



**Registration of a Charge**

Company Name: **SCOTSWISSDEVELOPMENTS LTD**

Company Number: **10832095**



Received for filing in Electronic Format on the: **10/06/2021**

XA6E28KQ

**Details of Charge**

Date of creation: **24/05/2021**

Charge code: **1083 2095 0006**

Persons entitled: **IOANNA INVESTMENTS LIMITED**

Brief description:

**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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **M DOWNIE**



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

Company number: 10832095

Charge code: 1083 2095 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th May 2021 and created by SCOTSWISSDEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th June 2021 .

Given at Companies House, Cardiff on 11th June 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**

**FLOATING CHARGE**

**by**

**SCOTSWISSDEVELOPMENTS LIMITED**

**In favour of**

**IOANNA INVESTMENTS LIMITED**

Mitchells Robertson  
Solicitors  
36 North Hanover Street  
Glasgow G1 2AD

KSG/IOA1/1

**IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before executing this document.**

## **FLOATING CHARGE**

This **FLOATING CHARGE** is made by:-

**SCOTSWISSDEVELOPMENTS LIMITED**, a company incorporated under the Companies Acts, (Company Registered Number 10832095,) whose registered office is Milton House, 33a Milton Road, Hampton, Middlesex TW12 2LL, ("the Company")

IN FAVOUR OF

**IOANNA INVESTMENTS LIMITED** (Registered in Israel, company number 515325975), whose registered office at is 11 Habarzel St, Tel Aviv 6971017, Israel, ("the Lender")

Definitions are given in clause 17.

### **1. Payment Obligation**

- 1.1. The Company shall on demand in writing made to it pay or discharge the Secured Liabilities when the same are due and payable.
- 1.2. If the Company shall fail to pay any amount under this Charge when it is due then such amount shall bear interest (after as well as before decree and payable on demand) from time to time from the due date until the date such amount is paid in full to the Lender, interest at the rate charged by the Lender, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Lender.

### **2. Charging Provision**

- 2.1. The Company grants a floating charge over the Assets to the Lender as a continuing security for the payment or discharge of the Secured Liabilities.
- 2.2. Paragraph 14 of Schedule B1 to the Insolvency Act 1986 shall apply to this Charge.

### **3. Negative Pledge and Ranking of Floating Charge**

- 3.1. The Company agrees that it is prohibited from granting or creating subsequent to the date of this Charge any fixed security or any other floating charge or debenture over the Assets or any part or parts of them, other than in favour of the Lender or in favour of another person and with the prior written consent of the Lender.

- 3.2. Any fixed security granted by the Company in favour of the Lender (whether before or after this Charge) shall rank in priority to the floating charge created by this Charge.
- 3.3. In the event that the Company grants or creates any fixed security or floating charge in breach of the prohibition in clause 3.1 or with the consent of the Lender under clause 3.1 but with no written agreement of the Lender as to the ranking of them, this Charge shall rank in priority to that fixed security or floating charge.

#### **4. Undertakings**

- 4.1. The Company shall not without the prior written consent of the Lender :-
  - 4.1.1. sell, transfer, assign, factor, lease, license or otherwise dispose of all or any of the Assets or its interest in them;
  - 4.1.2. grant any lease of, part with possession or share occupation of, the whole or any part of its Properties or confer any licence, right or interest to occupy or grant any licence or permission to assign, sublet or part with possession of the same;
  - 4.1.3. vary, surrender, renounce, cancel or dispose of, or permit to be irritated or forfeit, any leasehold interest in any of the Properties;
  - 4.1.4. make any structural or material alteration to or to the user of any of its Properties or do or permit to be done anything which is a "development" within the meaning of the Town and Country Planning Acts from time to time (or any orders or regulations under such Acts) or do or permit to be done any act, matter or thing where to do so would have a material and adverse effect on the value of any of the Properties or on the marketability of any of the Properties;
  - 4.1.5. cause or permit to be done anything which may in any way depreciate, jeopardise or otherwise prejudice the value or marketability of any of the Assets;
  - 4.1.6. change its business in any way which would result in it becoming a 'relevant financial institution' for the purposes of clause 2 of The Financial Services and Markets Act 2000 (Excluded Activities and Prohibitions) Order 2014. The Company shall promptly provide the Lender with copies of any information that the Lender may from time to time reasonably request in connection with the Company's status in respect of this clause 4.1.6;

- 4.1.7. carry on any business which would constitute 'excluded activities' 'in terms of Part 2 of the Financial Services and Markets Act 2000 (Excluded Activities and Prohibitions) Order 2014;
- 4.1.8. deal with its book and other debts, except by collecting them in the ordinary course of business. In particular, the Borrower will not realise its book and other debts by means of invoice discounting or factoring arrangements.
- 4.1.9. call on, or accept payment of, any uncalled capital.

