



Registration of a Charge

Company name: **CITYLABS 2.0 LIMITED**

Company number: **10696796**



XA12T149

Received for Electronic Filing: **26/03/2021**

Details of Charge

Date of creation: **19/03/2021**

Charge code: **1069 6796 0002**

Persons entitled: **LLOYDS BANK PLC AS SECURITY TRUSTEE FOR THE SECURED PARTIES ("SECURITY AGENT")**

Brief description: **THE LEASEHOLD LAND AND BUILDINGS KNOWN AS CITYLABS 2.0, HATHERSAGE ROAD, MANCHESTER REGISTERED AT THE REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER MAN321973.**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

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

Authentication of Instrument

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

Certified by: **SHOOSMITHS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10696796

Charge code: 1069 6796 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th March 2021 and created by CITYLABS 2.0 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th March 2021 .

Given at Companies House, Cardiff on 29th March 2021

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



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

EXECUTION VERSION

DATED 19 March

2021

(1) THE COMPANIES LISTED IN SCHEDULE 1 (as Chargors)

and

(2) LLOYDS BANK PLC (as Security Agent)

SUPPLEMENTAL SECURITY AGREEMENT

SHOOSMITHS

The XYZ Building
2 Hardman Boulevard
Spinningfields
Manchester
M3 3AZ
Ref: AFC/M-00931939

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THIS DEED is made on

19 March

2021

BETWEEN

1. **THE COMPANIES LISTED IN PART 1 OF SCHEDULE 1** (each a "Chargor" and together the "Chargors"); and
2. **LLOYDS BANK PLC** as security trustee for the Secured Parties (as defined in the Facilities Agreement defined below) ("**Security Agent**").

BACKGROUND

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

The parties agree as follows:

1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Deed, unless the context requires otherwise, the following definitions apply:

"Act"	means the Law of Property Act 1925.
"Additional Chargor"	means the companies listed in Part 1 of Schedule 1 (the Chargors).
"Debenture"	means the security agreement dated 5 July 2019 between the Original Chargors and the Security Agent.
"Facilities Agreement"	means the £280,000,000 term facilities agreement made between (among others) Bruntwood Science Limited (as an Original Borrower), the Chargors (as the Original Guarantors) and the Security Agent (in its various capacities) dated 5 July 2019 as amended and restated by an amendment and restatement agreement between amongst others, the Security Agent and the Chargors dated on or about the date of this Deed.

"Investments"	means: <ul style="list-style-type: none"> a) all shares in any member of the Group (other than an Excluded Subsidiary) owned by any Additional Chargor or held by any nominee or trustee on its behalf; b) all other shares, stocks, debentures, bonds or other securities or investments owned by that Additional Chargor or held by any nominee or trustee on its behalf.
"Mortgaged Property"	means all freehold or leasehold property included in the definition of Security Asset.
"Original Chargors"	means the companies listed in Part 2 of Schedule 1 (the Chargors).
"Party"	means a party to this Deed.
"Receiver"	means a receiver or receiver and manager or administrative receiver, in each case appointed under this Deed.
"Relevant Contract"	means: <ul style="list-style-type: none"> a) an appointment of a Managing Agent; b) an appointment of an Asset Manager; c) an agreement relating to the purchase of a Property by an Additional Chargor; d) the development documents as listed at Schedule 3 (Development Documents) of this Deed; or e) any other Development Document (as such term is defined in the Facilities Agreement) which is capable of assignment.
"Security Asset"	means any asset of the Additional Chargors (or any of them) which are, or are expressed to be, subject to any Security created by this Deed.
"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 Transaction Obligor to any Secured Party under each Finance Document, except for any obligation which, if it were so included, would result in this Deed contravening section 678 or 679 of the Companies Act 2006.
"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.

1.2 Construction

1.2.1 Capitalised terms defined in the Facilities Agreement have the same meaning in this Deed unless expressly defined in this Deed.

1.2.2 The provisions of clause 1.2 (Construction) of the Facilities Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Facilities Agreement will be construed as references to this Deed.

1.2.3 Unless a contrary indication appears, a reference in this Deed to:

a) a Finance Document or Transaction Document or any other agreement or instrument is a reference to that Finance Document or Transaction Document or other agreement or instrument as amended, novated, supplemented, extended or restated;

b) any "rights" in respect of an asset includes:

- i all amounts and proceeds paid or payable;
- ii all rights to make any demand or claim; and
- iii all powers, remedies, causes of action, security, guarantees and indemnities,

in each case in respect of or derived from that asset;

c) any "share", "stock", "debenture", "bond" or "other security" or "investment" includes:

- i any dividend, interest or other distribution paid or payable;
- ii any right, money or property accruing or offered at any time by way of redemption, substitution, exchange, bonus or preference, under option rights or otherwise,

in each case in respect of that share, stock, debenture, bond or other security or investment; and

d) the term "**this Security**" means any Security created by this Deed.

1.2.4 Any covenant of any of the Chargors under this Deed (other than a payment obligation which has been discharged) remains in force during the Security Period.

1.2.5 The terms of the other Finance Documents and of any other agreement or instrument between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition, or any agreement for the 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.

1.2.6 If the Security Agent considers that an amount paid to a Secured 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.

1.2.7 Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of any disposal of that Security Asset.

1.3 Third party rights

1.3.1 Unless expressly provided to the contrary in a Finance Document, a person who is not a Party has no right under the Third Parties Act to enforce or to enjoy the benefit of any term of this Deed.

1.3.2 Notwithstanding any term of any Finance Document, the consent of any person who is not a Party is not required to rescind or vary this Deed at any time.

1.3.3 Any Receiver may enforce and enjoy the benefit of any clause which expressly confers rights on it, subject to paragraph 1.3.2 above and the provisions of the Third Parties Act.

2 CREATION OF SECURITY

2.1 General

2.1.1 Each Original Chargor confirms that the security granted by the Debenture continues to secure the Secured Liabilities.

2.1.2 Each Chargor must pay or discharge the Secured Liabilities in the manner provided for in the Finance Documents.

2.1.3 All the security created under this Deed:

- a) is created in favour of the Security Agent;
- b) is created over present and future assets of the Additional Chargors;
- c) is security for the payment of all the Secured Liabilities; and
- d) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.

2.1.4 The Security Agent holds the benefit of this Deed and this Security on trust for the Secured Parties.

2.2 Land

2.2.1 Each Additional Chargor charges:

- a) by way of a first legal mortgage all estates or interests in any freehold or leasehold property now owned by it; this includes the real property (if any) specified in Schedule 2 (Real Property); and
- b) (to the extent that they are not the subject of a mortgage under paragraph 2.2.1a) above) by way of a first fixed charge all estates or interests in any freehold or leasehold property now or subsequently owned by it.

