:** all contracts and policies of insurance or assurance and all moneys payable under or pursuant to such policies, now or at any time hereafter (and from time to time) taken out by or on behalf of any Chargor or (to the extent of its interest) in which any Chargor has an interest excluding, in each case, contracts and policies of insurance or assurance which relate to liabilities to third parties or to the liabilities of any directors or officers of the Chargor;

**Intellectual Property:** all interests in respect of any patent (including supplementary protection certificates), trade mark, service mark, trade name, registered design, design right, copyright, know-how, utility model, topographical or similar right, moral right, invention, confidential information, trade secret, database right, right in passing off and any other right in intellectual property subsisting anywhere in the world in any of the foregoing whether registered or unregistered and in each case, any registrations, extensions, renewals or



applications of or for the same, now or at any time hereafter (and from time to time) owned or held by any Chargor or (to the extent of its interest) in which any Chargor has an interest;

**LoC Collateral Account:** as defined in the Letter of Credit Facility Agreement;

**LPA:** the Law of Property Act 1925;

**Properties:** all estates or interests in any freehold and leasehold properties (whether registered or unregistered) and all commonhold or other immoveable properties now or at any time hereafter (and from time to time) owned by any Chargor (including the properties which are briefly described in schedule 2 (*Properties currently owned*));

**Property Interests:** all interests in or over the Properties and all rights, licences, guarantees, rents, deposits, contracts, covenants and warranties relating to the Properties, in each case, now or at any time hereafter (and from time to time) owned or held by any Chargor;

**Receiver:** a person appointed by the Security Agent to be a receiver or receiver and manager or (if permitted by law) an administrative receiver of all or any part of the Charged Assets of any Chargor;

**Secured Liabilities:** all present and future moneys, obligations and liabilities owed by any Obligor to the Finance Parties, whether actual or contingent and whether owed jointly or severally, as principal or surety and/or in any other capacity whatsoever, under or in connection with the Finance Documents;

**Securities:** all stocks, shares, loan capital, securities, bonds and investments of any kind whatsoever (whether or not marketable) now or at any time hereafter (and from time to time) other than stocks, shares, loan capital, securities, bonds and investments held by a Divisional Holdco in a Subsidiary (whether a direct or indirect Subsidiary) or any other company which is not an Obligor and which is a joint venture between a Divisional Holdco or any of its Subsidiaries and a third party (the "**Divisional Holdco Securities**") owned by any Chargor, or in which any Chargor has an interest, together with all allotments offered or arising in respect thereof or incidental thereto and all stocks, shares, loan capital, securities, bonds, investments, rights, income, money or property accruing, deriving, offered or paid from time to time by way of dividend, distribution, interest, exchange, capital reorganisation, conversion, redemption, bonus, rights, preference, option or otherwise in respect thereof;

**Securities Issuer:** the issuer of any Securities;

**Security Period:** the period starting on the date of this deed and ending on the date on which the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full; and

**Uncalled Capital:** all the uncalled capital now or at any time hereafter (and from time to time) of a Chargor other than the uncalled capital commitments of any investor in the Borrower.

## 1.2

### Construction

- 1.2.1 Unless otherwise provided in this deed, the provisions of clause 1.2 (*Construction*) of the Facility Agreement apply to this deed as though they were set in full in this deed, *mutatis mutandis*.

- 1.2.2 In this deed (unless the context requires otherwise) any reference to:
- 1.2.2.1 each Chargor, each Finance Party, each Obligor, any Securities Issuer, any Administrator or Receiver or any other person shall be construed so as to include their successors in title, permitted assigns, permitted transferees and (in the case of any Administrator or Receiver) lawful substitutes and/or replacements;
  - 1.2.2.2 a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended (however fundamentally, including any amendment providing for any increase in the amount of any facility or other liability) from time to time with the agreement of the relevant parties and (where such consent is, by the terms of this deed or the relevant document, required to be obtained as a condition to such amendment being permitted) the prior consent of the Security Agent;
  - 1.2.2.3 "assets" includes present and future properties, revenues and rights of every description;
  - 1.2.2.4 the Security constituted by this deed becoming "enforceable" shall mean that the Security created under this deed has become enforceable under clause 14.1 (*Enforcement events*);
  - 1.2.2.5 "owned" includes having legal or equitable title to or a right to have legal or equitable title transferred;
  - 1.2.2.6 "law" includes the common law, any statute, bye-law, regulation or instrument and any kind of subordinate legislation, and any order, requirement, code of practice, circular, guidance note, licence, consent or permission made or given pursuant to any of the foregoing;
  - 1.2.2.7 a provision of law is a reference to that provision as amended or re-enacted from time to time;
  - 1.2.2.8 a time of day is a reference to London time;
  - 1.2.2.9 any gender includes a reference to the other genders;
  - 1.2.2.10 the singular includes a reference to the plural and vice versa; and
  - 1.2.2.11 a clause or schedule is to a clause or schedule (as the case may be) of or to this deed.

1.2.3 Clause and schedule headings are for ease of reference only.

### 1.3 Nature of security over real property

A reference in this deed to any freehold, leasehold or commonhold property includes:

- 1.3.1 all buildings and fixtures (including trade and tenant's fixtures) which are at any time situated on that property;
- 1.3.2 the proceeds of sale of any part of that property; and

- 1.3.3 the benefit of any covenants for title given or entered into by any predecessor in title of any Chargor in respect of that property or any monies paid or payable in respect of those covenants,

but does not include any land and buildings situated in Guernsey.

#### 1.4 Secured Liabilities

References in this deed to the Secured Liabilities shall be construed in relation to the Finance Documents so as to include (i) any increase or reduction in any amount made available thereunder and/or any alteration and/or addition to the purposes for which any such amount, or increased or reduced amount, may be used, (ii) any ancillary facilities provided in substitution for or in addition to the facilities originally made available thereunder, (iii) any rescheduling of the indebtedness incurred thereunder whether in isolation or in connection with any of the foregoing and (iv) any combination of any of the foregoing.

#### 1.5 Charged Assets

Notwithstanding any other provision of this deed to the contrary, the Charged Assets shall not include any asset which is solely an asset of the General Partner to which it is entitled in its own right provided always that any asset which is an asset of the General Partner held in its capacity as general partner of the Borrower will be subject to the Security created hereunder.

#### 1.6 Existing Security Document

- 1.6.1 This deed is in addition, and without prejudice, to the Existing Security Document. The parties agree that:

1.6.1.1 the Existing Security Document continues in full force and effect and continues to secure the Secured Liabilities; and

1.6.1.2 they are entering into this deed in case, notwithstanding their agreement set out in clause 1.6.1.1, the Existing Security Document is or becomes ineffective in any way.

- 1.6.2 In the event of any inconsistency between the Existing Security Document and this deed (other than in respect of this clause 1.6), the Existing Security Document shall prevail.

- 1.6.3 The satisfaction of any obligation of a Chargor under the Existing Security Document shall, where it is also contained in this deed, be deemed to satisfy the same obligation of that Chargor under this deed.

- 1.6.4 Without prejudice to the generality of clauses 1.6.1 - 1.6.3:

1.6.4.1 any reference to a "first" fixed charge (in clauses 3.1.2 (*Fixed security*) and 3.2.5 (*Assets acquired after any floating charge conversion*)), a "first" floating charge (in clause 3.2.1 (*Floating charge*)) or an assignment (in clauses 3.1.3 and 3.1.4 (*Fixed security*)) is qualified by and subject to the Security created by the Existing Security Document in respect of the relevant Charged Assets;

1.6.4.2 any reference to Security being created by this deed "with full title guarantee" is qualified by and subject to the Security created by the Existing Security Document in respect of the relevant Charged Assets;

- 1.6.4.3 the deposit with the Security Agent under the Existing Security Document of any document required to be deposited with the Security Agent under clause 3.3 (*Title documents*) of the Existing Security Document shall be deemed to satisfy the relevant Chargor's obligation under clause 3.3 (*Title documents*);
- 1.6.4.4 the satisfaction of a relevant Chargor's obligations under clause 3.5 (*Leasehold security restrictions*) of the Existing Security Agreement in respect of an Excluded Property shall be deemed to satisfy that Chargor's obligations under clause 3.5 (*Leasehold security restrictions*) in respect of that Excluded Property;
- 1.6.4.5 the covenants of each Chargor contained in clause 4.1 (*Negative pledge and restriction on disposal*) are qualified by and subject to the Security created by the Existing Security Document in respect of the Charged Assets; and
- 1.6.4.6 the representations and warranties made and deemed to be made in clause 12 (*Representations and warranties*) are qualified by and subject to the Security created by, and the provisions of, the Existing Security Document,

unless and to the extent that, notwithstanding the agreement set out in clause 1.6.1.1, the relevant Security created by, or a relevant provision of, the Existing Security Document is or becomes ineffective.

## **2 Covenant to pay; Further advances**

### **2.1 Covenant to pay**

Each Chargor hereby covenants with the Security Agent (as trustee for the Secured Parties) that it will on demand pay and discharge all Secured Liabilities owing or incurred from or by it to the Finance Parties in the manner and at the time provided for in the Finance Documents.

