

MR01

Particulars of a charge

237123113
laserform

A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ 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 there is no
instrument Use form MR08

For further information, please
refer to our guidance at
www.companieshouse.gov.uk

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
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
must be scanned and placed on the public record. Do not send the original

WEDNESDAY



RCS 18/05/2016 #33
COMPANIES HOUSE

1 Company details

Company number 7 6 9 8 5 5 9
Company name in full ☒ Braeburn Estates (GP) Limited

4 For official use
→ Filing 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 ☒ d 1 d 3 m 0 m 5 y 2 y 0 y 1 y 6

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 ☒ Barclays Bank PLC as Security Agent

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

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

Brief description

N/A

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 ¹

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

☐

¹ This statement may be filed after the registration of the charge (use form MR06)

9 Signature

Please sign the form here

Signature

Signature

X Allen & Dryden LLP on behalf of the charge 16/05/16 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 Sylvie-Anne Stenton

Company name Allen & Overy LLP

Address One Bishops Square

Post town London

County/Region London

Postcode E 1 6 A D

Country United Kingdom

DX

Telephone 020 3088 4043



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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7698559

Charge code: 0769 8559 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th May 2016 and created by BRAEBURN ESTATES (GP) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th May 2016

P

Given at Companies House, Cardiff on 25th May 2016



Companies House



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

CHARGE

13 May 2016

**BRAEBURN ESTATES LIMITED PARTNERSHIP ACTING BY ITS GENERAL PARTNER,
BRAEBURN ESTATES (GP) LIMITED
and
BRAEBURN ESTATES (GP) LIMITED
as Chargors**

and

**BARCLAYS BANK PLC
as Security Agent**

**relating to the development of
Building B3, Building B4a and Building B6/7 at Shell Centre, York Road, London SE1**

Allen & Overy LLP
Allen & Overy LLP 16/05/16

Except for material redacted pursuant to
s559G of the Companies Act 2006
I certify that this is a correct copy
of the original document

ALLEN & OVERY

Allen & Overy LLP

CONTENTS

| Clause | Page |
|---|------|
| 1 Interpretation | 1 |
| 2 Creation of Security | 3 |
| 3 Representations and warranties | 4 |
| 4 Restrictions on dealings | 5 |
| 5 Securities | 5 |
| 6 Notices of Assignment | 7 |
| 7 Subordinated Documents | 7 |
| 8 When Security becomes enforceable | 8 |
| 9 Enforcement of Security | 8 |
| 10 Receiver | 10 |
| 11 Powers of Receiver | 11 |
| 12 Application of proceeds | 13 |
| 13 Delegation | 13 |
| 14 Further assurances | 13 |
| 15 Power of attorney | 14 |
| 16 Preservation of Security | 14 |
| 17 Miscellaneous | 16 |
| 18 Release | 17 |
| 19 Counterparts | 17 |
| 20 Governing law | 17 |

Schedule

| | |
|---|----|
| 1 Entities subject to charge over shares. | 18 |
| 2. Forms of letter for Assignment | 19 |
| Part 1 Letter to counterparty | 19 |
| Part 2 Acknowledgment of counterparty | 20 |

| | |
|-------------------|---|
| Signatories | 2 |
|-------------------|---|

THIS DEED is dated

13 May 2016

BETWEEN

- (1) **BRAEBURN ESTATES LIMITED PARTNERSHIP**, a limited partnership registered under the Limited Partnerships Act 1907 in England and Wales with registered no LP14539 acting by its general partner **BRAEBURN ESTATES (GP) LIMITED**, a company incorporated in England and Wales with registered no 07698559 (**BELP**),
- (2) **BRAEBURN ESTATES (GP) LIMITED** (registered in England and Wales no. 07698559) (the **Braeburn General Partner**), and
- (3) **BARCLAYS BANK PLC** as security agent and trustee for the Finance Parties (as defined in the Credit Agreement defined below) (the **Security Agent**).

BACKGROUND

- (A) The Chargors enter into this Deed in connection with the Credit Agreement (as defined below)
- (B) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

IT IS AGREED as follows

1. INTERPRETATION

1.1 Definitions

In this Deed

Act means the Law of Property Act 1925.

B3 Partnership Trust Deed means a trust deed dated 8 November 2013 (as amended from time to time to the extent permitted by this Agreement) between BELP and the B3 Limited Partner under which the B3 Limited Partner will hold its partnership interest in the B3 Borrower as nominee on trust for BELP

B3 Trust Property means the 99.99% interest in the B3 Borrower held by the B3 Limited Partner on trust for BELP, pursuant to the B3 Partnership Trust Deed

B4a Partnership Trust means a trust deed dated 3 January 2014 (as amended from time to time to the extent permitted by this Agreement) between BELP and the B4a Limited Partner under which the B4a Limited Partner will hold its partnership interest in the B4a Borrower as nominee on trust for BELP