2.2.2 A reference in this clause 2 to a mortgage or charge of any freehold or leasehold property includes:

- a) all buildings, fixtures, fittings and fixed plant and machinery on that property; and

- b) the benefit of any covenants for title given or entered into by any predecessor in title of any Additional Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

2.3 Investments

Each Additional Chargor charges by way of a first fixed charge its interest in all its Investments.

2.4 Plant and machinery

To the extent that they are not the subject of a mortgage or a first fixed charge under clause 2.2 (Land), each Additional Chargor charges by way of a first fixed charge all plant and machinery owned by that Additional Chargor and its interest in any plant or machinery in its possession.

2.5 Credit balances

- 2.5.1 Bruntwood Science Limited charges by way of a first fixed charge all of its rights in respect of the Debt Service Account, any amount standing to the credit of the Debt Service Account and the debt represented by it.
- 2.5.2 Each Additional Chargor charges by way of a first fixed charge all of its rights in respect of any Account other than a Rent Account, any amount standing to the credit of any Account other than a Rent Account and the debt represented by it.
- 2.5.3 Each Additional Chargor charges by way of a first fixed charge all of its rights in respect of its Rent Account, any amount standing to the credit of its Rent Account and the debt represented by it.
- 2.5.4 Each Additional Chargor charges by way of a first fixed charge all of its rights in respect of any account it has with any person other than the accounts referred to in paragraphs 2.5.2 and 2.5.3 above, any amount standing to the credit of any such account and the debt represented by it.

2.6 Book debts etc.

Each Additional Chargor charges by way of a first fixed charge:

- 2.6.1 all of its Subordinated Debt;
- 2.6.2 all of its book and other debts;
- 2.6.3 all other moneys due and owing to it; and
- 2.6.4 the benefit of all rights in relation to any item under paragraphs 2.6.1 to 2.6.3 above.

2.7 Insurances

- 2.7.1 Each Additional Chargor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under any contract or policy of insurance taken out by it or on its behalf or in which it has an interest (together, the "Insurance Rights").
- 2.7.2 To the extent that they have not been effectively assigned under paragraph 2.7.1 above, each Additional Chargor charges by way of a first fixed charge all of its Insurance Rights.

2.8 Hedging

Each Additional Chargor assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights under any Hedging Agreements.

2.9 Other contracts

2.9.1 Each Additional Chargor:

- a) assigns absolutely, subject to a proviso for re-assignment on redemption, all of its rights:
 - i under each Lease Document;
 - ii in respect of all Rental Income;
 - iii under any guarantee of Rental Income contained in or relating to any Lease Document;
 - iv under each Relevant Contract; and
 - v under any document, agreement or instrument to which it and any nominee or trustee is party in respect of an Investment; and
- b) charges by way of a first fixed charge all of its rights under any other document, agreement or instrument to which it is a party except to the extent that it is subject to any fixed security created under any other term of this clause 2.

2.9.2 To the extent that they have not been effectively assigned under paragraph 2.9.1a) above, each Additional Chargor charges by way of a first fixed charge all of its rights listed under paragraph 2.9.1a) above.

2.10 Miscellaneous

Each Additional Chargor charges by way of first fixed charge:

- 2.10.1 its goodwill;
- 2.10.2 the benefit of any Authorisation (statutory or otherwise) held in connection with its use of any Security Asset;
- 2.10.3 the right to recover and receive compensation which may be payable to it in respect of any Authorisation referred to in paragraph 2.10.2 above;
- 2.10.4 its uncalled capital; and
- 2.10.5 the benefit of all rights in relation to any item under paragraphs 2.10.1 to 2.10.4 above.

2.11 Floating charge

2.11.1 Subject to paragraph 2.11.2 below, each Additional Chargor charges by way of a first floating charge all its assets not otherwise effectively mortgaged, charged or assigned by way of fixed mortgage, fixed charge or assignment under this clause 2.

2.11.2 This clause 2.11 shall not apply to any shares in any Excluded Subsidiary owned by any Additional Chargor or held by any nominee or trustee on its behalf.

2.11.3 Except as provided below, the Security Agent may by notice to an Additional Chargor convert the floating charge created by this clause 2.11 (Floating charge) into a fixed charge as regards any of that Additional Chargor's assets specified in that notice if:

- a) an Event of Default is continuing; or
- b) in the reasonable opinion of the Security Agent, those assets are in danger of being seized or sold under any form of distress, attachment, execution or other legal process.

2.11.4 Subject to clause 2.11.5 below, the floating charge created by this clause 2.11 (Floating charge) may not be converted into a fixed charge solely by reason of:

- a) the obtaining of a moratorium; or
- b) anything done with a view to obtaining a moratorium,

under section 1A of the Insolvency Act 1986.

2.11.5 Paragraph (c) above does not apply in respect of any floating charge referred to in subsection (4) of section A52 of Part A1 of the Insolvency Act 1986.

2.11.6 The floating charge created by this clause 2.11 (Floating charge) will (in addition to the circumstances when this may occur under the general law) automatically convert into a fixed charge over all of the relevant Additional Chargor's assets if an administrator is appointed or the Security Agent receives notice of an intention to appoint an administrator.

2.11.7 The floating charge created by this clause 2.11 (Floating charge) is a "**qualifying floating charge**" for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986.

3 RESTRICTIONS ON DEALINGS

3.1 Security

Except as expressly allowed under the Facilities Agreement or this Deed, no Additional Chargor shall create or permit to subsist any Security on any Security Asset.

3.2 Disposals

Except as expressly allowed under the Facilities Agreement or this Deed, no Additional Chargor shall enter into a single transaction or a series of transactions (whether related or not and whether voluntary or involuntary) to dispose of all or any part of any Security Asset.

4 LAND

4.1 Notices to tenants

Upon the occurrence of an Event of Default that is continuing, each Additional Chargor must:

- 4.1.1 serve a notice of assignment, substantially in the form of Part 1 of Schedule 4 (Forms of Letter for Occupational Tenants), on each tenant of the Mortgaged Property; and

- 4.1.2 use reasonable endeavours to ensure that each such tenant acknowledges that notice, substantially in the form of Part 2 of Schedule 4 (Forms of Letter for Occupational Tenants).

4.2 Acquisitions

If any Additional Chargor acquires any freehold or leasehold property in England and Wales in accordance with the Facilities Agreement after the date of this Deed it must:

- 4.2.1 notify the Security Agent immediately;
- 4.2.2 immediately on request by the Security Agent and at the cost of that Additional Chargor, execute and deliver to the Security Agent a legal mortgage over that property in favour of the Security Agent in any form which the Security Agent may require; and
- 4.2.3
- a) if the title to that freehold or leasehold property is registered at the Land Registry or required to be so registered, give the Land Registry written notice of this Security; and
 - b) if applicable, ensure that this Security is correctly noted against that title in the title register at the Land Registry.