### **2.2 Potential invalidity**

Neither the covenant to pay in clause 2.1 (*Covenant to pay*) nor the Security constituted by this deed shall extend to or include any liability or sum which would, but for this clause, cause such covenant or Security to be unlawful under any applicable law.

### **2.3 Further advances**

This deed secures further advances made under or pursuant to the terms of the Finance Documents.

## **3 Grant of security**

### **3.1 Fixed security**

As a continuing security for the payment or discharge of the Secured Liabilities, each Chargor with full title guarantee hereby:

- 3.1.1 grants to the Security Agent (as trustee for the Secured Parties), a charge by way of legal mortgage over all its Properties which are listed in schedule 2 (*Properties currently owned*) opposite its name;
- 3.1.2 charges to the Security Agent (as trustee for the Secured Parties), by way of first fixed charge, all its:

- 3.1.2.1 Properties acquired by it after the date of this deed;
- 3.1.2.2 Property Interests;
- 3.1.2.3 Equipment;
- 3.1.2.4 Securities;
- 3.1.2.5 Intellectual Property;
- 3.1.2.6 Debts;
- 3.1.2.7 Accounts;
- 3.1.2.8 Goodwill and Uncalled Capital; and
- 3.1.2.9 rights, title and interest to any agreement, licence, consent or authorisation relating to its business at any time not otherwise mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive.
- 3.1.3 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, all of its right, title and interest in and to the Insurance Policies; and
- 3.1.4 assigns to the Security Agent (as trustee for the Secured Parties) absolutely, subject to a proviso for reassignment on redemption, the benefit of the Assigned Agreements to which it is a party or an addressee and any claims arising under any of the same, and the benefit of any guarantee or security for the performance of the Assigned Agreements.
- 3.2 **Floating security**
  - 3.2.1 **Floating charge**
    - 3.2.1.1 Subject to clause 3.2.1.2, as a continuing security for the payment or discharge of the Secured Liabilities, each Chargor with full title guarantee hereby charges to the Security Agent (as trustee for the Secured Parties), by way of first floating charge, all of its undertaking and assets at any time not effectively mortgaged, charged or assigned pursuant to clauses 3.1.1-3.1.4 inclusive above and (b) all of its assets situated in Scotland.
    - 3.2.1.2 The floating charge created pursuant to clause 3.2.1.1 above shall not, in the case of the Borrower, extend to the Borrower's uncalled capital commitments, the Facility Investment Account or the LoC Collateral Account and shall not, in the case of the Divisional Holdcos, extend to the Divisional Holdco Debts or the Divisional Holdco Securities.
  - 3.2.2 **Qualifying floating charge**

Sched B1 para 14 Insolvency Act 1986 (as inserted by s.248 of, and Sched 16 Enterprise Act 2002) applies to the floating charge created by this deed.
  - 3.2.3 **Automatic conversion of floating charge**

Notwithstanding anything express or implied in this deed, and without prejudice to any law which may have similar effect, if:

- 3.2.3.1 a Declared Default has occurred; or
  - 3.2.3.2 any Chargor creates or attempts to create any Security or any trust in favour of another person over all or any of its assets except as permitted by the Finance Documents or with the prior consent of the Security Agent; or
  - 3.2.3.3 any Chargor disposes or attempts to dispose of all or any of its assets other than in the ordinary course of its trading or as permitted under the Finance Documents or with the prior consent of the Security Agent; or
  - 3.2.3.4 an Insolvency Event has occurred with respect to a Chargor,
- the floating charge created by this deed will automatically and immediately (without notice) be converted into a fixed charge over the Floating Charge Assets.

### 3.2.4 **Conversion of floating charge by notice**

Notwithstanding anything express or implied in this deed, if:

- 3.2.4.1 an Event of Default has occurred and is continuing; or
- 3.2.4.2 the Security Agent considers (acting in good faith) that any Charged Assets are in jeopardy,

the Security Agent may at any time thereafter, by notice to a Chargor, convert the floating charge created by this deed with immediate effect into a fixed charge as regards the Floating Charge Assets of the relevant Chargor specified in such notice (but without prejudice to the Security Agent's rights to serve a notice in respect of any other Floating Charge Assets and any other rights of the Security Agent whatsoever).

### 3.2.5 **Assets acquired after any floating charge conversion**

Any asset acquired by any Chargor after any conversion of the floating charge created under this deed, in accordance with clauses 3.2.3 or 3.2.4 above which but for such conversion would be subject to a floating charge shall, (unless the Security Agent confirms in writing to the contrary) be charged to the Security Agent (as trustee for the Secured Parties) by way of first fixed charge.

### 3.2.6 **Reconversion of fixed charge assets into floating charge assets**

The Security Agent may at any time after any conversion of the floating charge created under this deed over any Charged Assets into a fixed charge in accordance with clauses 3.2.3 (*Automatic Conversion of floating charge*) or 3.2.4 (*Conversion of floating charge by notice*) reconvert such fixed charge into a floating charge by notice to the relevant Chargor.

## 3.3 **Title documents**

Each Chargor shall on the execution of this deed deposit with the Security Agent (and the Security Agent shall during the continuance of this security be entitled to hold):

- 3.3.1 all deeds and documents of title relating to the Charged Assets as the Security Agent may from time to time require; and
- 3.3.2 all certificates relating to the Securities and such instruments of transfer in blank and other documents as the Security Agent may from time to time require.

### 3.4 Security notices

Each Chargor shall, immediately on execution of this deed, or, in the case of any Insurance Policy taken out, any Assigned Agreement being entered into (or designated as such in accordance with this deed) or any bank account (other than a Facility Investment Account or a LoC Collateral Account) being opened by any Chargor after its execution of this deed, on the date (as applicable) on which such Insurance Policy is taken out, such Assigned Agreement is entered into or designated as such or such bank account is opened:

- 3.4.1 to the extent that it has any rights, title or interest in Insurance Policies, give notice in the form set out in part 1 of schedule 4 (*Form of notice to insurers*) to the relevant insurers of the assignment pursuant to clause 3.1.3 (*Fixed security*) of its rights and interest in and under the Insurance Policies and will use reasonable endeavours to procure that each addressee of such notice will provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 4 (*Form of acknowledgement from insurers*) as soon as possible; and
- 3.4.2 to the extent that it has any rights, title or interest in Assigned Agreements, give notice in the form set out in part 1 of schedule 5 (*Form of notice to counterparties of Assigned Agreements*) to the other parties to the Assigned Agreements to which it is a party of the assignment pursuant to clause 3.1.4 (*Fixed security*) of its rights and interest in and under the Assigned Agreements and will use reasonable endeavours to procure that each addressee of such notice will provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 5 (*Form of acknowledgement from counterparties to Assigned Agreements*) as soon as possible; and
- 3.4.3 give notice in the form set out in part 1 of schedule 6 (*Form of notice of charge to third party bank*) to any bank, financial institution or other person of charging to the Security Agent pursuant to clause 3.1.2.7 of its rights and interests under such accounts and will use reasonable endeavours to procure that each addressee of such notice will provide an acknowledgement to the Security Agent in the form set out in part 2 of schedule 6 (*Form of acknowledgement from third party bank*) as soon as possible.

### 3.5 Leasehold security restrictions

- 3.5.1 There shall be excluded from the Security created by this deed, and from the operation of clause 4.1 (*Restrictions on dealing*), any leasehold property held by a Chargor under a lease which precludes either absolutely or conditionally (including requiring the consent of any third party) that Chargor from creating any charge over its leasehold interest in that property (each an “**Excluded Property**”) until the relevant condition or waiver has been satisfied or obtained.
- 3.5.2 For each Excluded Property, each relevant Chargor undertakes to:
  - 3.5.2.1 apply for the relevant consent or waiver of prohibition or conditions within ten Business Days of the date of this deed (in relation to Excluded Property owned at the date of this deed) or within ten Business Days of the relevant Chargor acquiring the Excluded Property (if otherwise) and, to use its reasonable endeavours to obtain that consent or waiver of prohibition as soon as possible;
  - 3.5.2.2 upon request, keep the Security Agent informed of its progress in obtaining such consent or waiver; and
  - 3.5.2.3 forthwith upon receipt of such consent or waiver, provide the Security Agent with a copy.

- 3.5.3 Immediately upon receipt of the relevant waiver or consent, the relevant formerly Excluded Property shall stand charged to the Security Agent (as trustee for the Secured Parties) under clause 3.1.1, clause 3.1.2.1 or clause 3.1.2.2 (*Fixed security*) as the case may be. If required by the Security Agent at any time following receipt of that waiver or consent, the relevant Chargor will execute a further valid fixed charge in such form as the Security Agent shall require.

## **4 Restrictions on dealing**

### **4.1 Negative pledge and restriction on disposal**

Each Chargor hereby covenants with the Security Agent that it will not at any time except as permitted by the terms of the Facility Agreement or this deed or with the prior consent of the Security Agent:

- 4.1.1 create or purport to create or permit to subsist any Security on or in relation to the Charged Assets; or
- 4.1.2 enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer, surrender or otherwise dispose of or cease to exercise control of all, or part of any interest in any Charged Assets other than Floating Charge Assets on arm's length terms in the ordinary course of trading.