B4a Trust Property means the 99.99% interest in the B4a Borrower held by the B4a Limited Partner on trust for BELP, pursuant to the B4a Partnership Trust Deed

B6/7 Partnership Trust Deed means a trust deed dated 3 January 2014 (as amended from time to time to the extent permitted by this Agreement) between BELP and the B6/7 Limited Partner under which the B6/7 Limited Partner will hold its partnership interest in the B6/7 Borrower as nominee on trust for BELP

B6/7 Trust Property means the 99.99% interest in the B6/7 Borrower held by the B6/7 Limited Partner on trust for BELP, pursuant to the B6/7 Partnership Trust Deed

Chargor means BELP and the Braeburn General Partner

Credit Agreement means the £384,100,000 credit agreement dated 23 July 2015 between (amongst others) the parties to this Deed

Liabilities has the meaning given to the term "Liability" in the Subordination Deed

Partnership Trust Deed means the B3 Partnership Trust Deed, the B4a Partnership Trust Deed or the B6/7 Partnership Trust Deed.

Receiver means a receiver, receiver and manager or, where permitted by law, an administrative receiver, in each case, appointed under this Deed

Related Rights means in relation to any asset

- (a) the proceeds of sale or rental of any part of that asset,
- (b) all rights under any licence, agreement for sale or agreement for lease in respect of that asset,
- (c) all rights, powers, benefits, claims, causes of action, contracts, warranties, remedies, security, guarantees, indemnities, covenants for title in respect of or derived from that asset, and
- (d) any moneys and proceeds paid or payable in respect of that asset

Secured Liabilities means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Obligor to any Finance Party under each Finance Document except for any obligation which, if it were so included, would result in this Deed contravening Sections 678 or 679 of the Companies Act 2006

Security Assets means each of the assets of each Chargor which are the subject of the security expressed to be created by this Deed

Security Period means the period beginning on the date of this Deed and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full to the satisfaction of the Security Agent

Shares means the interests of a Chargor in the share capital of each of the entities listed in Schedule 1 (Entities subject to charge over shares) to this Deed

Subordinated Creditor means

- (a) BELP,
- (b) each Obligor,
- (c) the Braeburn General Partner, and
- (d) and any other person who becomes a Subordinated Creditor in accordance with the Credit Agreement

Subordinated Debt means all Liabilities payable or owing by an Obligor to any Subordinated Creditor

Subordinated Document means any document evidencing or recording the terms of, or any guarantee or security for, any Subordinated Debt

Subordination Deed means the subordination deed dated on or about the date of this Deed between (amongst others) the parties to this Deed.

Trust Property means the B3 Trust Property, the B4a Trust Property or the B6/7 Trust Property

1.2 Construction

- (a) Capitalised terms defined in the Credit Agreement have, unless expressly defined in this Deed, the same meaning in this Deed
- (b) The provisions of clause 1 2 (Construction) of the Credit Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Credit Agreement are to be construed as references to this Deed
- (c)
 - (i) A Finance Document or other document includes (without prejudice to any prohibition on amendments) all amendments however fundamental to that Finance Document or other document, including any amendment providing for any increase in the amount of a facility or any additional facility;
 - (ii) the term **this Security** means any security created by this Deed, and
 - (iii) a reference to any asset, unless the context otherwise requires, includes any present and future asset
- (d) Any covenant of a Chargor under this Deed (other than a payment obligation) remains in force during the Security Period
- (e) The terms of the other Finance Documents and of any side letters between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with Section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989
- (f) If the Security Agent (acting reasonably) considers that an amount paid to a Finance Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed
- (g) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of sale of that Security Asset

2. CREATION OF SECURITY

2.1 General

- (a) All the security created under this Deed
 - (i) is created in favour of the Security Agent,

EXECUTION VERSION

- (ii) is created over present and future assets of each Chargor,
 - (iii) is security for the payment and satisfaction of all the Secured Liabilities,
 - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994, and
 - (v) is subject to the promise of redemption (and, if applicable, reassignment) as set out in Clause 18 (Release)
- (b) The Security Agent holds the benefit of this Deed and the Security created by or pursuant to it on trust for the Finance Parties

2.2 Securities

- (a) Each Chargor charges by way of a first fixed charge its interest in all Shares, stocks, debentures, bonds or other securities and investments owned by it and/or held by any nominee on its behalf and all Related Rights
- (b) A reference in this Subclause to a mortgage or charge of any stock, share, debenture, bond or other security includes
- (i) any dividend or interest paid or payable in relation to it, and
 - (ii) any right, money or property accruing or offered at any time in relation to it by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise

2.3 Trust Property

Each Chargor charges by way of a first fixed charge all of its rights in the Trust Property and under each Partnership Trust Deed to which it is a party.

2.4 Assignment

Each Chargor, subject to a proviso for re-assignment on redemption, assigns absolutely all of its rights

- (a) in respect of the Subordinated Debt,
- (b) under each Subordinated Document, and
- (c) under each Partnership Trust Deed to which it is a party.