4.3 Land Registry

- 4.3.1 Each Additional Chargor (as applicable) and the Security Agent consent to an application being made to the Land Registry for the following terms to be entered on the Register of Title relating to any Mortgaged Property:

- a) restrictions in the following terms:

"No disposition, other than a Permitted Lease (as defined in the facilities agreement dated 5 July 2019 (as amended and restated by an amendment and restatement agreement on [] March 2021 and made between (1) Bruntwood Science Limited, (2) the parties listed in part 1 of schedule 1 therein as borrowers, (3) the parties listed in part 2 of schedule 1 therein as guarantors and (4) HSBC UK Bank plc, Lloyds Bank plc, National Westminster Bank Plc and Santander UK plc, each in various capacities) (**Facilities Agreement**), 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 [] 2021 in favour of Lloyds Bank plc (as Security Agent) referred to in the charges register or their conveyancer (Form P); and

No Permitted Lease is to be registered without either (i) a certificate signed on behalf of the proprietor for the time being of the registered estate by its secretary or director confirming that the provisions of clause 22.3 (Negative pledge) and 24.2 (Occupational Leases) of the Facilities Agreement have been complied with or (ii) a written consent signed on behalf of the proprietor for the time being of the charge dated [] 2021 in favour of Lloyds Bank plc (as Security Agent) referred to in the charges register (Form P)"; and

- b) notice that the Lenders are under an obligation to make further advances on the terms and subject to the conditions of the Finance Documents and the

security created by the charge dated [] 2019 in favour of Lloyds Bank plc (as Security Agent) has been created for the purpose of securing such further advances.

- 4.3.2 The relevant Additional Chargor must submit the relevant applications to the Land Registry and pay the expenses incurred in connection with the applications.
- 4.3.3 The Security Agent, in its absolute discretion, may make any of the applications referred to in clause 4.3.1 in place of the relevant Additional Chargor. In such a case, that Additional Chargor consents to the entry of the relevant restriction and will pay the expenses incurred in connection with the application.

4.4 Deposit of title deeds

Each Additional Chargor must immediately:

- 4.4.1 deposit with the Security Agent all deeds and documents necessary to show good and marketable title to any property referred to in clause 4.2 (Acquisitions) (the "Title Documents");
- 4.4.2 procure that the Title Documents are held to the order of the Security Agent; or
- 4.4.3 procure that the Title Documents are held to the order of the Agent by a firm of solicitors approved by the Security Agent for that purpose.

5 INVESTMENTS

5.1 Deposit

Each Additional Chargor must immediately:

- 5.1.1 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 its Investments; and
- 5.1.2 execute and deliver to the Security Agent all share transfers and other documents which may be requested by the Security Agent in order to enable the Security Agent or its nominees to be registered as the owner of or otherwise obtain a legal title to its Investments.

5.2 Calls

- 5.2.1 Each Additional Chargor must pay all calls or other payments due and payable in respect of any of its Investments in accordance with the Facilities Agreement.
- 5.2.2 If any Additional Chargor fails to do so, the Security Agent may pay the calls or other payments in respect of any of its Investments on behalf of that Additional Chargor. Each Additional Chargor must immediately on request reimburse the Security Agent for any payment made by the Security Agent under this clause 5.2 (Calls).

5.3 Other obligations in respect of Investments

- 5.3.1 Each Additional Chargor must promptly send a copy to the Security Agent of, and comply with all requests for, information which is within its knowledge and which are made under any law or regulation or any similar provision contained in any articles of association or other constitutional document, or by any listing or other authority, relating

to any of its Investments. If it fails to do so, the Security Agent may elect to provide such information as it may have on behalf of that Additional Chargor.

5.3.2 Each Additional Chargor must comply with all other conditions and obligations assumed by it in respect of any of its Investments.

5.3.3 The Security Agent is not obliged to:

- a) perform any obligation of any Additional Chargor;
- b) make any payment;
- c) make any enquiry as to the nature or sufficiency of any payment received by it or any Additional Chargor; or
- d) 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 of its Investments.

5.4 Voting rights

5.4.1 Before this Security becomes enforceable:

- a) the voting rights, powers and other rights in respect of its Investments will be exercised:
 - i by the relevant Additional Chargor; or
 - ii if exercisable by the Security Agent, in any manner which that Additional Chargor may direct the Security Agent in writing; and
- b) all dividends, distributions or other income paid or payable in relation to any of its Investments in accordance with the Facilities Agreement must be paid into the Rent Account.

5.4.2 Each Additional 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 any of its Investments as permitted by this Deed on the direction of that Additional Chargor.

5.4.3 After this Security has become enforceable, the Security Agent may exercise (in the name of any Additional Chargor and without any further consent or authority on the part of that Additional 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.

6 ACCOUNTS

6.1 General

In this clause 6 "**Account Bank**" means a person with whom an Account is maintained under the Facilities Agreement.

6.2 Book debts and receipts

6.2.1 Each Additional Chargor must get in and realise its:

- a) Rental Income and other amounts due from tenants or any other occupiers of the Mortgaged Property; and
- b) book and other debts and other moneys due and owing to it;

in the ordinary course of its business and hold the proceeds of the getting in and realisation (until payment into an Account if required in accordance with paragraph 6.2.2 below) on trust for the Security Agent.

6.2.2 Each Additional Chargor must, except to the extent that the Security Agent otherwise agrees, pay all the proceeds of the getting in and realisation into an Account in accordance with the Facilities Agreement.

7 HEDGING

Each Additional Chargor must:

7.1 upon entry into any Hedging Agreement, immediately serve a notice of assignment, substantially in the form of Part 1 of Schedule 6 (Forms of Letter for Hedge Counterparty), on each counterparty to such Hedging Agreement; and

7.2 use reasonable endeavours to ensure that such counterparty acknowledges that notice, substantially in the form of Part 2 of Schedule 6 (Forms of Letter for Hedge Counterparty).

8 INSURANCES

Each Additional Chargor must:

8.1 immediately serve a notice of assignment, substantially in the form of Part 1 of Schedule 7 (Forms of Letter for Insurers), on each counterparty to an Insurance; and

8.2 use reasonable endeavours to ensure that such counterparty acknowledges that notice, substantially in the form of Part 2 of Schedule 8 (Forms of Letter for Insurers).

9 OTHER CONTRACTS

Each Additional Chargor must, at the request of the Security Agent or, in the case of a Relevant Contract upon the occurrence of an Event of Default which is continuing:

9.1 immediately serve a notice of assignment or charge (as applicable), substantially in the form of Part 1 of Schedule 8 (Forms of Letter for Other Contracts), on each counterparty to the contract (as applicable) listed in clause 2.9 (Other contracts); and

9.2 use reasonable endeavours to ensure that each such counterparty acknowledges that notice, substantially in the form of Part 2 of Schedule 8 (Forms of Letter for Other Contracts).

10 WHEN SECURITY BECOMES ENFORCEABLE

10.1 Event of Default

This Security will become immediately enforceable if an Event of Default occurs and is continuing.