5. The Company shall:-

- 5.1 at all times comply with the terms of this Charge and of all agreements relating to the Secured Liabilities;
- 5.2 if and when required by the Lender, grant in its favour such fixed or specific security or charge or assignation over all or any of the Assets as the Lender may require;
- 5.3 comply in all material respects with the terms of all applicable laws and regulations including (without limitation) all environmental laws, legislation relating to public health, town and country planning, control and handling of hazardous substances or waste, fire precautions and health and safety at work;
- 5.4 promptly notify the Lender of the acquisition by the Company of any interest in any heritable, freehold or leasehold property;
- 5.5 promptly upon request by the Lender deposit with the Lender all deeds, certificates and documents of title relating to the Assets or any part of them and all policies of insurance and assurance;
- 5.6 keep the Assets in good and substantial repair and in good working order and condition, ordinary wear and tear excepted;
- 5.7 promptly pay or cause to be paid and indemnify the Lender and any Receiver against all present and future rent, rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever now or at any time in the future payable in respect of any of its Properties (or any part of them) or by the owner or occupier of them;
- 5.8 ensure that all the Assets that are insurable are insured with reputable insurance companies or underwriters to such extent and against such risks as is normal for prudent companies in businesses similar to those of the

Company (or as otherwise requested in writing by the Lender from time to time) and (without limitation to the generality of the foregoing):-

- (a) pay all premiums and other money due and payable under all such insurances and provide premium receipts or any other evidence of payment promptly upon request to do so by the Lender;
- (b) ensure that the interest of the Lender is noted on the policies in respect of such insurances or, at the request of the Lender, that such policies contain such other provisions for the protection of the Lender as the Lender may from time to time require;

- 5.9 notify the Lender immediately if any creditor executes diligence against the Company or any distress or execution is levied or enforced against the Company or any third party debt order or freezing order is made and served on the Company;
- 5.10 notify the Lender immediately if any steps (including, without limitation, the making of an application or the giving of any notice) are taken by any person (including, without limitation, the Company) in relation to the administration, receivership, winding-up or dissolution of the Company;
- 5.11 maintain its centre of main interests (COMI), for the purposes of the Council Regulation (EC) No 1346/2000 on Insolvency Proceedings, in the United Kingdom.
- 5.12 permit the Lender at any time to inspect the Property.
- 5.13 keep all of the Assets of an insurable nature comprehensively insured (including if requested by the Lender, terrorism cover) to the Lender's reasonable satisfaction for its full reinstatement cost. In default, the Lender may arrange insurance at the Company's expense.
- 5.14 agrees that the Lender is entitled to negotiate and settle all claims on its behalf in respect of all loss and damage suffered and in respect of which insurance is to be obtained in terms hereof.
- 5.15 hold on trust for the Lender all proceeds of any insurance of the Property. At the Lender's option, the Company will apply the proceeds in making good the relevant loss or damage, or to reduce the Secured Liabilities.
- 5.16 where required by the Lender, deposit with the Lender all insurance policies (or copies where the Lender agrees), and all deeds and documents of title relating to the Assets.
- 5.17 At all times keep the Assets in good condition and repair.

- 5.18 not, without the Lender's consent, carry out any development on or make any alterations to any land or buildings which require planning permission or approval under building regulations.
- 5.19 pay all the money the Company receives in respect of book and other debts to the Lender in order to reduce the amount owed by the Company.
- 5.20 from time to time deposit with the Lender all insurance policies, (or, where the Lender agrees, copies of them), deeds and documents of title relating to the Assets.

## **6 Protection of Security**

### **6.1 The Company agrees that:**

- 6.1.1 this Charge is and shall be in addition and without prejudice to any other security or rights which the Lender holds or may hold in respect of all or any of the Secured Liabilities; and
- 6.1.2 the Lender may at the expense of the Company effect or renew any insurance as the Lender may see fit, debiting the cost of such insurance to any account in the name of the Company with the Lender.