### **4.2 Land Registry restriction**

- 4.2.1 To the extent that it owns any Property situated in England and Wales registered at the Land Registry and either (i) charged by way of a legal mortgage under this deed or (ii) otherwise identified by the Security Agent as requiring the registration of a restriction, each Chargor hereby consents to the entry of the following restriction on the register of its title to such Property:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [ ] in favour of [*name of Security Agent*] referred to in the charges register or, if appropriate, signed on such proprietor's behalf by its conveyancer".

- 4.2.2 Each Chargor authorises the Security Agent to make any application which it deems appropriate for the designation of this deed or any other Finance Document as an exempt information document under rule 136 Land Registration Rules 2003 and will use its best endeavours to assist with any such application made by or on behalf of the Security Agent. Each Chargor will notify the Security Agent in writing as soon as it receives notice of any person's application under rule 137 Land Registration Rules 2003 for the disclosure of this deed or any other Finance Document, following its designation as an exempt information document and will not make any application under rule 138 Land Registration Rules 2003 for the removal of the designation of any such document as an exempt information document.

## **5 Debts and Accounts**

### **5.1 Preservation of debts**

Each Chargor shall not, except as permitted by the terms of the Facility Agreement or with the prior consent of the Security Agent, sell, factor, discount, release, exchange, compound, set-off, grant time or indulgence in respect of, or in any other manner deal with, all or any of the Debts save as hereinafter expressly provided.



## 5.2 Notification

Each Chargor undertakes to promptly advise the Security Agent of any redesignation or change in account details affecting an Account.

## 5.3 Realising debts and Bank statements

Each Chargor shall:

- 5.3.1 as agent for the Security Agent, collect in and realise all Debts in the ordinary course of its business, pay the proceeds into the Accounts forthwith upon receipt and after a Declared Default, pending that payment, hold those proceeds in trust for the Security Agent (in each case unless otherwise agreed with the Security Agent or provided for in the Facility Agreement);
- 5.3.2 if called upon so to do by the Security Agent after an occurrence of a Declared Default, execute a legal assignment of the Debts to the Security Agent (as trustee for the Secured Parties) in such terms as the Security Agent may require and give notice thereof to the debtors from whom the Debts are due, owing or incurred; and
- 5.3.3 send to the Security Agent promptly upon request copies of all statements, orders and notices given by the account bank in connection with an Account and provide the Security Agent with such other information relating to an Account as the Security Agent may from time to time request.

## 5.4 Accounts

- 5.4.1 Subject to clause 22.17 (*Bank Accounts*) of the Facility Agreement, all Accounts must be maintained with a Finance Party or an Affiliate of a Finance Party or a bank or banks approved by the Security Agent (acting reasonably).
- 5.4.2 No Account may be overdrawn at any time unless permitted under the Facility Agreement.
- 5.4.3 No Chargor shall, without the Security Agent's prior written consent, permit or agree to any variation of the terms and conditions relating to an Account in a way that adversely affects the interests of the Security Agent under this deed or close any Account (provided, however, that such consent shall not be withheld in relation to any closure of an Account in accordance with clause 22.17.3 (*Bank Accounts*) of the Facility Agreement).
- 5.4.4 Any cash pooling, netting or similar arrangements entered into or to be entered into by one or more Chargors in respect of their Accounts must be on terms which have been approved by the Security Agent.

## 5.5 Withdrawals

- 5.5.1 Prior to the occurrence of a Declared Default, each Chargor shall be entitled to make any withdrawal or transfer from an Account without the Security Agent's prior written consent.
- 5.5.2 At any time on or after the occurrence of a Declared Default, the Security Agent may, without notice, apply or transfer any amount standing to the credit of an Account in or towards payment of the Secured Obligations and no Chargor shall withdraw or attempt to withdraw any amount standing to the credit of any Account in the name of any Chargor without the Security Agent's prior written consent.

## **6 Insurance**

Each Chargor hereby covenants with the Security Agent that it shall maintain insurances on and in relation to its business and assets with reputable independent insurance companies or underwriters against those risks and to the extent as is usual for companies carrying on the same or substantially similar business.

## **7 Properties**

Each Chargor hereby covenants with the Security Agent that it will (at all times that it owns any Property or Property Interests):

### **7.1 Maintenance**

keep all buildings on each Property and all fixtures belonging to it thereon and therein in good and substantial repair and condition;

### **7.2 Preservation of property and fixtures**

not without the prior consent of the Security Agent

7.2.1 pull down or remove the whole or any part of any buildings forming part of any Property;

7.2.2 make any material alterations to any Property; or

7.2.3 sever or unfix or remove any of the fixtures thereto nor (except for the purpose of effecting necessary repairs thereto;

### **7.3 Information**

7.3.1 within ten Business Days after becoming aware thereof give full particulars to the Security Agent of any notice, order, direction, designation, resolution or proposal having specific application to any Property or to the locality in which it is situated given or made by any planning authority or other public body or authority whatsoever; and

7.3.2 if required by the Security Agent, forthwith and at the cost of such Chargor take all steps to comply with any such notice, order, direction, designation or resolution and make or join with the Security Agent in making such objections or representations in respect of any such proposal as the Security Agent may reasonably desire;

### **7.4 Compliance with obligations**

7.4.1 observe and perform all covenants, stipulations and conditions to which each Property or the user thereof is now or may hereafter be subjected;

7.4.2 perform and observe all covenants and conditions on its part contained in any lease, agreement for lease, licence or other agreement under which any Property or part of any Property is held; and

7.4.3 promptly pay all taxes, fees, duties, rates, charges and other outgoings in respect of the Properties;

### **7.5 Maintenance of interests in Properties**

not without the prior consent of the Security Agent or as permitted in the Facility Agreement:

7.5.1 grant or agree to grant any licence or tenancy affecting any Property or part of a Property;

- 7.5.2 exercise the powers of leasing or agreeing to lease or of accepting or agreeing to accept surrenders conferred by ss.99 or 100 LPA; or
- 7.5.3 in any other way dispose or agree to dispose of or surrender or create any legal or equitable estate or interest in any Property or any part thereof;
- 7.6 **Registration restrictions**
- procure that no person other than itself shall be registered under the Land Registration Act 2002 as proprietor of any Property or any part thereof without the prior consent of the Security Agent;
- 7.7 **Development restrictions**
- not without the prior consent of the Security Agent carry out or permit or suffer to be carried out on any Property any development as defined in the Town and Country Planning Act 1990 or change or permit or suffer to be changed the user of any Property;
- 7.8 **No restrictive obligations**
- not without the prior consent of the Security Agent enter into any onerous or restrictive obligations affecting any Property or any part thereof or create or permit to arise any overriding interest or easement or right whatever in or over any Property or any part thereof;
- 7.9 **Proprietary rights**
- procure that no person shall become entitled to assert any proprietary or other like right or interest over any Property or any part thereof without the prior consent of the Security Agent;
- 7.10 **Inspection**
- permit the Security Agent, any Administrator and any Receiver (as each of those terms is defined in clause 15.1 (*Appointment of Administrator or Receiver*)) and any person appointed by either of them to enter upon and inspect any Property upon reasonable prior notice; and
- 7.11 **Property acquisitions**
- if it acquires any freehold or leasehold property, whether registered or unregistered:
- 7.11.1 inform the Security Agent promptly of such acquisition;
- 7.11.2 promptly on request by the Security Agent and at the cost of that Chargor, execute and deliver to the Security Agent a legal mortgage in favour of the Security Agent of that property in such form as the Security Agent may require (or such other Security in the jurisdiction where such property is located as the Security Agent may require); and
- 7.11.3 comply with all registration requirements resulting from the acquisition of such property and the creation of Security over such property pursuant to this deed and the legal mortgage (or other Security) referred to above.
- 8 **Equipment**
- Each Chargor hereby covenants with the Security Agent as follows (at all times that it owns any Equipment):
- 8.1 **Maintenance of equipment**
- to maintain the Equipment in good and serviceable condition (fair wear and tear excepted);

**8.2 Payment of equipment taxes**

promptly to pay all taxes, fees, licence duties, registration charges, insurance premiums and other outgoings in respect of the Equipment and on demand produce evidence thereof to the Security Agent;

**8.3 Equipment information**

to give the Security Agent such information concerning the location, condition, use and operation of the Equipment as the Security Agent may require and to permit any persons designated by the Security Agent at all reasonable times to inspect and examine the Equipment and the records maintained in connection therewith;

**8.4 Notice of Charge**

if so requested by the Security Agent, place and maintain on each item of Equipment, in a conspicuous place, a clearly legible identification plate containing the following wording:

*"NOTICE OF CHARGE*

*This [description of item] and ancillary equipment is subject to a fixed charge dated [ ] in favour of [name of Security Agent]."*

**9 Intellectual Property**

Each Chargor hereby covenants with the Security Agent as follows (at all times that it owns any Intellectual Property):

**9.1 Preservation of rights**

to take all action to safeguard and maintain its present and future rights in or relating to the Intellectual Property necessary for the business of the relevant Chargor and if requested to do so by the Security Agent, sign or procure the signature of, and comply with all reasonable instructions of the Security Agent in respect of, any document required to make entries in any public register of Intellectual Property which either record the existence of this deed or the restrictions on disposal imposed by this deed; and

**9.2 Consents**

promptly obtain any consent required for the creation of a fixed charge over any of the Intellectual Property.

**10 Securities**

**10.1 Registration of Securities**

The Security Agent may at any time after the occurrence of a Declared Default cause any or all of the Securities to be registered in the name of the Security Agent or its nominee. Each Chargor agrees promptly to execute and deliver to the Security Agent all such transfers and other documents and do all such things as may be necessary or desirable to achieve such registration.

**10.2 Additional registration obligations**

Each Chargor hereby:

10.2.1 grants and agrees to procure as necessary, all consents, waivers, approvals and permissions which are necessary, under the articles of association or other constitutional documents of any Securities Issuer or otherwise, for the transfer of the Securities to the Security Agent or its nominee or to a purchaser upon enforcement of this deed; and

- 10.2.2 agrees to procure the amendment of the share transfer provisions of each Securities Issuer's articles of association in such manner as the Security Agent may require in order to permit such a transfer.

**10.3 Dividends and voting rights prior to enforcement**

Until the security constituted by this deed becomes enforceable:

- 10.3.1 all cash dividends or other cash distributions paid or payable in respect of the Securities may be paid directly to the relevant Chargor which shall be permitted to apply such dividends or distributions as it deems fit to the extent permitted by the Facility Agreement;
- 10.3.2 any cash dividends or other cash distributions paid in respect of any of the Securities and received by the Security Agent or its nominee shall, on request by the relevant Chargor, be released and paid to such Chargor;
- 10.3.3 the relevant Chargor may exercise all voting and other rights and powers attaching to the Securities and exercisable by the relevant Chargor provided that the exercise of such voting and other rights and powers would not materially prejudice the Security Agent's security under this deed or the value of the Securities (except as permitted by the terms of the Facility Agreement) or contravene any Finance Document; and
- 10.3.4 the Security Agent will (to the extent that it has or will acquire any such rights or powers) exercise all voting and other rights and powers attaching to the Securities and exercisable by the Security Agent or its nominee as the relevant Chargor may from time to time direct provided that acting in accordance with such directions would not materially prejudice the Security Agent's security under this deed or the value of the Securities (except as permitted by the terms of the Facility Agreement) or contravene any Finance Document.

**10.4 Dividends and voting rights post enforcement**

After the security constituted by this deed has become enforceable:

- 10.4.1 all dividends and other distributions paid in respect of the Securities and received by any Chargor shall be held on trust for the Security Agent (as trustee for the Secured Parties) or, if received by the Security Agent or its nominee, shall be retained by the Security Agent; and
- 10.4.2 (subject to service of notice on the relevant Chargor of the intention to do so) the Security Agent may exercise or direct the exercise (or refrain from exercising or directing the exercise) of all voting and other rights and powers attaching to the Securities as the Security Agent may in its absolute discretion think fit and each Chargor shall, and shall procure that its nominees shall, comply with any such directions from the Security Agent concerning the exercise of such rights and powers.

**10.5 Additional undertakings**

Each Chargor further undertakes to the Security Agent that:

- 10.5.1 it shall duly and promptly pay all calls, instalments and other moneys which may be payable from time to time in respect of the Securities, it being acknowledged by the Chargors that the Security Agent shall be under no liability whatsoever in respect of any such calls, instalments or other moneys;
- 10.5.2 except as permitted by clause 22.20 (*Constitutional and Fund Documents*) of the Facility Agreement it shall not without the Security Agent's prior consent or unless permitted under the Facility Agreement amend, or agree to the

amendment of, the memorandum or articles of association or other constitutional documents of any Securities Issuer or the rights or liabilities attaching to any of the Securities;

- 10.5.3 it shall ensure (insofar as it is able by the exercise of all voting rights, powers of control and other means available to it to do so) that no Securities Issuer will:
- 10.5.3.1 consolidate or sub-divide any of its Securities or reduce or re-organise its share capital in any way;
  - 10.5.3.2 issue any new shares or stock, save to the extent that such new shares or stock are subject to the security created by this deed or other Transaction Security and the Chargor shall as soon as is reasonably practicable after the date of such issue, deliver to the Security Agent, all certificates representing the new shares and stock owned by it (if any) and transfers of such shares and stock executed in blank; or
  - 10.5.3.3 refuse to register any transfer of any of its Securities which may be lodged for registration by or on behalf of the Security Agent or a Chargor in accordance with this deed;
- 10.5.4 it shall promptly send to the Security Agent copies of all documents which are sent to holders of any Securities in such capacity; and
- 10.5.5 it shall promptly give notice of this deed to any custodian of any Securities in any form which the Security Agent may reasonably require and use its best endeavours to ensure that the custodian acknowledges that notice in any form which the Security Agent may reasonably require.

## **11 Uncalled Capital**

Each Chargor further covenants with the Security Agent that it will not call up, or receive in advance of calls, any Uncalled Capital and it will apply all proceeds of any Uncalled Capital, immediately on receipt, towards the discharge of the Secured Liabilities.

## **12 Representations and warranties**

### **12.1 Representations and warranties**

Each Chargor represents and warrants to the Security Agent as follows:

- 12.1.1 subject to the Legal Reservations, it is the legal and beneficial owner of the Charged Assets or (in respect of the Borrower) Equitix GP1 Limited is the legal owner of the Charged Assets in its capacity as general partner of the Borrower and the Borrower is the beneficial owner of the Charged Assets;
- 12.1.2 it has not received or acknowledged notice of any claim which would have a material and adverse effect on the interests of the Finance Parties by any person in respect of the Charged Assets or any interest in them;
- 12.1.3 there are no covenants, agreements, reservations, conditions, interests, rights or other matters whatever which materially and adversely affect the Charged Assets;
- 12.1.4 no facility necessary for the enjoyment and use of the Charged Assets is subject to terms entitling any person to terminate or curtail its use;
- 12.1.5 nothing has arisen or has been created or is subsisting which would be an overriding interest in any Property;

12.1.6 to the extent that any Insurance Policies or Assigned Agreements subsist on the date of this representation there is no prohibition on assignment in any material insurances, agreements or authorisations referred to in clause 3.1.3 or 3.1.4 (*Fixed security*), or the relevant clauses of them as the case may be, and the Chargors entering into this deed will not constitute a breach of any such insurances, agreements or authorisations; and

12.1.7 subject to the Legal Reservations, this deed creates the Security it purports to create and is not liable to be amended or otherwise set aside on its liquidation or otherwise.

## 12.2 Repetition

The representations and warranties set out in clause 12.1 (*Representations and warranties*) will be deemed to be repeated by each Chargor on each day the Repeating Representations are deemed to be repeated by reference to the facts and circumstances then existing.

## 12.3 Notice of breach

Each Chargor will promptly upon becoming aware of the same give the Security Agent notice in writing of any breach of any representation or warranty set out in clause 12.1 (*Representations and warranties*).

## 13 Power to remedy

13.1 If a Chargor is at any time in breach of any of its obligations contained in this deed, the Security Agent shall be entitled (but shall not be bound) to remedy such breach and each Chargor hereby irrevocably authorises the Security Agent and its agents to do all things necessary or desirable in connection therewith.

13.2 The rights of the Security Agent contained in this clause 13 are without prejudice to any other rights of the Security Agent hereunder and the exercise by the Security Agent of its rights under this clause shall not make the Security Agent liable to account as a mortgagee in possession.

## 14 Enforcement

### 14.1 Enforcement events

14.1.1 The security constituted by this deed shall become immediately enforceable if a Declared Default occurs.

14.1.2 After the security constituted by this deed has become enforceable, the powers of sale under the LPA and all other powers of the Security Agent shall immediately be exercisable and the Security Agent may in its absolute discretion enforce all or any part of the security created by this deed as it sees fit or as the Majority Lenders direct.

### 14.2 Statutory power of sale

The statutory power of sale shall arise on and be exercisable at any time after the execution of this deed (and the Secured Liabilities shall be deemed to have become due and payable for that purpose), provided that the Security Agent shall not exercise such power of sale until the security constituted by this deed has become enforceable.

### 14.3 Extension of statutory powers

14.3.1 Any restriction imposed by law on the power of sale (including under s.103 LPA) or on the right of a mortgagee to consolidate mortgages (including under s.93 LPA) does not apply to the security constituted by this deed and the

Security Agent or any Receiver shall have the right to consolidate all or any of the security constituted by this deed with any other Security in existence at any time and to make any applications to the Land Registry in support of the same.

- 14.3.2 Any powers of leasing conferred on the Security Agent or any Receiver by law are extended so as to authorise the Security Agent or any Receiver to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent or Receiver may think fit and without the need to comply with any restrictions conferred by law (including under ss.99 or 100 LPA).