10.2 Discretion

After this Security has become enforceable, the Security Agent may enforce all or any part of this Security in any manner it sees fit or as instructed in accordance with the Facilities Agreement.

10.3 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.

11 ENFORCEMENT OF SECURITY

11.1 General

11.1.1 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.

11.1.2 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.

11.1.3 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 section 100 of the Act.

11.2 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.

11.3 Privileges

The Security Agent and each Receiver 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.

11.4 Protection of third parties

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

11.4.1 whether the Secured Liabilities have become payable;

11.4.2 whether any power which the Security Agent or a Receiver is purporting to exercise has become exercisable or is being properly exercised;

11.4.3 whether any money remains due under the Finance Documents; or

11.4.4 how any money paid to the Security Agent or to that Receiver is to be applied.

11.5 Redemption of prior mortgages

11.5.1 At any time after this Security has become enforceable, the Security Agent may:

- a) redeem any prior Security against any Security Asset; and/or
- b) procure the transfer of that Security to itself; and/or
- c) 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 each Additional Chargor.

11.5.2 Each Additional Chargor must pay to the Security Agent, immediately on 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.

11.6 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 a Receiver) may pay the proceeds of any recoveries effected by it into a suspense account or other account selected by it.

11.7 Financial collateral

11.7.1 To the extent that the Security Assets constitute "financial collateral" and this Deed and the obligations of the Additional Chargor 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), the Security Agent will 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.

11.7.2 Where any financial collateral is appropriated:

- a) if it is listed or traded on a recognised exchange, its value will be taken as being the value at which it could have been sold on the exchange on the date of appropriation; or
- b) in any other case, its value will be such amount as the Security Agent reasonably determines having taken into account advice obtained by it from an independent commercial property adviser, investment bank or accountancy firm of national standing selected by it,

and each Finance Party will give credit for the proportion of the value of the financial collateral appropriated to its use.

12 RECEIVER

12.1 Appointment of Receiver

12.1.1 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:

- a) this Security has become enforceable; or
- b) any Additional Chargor so requests to the Security Agent at any time.

12.1.2 Any appointment under paragraph 12.1.1 above may be by deed, under seal or in writing under its hand.

12.1.3 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.

12.1.4 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 Part A1 of the Insolvency Act 1986 other than in respect of a floating charge referred to in subsection (4) of section A52 of Part A1 section 1A of the Insolvency Act 1986.

12.1.5 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.

12.2 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.

12.3 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.

12.4 Agent of the Additional Chargors

12.4.1 A Receiver will be deemed to be the agent of the Additional Chargors 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. The Additional Chargors alone are responsible for any contracts, engagements, acts, omissions, defaults and losses of a Receiver and for any liabilities incurred by a Receiver.

12.4.2 No Secured Party will incur any liability (either to the Additional Chargors or to any other person) by reason of the appointment of a Receiver or for any other reason.

12.5 Relationship with 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.

13 POWERS OF RECEIVER

13.1 General

13.1.1 A Receiver has all of the rights, powers and discretions set out below in this clause 13 in addition to those conferred on it by any law. This includes:

- a) in the case of an administrative receiver, all the rights, powers and discretions conferred on an administrative receiver under the Insolvency Act 1986; and

- b) otherwise, all the rights, powers and discretions conferred on a receiver (or a receiver and manager) under the Act and the Insolvency Act 1986.

13.1.2 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him/her states otherwise) exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receiver.

13.2 Possession

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

13.3 Carry on business

A Receiver may carry on any business of any Additional Chargor in any manner he/she thinks fit.

13.4 Employees

13.4.1 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/she thinks fit.

13.4.2 A Receiver may discharge any person appointed by any Additional Chargor.

13.5 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/she thinks fit.

13.6 Sale of assets

13.6.1 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/she thinks fit.

13.6.2 The consideration for any such transaction may consist of cash or non-cash consideration and any such consideration may be payable in a lump sum or by instalments spread over any period which he/she thinks fit.

13.6.3 Fixtures, other than landlord's fixtures, may be severed and sold separately from the property containing them without the consent of the Additional Chargors.

13.7 Leases

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

13.8 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 Additional Chargor or relating in any way to any Security Asset.

13.9 Legal actions

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

13.10 Receipts

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

13.11 Subsidiaries

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

13.12 Delegation

A Receiver may delegate his/her powers in accordance with this Deed.

13.13 Lending

A Receiver may lend money or advance credit to any person.

13.14 Protection of assets

A Receiver may:

13.14.1 effect any repair or insurance and do any other act which the Additional Chargors might do in the ordinary conduct of its business to protect or improve any Security Asset;

13.14.2 commence and/or complete any building operation; and

13.14.3 apply for and maintain any planning permission, building regulation approval or any other Authorisation,

in each case as he/she thinks fit.

13.15 Other powers

A Receiver may:

13.15.1 do all other acts and things which he/she may consider 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;

13.15.2 exercise in relation to any Security Asset all the powers, authorities and things which he/she would be capable of exercising if he/she were the absolute beneficial owner of that Security Asset; and

13.15.3 use the name of any Additional Chargor for any of the above purposes.

14 APPLICATION OF PROCEEDS

All amounts from time to time received or recovered by the Security Agent or any Receiver pursuant to the terms of this Deed or in connection with the realisation or enforcement of all or

part of this Security will be held by the Security Agent and applied in accordance with the Facilities Agreement. This clause 14:

14.1.1 is subject to the payment of any claims having priority over this Security; and

14.1.2 does not prejudice the right of any Secured Party to recover any shortfall from any Additional Chargor.

15 EXPENSES AND INDEMNITY

Each Additional Chargor must:

15.1.1 immediately on demand pay to each Secured Party the amount of all costs and expenses (including legal fees) incurred by that Secured Party in connection with this Deed including any arising from any actual or alleged breach by any person of any law or regulation; and

15.1.2 keep each Secured Party indemnified against any failure or delay in paying those costs or expenses.

16 DELEGATION

16.1 Power of Attorney

The Security Agent or any Receiver may, at any time, delegate by power of attorney or otherwise to any person for any period all or any right, power, authority or discretion exercisable by it under this Deed.

16.2 Terms

Any such delegation may be made upon any terms and conditions (including the power to sub-delegate) and subject to any restrictions that the Security Agent or that Receiver (as the case may be) may, in its discretion, think fit in the interests of the Secured Parties.

16.3 Liability

Neither the Security Agent nor any Receiver shall be bound to supervise, or be in any way responsible for any damages, costs or losses incurred by reason of any misconduct, omission or default on the part of, any such delegate or sub-delegate.

17 FURTHER ASSURANCES

17.1 Each Additional Chargor must promptly, at its own expense, take whatever action the Security Agent or a Receiver may require for:

17.1.1 creating, perfecting or protecting any security over any Security Asset; or

17.1.2 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 their respective delegates or sub-delegates in respect of any Security Asset.