3. REPRESENTATIONS AND WARRANTIES

3.1 Nature of security

Each Chargor represents and warrants to each Finance Party that (subject to the Reservations (other than paragraph (e) of the definition of that term)) this Deed creates those Security Interests it purports to create and is not liable to be avoided or otherwise set aside on its liquidation or administration or otherwise

3.2 Times for making representations and warranties

- (a) The representations and warranties set out in this Deed (including in this Clause) are made on the date of this Deed
- (b) Unless a representation and warranty is expressed to be given at a specific date, each representation and warranty under this Deed is deemed to be repeated by each Chargor in connection with its Development only and each other relevant Obligor in the same group of Development Obligors as that Chargor on the date of each Request for a Loan under the Facility for that Development, on each related Drawdown Date and on each Interest Payment Date for that Facility
- (c) When a representation and warranty is repeated, it is applied to the facts and circumstances existing at the time of repetition

4. RESTRICTIONS ON DEALINGS

4.1 Security

Except as expressly allowed in the Credit Agreement or with the Security Agent's consent, no Chargor may create or permit to subsist any Security Interest on any Security Asset (except for this Security) during the Security Period

4.2 Disposals

Except as expressly allowed in the Credit Agreement or with the Security Agent's consent, no Chargor may sell, transfer, licence, lease or otherwise dispose of any Security Asset, except for the disposal in the ordinary course of trade of any Security Asset subject to the floating charge created under this Deed, in each case, during the Security Period

5. SECURITIES

5.1 General

In this Clause

Investments means

- (a) all shares, stocks, debentures, bonds, partnership interests or other securities and investments included in the definition of Security Assets in Clause 1.1 (Definitions),
- (b) any dividend or interest paid or payable in relation to any of the above, and
- (c) any right, money or property accruing or offered at any time in relation to any of the above by way of redemption, substitution, exchange, bonus or preference under option rights or otherwise

5.2 Investments

Each Chargor represents to each Finance Party that:

- (a) the Investments (except for those referred to in the definition of Investments at Clause 5.1(b) above) are fully paid, and
- (b) it is the sole legal and beneficial owner of the Investments (other than any Trust Property which it owns, of which it is the sole legal owner only)

5.3 Deposit

(a) Each Chargor must

- (i) immediately deposit with the Security Agent, or as the Security Agent may direct, all certificates and other documents of title or evidence of ownership in relation to any Investment, and
- (ii) promptly execute and deliver to the Security Agent all share transfers and other documents which may be reasonably requested by the Security Agent in order to enable the Security Agent or its nominees to be registered as the owner or otherwise obtain a legal title to any Investment or procure a solicitor's undertaking in form and substance satisfactory to the Security Agent to hold all certificates and other documents of title or evidence of ownership in relation to any Investment to the order of the Security Agent,

provided that nothing in this Clause will entitle the Security Agent or its nominee to become registered as the holder of any Investments unless, subject to paragraph (b) below, an Event of Default or a Material Event of Default has occurred and is outstanding

- (b) Other than in relation to a Material Event of Default, this Security will only be enforceable against a Chargor under paragraph (a) above in respect of the Security Assets which relate to, or are connected with, the Development or any Development Obligor to which the Event of Default which is outstanding applies and any other Development Obligor in the same group of Development Obligors as the Development Obligor to which the Event of Default which is outstanding applies

5.4 Changes to rights

Each Chargor must not without the prior written consent of the Security Agent issue any further shares or alter any rights attaching to its issued shares as at the date of this Deed unless, in the case of further shares issued, such shares are subject to this Security

5.5 Calls

- (a) Each Chargor must pay all calls or other payments due and payable in respect of any of its Investments
- (b) If a Chargor fails to do so, the Security Agent may pay the calls or other payments in respect of any Investment on behalf of that Chargor. Each Chargor must immediately on request reimburse the Security Agent for any payment made by the Security Agent under this Subclause

5.6 Other obligations in respect of Investments

- (a) Each Chargor must promptly comply with all reasonable requests for information which are within its knowledge and which are made under any law or regulation or by any listing or other authority or of any similar provision contained in any articles of association or other constitutional document relating to any of the Investments and must promptly provide a copy of such information to the Security Agent. If it fails to do so, the Security Agent may elect to provide such information as it may have on behalf of that Chargor
- (b) Each Chargor must comply with all other conditions and obligations assumed by it in respect of any Investment
- (c) The Security Agent is not obliged to

EXECUTION VERSION

- (i) perform any obligation of a Chargor,
- (ii) make any payment,
- (iii) make any enquiry as to the nature or sufficiency of any payment received by it or a Chargor, or
- (iv) present or file any claim or take any other action to collect or enforce the payment of any amount to which it may be entitled under this Deed,

in respect of any Investment

5.7 Voting rights

- (a) Before this Security becomes enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default)
 - (i) the voting rights, powers and other rights in respect of the Investments must (if exercisable by the Security Agent) be exercised in any manner which the relevant Chargor may direct in writing, and
 - (ii) all dividends or other income paid or payable in relation to any Investments must be paid to the relevant Braeburn General Account
- (b) Each Chargor must indemnify the Security Agent against any loss or liability incurred by the Security Agent as a consequence of the Security Agent acting in respect of the Investments as permitted by this Deed on the direction of that Chargor.
- (c) After this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default), the Security Agent may exercise (in the name of the relevant Chargor and without any further consent or authority on the part of the relevant Chargor) any voting rights and any powers or rights which may be exercised by the legal or beneficial owner of any Investment, any person who is the holder of any Investment or otherwise and shall notify the relevant Chargor of such action as soon as reasonably practicable thereafter

6. NOTICES OF ASSIGNMENT

Each Chargor must, in relation to any Subordinated Document or any Partnership Trust Deed which is in existence on the date of this Deed, within 5 Business Days following the date of this Deed, or, if later, within 5 Business Days following the entry into of any Subordinated Document or any Partnership Trust Deed, give notice to each party (which is not, in each case, a Transaction Obligor) to each Subordinated Document and each Partnership Trust Deed to which it is a party substantially in the form of Part 1 of Schedule 2 (Forms of Letter for Assignment) or in a form as otherwise agreed by the Security Agent (acting reasonably) and shall use its reasonable endeavours to procure that each such party acknowledges such notice substantially in the form of Part 2 of Schedule 2 (Acknowledgment of counterparty) or in a form as otherwise agreed by the Security Agent (acting reasonably))

7. SUBORDINATED DOCUMENTS

- (a) Each Chargor must
 - (i) subject to the terms of the Subordination Deed, duly and promptly perform its obligations under each Subordinated Document, and

EXECUTION VERSION

- (ii) supply the Security Agent and any Receiver with copies of each Subordinated Document and any information and documentation relating to any Subordinated Document requested by the Security Agent or any Receiver
- (b) After this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default), the Security Agent may exercise, without any further consent or authority on the part of the Chargors and irrespective of any direction given by any Chargor, any of a Chargor's rights under any Subordinated Document

8. WHEN SECURITY BECOMES ENFORCEABLE

8.1 Event of Default and Material Event of Default

- (a) This Security will become immediately enforceable
 - (i) subject to paragraph (b) below, on or at any time after the occurrence of any Event of Default which is outstanding, or
 - (ii) on or at any time after the occurrence of any Material Event of Default which is outstanding
- (b) Other than in relation to a Material Event of Default, this Security will only be enforceable against a Chargor under paragraph (a)(i) above in respect of the Security Assets which relate to, or are connected with, the Development or any Development Obligor to which the Event of Default which is outstanding applies and any other Development Obligor in the same group of Development Obligors as the Development Obligor to which the Event of Default which is outstanding applies

8.2 Discretion

After this Security has become enforceable pursuant to Clause 8.1 (Event of Default and Material Event of Default) above, the Security Agent may in its absolute discretion enforce all or any part of this Security in any manner it sees fit or as the Majority Lenders direct

8.3 Statutory powers

The power of sale and other powers conferred by Section 101 of the Act, as amended by this Deed, will be immediately exercisable at any time after this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default)

9. ENFORCEMENT OF SECURITY

9.1 General

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this Deed
- (b) Section 103 of the Act (restricting the power of sale) and Section 93 of the Act (restricting the right of consolidation) do not apply to this Security
- (c) The statutory powers of leasing conferred on the Security Agent are extended so as to authorise the Security Agent to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Agent may think fit and without the need to comply with any provision of section 99 or 100 of the Act

9.2 No liability as mortgagee in possession

Neither the Security Agent nor any Receiver will be liable, by reason of entering into possession of a Security Asset, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might be liable

9.3 Privileges

Each Receiver and the Security Agent is entitled to all the rights, powers, privileges and immunities conferred by the Act on mortgagees and receivers duly appointed under the Act, except that Section 103 of the Act does not apply.

9.4 Protection of third parties

No person (including a purchaser) dealing with the Security Agent or a Receiver or its or his agents will be concerned to enquire.

- (a) whether the Secured Liabilities have become payable, or
- (b) whether any power which the Security Agent or a Receiver is purporting to exercise has become exercisable or is being properly exercised, or
- (c) whether any money remains due under the Finance Documents, or
- (d) how any money paid to the Security Agent or to that Receiver is to be applied

9.5 Redemption of prior mortgages

- (a) At any time after this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default), the Security Agent may
 - (i) redeem any prior Security Interest against any Security Asset,
 - (ii) procure the transfer of that Security Interest to itself, and/or
 - (iii) settle and pass the accounts of the prior mortgagee, chargee or encumbrancer, any accounts so settled and passed will be, in the absence of manifest error, conclusive and binding on the relevant Chargor
- (b) Each Chargor must pay to the Security Agent, within 3 Business Days of demand, the costs and expenses incurred by the Security Agent in connection with any such redemption and/or transfer, including the payment of any principal or interest