#### **14.4 No obligation to enquire**

No person dealing with the Security Agent, any Administrator or any Receiver appointed hereunder, or its agents or brokers, shall be concerned to enquire:

- 14.4.1 whether the security constituted by this deed has become enforceable;
- 14.4.2 whether any power exercised or purported to be exercised has become exercisable;
- 14.4.3 whether any money remains due under the Finance Documents;
- 14.4.4 as to the necessity or expediency of the stipulations and conditions subject to which any sale of any Charged Assets shall be made, or otherwise as to the propriety or regularity of any sale of any of the Charged Assets; or
- 14.4.5 how any money paid to the Security Agent, Administrator or Receiver, or its agents or brokers is to be applied.

#### **14.5 No liability as mortgagee in possession**

None of the Security Agent, any Administrator or any Receiver shall be liable:

- 14.5.1 to account as mortgagee in possession in respect of all or any of the Charged Assets; or
- 14.5.2 for any loss upon realisation of, or for any neglect or default of any nature whatsoever in connection with, all or any of the Charged Assets for which a mortgagee in possession might as such be liable.

#### **14.6 Power to dispose of chattels**

After the security constituted by this deed has become enforceable, the Security Agent, any Administrator or any Receiver may dispose of any chattels or produce found on any Property as agent for the relevant Chargor and, without prejudice to any obligation to account for the proceeds of any sale of such chattels or produce the Security Agent, the Administrator or the Receiver shall be indemnified by such Chargor against any liability arising from such disposal.

#### **14.7 Redemption of prior Security Interests**

At any time after the security constituted by this deed shall have become enforceable the Security Agent may:

- 14.7.1 redeem any prior Security;
- 14.7.2 procure the transfer thereof to itself; and/or
- 14.7.3 may settle and pass the accounts of the prior encumbrancer and any account so settled and passed shall be conclusive and binding on the relevant Chargor and all monies paid by the Security Agent to the prior encumbrancer in



accordance with such accounts shall as from such payment be due from such Chargor to the Security Agent on current account and shall bear interest and be secured as part of the Secured Liabilities.

#### **14.8 Restriction on giving of notices**

The Security Agent shall not be entitled to give any notice referred to in:

- 14.8.1 paragraphs (b) and (d) of part 1 of schedule 4 (*Form of notice to insurers*);
- 14.8.2 paragraphs (b) and (d) of part 1 of schedule 5 (*Form of notice to counterparties of Assigned Agreements*); or
- 14.8.3 paragraphs 3 and 4 of part 1 of schedule 6 (*Form of notice of charge to third party bank*),

in each case until a Declared Default has occurred.

### **15 Administrator and Receiver**

#### **15.1 Appointment of Administrator or Receiver**

At any time after:

- (a) the security constituted by this deed becomes enforceable;
- (b) any corporate action or any other steps are taken or legal proceedings started by or in respect of any Obligor with a view to the appointment of an Administrator; or
- (c) at the request of the relevant Chargor,

the Security Agent may without further notice, under seal or by writing under hand of a duly authorised officer of the Security Agent:

- 15.1.1 appoint any person or persons to be an Administrator of any Chargor; or
- 15.1.2 appoint any person or persons to be a Receiver of all or any part of the Charged Assets of any Chargor; and
- 15.1.3 (subject to s.45 Insolvency Act 1986) from time to time remove any person appointed to be Receiver and appoint another in his place.

#### **15.2 More than one appointment**

Where more than one person is appointed Administrator or Receiver, they will have power to act separately (unless the appointment by the Security Agent specifies to the contrary).

#### **15.3 Additional powers**

- 15.3.1 The powers of appointing an Administrator or a Receiver conferred by this deed shall be in addition to all statutory and other powers of the Security Agent under the Insolvency Act 1986 and the LPA or otherwise and shall be exercisable without the restrictions contained in s.109 LPA or otherwise.
- 15.3.2 The power to appoint an Administrator or a Receiver (whether conferred by this deed or by statute) shall be and remain exercisable by the Security Agent notwithstanding any prior appointment in respect of all or any part of the Charged Assets.

#### **15.4 Agent of the relevant Chargor**

- 15.4.1 *Any Administrator or Receiver shall be the agent of the relevant Chargor and the relevant Chargor shall be solely responsible for his acts and remuneration as well as for any defaults committed by him.*
- 15.4.2 No Finance Party will incur any liability (either to a Chargor or to any other person) by reason of the appointment of an Administrator or Receiver.

#### **15.5 Powers of Administrator and Receiver**

A Receiver shall have (and shall be entitled to exercise), in relation to the Charged Assets over which he is appointed, and an Administrator shall have in addition to the powers he enjoys under Sched B1 Insolvency Act 1986, the following powers (as the same may be varied or extended by the provisions of this deed):

- 15.5.1 (in respect of a Receiver) all of the powers of an administrative receiver set out in Sched 1 Insolvency Act 1986 (whether or not the Receiver is an administrative receiver);
- 15.5.2 all of the powers conferred from time to time on receivers, mortgagors and mortgagees in possession by the LPA;
- 15.5.3 all of the powers and rights of a legal and beneficial owner and the power to do or omit to do anything which any relevant Chargor itself could do or omit to do; and
- 15.5.4 the power to do all things which, in the opinion of the Administrator or Receiver (as appropriate) are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Administrator or Receiver pursuant to this deed or upon receivers by statute or law generally (including the bringing or defending of proceedings in the name of, or on behalf of, any relevant Chargor; the collection and/or realisation of Charged Assets in such manner and on such terms as the Administrator or Receiver sees fit; and the execution of documents in the name of the relevant Chargor (whether under hand, or by way of deed or by utilisation of the company seal of such Chargor)).

#### **16 Amounts received**

##### **16.1 Application of proceeds**

The Receiver shall apply all monies received by him (other than insurance monies):

- 16.1.1 first in paying all rents, taxes, duties, rates and outgoings affecting any Charged Assets;
- 16.1.2 secondly in paying all costs, charges and expenses of and incidental to his appointment and the exercise of his powers and all outgoings paid by him;
- 16.1.3 thirdly in paying his remuneration (as agreed between him and the Security Agent);
- 16.1.4 fourthly in or towards discharge of the Secured Liabilities in such order and manner as provided for in the Finance Documents or otherwise as the Security Agent shall determine; and
- 16.1.5 finally in paying any surplus to the Chargors or any other person entitled to it.

**16.2 Section 109(8) Law of Property Act 1925**

Neither the Security Agent nor any Receiver or Administrator shall be bound (whether by virtue of s.109(8) LPA, which is hereby varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order as between any of the Secured Liabilities.

**16.3 Currencies of denomination**

For the purpose of or pending the discharge of any of the Secured Liabilities the Security Agent may convert any monies received, recovered or realised by the Security Agent under this deed from their existing denominations and/or currencies of denomination into such other denominations and/or currencies of denomination as the Security Agent may think fit and any such conversion shall be effected at the Security Agent's then prevailing spot selling rate of exchange.

**16.4 Suspense account**

Until the Secured Liabilities are paid in full, all monies received recovered or realised by the Security Agent under this deed may at the discretion of the Security Agent be credited to any interest bearing suspense or impersonal account and may be held in such account for so long as the Security Agent thinks fit pending the application from time to time (as the Security Agent shall be entitled to do as it may think fit) of such monies and accrued interest thereon (if any) in or towards the discharge of any of the Secured Liabilities.

**16.5 New accounts**

If the Security Agent receives notice of any subsequent charge or other interest affecting all or part of the Charged Assets, the Security Agent may open a new account or accounts for the relevant Chargor in its books and (without prejudice to the Security Agent's right to combine accounts) no money paid to the credit of such Chargor in any such new account will be appropriated towards or have the effect of discharging any part of the Secured Liabilities. If the Security Agent does not open a new account or accounts immediately on receipt of such notice then unless the Security Agent gives express notice to the contrary to the relevant Chargor as from the time of receipt of such notice by the Security Agent all payments made by the relevant Chargor to the Security Agent in the absence of any express appropriation by such Chargor to the contrary shall be treated as having been credited to a new account of such Chargor and not as having been applied in reduction of the Secured Liabilities.

**16.6 Security Agent set-off rights**

If the Security Agent shall have more than one account for any Chargor in its books the Security Agent may at any time after the security constituted by this deed has become enforceable or the Security Agent has received notice of any subsequent charge or other interest affecting all or any part of the Charged Assets and without prior notice forthwith transfer all or any part of the balance standing to the credit of any such account to any other such account which may be in debit but the Security Agent shall notify the relevant Chargor of the transfer having been made.

**17 Power of attorney and delegation**

**17.1 Power of attorney**

Each Chargor hereby by way of security irrevocably appoints the Security Agent and (jointly and severally) each and every Administrator or Receiver of this deed to be the attorney of such Chargor and in its name and on its behalf and as its act and deed or otherwise, at any time while an Event of Default is continuing to sign, execute, seal, deliver, complete any blanks in and otherwise perfect any deed, transfer, assurance, agreement, instrument or act which such Administrator or Receiver or the Security Agent may consider expedient in the exercise of any of his or its powers or in respect of such Chargor's obligations under this

deed. The power of attorney hereby granted is to secure the performance of obligations owed to the donees within the meaning of the Powers of Attorney Act 1971.

## **17.2 Ratification**

Each Chargor ratifies and confirms and agrees to ratify and confirm:

17.2.1 all transactions entered into by the Security Agent and/or any Administrator or Receiver in the proper exercise of its or their powers in accordance with this deed; and

17.2.2 all transactions entered into by the Security Agent and/or any Administrator or Receiver in signing, sealing, delivering and otherwise perfecting any assignment, mortgage, charge, security, document or other act.

17.3 The Security Agent and any Administrator or Receiver shall have full power to delegate the powers, authorities and discretions conferred on it or him by this deed (including the power of attorney), on such terms and conditions as it or he shall see fit which shall not preclude exercise of these powers, authorities or discretions by it or him or any revocation of the delegation or subsequent delegation.

## **18 Protection of security and further assurance**

### **18.1 Independent security**

This deed shall be in addition to and independent of every other security or guarantee that the Security Agent or any other Finance Party may at any time hold for any of the Secured Liabilities. No prior security held by the Security Agent or any other Finance Party over the whole or any part of the Charged Assets shall merge in the security created by this deed.

### **18.2 Continuing security**

This deed shall remain in full force and effect as a continuing security for the Secured Liabilities, *notwithstanding any settlement of account or intermediate payment or discharge in whole or in part.*

### **18.3 No waivers; rights cumulative**

No failure to exercise, nor delay in exercising, on the part of the Security Agent or any Finance Party, any right or remedy under this deed shall operate as a waiver, nor shall any single or partial exercise of any right or remedy preclude any further or other exercise, or the exercise of any other right or remedy. The rights and remedies of the Security Agent and each Finance Party provided in this deed are cumulative and not exclusive of any rights or remedies provided by law.

### **18.4 No Chargor set-off**

Each Chargor waives any right of set-off it may have now or at any time in the future in respect of the Secured Liabilities (including sums payable by such Chargor under this deed).

### **18.5 Further assurance**

18.5.1 Each Chargor must, promptly upon request by the Security Agent or any Receiver or Administrator, at its own expense, take whatever action the Security Agent or a Receiver or Administrator may reasonably require for:

18.5.1.1 creating, perfecting or protecting any security intended to be created by or pursuant to this deed;

18.5.1.2 facilitating the realisation of any Charged Asset;

- 18.5.1.3 exercising any right, power or discretion conferred on the Security Agent, or any Receiver or any Administrator or any of their respective delegates or sub-delegates in respect of any Charged Asset; or
- 18.5.1.4 creating and perfecting security in favour of the Security Agent (equivalent to the security intended to be created by this deed) over any assets of any Chargor located in any jurisdiction outside England and Wales.
- 18.5.2 This includes:
  - 18.5.2.1 the re-execution of this deed;
  - 18.5.2.2 the execution of any legal mortgage, charge, transfer, conveyance, assignment or assurance of any property, whether to the Security Agent or to its nominee; and
  - 18.5.2.3 the giving of any notice, order or direction and the making of any filing or registration,

which, in any such case, the Security Agent (or the Receiver or Administrator, as appropriate) may think expedient.

## 19 **Costs and indemnity**

- 19.1 The provisions of clause 17 (*Costs and expenses*) of the Facility Agreement are incorporated into this deed as if set out in full *mutatis mutandis*.
- 19.2 Each Chargor hereby agrees to indemnify and hold harmless the Security Agent, any Administrator and any Receiver from and against all actions, claims, expenses, demands and liabilities, whether arising out of contract or in tort or in any other way, which may at any time be incurred by him or by any manager, agent, officer, servant or workman for whose debt, default or miscarriage he may be answerable ("**Nominees**") for anything done or omitted to be done in the exercise or purported exercise of his powers pursuant to this deed in each case, save where such action, claim, expense, demand or liability arises as a result of the gross negligence, wilful default or breach of this agreement on the part of the Security Agent, any Administrator, any Receiver or any Nominee.

## 20 **Miscellaneous**

### 20.1 **Benefit of Deed**

The benefit of this deed will be held by the Security Agent on and subject to the terms of the Facility Agreement on trust for the benefit of itself and the other Secured Parties without preference or priority amongst themselves as security for the Secured Liabilities, except as provided under the Facility Agreement.

### 20.2 **Certificates conclusive**

A certificate or determination by the Security Agent as to any amount or rate under this deed shall be conclusive evidence of that amount or rate in the absence of any manifest error.

### 20.3 **Notice of assignment**

This deed constitutes notice in writing to each Chargor of any charge or assignment of a debt owed by that Chargor to any other member of the Group and contained in any other Finance Document.

**20.4 Financial collateral**

20.4.1 To the extent that the Charged Assets constitute “financial collateral” and this deed and the obligations of the Chargors under this deed constitute a “security financial collateral arrangement” (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 no. 3226)), the Security Agent shall have the right after this Security has become enforceable to appropriate all or any part of that financial collateral in or towards the satisfaction of the Secured Liabilities.

20.4.2 For the purpose of clause 20.4.1, the value of the financial collateral appropriated shall be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it.

**20.5 Severability**

If any of the provisions of this deed is or becomes invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected or impaired thereby.

**20.6 Section 2(1) Law of Property (Miscellaneous Provisions) Act 1989**

The terms of the Finance Documents and of any side letters between any parties in relation to the Finance Documents are incorporated in this deed to the extent required to ensure that any purported disposition of Charged Assets contained in this deed is a valid disposition in accordance with s.2(1) Law of Property (Miscellaneous Provisions) Act 1989.

**20.7 Third party rights**

Save as expressly provided a third party (being any person other than the Chargors and the Finance Parties and their successors and permitted assigns) has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this deed.

**20.8 Joint and several liability**

The covenants, agreements, obligations and liabilities of the Chargors contained in this deed or implied on their part are joint and several and shall be construed accordingly.

**20.9 Trustee Act 2000**

The Chargors and the Security Agent agree that the Security Agent shall not be subject to the duty of care imposed on the trustees by the Trustee Act 2000.

**21 Demands and notices**

Any demand, notice, consent or communication to be made or given by or to a Chargor or the Security Agent under or in connection with this deed shall be made and delivered as provided in clause 32 (*Notices*) of the Facility Agreement. Any demand on a Chargor shall be validly made whether or not it contains an accurate statement of the amount of the Secured Liabilities.

**22 Assignment and transfer**

**22.1 Assignment by Security Agent**

The Security Agent may at any time without the consent of any Chargor, assign or transfer the whole or any part of its rights under this deed to any person to whom it has transferred its rights and obligations under the Facility Agreement in accordance with its terms.

**22.2 Assignment by Chargor**

No Chargor may assign any of its rights or transfer any of its obligations under this deed or enter into any transaction which would result in any of these rights or obligations passing to another person.

**23 Release of Security**

**23.1 Release**

Subject to clause 23.3 (*Discharge conditional*), upon the expiry of the Security Period (but not otherwise) the Security Agent shall at the request and cost of the Chargors, take whatever action is necessary to release the Charged Assets from the security constituted by this deed.

**23.2 Avoidance of payments and reinstatement**

If any payment by an Obligor to a Finance Party or any discharge given by a Finance Party (whether in respect of the obligations of any Obligor or any security for those obligations or otherwise) is (a) capable of being avoided or reduced (in the reasonable opinion of the Security Agent) or (b) avoided or reduced in each case as a result of insolvency or any similar event, then:

23.2.1 the liability of each Obligor will continue as if the payment, discharge, avoidance or reduction had not occurred;

23.2.2 each Finance Party will be entitled to recover the value or amount of that security or payment from each Obligor, as if the payment, discharge, avoidance or reduction had not occurred; and

23.2.3 the Security Agent shall be entitled to enforce this deed subsequently as if such payment, discharge, avoidance or reduction had not occurred.

**23.3 Discharge conditional**

Any release, discharge or settlement between any Chargor and the Security Agent or any other Finance Party shall be deemed conditional upon no payment or security received by the Security Agent or such other Finance Party in respect of the Secured Liabilities being avoided or reduced or ordered to be refunded pursuant to any provision of any enactment relating to insolvency, bankruptcy, winding-up, administration or receivership and, notwithstanding any such release, discharge or settlement the Security Agent shall be entitled to recover the value or amount of such security or payment from the Chargor concerned subsequently as if such settlement, discharge or release had not occurred and each Chargor agrees with the Security Agent accordingly and charges the Charged Assets and the proceeds of sale thereof with any liability under this clause, whether actual or contingent.

**24 Governing law**

This deed is governed by, and shall be construed in accordance with, English law.

**25 Enforcement**

**25.1 Jurisdiction of English courts**

25.1.1 The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this deed (including a dispute regarding the existence, validity or termination of this deed) (a "**Dispute**").

25.1.2 The parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

25.1.3 This clause 25.1 is for the benefit of the Security Agent only. As a result, the Security Agent shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Agent may take concurrent proceedings in any number of jurisdictions.

**25.2 Service of process**

Without prejudice to any other mode of service allowed under any relevant law, each Chargor:

25.2.1 irrevocably appoints Equitix Capital Eurobond Limited as its agent for service of process in relation to any proceedings before the English courts in connection with any Finance Document; and

25.2.2 agrees that failure by a process agent to notify any Chargor of the process will not invalidate the proceedings concerned.

**26 Counterparts**

This deed may be executed in counterparts, all of which when taken together shall be deemed to constitute one and the same instrument.

**In Witness** whereof this deed has been executed by the Chargors and is intended to be and is hereby delivered as a deed the day and year first above written and has been signed on behalf of the Security Agent.



## SCHEDULE 1

### Chargors

<b>Name</b>	<b>Registered Number</b>	<b>Registered Office</b>
Equitix Fund I LP	LP013260	Welken House 10-11 Charterhouse Square, London EC1M 6EH
Equitix Fund Holdco Limited	49420	Redwood House St Julian's Avenue St Peter Port Guernsey GY1 1WA
Equitix Capital Eurobond Limited	06741074	10-11 Charterhouse Square, London EC1M 6EH
Equitix Education Limited	06660331	10-11 Charterhouse Square, London EC1M 6EH
Equitix Healthcare Limited	06371955	10-11 Charterhouse Square, London EC1M 6EH
Equitix Highways Limited	07119938	10-11 Charterhouse Square, London EC1M 6EH
Equitix Leisure Limited	07070087	10-11 Charterhouse Square, London EC1M 6EH
Equitix GP1 Limited	49416	Redwood House St Julians Avenue St. Peters Port Guernsey GY1 1WA

## **SCHEDULE 2**

### **Properties currently owned**

#### **Part A: Registered Land**

None applicable

#### **Part B: Unregistered Land**

None applicable

### SCHEDULE 3

#### Accounts

Chargor	Bank	Account name	Account number	Sort code
Equitix Fund I LP (acting through its general partner, Equitix GP1 Limited)				
Equitix Capital Eurobond Limited				
Equitix Highways Limited				
Equitix Healthcare Limited				
Equitix Education Limited				
Equitix Fund I LP (acting through its general partner, Equitix GP1 Limited)				

## SCHEDULE 4

### PART 1

#### Form of notice to insurers

From: [relevant Chargor] (the "Company")

To: [insurer]

[ ] 20[ ]

Dear Sirs

We refer to the [describe policy and its number] (the "Policy").

We hereby give notice that, pursuant to a supplemental security agreement dated [ ] 2019 (the "Security Agreement"), we have assigned to [ ] as trustee for the Secured Parties (as defined therein) (the "Security Agent") all our right, title, interest and benefit in and to the Policy. [This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Policy pursuant to the security agreement dated 4 November 2015, notice of which was given to you by a notice dated [ ] (the "Existing Security Notice").]

We are permitted under the terms of the Security Agreement to receive any sums due and payable under the Policy without restriction until the occurrence of a Declared Default (as defined in the Security Agreement), whereupon we will not be permitted to receive any sums due and payable under the Policy without the prior written consent of the Security Agent.

We irrevocably authorise and instruct you from time to time:

- (a) to disclose to the Security Agent without any reference to or further authority from us (and without any enquiry by you as to the justification for each disclosure), such information relating to the Policy as the Security Agent may at any time and from time to time request;
- (b) following notice to you from the Security Agent of the occurrence of a Declared Default, to hold all sums from time to time due and payable by you to us under the Policy to the order of the Security Agent;
- (c) following notice to you from the Security Agent of the occurrence of a Declared Default, to pay or release all or any part of the sums from time to time due and payable by you to us under the Policy only in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) to comply with any written notice or instructions in any way relating to, or purporting to relate to, the Security Agreement, the sums payable to us from time to time under the Policies or the debts represented thereby which you receive at any time from the Security Agent without any reference to or further authority from us and without any enquiry by you as to the justification for or validity of such notice or instruction; and
- (e) to send copies of all notices and other information given or received under the Policy to the Security Agent.

We are not permitted to agree any amendment or supplement to, or waive any obligation under, the Policy without the prior written consent of the Security Agent.

This notice may only be revoked or amended with the prior written consent of the Security Agent.

Please confirm by completing the enclosed acknowledgement and returning it to the Security Agent (with a copy to us) that:

- (a) you accept the instructions and authorisations contained in this notice;
- (b) you have not, at the date this notice is returned to the Security Agent, received any notice [(other than the Existing Security Notice)] that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and you will notify the Security Agent promptly if you should do so in future;
- (c) you will pay or release all or part of the amounts from time to time due and payable by you under the Policy in accordance with the written instructions given to you by the Security Agent from time to time;
- (d) you will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) that the Security Agent's interest as mortgagee is noted on the Policy.

This notice is governed by English law.

Yours faithfully

.....  
for and on behalf of  
[ ]

## PART 2

### Form of acknowledgement from insurers

From: [insurer]

To: [Security Agent] (the "Security Agent")

[ ] 20[ ]

Dear Sirs

We acknowledge receipt of a notice dated [ ] (the "Notice") and addressed to us by

[ ] (the "Company") regarding the Policy (as defined in the Notice).

- (a) we accept the instructions and authorisations contained in this notice;
- (b) we have not, at the date of this acknowledgement, received any notice [(other than the Existing Security Notice defined in the Notice)] that any third party has or will have any right or interest in, or has made, or will be making any claim or demand or taking any action in respect of, the rights of the Company under or in respect of the Policy and we will notify the Security Agent promptly if you should do so in future;
- (c) we will pay or release all or part of the amounts from time to time due and payable by us under the Policy in accordance with the written instructions given to us by the Security Agent from time to time;
- (d) we will not exercise any right to terminate, cancel, vary or waive the Policies or take any action to amend or supplement the Policies without first giving 14 days' written notice to the Security Agent; and
- (e) the Security Agent's interest as mortgagee is noted on the Policy.

This letter is governed by English law.

Yours faithfully

[insurer]

## SCHEDULE 5

### PART 1

#### Form of notice to counterparties of Assigned Agreements

From: [relevant Chargor]

To: [counterparty]

[ ] 20[ ]

Dear Sirs

We refer to the [describe relevant Assigned Agreement] (the "**Agreement**")

We hereby notify you that pursuant to a supplemental security agreement dated [ ] 2019 (the "**Security Agreement**") we have assigned to [ ] as trustee for the Secured Parties (as defined therein) (the "**Security Agent**") absolutely (subject to a proviso for reassignment on redemption) all our right, title, interest and benefit in and to the Agreement. [This assignment is subject, and without prejudice, to the assignment to the Security Agent of all our right, title, interest and benefit in and to the Agreement pursuant to the security agreement dated 4 November 2015, notice of which was given to you by a notice dated [ ] (the "**Existing Security Notice**").]

We further notify you that:

- (a) we may not agree to amend, modify or terminate the Agreement without the prior written consent of the Security Agent;
- (b) subject to paragraph (a) above you may continue to deal with us in relation to the Agreement until you receive written notice to the contrary from the Security Agent confirming that a Declared Default (as defined in the Security Agreement) has occurred. Thereafter we will cease to have any right to deal with you in relation to the Agreement and therefore from that time you should deal only with the Security Agent;
- (c) you are authorised to disclose information in relation to the Agreement to the Security Agent on request;
- (d) you are authorised to pay all monies to which we are entitled under the Agreement to us until you receive written notice to the contrary from the Security Agent confirming that a Declared Default (as defined in the Security Agreement) has occurred. Thereafter all monies to which we are entitled under the Agreement must be paid direct to the Security Agent (and not to us); and
- (e) the provisions of this notice may only be revoked with the written consent of the Security Agent.

Please sign and return the enclosed copy of this notice to the Security Agent (with a copy to us) by way of confirmation that:

- (i) you agree to the terms set out in this notice and to act in accordance with its provisions; and
- (ii) you have not received notice [(other than the Existing Security Notice)] that we have assigned our rights under the Agreement to a third party or created any other interest (whether by way of security or otherwise) in the Agreement in favour of a third party.

## PART 2

### Form of acknowledgement from counterparties of Assigned Agreements

From: [counterparty]

To: [Security Agent]

Copy to: [relevant Chargor]

[ ] 20[ ]

We hereby acknowledge receipt of the notice dated [ ], a copy of which is attached to the acknowledgment (the "Notice") and confirm the matters set out in paragraphs (i) and (ii) of the Notice.

.....  
for and on behalf of  
[counterparty]



## SCHEDULE 6

### PART 1

#### Form of notice of charge to third party bank

To: [name and address of third party bank]

Attention: [ ]

20[ ]

Dear Sirs

We hereby give you notice that by a supplemental security agreement dated [ ] 2019 (the "**Security Agreement**") we have charged to [ ] as trustee for the Secured Parties (as defined therein) (the "**Security Agent**") all our right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts in our name with you together with all interest credited thereto and the debts represented by those sums:

[ ] (together the "**Accounts**")

[This charge is subject, and without prejudice, to the charge to the Security Agent in respect of the Accounts pursuant to the security agreement dated 4 November 2015, notice of which was given to you by a notice dated [ ] (the "**Existing Security Notice**").]

We are permitted under the terms of the Security Agreement to withdraw funds from the Accounts without restriction until the occurrence of a Declared Default (as defined in the Security Agreement), whereupon we will not be permitted to withdraw any funds from the Accounts without the prior written consent of the Security Agent.

We hereby irrevocably instruct and authorise you:

- 1 to credit to each Account all interest from time to time earned on the sums of money held in that Account;
- 2 to disclose to the Security Agent, without any reference to or further authority from us and without any liability or inquiry by you as to the justification for such disclosure, such information relating to the Accounts and the sums in each Account as the Security Agent may, at any time and from time to time, request you to disclose to it;
- 3 following notice to you from the Security Agent of the occurrence of a Declared Default, to hold all sums from time to time standing to the credit of each Account in our name with you to the order of the Security Agent;
- 4 following notice to you from the Security Agent of the occurrence of a Declared Default to pay or release all or any part of the sums from time to time standing to the credit of each Account in our name with you in accordance with the written instructions of the Security Agent at any time and from time to time; and
- 5 to comply with the terms of any written notice or instructions in any way relating to the Accounts or the sums standing to the credit of any Account from time to time which you may receive at any time from the Security Agent without any reference to or further authority from us and without any liability or inquiry by you as to the justification for or validity of such notice or instructions.

We are not permitted, without the Security Agent's prior written consent, to permit or agree to any variation of the terms and conditions related to the Accounts in a way that adversely affects the interests of the Security Agent under the Security Agreement or close the Accounts.

These instructions cannot be revoked or varied without the prior written consent of the Security Agent.

This notice is governed by English law.

Please confirm your acceptance of the above instructions by returning the attached acknowledgement to the Security Agent with a copy to ourselves.

Yours faithfully

By: .....  
for and on behalf of  
[*relevant Chagor*]

## PART 2

### Form of acknowledgement from third party bank

To: [name and address of Security Agent]

20[ ]

Dear Sirs

We confirm receipt of a notice dated [ ] 20[ ] (the "Notice") from [relevant Chargor] (the "Company") of a charge, upon the terms of a Security Agreement dated [ ] 2019, over all the Company's right, title and interest in and to all sums of money which are now or may from time to time in the future be held in the following accounts with us in the name of the Company together with interest relating thereto:

[ ] (together the "Accounts")

We confirm that:

- 1 we accept the instructions and authorisations contained in the Notice and undertake to comply with its terms;
- 2 we have not received notice [(other than the Existing Security Notice defined in the Notice)] of the interest of any third party in any Account or in the sums of money held in any Account or the debts represented by those sums and we will notify you promptly should we receive notice of any third party interest;
- 3 except in relation to any fees charged by us in the ordinary course of business pursuant to the terms and conditions applicable to the relevant account, we have not claimed or exercised, nor will we claim or exercise, any Security or right of set-off or combination or counterclaim or other right in respect of any Account, the sums of money held in any Account or the debts represented by those sums;
- 4 until you notify us in writing that withdrawals are prohibited, the Company may make withdrawals from the Accounts; upon receipt of such notice we will not permit any amount to be withdrawn from any Account except against the signature of one of your authorised signatories; and
- 5 we will not seek to modify, vary or amend the terms upon which sums are deposited in the Accounts or close the Accounts without your prior written consent.

This letter shall be governed by English law.

Yours faithfully

.....  
for and on behalf of  
[third party bank]

**SIGNATORIES TO THE SUPPLEMENTAL SECURITY AGREEMENT**

**THE CHARGORS**

**EXECUTED as a DEED )  
by EQUITIX CAPITAL )  
EUROBOND LIMITED )**

acting by )

in the presence of:

Witness:

Signature:

Name:

Address:

Occupation:

*Evangelina Kasepi*

*PA*

**EXECUTED as a DEED )  
by EQUITIX FUND I LP )  
acting by Equitix GP1 )  
Limited in its capacity as )  
general partner by, )**

in the presence of:

Witness: Signature:

Name:

Address:

Occupation:

**SIGNATORIES TO THE SUPPLEMENTAL SECURITY AGREEMENT**

**THE CHARGORS**

**EXECUTED as a DEED  
by EQUITIX CAPITAL  
EUROBOND LIMITED**

)  
)  
)  
)  
)

acting by

in the presence of:

Witness:

Signature:

Name:

Address:

Occupation:

**EXECUTED as a DEED  
by EQUITIX FUND I LP  
acting by Equitix GP1  
Limited in its capacity as  
general partner by,**

)  
)  
)  
)  
)

in the presence of:

Witness:

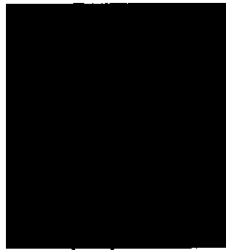
Signature:

Name:

Address:



Occupation:

EXECUTED as a DEED )  
by EQUITIX FUND )  
HOLDCO LIMITED )  
a company incorporated in )  
the Island of Guernsey, by )

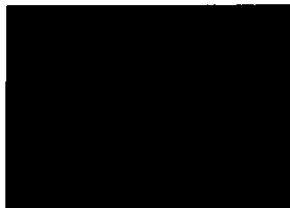


being a person who, in  
accordance with the laws  
of that territory is acting  
under the authority of that  
company.



in the presence of:

Witness: Signature:   
Name: Evangelia Kasapi  
Address:   
Occupation: PA

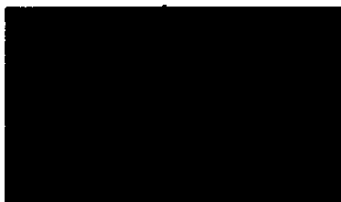
EXECUTED as a DEED by )  
EQUITIX EDUCATION )  
LIMITED )  
acting by )





in the presence of:

Witness: Signature:   
Name: Evangelia Kasapi  
Address:   
Occupation: PA

EXECUTED as a DEED by )  
EQUITIX HEALTHCARE )  
LIMITED )  
acting by )

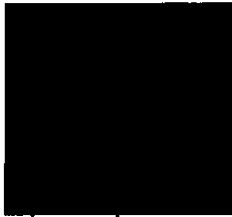


in the presence of:

Witness: Signature:   
Name: Evangelia Kasapi  
Address:   
Occupation: PA

EXECUTED as a DEED by  
EQUITIX HIGHWAYS  
LIMITED  
acting by

)  
)  
)  
)  
)



in the presence of:

Witness:      Signature:



Name:

Evangelia Kasapi

Address:



Occupation:

PA

EXECUTED as a DEED by  
EQUITIX LEISURE LIMITED  
acting by

)  
)  
)  
)  
)



in the presence of:

Witness:      Signature:



Name:

Evangelia Kasapi

Address:

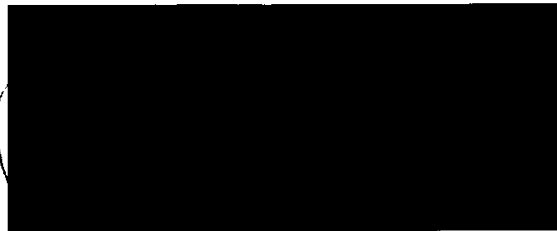


Occupation:

PA

**EXECUTED as a DEED by**  
**EQUITIX GP1 LIMITED**  
a company incorporated in the  
Island of Guernsey, by

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)  
)  
)



being a person who, in  
accordance with the laws of  
that territory is acting under the  
authority of that company.

in the presence of:

Witness:      Signature: .....



Name: .....

*Tom Plachon*

Address: .....



Occupation: .....

*Administrator*

#### **SECURITY AGENT**

**EXECUTED as a DEED by**  
**NATWEST MARKETS PLC**  
(formerly known as THE  
ROYAL BANK OF  
SCOTLAND PLC)  
acting by

)  
)  
)  
)  
)

.....

in the presence of:

Witness:      Signature: .....

Name: .....

Address: .....

Occupation: .....



**EXECUTED as a DEED by**  
**EQUITIX GP1 LIMITED**  
a company incorporated in the  
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being a person who, in  
accordance with the laws of  
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authority of that company.

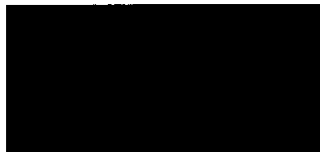
in the presence of:

Witness:           Signature: .....  
                          Name: .....  
                          Address: .....  
                          Occupation: .....



#### **SECURITY AGENT**

**EXECUTED as a DEED by**  
**NATWEST MARKETS PLC**  
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ROYAL BANK OF  
SCOTLAND PLC)  
acting by

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)  
)



in the presence of:

Witness:           Signature:  .....  
                          Name: LAURA DREW .....  
                          Address:  .....  
                          Occupation: BANKER .....