17.2 The action that may be required under paragraph 17.1 above includes:

17.2.1 the execution of any mortgage, charge, transfer, conveyance, assignment or assurance of any asset, whether to the Security Agent or to its nominees; or

17.2.2 the giving of any notice, order or direction and the making of any filing or registration, which, in any such case, the Security Agent may consider necessary.

18 POWER OF ATTORNEY

Each Additional Chargor, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their respective delegates or sub-delegates to be its attorney with the full power and authority of each Additional Chargor to execute, deliver and perfect all deeds, instruments and other documents in its name and otherwise on its behalf and to do or cause to be done all acts and things, which such Additional Chargor ought or has agreed to do under this Deed and which it has failed to do within 3 Business Days following a request from the Security Agent to undertake such execution or action or which any attorney may in its absolute discretion deem necessary for carrying out any obligation of each Additional Chargor under or pursuant to this Deed or generally for enabling the Security Agent or any Receiver to exercise the respective powers conferred on them under this Deed or by law. Each Additional Chargor ratifies and confirms whatever any attorney does or purports to do under its appointment under this clause 18.

19 MISCELLANEOUS

19.1 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.

19.2 Tacking

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

19.3 New Accounts

19.3.1 If any subsequent charge or other interest affects any Security Asset, a Secured Party may open a new account with any Additional Chargor.

19.3.2 If that Secured 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 interest.

19.3.3 As from that time all payments made to that Secured Party will be credited or be treated as having been credited to the new account and will not operate to reduce any Secured Liability.

19.4 Time deposits

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

19.4.1 this Security has become enforceable; and

19.4.2 no Secured Liability is due and payable,

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

19.5 Notice to Additional Chargors

This Deed constitutes notice in writing to the Additional Chargors of any charge or assignment of a debt owed by the Additional Chargors to any Transaction Obligor and contained in any other Security Document.

20 RELEASE

At the end of the Security Period, the Finance Parties must, at the request and cost of the Additional Chargors, take whatever action is necessary to release its Security Assets from this Security.

21 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 executed and delivered as a deed on the date stated at the beginning of this Deed.

SCHEDULE 1

Part 1

The Additional Chargors

Chargor	Company number
Bruntwood Scitech Melbourn Limited	11372717
Birmingham Science Limited	11201902
Innovation Birmingham Limited	01720256
Birmingham Technology (Property) Limited	02188998
Birmingham Technology (Property One) Limited	03089755
Birmingham Technology (Venture Capital) Limited	02188943
Citylabs 2.0 Limited	10696796

Part 2

The Original Chargors

Chargor	Company number
Bruntwood Science Limited	07737629
Manchester Science Partnerships Limited	01717239
Bruntwood Circle Square 1 Limited	11198138
Bruntwood Circle Square 2 Limited	09909963
Bruntwood Circle Square 4 Limited	09909969
Bruntwood Circle Square 12 Limited	09912870
Bruntwood Circle Square 13 Limited	11384656
Circle Square Green Company Limited	10593810
Citylabs Limited	07503204
Alderley Park Limited	08750740
Alderley Park Holdings Limited	08844836
Alderley Imaging Limited	09608986

Bruntwood Platform Leeds Limited	11372529
Mi-Idea Limited	10438256

SCHEDULE 2

Part 1

Real Property

Chargor	Address of Property
Citylabs 2.0 Limited	Leasehold land and buildings known as Citylabs 2.0, Hathersage Road, Manchester registered at the Land Registry with title number MAN321973.
Innovation Birmingham Limited	<p>Leasehold land and buildings known as Innovation Birmingham comprising:</p> <p>(a) Faraday Wharf and the Universities Centre, Birmingham Science Park Aston, Holt Street, Birmingham B7 4BB (registered at the Land Registry with title number MM105870);</p> <p>(b) iCentrum, 6 Holt Street, Birmingham B7 4BP (registered at the Land Registry with title MM105871);</p> <p>(c) Electronic Sign, Aston Road, Birmingham (registered at the Land Registry with title number MM124350); and</p> <p>(d) land at Holt Street, Birmingham (registered with at the Land Registry title number MM105869).</p>
Bruntwood Scitech Melbourn Limited	Leasehold land and buildings known as Melbourn Science Park, Melbourn as shown edged red on the plans annexed at Schedule 2 Part 2. Lease to be dated on the date of this deed and made between (1) Melbourn Science Park Limited (2) Bruntwood SciTech Melbourn Limited and (3) Bruntwood Science Limited.