9.6 Contingencies

If this Security is enforced at a time when no amount is due under the Finance Documents but at a time when amounts may or will become due, the Security Agent (or the Receiver) may pay the proceeds of any recoveries effected by it into an interest bearing suspense account, pending the application in or towards the discharge of any Secured Liabilities

EXECUTION VERSION

10. RECEIVER

10.1 Appointment of Receiver

- (a) Except as provided below, the Security Agent may appoint any one or more persons to be a Receiver of all or any part of the Security Assets if
 - (i) this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default), or
 - (ii) a Chargor so requests the Security Agent in writing at any time
- (b) Any appointment under paragraph (a) above may be by deed, under seal or in writing under its hand
- (c) Except as provided below, any restriction imposed by law on the right of a mortgagee to appoint a Receiver (including under section 109(1) of the Act) does not apply to this Deed
- (d) The Security Agent is not entitled to appoint a Receiver solely as a result of the obtaining of a moratorium (or anything done with a view to obtaining a moratorium) under Section 1A of the Insolvency Act 1986
- (e) The Security Agent may not appoint an administrative receiver (as defined in section 29(2) of the Insolvency Act 1986) over the Security Assets if the Security Agent is prohibited from so doing by section 72A of the Insolvency Act 1986 and no exception to the prohibition on appointing an administrative receiver applies

10.2 Removal

The Security Agent may by writing under its hand (subject to any requirement for an order of the court in the case of an administrative receiver) remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated

10.3 Remuneration

The Security Agent may fix the remuneration of any Receiver appointed by it and the maximum rate specified in Section 109(6) of the Act will not apply

10.4 Agent of the Chargors

- (a) A Receiver will be deemed to be the agent of each Chargor for all purposes and accordingly will be deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Act. Each Chargor alone is responsible for the contracts, engagements, acts, omissions, defaults and losses of a Receiver and for liabilities incurred by a Receiver (save as a result of fraud, wilful misconduct or gross negligence)
- (b) No Finance Party will incur any liability (either to a Chargor or to any other person) by reason of the appointment of a Receiver or for any other reason

10.5 Exercise of Receiver powers by the Security Agent

To the fullest extent allowed by law, any right, power or discretion conferred by this Deed (either expressly or impliedly) or by law on a Receiver may after this Security becomes enforceable be exercised by the Security Agent in relation to any Security Asset without first appointing a Receiver and notwithstanding the appointment of a Receiver

11. POWERS OF RECEIVER

11.1 General

- (a) A Receiver has all of the rights, powers and discretions set out below in this Clause in addition to those conferred on it by any law, this includes
 - (i) in the case of an administrative receiver, all the rights powers and discretions conferred on an administrative receiver under the Insolvency Act, 1986, and
 - (ii) otherwise, all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the Act and the Insolvency Act, 1986
- (b) If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

11.2 Possession

A Receiver may take immediate possession of, get in and collect any Security Asset.

11.3 Carry on business

A Receiver may carry on any business of any Chargor in any manner he thinks fit

11.4 Employees

- (a) A Receiver may appoint and discharge managers, officers, agents, accountants, servants, workmen and others for the purposes of this Deed upon such terms as to remuneration or otherwise as he thinks fit
- (b) A Receiver may discharge any person appointed by any Chargor.

11.5 Borrow money

A Receiver may raise and borrow money either unsecured or on the security of any Security Asset either in priority to this Security or otherwise and generally on any terms and for whatever purpose which he thinks fit.

11.6 Sale of assets

- (a) A Receiver may sell, exchange, convert into money and realise any Security Asset by public auction or private contract and generally in any manner and on any terms which he thinks fit.
- (b) The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he thinks fit
- (c) Fixtures, other than landlord's fixtures, may be severed and sold separately from the property containing them without the consent of the relevant Chargor.

11.7 Leases

A Receiver may let any Security Asset for any term and at any rent (with or without a premium) which he thinks fit and may accept a surrender of any lease or tenancy of any Security Asset on any terms which he thinks fit (including the payment of money to a lessee or tenant on a surrender)

11.8 Compromise

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claim, account, dispute, question or demand with or by any person who is or claims to be a creditor of any Chargor or relating in any way to any Security Asset

11.9 Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon any action, suit or proceedings in relation to any Security Asset which he thinks fit.