### **6.2 This Charge will be a continuing security for the Secured Liabilities notwithstanding any intermediate payment or settlement of all or any part of the Secured Liabilities or any other matter or thing whatsoever.**

### **6.3 the Lender shall be entitled, at its sole discretion, to have a valuation of the Assets or any part or parts of them carried out from time to time by an independent surveyor or valuer (to be appointed at the Lender's sole discretion) and the Company consents to any such valuation report being prepared and agrees to provide such access and other assistance as may be reasonably required by the Lender for such purposes; and the Company shall ensure that any tenant or other occupier of the Properties shall ensure access and assistance is provided for the foregoing purposes;**

### **6.4 The obligations of the Company under this Charge will not be affected by any act, omission, circumstance, matter or thing which but for this provision might operate to release or otherwise exonerate it from any of its obligations hereunder in whole or in part, including (without limitation):-**

- 6.4.1 any variation, extension, discharge, compromise, dealing with, exchange or renewal of any right or remedy which the Lender may have now or in the future from or against the Company or any other person in respect of the Secured Liabilities;
- 6.4.2 any act or omission by the Lender or any other person in taking up, perfecting or enforcing any security or guarantee from or against the



Company or any other person or the invalidity or unenforceability of any such security or guarantee;

- 6.4.3 any amendment, variation, restatement or supplement of or to, or novation, transfer or termination (in whole or in part) of, any document relating to the Secured Liabilities or any exercise by the Lender (in its absolute discretion) of its rights to refuse, grant, continue, vary, review, determine or increase any credit or facilities to the Company or any other person;
  - 6.4.4 any grant of time, indulgence, waiver or concession to the Company or any other person;
  - 6.4.5 any arrangement or compromise entered into between the Lender and the Company or any other person;
  - 6.4.6 the administration, insolvency, bankruptcy, sequestration, liquidation, winding-up, receivership, dissolution, incapacity, limitation, disability, discharge by operation of law or any change in the constitution, name and style of, the Company or any other person;
  - 6.4.7 the invalidity, illegality, unenforceability, irregularity or frustration of the Secured Liabilities or any of the obligations of the Company or any other person;
  - 6.4.8 any postponement, discharge, reduction, non-provability, inability to claim, or other similar circumstance affecting any obligation of any other person resulting from any administration, insolvency, liquidation, receivership or dissolution proceedings or from any law, regulation or order.
- 6.5 the Lender shall not be obliged, before exercising any of the rights, powers or remedies conferred upon it by or pursuant to this Charge or by law to:-
- 6.5.1 take any action or obtain judgment or decree in any court against the Company;
  - 6.5.2 make or file any claim to rank in a winding-up or a liquidation of or other proceedings relating to the Company; or
  - 6.5.3 enforce or seek to enforce any other security taken, or exercise any right or plea available to the Lender, in respect of the Secured Liabilities.
- 6.6 Any settlement or discharge between the Company and the Lender shall be conditional upon no security or payment granted or made to the Lender by the Company or any other person being avoided or reduced by virtue of any provision or enactment relating to administration, bankruptcy, insolvency or liquidation for the time being in force and accordingly (but without prejudice

to any other rights of the Lender) the Lender shall be entitled to recover from the Company the value or amount of such security or payment from the Company as if such settlement or discharge had not occurred.

## **7 Enforcement**

7.1 This Charge shall become enforceable upon and at any time after the occurrence of any of the following events:-

- 7.1.1 if the Company has failed to pay all or any of the Secured Liabilities following a demand for payment by the Lender;
- 7.1.2 any step is taken (including, without limitation, the making of an application or the giving of any notice) by the Company or by any other person to appoint an administrator in respect of the Company;
- 7.1.3 any step is taken (including, without limitation, the making of an application or the giving of any notice) by the Company or by any other person to wind up or dissolve the Company or to appoint a liquidator (whether provisional, interim or otherwise), trustee, receiver, administrative receiver or similar officer of the Company or any part of its undertaking or assets;
- 7.1.4 the making of a request by the Company for the appointment of a Receiver or administrator;
- 7.1.5 if the Company breaches any of the provisions of this Charge.

7.2 To the extent that Assets constitute Financial Collateral and are subject to a Security Financial Collateral Arrangement created by or pursuant to this Charge, the Lender shall have the right, at any time after this Charge becomes enforceable, to appropriate all or any part of those Assets in or towards the payment or discharge of the Secured Liabilities. The value of any Assets appropriated in accordance with this clause 7.2 shall be the price of those Assets at the time the right of appropriation is exercised as listed on any recognised market index, or determined by such other method as the Lender may select (including independent valuation). The Company agrees that the methods of valuation provided for in this clause 7.2 are commercially reasonable for the purposes of Regulation 18 of the Financial Collateral Regulations. To the extent that Assets constitute Financial Collateral, the Company agrees that such Assets shall be held or designated so as to be under the control of the Lender for all purposes of the Financial Collateral Regulations.

## **8 Appointment of Receiver or Administrator**

8.1 At any time after this Charge has become enforceable the Lender shall be and is entitled to appoint in writing any one or more persons as:

8.1.1 a Receiver of all or any of the Assets; and/or

8.1.2 an administrator of the Company,

in each case in accordance with and to the extent permitted by applicable laws. the Lender may not appoint a Receiver solely as a result of the obtaining of a moratorium or anything done with a view to obtaining a moratorium under Schedule A1 of the Insolvency Act 2000 except with the leave of the court.

8.2 Without prejudice to the foregoing provisions, if any person appointed to be a Receiver shall be removed by a court or shall otherwise cease to act as such, then the Lender shall be entitled to appoint another person or persons as Receiver or Receivers in his place.

8.3 Where more than one Receiver is appointed they will have power to act separately (unless the appointment by the Lender specifies to the contrary).

8.4 The Company shall be solely responsible for the acts and defaults of a Receiver appointed under this Charge and for his remuneration, costs, charges and expenses and the Lender shall not have any liability or responsibility in respect of any act or default of such Receiver or of any such remuneration, costs, charges and expenses.

8.5 Subject to section 58 of the Insolvency Act 1986, the Lender may from time to time determine the remuneration of the Receiver and may remove the Receiver and appoint another person as Receiver in his place.

8.6 The Receiver will be the agent of the Company (which will be solely liable for his acts, defaults and remuneration) and will have and be entitled to exercise in relation to the Company all the powers set out in Schedule 2 to the Insolvency Act 1986 and, in addition to such powers, the Receiver will have power:-

8.6.1 to promote the formation of a subsidiary or subsidiaries of the Company, including, without limitation, any such subsidiary formed for the purpose of purchasing, leasing, licensing or otherwise acquiring interest in all or any of the assets of the Company;

8.6.2 to make any arrangement or compromise which the Lender or the Receiver may think fit;

8.6.3 to sever any fixtures (including trade and tenants fixtures) from the property of which they form part;

8.6.4 to exercise all powers, rights and/or obligations under any contract or agreement forming part of the Assets including, without limitation, all voting and other rights attaching to stocks, shares and other securities owned by the Company;

- 8.6.5 to convene an extraordinary general meeting of the Company;
  - 8.6.6 to exercise all powers conferred by the Insolvency Act 1986 on receivers appointed in Scotland in respect of any of the Assets located in Scotland, or in England and Wales;
  - 8.6.7 to do all other acts and things as may be considered by the Receiver to be incidental or conducive to the above or otherwise incidental or conducive to the preservation, improvement or realisation of the Assets.
- 8.7 No purchaser, security grantee or other person dealing with a Receiver shall be concerned whether the Secured Liabilities have become payable or enforceable or whether any money remains outstanding under this Charge or shall be concerned with any application of any money paid to the Receiver.

## **9 Application of Security Proceeds**

- 9.1 Any money received under the powers conferred by this Charge will, subject to the payment or repayment of any prior claims, be paid or applied in payment or discharge of the Secured Liabilities (subject to the terms of section 60 of the Insolvency Act 1986 and other applicable laws) provided that the Receiver may retain any money in his hands for so long as he thinks fit and the Lender may, without prejudice to any other rights the Lender may have at any time and from time to time, place and keep for such time as the Lender may think prudent any money received, recovered or realised under or by virtue of this Charge to or at a separate or suspense account to the credit either of the Company or as the Lender thinks fit without any immediate obligation on the part of the Lender to apply such money or any part of such money in or towards the payment or discharge of the Secured Liabilities.
- 9.2 Subject to clause 8.1, any money received or realised by the Lender from the Company or a Receiver under this Charge or any administrator may be applied by the Lender to any item of account or liability or transaction in such order or manner as the Lender may determine.

## **10 Costs and Expenses**

The Company shall pay or reimburse to the Lender on demand (on a full indemnity basis) all costs, charges and expenses (including legal fees) incurred or to be incurred by the Lender in the creation, registration, perfection, enforcement, discharge and/or assignation of this Charge (including, without limitation, the costs of any proceedings in relation to this Charge or the Secured Liabilities), which costs, charges and expenses shall form part of the Secured Liabilities.

## **11 Power of Attorney**

11.1 The Company irrevocably appoints the Lender (whether or not a Receiver or administrator has been appointed) and also (as a separate appointment) any Receiver or Receivers, and in each case independently as the attorney and attorneys of the Company, for the Company and in its name and on its behalf and as its act and deed or otherwise, to execute and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which may be required of the Company under this Charge or may be required or deemed proper in the exercise of any of rights or powers conferred on the Lender or any Receiver hereunder or otherwise for any of the purposes of this Charge.

11.2 The Company ratifies and confirms and agrees to ratify and confirm whatever any attorney does or purports to do under its appointment under Clause 11.1.

## **12 Indemnity**

12.1 the Lender, every Receiver and every attorney, manager, agent, employee or other person appointed by the Lender or any such Receiver under or in connection with this Charge shall be and is hereby indemnified by the Company in respect of all liabilities, costs, losses and expenses incurred by it or him in the execution (or purported execution) of any of the powers, authorities or discretions vested in them or him pursuant to the terms of this Charge (or by any law or regulation) and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted in any way in connection with or relating to all or any of the property, assets and rights hereby charged and the Lender, any Receiver or any such other person may retain and pay all sums in respect of the same out of money received under the powers conferred by this Charge.

12.2 The indemnity under Clause 12.1 shall not apply to the extent that any such liability, cost, loss and/or expense arises as a result of the wilful default or gross negligence of the Lender or the Receiver.

## **13 Investigations**

13.1 If any event of default (howsoever described) in any agreement between the Lender and the Company occurs then (while it is continuing unwaived) the Lender shall be entitled to initiate an investigation of, and/or instruct the preparation of a report (accounting, legal, valuation or other) on, the business and affairs of the Company and/or any other Group Company which the Lender considers necessary to ascertain the financial position of the Company and/or any other Group Company, all fees and expenses incurred by the Lender in so doing being payable by the Company.

13.2 The Company hereby consents to the provision by the Lender of all information in relation to the Company which the Lender provides to any

person in relation to the preparation of a report as is referred to in clause 13.1 above.

#### **14 Notices**

14.1 Any communication to be made under or in connection with this Charge shall be made in writing.

14.2 The address of the Company for any communication or document under or in connection with this Charge is its registered office at the time such communication or document is made or delivered.

14.3 Subject to clause 14.4, any communication made or document made or delivered by one person to another under or in connection with this Charge will only be effective:-

14.3.1.1 if by way of letter, when it has been delivered to the relevant address or three Business Days after being deposited in the post, postage prepaid in an envelope addressed to it at that address.

14.4 Any communication or document to be made or delivered to the Lender will be effective only when actually received by the Lender.

#### **15. Further Assurance**

The Company (at its own cost) will on demand in writing by the Lender execute and deliver (in such form as the Lender may reasonably require) such deeds, documents, agreements and instruments and will otherwise do and concur in all such other acts and things as the Lender may deem necessary for perfecting, preserving or protecting the security created (or intended to be created) by this Charge or for facilitating the realisation of the Assets charged by this Charge or the exercise of any rights of the Lender under this Charge.

#### **16. Miscellaneous**

- a. If at any time any provision of this Charge is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will be in any way affected or impaired.
- b. No failure or delay by the Lender in exercising any right or remedy under this Charge shall operate as a waiver, and no single or partial exercise shall prevent further exercise, of any right or remedy.
- c. The Lender will be entitled to disclose to its auditors, advisers or applicable regulatory authority or any other person that enters or

proposes to enter into any assignment, transfer, securitisation or other disposition of any part of any right or obligation in relation to the Secured Liabilities confidential information concerning this Charge or any arrangement made or to be made in connection with this Charge.

- d. A certificate by any duly authorised officer of the Lender as to the amount of the Secured Liabilities or any part of them shall, in the absence of manifest error, be conclusive and binding on the Company.
- e. the Lender may at any time (without notice or consent) assign, transfer or otherwise dispose of in any manner it sees fit, all or any part of the benefit of this Charge (or all or any of its rights under this Charge) and/or any of its obligations under this Charge (a "**Transfer**") to any person (the "**Transferee**"). Following such Transfer the Company shall have recourse only to the Transferee in respect of that portion of the Lender's obligations transferred to the Transferee. The Company may not assign, transfer or otherwise dispose of any part of the benefit or burden of this Charge or all or any of its rights under this Charge without the prior written consent of the Lender.
- f. This Charge may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

## 17. Definitions

- a. In the interpretation of this Charge:-

**"Assets"** means the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company;

**"the Lender"** means **IOANNA INVESTMENTS LIMITED** (Registered in Israel, company number 515325975), whose registered office at is 11 Habarzel St, Tel Aviv 6971017, Israel, and its successors, assignees and transferees.

**"Business Day"** means a day, other than a Saturday or Sunday or public holiday in Scotland;

**"Default Rate"** means the rate of interest payable in accordance with the terms of any agreements or letters setting out the terms of or constituting the Secured Liabilities in relation to any amount which is not paid on the due date therefor;

**"Financial Collateral"** shall have the meaning given to that expression in the Financial Collateral Regulations;

**"Financial Collateral Regulations"** means the Financial Collateral Arrangements (No. 2) Regulations 2003 (S.I. 2003 No. 3226);

**"Group"** means the Parent and each of its Subsidiaries and **"Group Company"** shall be construed accordingly;

**"Properties"** means at any time the heritable, freehold or leasehold properties of the Company at that time or any of them as the context requires;

**"Receiver"** means a receiver or administrative receiver appointed pursuant to this Charge in respect of the Company or over all or any of the Assets;

**"Secured Liabilities"** means all or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to the Lender by the Company, whether actually or contingently, solely or jointly and whether as principal, guarantor, cautioner or surety including any money and liabilities of the Company to a third party which have been assigned or novated to or otherwise vested in the Lender, and including interest, discount, commission and other lawful charges or expenses which the Lender may in the course of its business charge or incur in respect of any of those matters, and so that interest shall be computed and compounded according to the Lender usual rates and practice as well after as before any demand made or decree obtained under or in relation to this Charge.

**"Security Financial Collateral Arrangements"** shall have the meaning given to that expression in the Financial Collateral Regulations;

**"Subsidiary"** means, in respect of any company, person or entity, any company, person or entity directly or indirectly controlled by such company, person or entity (including any Subsidiary acquired after the date of this Charge" and **"Subsidiaries"** shall mean all or any of them, as appropriate.

b. References to:-

- i. statutes, statutory provisions and other legislation shall include all amendments, substitutions, modifications and re-enactments for the time being in force and shall include any orders, regulations, instruments or other subordinate legislation made under the relevant legislation;
- ii. **"control"** of any company shall be interpreted in accordance with Section 995 of the Income Tax Act 2007;
- iii. **"including"** shall not be construed as limiting the generality of the words preceding it;



- iv. any term or phrase defined in the Companies Act 1985 or 2006 (as amended from time to time) shall bear the same meaning in this Charge;
- v. words importing the singular shall include the plural and vice versa and words denoting any gender shall include all genders;
- vi. this Charge and to any provisions of it or to any other document referred to in this Charge shall be construed as references to it in force for the time being as amended, varied, supplemented, restated, substituted or novated from time to time;
- vii. any person are to be construed to include references to a corporation, firm, company, partnership, joint venture, unincorporated body of persons, individual or any state or agency of a state, whether or not a separate legal entity;
- viii. any person are to be construed to include that person's assignees or transferees or successors in title, whether direct or indirect;
- ix. clause headings are for ease of reference only and are not to affect the interpretation of this Charge;
- x. a "**fixed security**" are to be construed in accordance with the terms of Section 486 of the Companies Act 1985.

The use of bold type shall be ignored in the construction of this Charge.

#### **18. Consent to Registration**

The Company consents to the registration of this Charge and of the certificate referred to in Clause 16.d above for preservation and execution.

**19. Governing Law**

This Charge shall be governed by and construed according to Scots law.

**IN WITNESS WHEREOF** this Charge consisting of this and the 14 preceding pages is executed as follows:-

**SUBSCRIBED** for and on behalf of the said **SCOTSWISSDEVELOPMENTS LIMITED** at Glasgow  
on 24/5/2024 by

GREIG McMAHON

Director

(Print Full Name)

Director  
(Signature)

 x

MELISSA JANE GILMORE

witness

20 RENFELD STREET, GLASGOW  
(Print Full Name and address)

witness

(Signature)