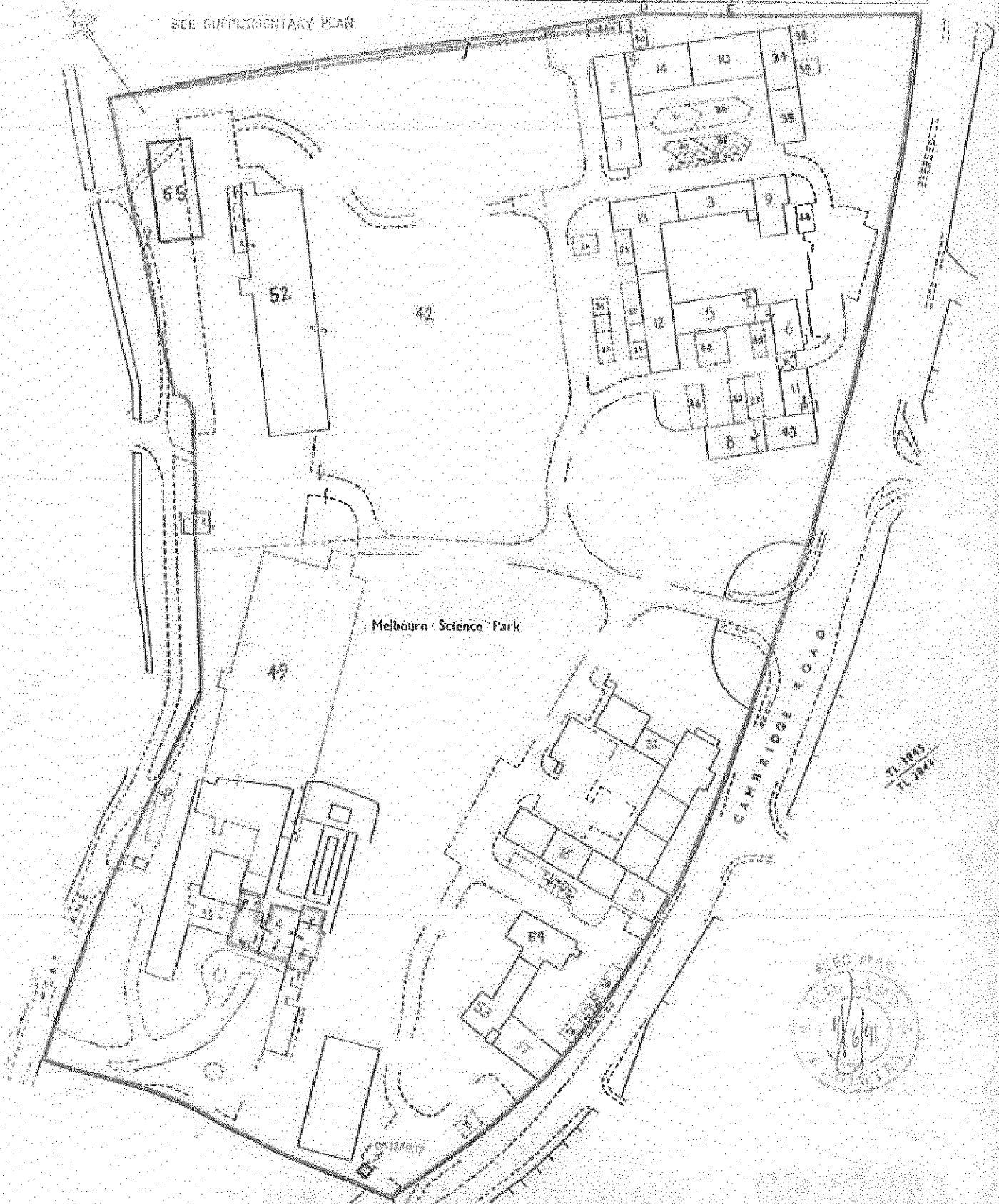
SCHEDULE 2

Part 2

Melbourn Science Park Plans

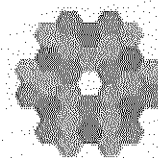
H.M. LAND REGISTRY		TITLE NUMBER CB 95837	
ORDNANCE SURVEY PLAN REFERENCE	TL 3845	SECTION F	Scale 1/1250 Enlarged from 1/2500
COUNTY CAMBRIDGESHIRE	DISTRICT SOUTH CAMBRIDGESHIRE		© Crown copyright 1991

SEE SUPPLEMENTARY PLAN

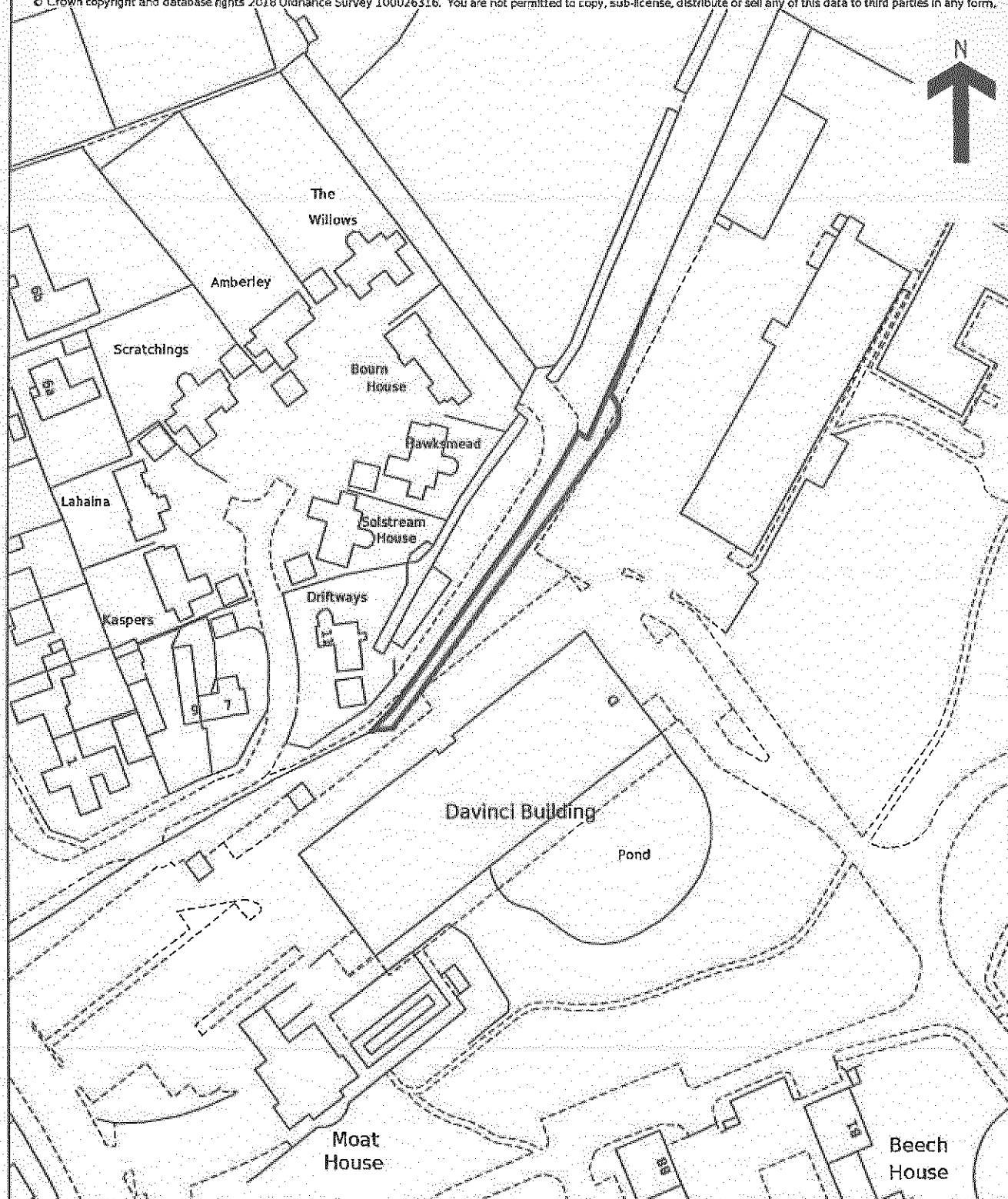


HM Land Registry
Official copy of
title plan

Title number **CB436582**
Ordnance Survey map reference **TL3845SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : South**
Cambridgeshire