11.10 Receipts

A Receiver may give a valid receipt for any moneys and execute any assurance or thing which may be proper or desirable for realising any Security Asset

11.11 Subsidiaries

A Receiver may form a Subsidiary of any Chargor and transfer to that Subsidiary any Security Asset

11.12 Delegation

A Receiver may delegate his powers in accordance with this Deed

11.13 Lending

A Receiver may lend money or advance credit to any customer of a Chargor

11.14 Protection of assets

A Receiver may

- (a) effect any repair or insurance and do any other act which any Chargor might do in the ordinary conduct of its business to protect or improve any Security Asset;
- (b) commence and/or complete any building operation, and
- (c) apply for and maintain any planning permission, building regulation approval or any other authorisation,

in each case as he thinks fit

11.15 Further development

A Receiver may do all such acts desirable or necessary to continue the Development or such other altered scheme of development of the Site as he may consider desirable and for these purposes may appoint and enter into contracts with building and engineering contractors or other contractors and professional advisers as he may think fit

11.16 Other powers

A Receiver may

- (a) do all other acts and things which he may consider desirable or necessary for realising any Security Asset or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed or law,
- (b) exercise in relation to any Security Asset all the powers, authorities and things which he would be capable of exercising if he were the absolute beneficial owner of that Security Asset; and
- (c) use the name of any Chargor for any of the above purposes

12. APPLICATION OF PROCEEDS

Any moneys received by the Security Agent or any Receiver after this Security has become enforceable in accordance with Clause 8.1 (Event of Default and Material Event of Default) must be applied in the following order of priority

- (a) in or towards payment of or provision for all costs and expenses incurred by the Security Agent or any Receiver under or in connection with this Deed and of all remuneration due to any Receiver under or in connection with this Deed,
- (b) in or towards payment of or provision for the Secured Liabilities pursuant to and in accordance with clause 10 (Payments) of the Credit Agreement, and
- (c) in payment of the surplus (if any) to any Chargor or other person entitled to it

This Clause is subject to the payment of any claims having priority over this Security. This Clause does not prejudice the right of any Finance Party to recover any shortfall from a Chargor.

13. DELEGATION

13.1 Power of Attorney

The Security Agent or any Receiver may delegate by power of attorney or in any other manner to any person any right, power or discretion exercisable by it under this Deed.

13.2 Terms

Any such delegation may be made upon any terms (including the power to sub-delegate) which the Security Agent or any Receiver may think fit.

13.3 Liability

Neither the Security Agent nor any Receiver will be in any way liable or responsible to any Chargor for any loss or liability arising from any act, default, omission or misconduct on the part of any delegate or sub-delegate (save in the case of fraud, wilful misconduct or gross negligence).

14. FURTHER ASSURANCES

- (a) Each Chargor must promptly, at its own expense, take whatever action the Security Agent or a Receiver (acting reasonably) may require for

EXECUTION VERSION

- (i) creating, perfecting or protecting any security intended to be created by this Deed,
- (ii) subject to paragraph (b) below, while an Event of Default has occurred and is outstanding, facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable therein, by the Security Agent or any Receiver or any of its delegates or sub-delegates in respect of any Security Asset, or
- (iii) while a Material Event of Default has occurred and is outstanding, facilitating the realisation of any Security Asset, or the exercise of any right, power or discretion exercisable, by the Security Agent or any Receiver or any of its delegates or sub-delegates in respect of any Security Asset

This includes

- (A) the execution of any transfer, conveyance, assignment or assurance of any property, whether to the Security Agent or to its nominee, or
- (B) the giving of any notice, order or direction and the making of any registration,

which, in any such case, the Security Agent (acting reasonably) may think expedient provided that nothing in this Clause will entitle the Security Agent or its nominee to become the registered holder of any Shares unless an Event of Default or Material Event of Default (as relevant) has occurred and is outstanding

- (b) Other than in relation to a Material Event of Default, the Security Agent or Receiver may only exercise its rights under paragraph (a)(ii) above in respect of the Security Assets which relate to, or are connected with, the Development or any Development Obligor to which the Event of Default which is outstanding applies and any other Development Obligor in the same group of Development Obligors as the Development Obligor to which the Event of Default which is outstanding applies

15. POWER OF ATTORNEY

- (a) Each Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of its delegates or sub-delegates to be its attorney to take any action which that Chargor is obliged to take under this Deed but has failed to do so:
 - (i) if an Event of Default is continuing, when required under this Deed, or
 - (ii) otherwise, within 10 Business Days of being requested

- (b) Each Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this Clause (save in the case of fraud, wilful misconduct or gross negligence)

16. PRESERVATION OF SECURITY

16.1 Continuing security

This Security is a continuing security and will extend to the ultimate balance of the Secured Liabilities regardless of any intermediate payment or discharge in whole or in part

16.2 Reinstatement

- (a) If any discharge (whether in respect of the obligations of an Obligor or any security for those obligations or otherwise) or arrangement is made in whole or in part on the faith of any payment, security or other disposition which is avoided or must be restored on insolvency, liquidation,

EXECUTION VERSION

administration or otherwise without limitation, the liability of each Chargor under this Deed will continue or be reinstated as if the discharge or arrangement had not occurred

- (b) Each Finance Party may concede or compromise any claim that any payment, security or other disposition is liable to avoidance or restoration

16.3 Waiver of defences

The obligations of each Chargor under this Deed will not be affected by any act, omission or thing (whether or not known to that Chargor or any Finance Party) which, but for this provision, would reduce, release or prejudice any of its obligations under this Deed. This includes:

- (a) any time or waiver granted to, or composition with, any person,
- (b) the release of any person under the terms of any composition or arrangement,
- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any person,
- (d) any non-presentation or non-observance of any formality or other requirement in respect of any instruments or any failure to realise the full value of any security,
- (e) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of any person,
- (f) any amendment of a Finance Document or any other document or security,
- (g) any unenforceability, illegality, invalidity or non-provability of any obligation of any person under any Finance Document or any other document or security, or
- (h) any insolvency or similar proceedings.

16.4 Immediate recourse

- (a) Each Chargor waives any right it may have of first requiring any Finance Party (or any trustee or agent on its behalf) to proceed against or enforce any other rights or security or claim payment from any person before claiming from that Chargor under this Deed
- (b) This waiver applies irrespective of any law or provision of a Finance Document to the contrary

16.5 Appropriations

Each Finance Party (or any trustee or agent on its behalf) may at any time during the Security Period without affecting the liability of any Chargor under this Deed

- (a)
 - (i) refrain from applying or enforcing any other moneys, security or rights held or received by that Finance Party (or any trustee or agent on its behalf) against those amounts, or
 - (ii) apply and enforce the same in such manner and order as it sees fit (whether against those amounts or otherwise), and
- (b) hold in an interest bearing suspense account any moneys received from any Chargor or on account of the liability of that Chargor under this Deed

16.6 Non-competition

Unless

- (a) the Security Period has expired, or
- (b) the Security Agent otherwise requests,

no Chargor will, after a claim has been made under this Deed or by virtue of any payment or performance by it under this Deed

- (i) be subrogated to any rights, security or moneys held, received or receivable by any Finance Party (or any trustee or agent on its behalf),
- (ii) be entitled to any right of contribution or indemnity in respect of any payment made or moneys received on account of that Chargor's liability under this Deed,
- (iii) claim, rank, prove or vote as a creditor of any other Chargor or its estate in competition with any Finance Party (or any trustee or agent on its behalf), or
- (iv) receive, claim or have the benefit of any payment, distribution or security from or on account of any other Chargor, or exercise any right of set-off as against any other Chargor

Each Chargor must hold in trust for and immediately pay or transfer to the Security Agent for the Finance Parties any payment or distribution or benefit of security received by it contrary to this Clause or in accordance with any directions given by the Security Agent under this Clause

16.7 Additional security

This Security is in addition to and is not in any way prejudiced by any other guarantee or security now or subsequently held by any Finance Party

17. MISCELLANEOUS

17.1 Tacking

Each Lender must perform its obligations under the Credit Agreement (including any obligation to make available further advances)

17.2 New Accounts

- (a) If any subsequent charge or other interest affects any Security Asset, a Finance Party may open a new account with a Chargor
- (b) If that Finance Party does not open a new account, it will nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice of that charge or other account
- (c) As from that time all payments made to that Finance Party will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability

17.3 Time deposits

Without prejudice to any right of set-off any Finance Party may have under any other Finance Document or otherwise, if any time deposit matures on any account a Chargor has with any Finance Party within the Security Period when

EXECUTION VERSION

- (a) this Security has become enforceable, and
- (b) no Secured Liability is due and payable,

that time deposit will automatically be renewed for any further maturity which that Finance Party considers appropriate

17.4 Notice of assignment to each Transaction Obligor

This Deed constitutes notice in writing to each Chargor of

- (a) any charge or assignment of a debt owed by that Chargor to any other Transaction Obligor contained in any other Security Document, and
- (b) any charge or assignment of rights under any Subordinated Document or Partnership Trust Deed (in each case as relevant) owed to that Chargor by any other Transaction Obligor contained in this or any other Security Document

18. RELEASE

- (a) Subject to paragraph (b) below, at the end of the Security Period, the Finance Parties must, at the request and pre-approved cost of a Chargor, take whatever action is necessary to release and cancel the Security constituted by this Deed and procure the reassignment to that Chargor of the property and the assets assigned to the Security Agent pursuant to this Deed
- (b) Where
 - (i) in respect of a Facility, all of the Secured Liabilities in respect of that Facility have been unconditionally and irrevocably paid and discharged in full to the satisfaction of the Security Agent, and
 - (ii) provided each Chargor has confirmed to the Finance Parties that
 - (A) no Material Default is continuing, and
 - (B) there is not a breach of the Loan to Value Covenant in respect of the Loans of any other Development which has not been repaid,

the Finance Parties must take the actions specified in paragraph (a) above in respect of any Security constituted by this Deed over the property and assets relating to, or in connection with, that Facility only

19. COUNTERPARTS

This Deed may be executed in any number of counterparts. This has the same effect as if the signatures on the counterparts were on a single copy of this Deed

20. GOVERNING LAW

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

THIS DEED has been entered into as a deed on the date stated at the beginning of this Deed

SCHEDULE 1

ENTITIES SUBJECT TO CHARGE OVER SHARES

| Name of Entity | Registered in England and Wales under No. |
|---|---|
| Braeburn Estates B3 (GP) Limited | 8756476 |
| Braeburn Estates B3 (LP) Limited | 8756475 |
| Braeburn Estates (B3) Residential Limited | 8756466 |
| Braeburn Estates (B3) Retail Limited | 8756462 |
| Braeburn Estates (AH) Limited | 8757113 |
| Braeburn Estates (Lollard Street) Limited | 8756459 |
| Braeburn Estates B4A (GP) Limited | 8756772 |
| Braeburn Estates B4A (LP) Limited | 8756746 |
| Braeburn Estates (B4A) Residential Limited | 8757053 |
| Braeburn Estates B6/7 (GP) Limited | 8756826 |
| Braeburn Estates B6/7 (LP) Limited | 8756853 |
| Braeburn Estates (B6/7) Residential Limited | 8757085 |

SCHEDULE 2
FORMS OF LETTER FOR ASSIGNMENT
PART 1
LETTER TO COUNTERPARTY

[●] 2016

To [COUNTERPARTY]

Dear Sirs,

**Security Document dated [●] 2016 between Braeburn Estates Limited Partnership acting by its
general partner Braeburn Estates (GP) Limited, Braeburn Estates (GP) Limited and Barclays Bank
PLC (the Security Document)**

This letter constitutes notice to you that under the Security Document we have assigned (by way of security) to Barclays Bank PLC (as agent and trustee for the Finance Parties as referred to in the Security Document, the **Security Agent**) all our rights in respect of the [Subordinated Document[s]],[Partnership Trust Deed], as defined in the Security Document (the [Subordinated Document[s]],[Partnership Trust Deed])

Please note that we have agreed not to amend or waive the provisions of the [Subordinated Document[s]],[Partnership Trust Deed] without the prior written consent of the Security Agent save as permitted by the [subordination deed dated on or around the date of the Security Document]/[credit agreement dated [●] 2015] between, amongst others, the parties to the Security Document

Please acknowledge receipt of this notice by sending the attached acknowledgment to the Security Agent at Barclays Bank PLC, 5 The North Colonnade, Canary Wharf, London E14 4BB, with a copy to ourselves.

Yours faithfully,

[CHARGOR]

(Authorised signatory)

PART 2

ACKNOWLEDGMENT OF COUNTERPARTY

Barclays Bank PLC as Security Agent

Copy [CHARGOR]

[●]

Dear Sirs,

Security Document dated [●] 2016 between Braeburn Estates Limited Partnership acting by its general partner Braeburn Estates (GP) Limited, Braeburn Estates (GP) Limited and Barclays Bank PLC (the Security Document)

We acknowledge receipt of a Notice dated [●] 2016 and addressed to us by [*name of Chargor*] (the **Chargor**) of an assignment by way of security on the terms of the Security Document of all the Chargor's rights in respect of the [Subordinated Document[s]]/[Partnership Trust Deed] mentioned in such Notice and we accept the instructions and authorisations contained in such Notice

We acknowledge and confirm that

- (a) We have not, as at the date of this Acknowledgement, received any 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 Chargor under or in respect of the [Subordinated Document[s]]/[Partnership Trust Deed] which has not irrevocably been withdrawn other than a notice of assignment by way of security by a related entity of the Chargor in favour of you
- (b) The Chargor has agreed not to amend or waive the provisions of the [Subordinated Document[s]]/[Partnership Trust Deed] save as permitted by the [subordination deed dated on or around the date of the Security Document]/[credit agreement dated [●] 2015] between, amongst others, the parties to the Security Document

This letter and any non-contractual obligations arising out of or in connection with this letter are governed by the laws of England

Yours faithfully,

For and on behalf of

[COUNTERPARTY]

EXECUTION VERSION

SIGNATORIES

The Chargors

EXECUTED as a DEED by
BRAEBURN ESTATES LIMITED
PARTNERSHIP acting by its general
partner BRAEBURN ESTATES (GP)
LIMITED acting by
....Tony Jordan..... and
. Jeremy Holmes.

)
)
)
) .. .
) A Director/~~B Director~~
)
)
)
) ...
) C Director/D Secretary

EXECUTED as a DEED by
BRAEBURN ESTATES (GP)
LIMITED acting by
Tony Jordan and
Jeremy Holmes

)
)
) ..
) A Director/~~B Director~~
)
)
)
)
) C Director/D Secretary

EXECUTION VERSION

The Security Agent

EXECUTED as a DEED by)
BARCLAYS BANK PLC acting by)
acting by Jay)
its duly authorised attorney in the presence)
of:)



Witness' signature



Witness' name

... Philip Park ..

Witness' address:

Barclays Bank PLC
5 The North Colonnade ...
Canary Wharf
London ...
E14 4BB