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SCHEDULE 3

Development Documents

Document	Parties	Date
Building Contract	(1) Citylabs 2.0 Limited and (2) Sir Robert McAlpine Limited	20 November 2018
Sci-Tech Parent Company Guarantee	(1) Bruntwood Scitech Limited and (2) Sir Robert McAlpine Limited	20 November 2018
Contractor Parent Company Guarantee	(1) Sir Robert McAlpine (Holdings) Limited and (2) Citylabs 2.0 Limited	20 November 2018
M&E Engineer Consultant Appointment	(1) Citylabs 2.0 Limited and (2) Hilson Moran Partnership Limited	19 December 2018
PM & EA Consultant Appointment	(1) Citylabs 2.0 Limited and (2) Buro Four Project Services Limited	21 February 2019
Quantity Surveyor Consultant Appointment	(1) Citylabs 2.0 Limited and (2) Gardiner & Theobald LLP	19 December 2018
Transport & Highways Engineers Consultant Appointment	(1) Citylabs 2.0 Limited and (2) AECOM Limited	20 May 2019
BREEAM, Acoustic, Lighting, Fire Engineer Consultant Appointment	(1) Citylabs 2.0 Limited and (2) Ove Arup & Partners Limited	19 December 2018
CDM Client Advisor Consultant Appointment	(1) Citylabs 2.0 Limited and (2) Lucion Consulting Limited	19 December 2018
Deed of Variation to Appointment of PM & EA	(1) Citylabs 2.0 Limited and (2) Buro Four Project Services Limited	10 December 2020
Deed of Variation to Appointment of Quantity Surveyor	(1) Citylabs 2.0 Limited and (2) Gardiner & Theobald LLP	10 December 2020
Deed of Variation to Appointment of BREEAM Engineer	(1) Citylabs 2.0 Limited and (2) Ove Arup & Partners Limited	10 December 2020
Deed of Variation to Appointment of M&E Engineer	(1) Citylabs 2.0 Limited and (2) Hilson Moran Partnership Limited	10 December 2020
Collateral Warranty – Swan Engineering Group Ltd	(1) Swan Engineering Group Ltd and (2) Bruntwood Scitech Melbourn Limited	To be dated on the date of this deed
Collateral Warranty – Sheppard Robson Limited	(1) Sheppard Robson Limited and (2) Bruntwood Scitech Melbourn Limited	To be dated on the date of this deed
Collateral Warranty – Sir Robert McAlpine Limited	(1) Sir Robert McAlpine Limited and (2) Bruntwood Scitech Melbourn Limited	To be dated on the date of this deed
Collateral Warranty – AKTII Limited	(1) AKTII Limited and (2) Bruntwood Scitech Melbourn Limited	To be dated on the date of this deed

SCHEDULE 4

Forms of Letter for Occupational Tenants

Part 1 – Notice to Occupational Tenant

To: [Occupational tenant]

Copy: [Security Agent] (as Security Agent as defined below)

[Date]

Dear Sirs

Re: [Property address]

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

We refer to the lease dated [•] and made between [•] and [•] (the "Lease").

This letter constitutes notice to you that under the Security Agreement we have assigned absolutely (subject to a proviso for re-assignment on redemption) to [Security Agent] (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights under the Lease.

We confirm that:

- a) we will remain liable under the Lease to perform all the obligations assumed by us under the Lease; and
- b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Lease.

We will also remain entitled to exercise all our rights, powers and discretions under the Lease, and you should continue to give notices under the Lease to us, unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and all notices must be given to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to pay all rent and all other moneys payable by you under the Lease to our account [with the Security Agent] at [•], Account No. [•], Sort Code [•] (the "**Rent Account**").

The instructions in this letter apply until you receive notice from the Security Agent to the contrary and notwithstanding any previous instructions given by us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please confirm your agreement to the above by signing the attached acknowledgement and returning it to the Security Agent at [address] with a copy to us.

Yours faithfully

.....
(Authorised Signatory)
[Chargor]

Part 2 – Acknowledgement of Occupational Tenant

To: [Security Agent] (as Security Agent)

Attention: [•]

[Date]

Dear Sirs

Re: [Property address]

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from [Chargor] (the Chargor) of a notice dated [•] (the "Notice") in relation to the Lease (as defined in the Notice).

We confirm that we:

- a) accept the instructions contained in the Notice and agree to comply with the Notice;
- b) have not received any notice of any prior security over the Lease or 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 Lease;
- c) must pay all rent and all other moneys payable by us under the Lease into the Rent Account (as defined in the Notice); and
- d) must continue to pay those moneys into the Rent Account (as defined in the Notice) until we receive your written instructions to the contrary.

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

Yours faithfully

For
[Occupational tenant]

SCHEDULE 5

Forms of Letter for Hedge Counterparty

Part 1 – Notice to Hedge Counterparty

To: [Hedge Counterparty]

Copy: [Security Agent] (as Security Agent as defined below)

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

This letter constitutes notice to you that under the Security Agreement we assigned absolutely, subject to a proviso for re-assignment on redemption, to [Security Agent] (as trustee for the Secured Parties as referred to in the Security Agreement, the "**Security Agent**") all our rights under any hedging agreements between you and us (the "**Hedging Agreements**").

We irrevocably instruct and authorise you to:

- a) disclose to the Security Agent any information relating to the Hedging Agreements which the Security Agent may request from you; and
- b) pay any sum payable by you under the Hedging Agreements to our account with [the Security Agent] at [•], account number [•], sort code [•].

The instructions in this letter apply until you receive notice from the Security Agent to the contrary and notwithstanding any previous instructions given by us.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please confirm your agreement to the above by signing the attached acknowledgement and returning it to the Security Agent at [address] with a copy to us.

Yours faithfully

.....
(Authorised signatory)
[Chargor]

Part 2 – Acknowledgement of Hedge Counterparty

To: [Security Agent] (as Security Agent)

Copy: [Chargor]

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from [Chargor] (the "**Chargor**") of a notice dated [•] (the "**Notice**") of an assignment upon the terms of the Security Agreement of all the Chargor's rights under the Hedging Agreements (as defined in the Notice).

We confirm that we:

- a) accept the instructions contained in the Notice and agree to comply with the Notice;
- b) have not received notice of any prior security over, or the interest of any third party in, the Hedging Agreements;
- c) must pay any amount payable by us under the Hedging Agreements to the Chargor's account with you at [•], Sort Code [•], Account No. [•]; and
- d) must accept your instructions in relation to the Chargor's rights under the Hedging Agreements.

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

Yours faithfully

(Authorised signatory)
[Hedge Counterparty]

SCHEDULE 6

Forms of Letter for Insurers

Part 1 – Notice to Insurer

To: [Insurer]

Copy: [Security Agent] (as Security Agent as defined below)

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the “Security Agreement”)

This letter constitutes notice to you that under the Security Agreement we have assigned absolutely, subject to a proviso for re-assignment on redemption, to [Security Agent] (as trustee for the Secured Parties as referred to in the Security Agreement, the “**Security Agent**”) all our rights in respect of [insert details of contract of insurance] (the “**Insurance**”).

We confirm that:

- a) we will remain liable under the Insurance to perform all the obligations assumed by us under the Insurance; and
- b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Insurance (unless, and to the extent, otherwise expressly provided for in the Insurance).

We will also remain entitled to exercise all our rights, powers and discretions under the Insurance, and you should continue to give notices and make payments under the Insurance to us (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance), unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs (unless, and to the extent, otherwise expressly provided for in the Insurance or in any insurer letter you may have issued to the Security Agent in respect of the Insurance).

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Insurance requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at [address] with a copy to us.

Yours faithfully

(Authorised signatory)
[Chargor]

Part 2 – Acknowledgement of Insurer

To: [Security Agent] (as Security Agent)

Copy: [Chargor]

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from [Chargor] (the "Chargor") of a notice dated [•] (the "Notice") of an assignment on the terms of the Security Agreement of all the Chargor's rights in respect of [insert details of the contract of insurance] (the "Insurance").

We confirm that we:

- a) accept the instructions contained in the Notice and agree to comply with the Notice; and
- b) will give notices and make payments under the Insurance as directed in the Notice.

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

Yours faithfully

(Authorised signatory)
[Insurer]

SCHEDULE 7

Forms of Letter for other Contracts

Part 1 – Notice to Counterparty

To: [Contract Counterparty]

Copy: [Security Agent] (as Security Agent as defined below)

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

This letter constitutes notice to you that under the Security Agreement we have [assigned absolutely, subject to a proviso for re-assignment on redemption,]/[charged by way of a first fixed charge]¹ to [Security Agent] (as trustee for the Secured Parties as referred to in the Security Agreement, the "Security Agent") all our rights in respect of [insert details of contract] (the "**Contract**").

We confirm that:

- a) we will remain liable under the Contract to perform all the obligations assumed by us under the Contract; and
- b) none of the Security Agent, its agents, any receiver or any other person will at any time be under any obligation or liability to you under or in respect of the Contract.

We will also remain entitled to exercise all our rights, powers and discretions under the Contract, and you should continue to give notices and make payments under the Contract to us, unless and until you receive notice from the Security Agent to the contrary stating that the security under the Security Agreement has become enforceable. In this event, all the rights, powers and discretions will be exercisable by, and notices must be given and payments must be made to, the Security Agent or as it directs.

We irrevocably instruct and authorise you to disclose to the Security Agent any information relating to the Contract requested from you by the Security Agent.

The instructions in this letter may not be revoked or amended without the prior written consent of the Security Agent.

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

Please acknowledge receipt of this letter by sending the attached acknowledgement to the Security Agent at [address] with a copy to us.

¹ Delete as applicable.

Yours faithfully

(Authorised signatory)
[Chargor]

Part 2 – Acknowledgement of Counterparty

To: [Security Agent] (as Security Agent)

Copy: [Chargor]

[Date]

Dear Sirs

Security Agreement dated [•] between [Chargor] and [Security Agent] (the "Security Agreement")

We confirm receipt from [Chargor] (the "Chargor") of a notice dated [•] (the "Notice") of [an assignment]/[fixed charge]² on the terms of the Security Agreement of all the Chargor's rights in respect of [insert details of the contract] (the "Contract").

We confirm that we:

- a) accept the instructions contained in the Notice and agree to comply with the Notice; and
- b) will give notices and make payments under the Contract as directed in the Notice.

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

Yours faithfully

.....
(Authorised signatory)
[Contract counterparty]

² Delete as applicable.

EXECUTION PAGE

Executed as a deed by

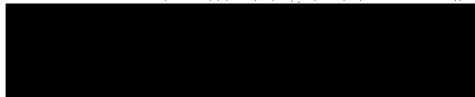
BRUNTWOOD SCIENCE LIMITED



acting by a director in the presence of:

Director

Signature of witness



Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

MANCHESTER SCIENCE



PARTNERSHIPS LIMITED

Director

acting by a director in the presence of:

Signature of witness



Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

BRUNTWOOD CIRCLE SQUARE 1

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

BRUNTWOOD CIRCLE SQUARE 2

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

BRUNTWOOD CIRCLE SQUARE 4

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

BRUNTWOOD CIRCLE SQUARE 12

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

BRUNTWOOD CIRCLE SQUARE 13

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

CIRCLE SQUARE GREEN COMPANY

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

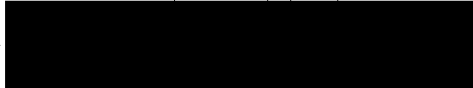
CITYLABS LIMITED



acting by a director in the presence of:

Director

Signature of witness



Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

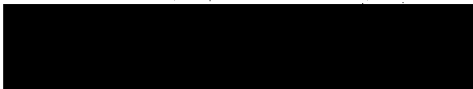
ALDERLEY PARK LIMITED



acting by a director in the presence of:

Director

Signature of witness



Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

ALDERLEY PARK HOLDINGS

LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

ALDERLEY IMAGING LIMITED

acting by a director in the presence of:

Director

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

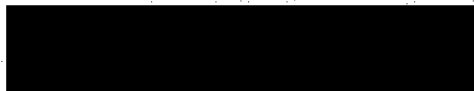
**BRUNTWOOD PLATFORM LEEDS
LIMITED**



Director

acting by a director in the presence of:

Signature of witness



Name

EMMA WHITEHALL

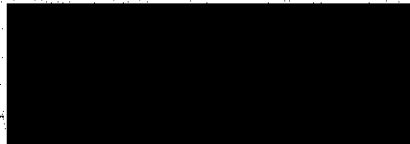
(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

MI-IDEA LIMITED



acting by a director in the presence of:

Director

Signature of witness



Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

**BRUNTWOOD SCITECH MELBOURN
LIMITED**

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

BIRMINGHAM SCIENCE LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

INNOVATION BIRMINGHAM LIMITED

acting by a director in the presence of:

Director

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

BIRMINGHAM (TECHNOLOGY
PROPERTY) LIMITED

acting by a director in the presence of:

Director

Signature of witness

Name

(in BLOCK CAPITALS)

Address

EMMA WHITEHALL

ADDLESHAW GODDARD LLP

1 ST. PETER'S SQUARE

MANCHESTER

M2 3DE

Executed as a deed by

BIRMINGHAM TECHNOLOGY
(PROPERTY ONE) LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

EMMA WHITEHALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

BIRMINGHAM TECHNOLOGY
(VENTURE CAPITAL) LIMITED

Director

acting by a director in the presence of:

Signature of witness

Name

EMMA WHITEHALL

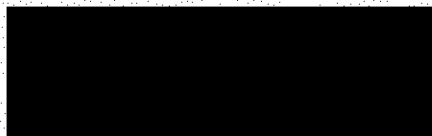
(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

Executed as a deed by

CITYLABS 2.0 LIMITED



acting by a director in the presence of:

Director

Signature of witness



Name

EMMA WHITE HALL

(in BLOCK CAPITALS)

Address

ADDLESHAW GODDARD LLP
1 ST. PETER'S SQUARE
MANCHESTER
M2 3DE

SECURITY AGENT

LLOYDS BANK PLC

By:

Executed as a deed by

CITYLABS 2.0 LIMITED

.....

acting by a director in the presence of:

Director

Signature of witness

.....

Name

.....

(in BLOCK CAPITALS)

.....

Address

.....

.....

.....

SECURITY AGENT

LLOYDS BANK PLC

By:

