

FILE COPY



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company Number 11573345

The Registrar of Companies for England and Wales, hereby certifies that

HAMBLE COMMERCIAL PROPERTY LTD

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on **17th September 2018**



* N11573345G *



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

IN01

Application to register a company



A7EK8SV6

Received for filing on the: **15/09/2018**

<i>Company Name in full:</i>	HAMBLE COMMERCIAL PROPERTY LTD
<i>Company Type:</i>	Private company limited by shares
<i>Situation of Registered Office:</i>	England and Wales
<i>Proposed Registered Office Address:</i>	3RD FLOOR CUMBERLAND HOUSE 15-17 CUMBERLAND PLACE SOUTHAMPTON SO15 2BG
<i>Sic Codes:</i>	96090
<i>Principal activity description:</i>	Other service activities n.e.c.

I wish to adopt entirely bespoke model articles.

Proposed Officers

Company Director 1

Type: **Person**

Full Forename(s): **BRIAN**

Surname: **CAUDWELL**

Service Address: **recorded as Company's registered office**

Country/State Usually Resident: **ENGLAND**

Date of Birth: ****/11/1959** **Nationality:** **BRITISH**

Occupation: **DIRECTOR**

The subscribers confirm that the person named has consented to act as a director.

Company Director 2

Type: **Person**

Full Forename(s): **MICHAEL HOWARD**

Surname: **HARDING**

Service Address: **recorded as Company's registered office**

Country/State Usually Resident: **ENGLAND**

Date of Birth: ****/02/1965** **Nationality:** **BRITISH**

Occupation: **CHARTERED
ACCOUNTANT**

The subscribers confirm that the person named has consented to act as a director.

Statement of Capital (Share Capital)

<i>Class of Shares:</i>	ORDINARY A	<i>Number allotted</i>	100
		<i>Aggregate nominal value:</i>	100
<i>Currency:</i>	GBP		
<i>Prescribed particulars</i>			

THE A ORDINARY SHARES ENTITLE THE HOLDERS TO RECEIVE NOTICE OF, ATTEND AND VOTE AT GENERAL MEETINGS. THE A ORDINARY SHARES ENTITLE THE HOLDERS TO ANY CAPITAL ON A WINDING UP BASIS, OR ON A REDUCTION OF CAPITAL INVOLVING THE RETURN OF CAPITAL, ON THE BASIS SPECIFIED IN THE ARTICLES OF ASSOCIATION. THE A ORDINARY SHARES ENTITLE THE HOLDERS TO DIVIDENDS AND DISTRIBUTIONS. THE COMPANY'S BOARD MAY AT ANY TIME AND FROM TIME TO TIME AND IN ITS ABSOLUTE DISCRETION, SUBJECT ALWAYS TO THE PROVISIONS OF THE COMPANIES ACT 2006, DECLARE A DIVIDEND OR DIVIDENDS IN DIFFERENT AMOUNTS UPON THE DIFFERENT CLASSES OF SHARES IN THE COMPANY OR DECLARE A DIVIDEND ON ONLY ONE CLASS OF SHARE IN THE COMPANY. THE A ORDINARY SHARES HAVE NO RIGHT OF REDEMPTION EITHER AT THE OPTION OF THE COMPANY OR OF THE HOLDER.

<i>Class of Shares:</i>	ORDINARY B	<i>Number allotted</i>	100
		<i>Aggregate nominal value:</i>	100
<i>Currency:</i>	GBP		
<i>Prescribed particulars</i>			

THE B ORDINARY SHARES ENTITLE THE HOLDERS TO RECEIVE NOTICE OF, ATTEND AND VOTE AT GENERAL MEETINGS. THE B ORDINARY SHARES ENTITLE THE HOLDERS TO ANY CAPITAL ON A WINDING UP BASIS, OR ON A REDUCTION OF CAPITAL INVOLVING THE RETURN OF CAPITAL, ON THE BASIS SPECIFIED IN THE ARTICLES OF ASSOCIATION. THE B ORDINARY SHARES ENTITLE THE HOLDERS TO DIVIDENDS AND DISTRIBUTIONS. THE COMPANY'S BOARD MAY AT ANY TIME AND FROM TIME TO TIME AND IN ITS ABSOLUTE DISCRETION, SUBJECT ALWAYS TO THE PROVISIONS OF THE COMPANIES ACT 2006, DECLARE A DIVIDEND OR DIVIDENDS IN DIFFERENT AMOUNTS UPON THE DIFFERENT CLASSES OF SHARES IN THE COMPANY OR DECLARE A DIVIDEND ON ONLY ONE, CLASS OF SHARE IN THE COMPANY. THE B ORDINARY SHARES HAVE NO RIGHT OF REDEMPTION EITHER AT THE OPTION OF THE COMPANY OR OF THE HOLDER.

Statement of Capital (Totals)

<i>Currency:</i>	GBP	<i>Total number of shares:</i>	200
		<i>Total aggregate nominal value:</i>	200
		<i>Total aggregate unpaid:</i>	0

Initial Shareholdings

Name: **BRIAN CAUDWELL**

Address **COFFIN MEW LLP 3RD
FLOOR CUMBERLAND
HOUSE 15-17 CUMBERLAND
PLACE
SOUTHAMPTON
SO15 2BG**

Class of Shares: **ORDINARY A**

Number of shares: **100**
Currency: **GBP**
Nominal value of each share: **1.0**
Amount unpaid: **0**
Amount paid: **1**

Name: **JANINE CATHERINE SHAW**

Address **COFFIN MEW LLP 3RD
FLOOR CUMBERLAND
HOUSE 15-17 CUMBERLAND
PLACE
SOUTHAMPTON
SO15 2BG**

Class of Shares: **ORDINARY B**

Number of shares: **50**
Currency: **GBP**
Nominal value of each share: **1.0**
Amount unpaid: **0**
Amount paid: **1**

Name: **MICHAEL HOWARD
HARDING**

Address **COFFIN MEW LLP 3RD
FLOOR CUMBERLAND
HOUSE 15-17 CUMBERLAND
PLACE
SOUTHAMPTON
SO15 2BG**

Class of Shares: **ORDINARY B**

Number of shares: **25**
Currency: **GBP**
Nominal value of each share: **1.0**
Amount unpaid: **0**
Amount paid: **1**

Name: **JOANNA MARY HARDING**

Address **COFFIN MEW LLP 3RD
FLOOR CUMBERLAND
HOUSE 15-17 CUMBERLAND
PLACE
SOUTHAMPTON
SO15 2BG**

Class of Shares: **ORDINARY B**

Number of shares: **25**
Currency: **GBP**
Nominal value of each share: **1.0**
Amount unpaid: **0**
Amount paid: **1**

Persons with Significant Control (PSC)

Statement of initial significant control

On incorporation, there will be someone who will count as a Person with Significant Control (either a registerable person or relevant legal entity (RLE)) in relation to the company

Individual Person with Significant Control details

Names: **BRIAN CAUDWELL**

Country/State Usually Resident: **ENGLAND**

Date of Birth: ****/11/1959** ***Nationality:*** **BRITISH**

Service address recorded as Company's registered office

The subscribers confirm that each person named as an individual PSC in this application knows that their particulars are being supplied as part of this application.

<i>Nature of control</i>	The person holds, directly or indirectly, more than 25% but not more than 50 % of the shares in the company.
<i>Nature of control</i>	The person holds, directly or indirectly, more than 25% but not more than 50 % of the voting rights in the company.

Statement of Compliance

I confirm the requirements of the Companies Act 2006 as to registration have been complied with.

memorandum delivered by an agent for the subscriber(s): **YES**

Agent's Name: **JAMES KITCHING**

Agent's Address: **COFFIN MEW LLP 3RD FLOOR CUMBERLAND HOUSE 15-17
CUMBERLAND PLACE
SOUTHAMPTON
HAMPSHIRE
SO15 2BG**

Authorisation

Authoriser Designation: **agent**

Authenticated **YES**

Agent's Name: **JAMES KITCHING**

Agent's Address: **COFFIN MEW LLP 3RD FLOOR CUMBERLAND HOUSE 15-17
CUMBERLAND PLACE
SOUTHAMPTON
HAMPSHIRE
SO15 2BG**

THE COMPANIES ACT 2006
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION

OF

HAMBLE COMMERCIAL PROPERTY LTD (THE "COMPANY")

1. PRELIMINARY

- 1.1 The Regulations contained in Schedule 1 of the Companies (Model Articles) Regulations 2008 (SI 2008/3229) (such regulations hereinafter called "**Model Articles**") shall apply to the Company save in so far as they are excluded or varied hereby and such Model Articles (save as so excluded or varied) and the Articles hereinafter contained shall be the regulations of the Company.
- 1.2 Regulation 20 of the Model Articles shall be amended by the insertion of the words "including alternate directors and the secretary (if any)" before the words "properly incur".
- 1.3 Regulation 27(3) of the Model Articles shall be amended by the insertion of the words "subject to Article 11.1" after the word "But".
- 1.4 Regulation 29 of the Model Articles shall be amended by the insertion of the words "or in the name of any person(s) named as the transferee(s) in an instrument of transfer executed under Regulation 28(2) after the words "the transmittee's name".

2. DEFINITIONS & INTERPRETATION

- 2.1 In these Articles of Association unless the context otherwise requires:

the " Act "	means the Companies Act 2006;
" A Shares "	means the A ordinary shares of £1.00 each in the capital of the Company;
" Alternate Director "	as defined in Article 12.1;
" Appointer "	as defined in Article 12.1;
" B Shares "	means the B ordinary shares of £1.00 each in the capital of the Company;
" Board "	means the board of Directors present at a duly convened meeting of the Directors at which a quorum is present;
" Conflict "	as defined in Article 19.1;
" Directors "	means the directors of the Company for the time being;
" Eligible Director "	means a Director who would be entitled to vote on the matter at a meeting of the Directors (but excluding any director whose vote is not to be counted in respect of the particular matter);

"Majority Shareholders"	means the holders of more than 75% of the Shares;
"Members"	means those persons holding shares in the Company of any class from time to time;
"Nomination Notice"	as defined in Article 9.10;
"Relevant Officer"	means any Director or other officer or former Director or other officer of the Company or an associated company (including any company which is a trustee of an occupational pension scheme (as defined by section 235(6) of the Act), but excluding in each case any person engaged by the Company (or associated company) as auditor (whether or not they are also a Director or other officer), to the extent they act in their capacity as auditor);
"Relevant Loss"	as defined in Article 22.2.1;
"Shares"	means shares in the capital of the Company of whatever class;
"Subsidiary"	bears the same meaning as in the Act; and
"Transmittee"	as defined in the Model Articles.

2.2 A reference to any statute or statutory provision in these Articles of Association shall be construed as references to that statute or statutory provision as from time to time amended, extended or re-enacted or as their application is modified by any other provisions (whether made before or after the date of these Articles of Association) from time to time.

2.3 The term "**Article**" shall be deemed to include a reference to an Article within an Article.

2.4 Words and phrases used in these Articles of Association the definition of which are contained or referred to in the Act shall be construed as having the meaning thereby attributed to them but excluding any statutory modification thereof not in force on the date of these Articles of Association.

2.5 In these Articles of Association, words importing the singular number shall include the plural and vice versa, words importing the masculine shall include the feminine and neuter and vice versa, and references to persons shall be construed so as to include any individual, firm, company, joint venture, association or partnership (whether or not having separate legal personality).

2.6 The headings to the Articles in these Articles of Association are inserted for ease of reference only and shall not affect its interpretation or construction.

3. **SHARE CAPITAL AND SHARE RIGHTS**

3.1 The A Shares and the B Shares shall be separate classes of shares but, save as otherwise provided in these Articles of Association, they shall rank *pari passu* in all other respects.

3.2 The Board may at any time and from time to time in its absolute discretion, subject always to the provisions of the Act, declare a dividend or dividends on the shares in any class of Shares as it thinks fit, and accordingly:

3.2.1 dividends may be declared by the Company on any one class of Share without obligation to declare or pay any dividend on the other class of Share; and

3.2.2 the Company may declare different dividends per share on one class of share than the dividends which it declares per share on the other class of share.

4. FURTHER ISSUES OF SHARES: AUTHORITY

4.1 Subject to the remaining provisions of this Article 4 and to Article 5, the Directors are generally and unconditionally authorised, for the purposes of section 551 of the Act and generally, to exercise any power of the Company to:

4.1.1 offer or allot;

4.1.2 grant rights to subscribe for or to convert any security into;

4.1.3 otherwise deal in, or dispose of,

any Shares to any person, at any time and subject to any terms and conditions as the Directors think proper.

5. FURTHER ISSUES OF SHARES: PRE-EMPTION RIGHTS

5.1 Save with the prior written consent of the holder of the Majority Shareholders, no shares may be allotted or issued to any person and the Directors shall refuse to register the allotment or issue any shares of the Company unless such allotment or issue is permitted by the Articles

5.2 In accordance with section 567(1) of the Act, sections 561 and 562 of the Act shall not apply to an allotment of equity securities (as defined in section 560(1) of the Act) made by the company.

6. LIENS, CALLS AND FORFEITURE OF SHARES

6.1 The Company shall have a first and paramount lien on every Share whether fully paid or not, standing registered in the name of any person indebted or under liability to the Company, whether he shall be the sole registered holder thereof or shall be one of two or more joint holders, for all moneys presently payable by him or his estate to the Company for all monies (whether presently payable or not) payable at a fixed time or called in respect of that Share.

6.2 The Company may sell in such manner as the Directors determine, any Shares which the Company has a lien if a sum in respect of which the lien exists is presently payable and is not paid within 14 clear days after notice has been given to the holder of the Share or the person entitled to it in consequence of the death or bankruptcy of the holder, demanding payment and stating that if the notice is not complied with, the Shares may be sold.

6.3 To give effect to a sale the Directors may authorise some person to execute an instrument of transfer of the Shares sold to, or in accordance with the directions of, the purchaser. The title of the transferee to the shares shall not be effected by any irregularity in or invalidity of the proceedings in reference to the Sale.

6.4 The net proceeds of the sale, after payment of the costs, shall be applied in payment of so much of the sum for which the lien exists as is present and payable, and any residue shall (upon surrender to the Company for cancellation of the certificate for the Shares sold and subject to a like lien for any monies not presently payable as existed upon the

Shares before the sale) be paid to the person entitled to the Shares at the date of the sale.

- 6.5 Subject to the terms of allotment, the directors may make calls upon the members in respect of any moneys unpaid on their Shares (whether in respect of nominal value or premium) and each member shall (subject to receiving at least fourteen clear days' notice specifying when and where payment is to be made) pay to the Company as required by the notice the amount called on his Shares. A call may be required to be paid by instalments. A call may, before receipt by the company of any sum due thereunder, be revoked in whole or part and payment of a call may be postponed in whole or part. A person upon whom a call is made shall remain liable for calls made upon him notwithstanding the subsequent transfer of the shares in respect whereof the call was made.
- 6.6 A call shall be deemed to have been made at the time when the resolution of the directors authorising the call was passed.
- 6.7 The joint holders of a Share shall be jointly and severally liable to pay all calls in respect thereof.
- 6.8 If a call remains unpaid after it has become due and payable the person from whom it is due and payable shall pay interest on the amount unpaid from the day it became due and payable until it is paid at the rate fixed by the terms of allotment of the Share or in the notice of the call or, if no rate is fixed, at the appropriate rate (as defined by the Act) but the directors may waive payment of the interest wholly or in part.
- 6.9 An amount payable in respect of a Share on allotment or at any fixed date, whether in respect of nominal value or premium or as an instalment of a call, shall be deemed to be a call and if it is not paid the provisions of the Articles shall apply as if that amount had become due and payable by virtue of a call.
- 6.10 Subject to the terms of allotment, the directors may make arrangements on the issue of shares for a difference between the holders in the amounts and times of payment of calls on their Shares.
- 6.11 If a call remains unpaid after it has become due and payable the Directors may give to the person from whom it is due not less than fourteen clear days' notice requiring payment of the amount unpaid together with any interest which may have accrued and all expenses that may have been incurred by the Company by reason of such non-payment. The notice shall name the place where payment is to be made and shall state that if the notice is not complied with the Shares in respect of which the call was made will be liable to be forfeited.

7. TRANSFER OF SHARES

- 7.1 There shall be no restrictions on the transfer of the A Shares.
- 7.2 No member shall dispose of any interest in, or right attaching to, or renounce or assign a right to receive or subscribe for any B Shares (save as may be required in pursuance of their obligations under these Articles) or create or permit to exist any charge, lien, encumbrance or trust over any B Shares or agree (whether subject to any condition precedent, condition subsequent or otherwise) to do any of such things without the prior written consent of the Majority Shareholders.
- 7.3 The Directors shall not refuse to register any transfer of a share which is permitted under these Articles but may decline to register any transfer of any share which would otherwise be permitted hereunder if it is a transfer of a share on which the Company has a lien. Regulation 26(5) of the Model Articles shall not apply. If the Directors refuse to register a transfer a share they shall, as soon as practicable and in any event within

two months after the date on which the transfer was lodged with the Company, send to the transferee notice of, and the reasons for, the refusal.

- 7.4 If Shares of any class are transferred to the holder of Shares of any other class, then on registration of such transfer, the Shares transferred shall be converted into Shares of the class already held by the transferee.

8. TRANSMISSION OF SHARES

- 8.1 Regulations 27 to 29 of the Model Articles shall apply.
- 8.2 If a Member dies, his personal representatives shall be entitled to transfer his shares to the person entitled to them under his will or intestacy.

9. PROCEEDINGS AT GENERAL MEETINGS

- 9.1 No business shall be transacted at any general meeting unless a quorum of Members is present at the time when the meeting proceeds to business. The holders of more than 75% of the Shares present in person or by proxy shall constitute a quorum and Section 318(2) of the Act shall be amended accordingly.
- 9.2 If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting shall be dissolved. Regulation 41 of the Model Articles shall not apply.
- 9.3 Any written resolution of the Members may, in the case of a corporation, be signed on its behalf by a director or the secretary thereof or by its duly appointed attorney or duly authorised representative.

Proxies

- 9.4 An instrument appointing a proxy may, in the case of a corporation, be signed on its behalf by a director or the secretary (if any) thereof or by its duly appointed attorney or duly authorised representative.
- 9.5 The instrument appointing a proxy to vote at a meeting shall be deemed also to confer authority to vote on a poll and on a motion to adjourn the meeting.
- 9.6 Regulation 45(1)(d) of the Model Articles shall be deleted and replaced with the words "is delivered to the Company in accordance with the Articles within 48 hours before the time appointed for holding the meeting or adjourned meeting at which the right to vote is to be exercised and in accordance with the instructions contained in the notice of the general meeting (or adjourned meeting) to which they relate".
- 9.7 Regulation 45(1) of the Model Articles shall be amended by the insertion of the words "and a proxy notice which is not delivered in such manner shall be invalid, unless the directors, in their discretion, accept the notice at any time before the meeting" as a new paragraph at the end of that Regulation.

Poll votes

- 9.8 A poll may be demanded at any general meeting by any qualifying person (as defined in section 318 of the Act) present and entitled to vote at the meeting and Regulation 44(2) of the Model Articles shall not apply to the Company.
- 9.9 Regulation 44(3) of the Model Articles shall be amended by the insertion of the words "A demand so withdrawn shall not invalidate the result of a show of hands declared before the demand was made" as a new paragraph at the end of that Regulation.

Nominated persons

- 9.10 A member may send the Company notice in writing that another person is entitled to enjoy or exercise all or any specified rights of that Member in relation to the Company (a **"Nomination Notice"**).
- 9.11 A Nomination Notice must:
- 9.11.1 state whether it related to all the Shares which the Member concerned holds, or only some of them (and, if so, to which Shares it related);
 - 9.11.2 state the name and address of the person nominated;
 - 9.11.3 specify how the Company is to communicate with the person nominated and include any further information which the Company will need in order to use the means of communication specified;
 - 9.11.4 specify whether the person nominated is entitled to enjoy or exercise all the Member's rights in relation to the Company, and if not, which rights the person nominated is to be entitled to enjoy or exercise;
 - 9.11.5 indicate whether the specified rights are to be exercised or enjoyed only by the person nominated, or whether the Member giving the notice may also continue to exercise or enjoy them;
 - 9.11.6 specify the date from which it is to take effect;
 - 9.11.7 specify when it is to cease to have effect, or that it is to have effect until further notice or until the Member concerned ceased to hold the Shares to which it related; and
 - 9.11.8 be executed by or on behalf of the Member and the person nominated.
- 9.12 If the Company receives a Nomination Notice, the Company must give effect to that notice in accordance with its terms.
- 9.13 A Nomination Notice cease to have effect:
- 9.13.1 in accordance with its terms; or
 - 9.13.2 when the Member concerned, or the person nominated, dies or ceases to exist.
- 9.14 The Company must not give effect to a Nomination Notice to the extent that it is expressed to take effect before the date on which it is received by the Company.
- 9.15 If the Company received a document which purports to be a Nomination Notice but which does not contain the required information or which is not given in the form prescribed by the Company, the Company:
- 9.15.1 must not give effect to it; and
 - 9.15.2 must notify the person that it is defective (and in what respect it is defective), and that the Company cannot give effect to it in its present form.
- 9.16 If:
- 9.16.1 a Nomination Notice states that the member in relation to whom it is given may continue to exercise or enjoy the rights specified in it; and

- 9.16.2 that Member and the person nominated in the notice both seek to exercise such a right in relation to a particular matter, then, unless the effect of what each of them does in relation to that rights would be the same, it is to be treated as not having been exercised by either of them.
- 9.17 The Company must keep a record of all Nomination Notices which are in force or have been in force within the preceding 12 months.
- 9.18 The Company must provide any Member, on request, with a copy of its records of Nomination Notices given in relation to that Member.
- 9.19 The Company must provide any person nominated in a Nomination Notice with a copy of its records of Nomination Notices in which that person is nominated.
- 10. COMMUNICATION BY MEANS OF A WEBSITE**
- 10.1 Subject to the provisions of the Act, a document may be sent or supplied by the Company to a person by being made available on a website.
- 11. APPOINTMENT AND REMOVAL OF DIRECTORS**
- 11.1 In any case where as a result of the death or bankruptcy, the Company has no Members and no Directors, the Transmittee of the last Member to have died or to have a bankruptcy order made against him (as the case may be) have the right, by notice in writing delivered to the registered office, to appoint a natural person (including a Transmittee who is a natural person, who is willing to act and is permitted to do so), to be a Director and such appointment shall have effect upon delivery. Regulation 17(2) of the Model Articles shall not apply to the Company.
- 12. APPOINTMENT AND REMOVAL OF ALTERNATE DIRECTORS**
- 12.1 Any Director (an "**Appointer**") may appoint as an alternate any other Director, or any other person approved by resolution of the Directors (an "**Alternate Director**"), to:
- 12.1.1 exercise that Director's powers; and
- 12.1.2 carry out that Director's responsibilities;
- in relation to the taking of decisions of the Directors, in the absence of the Appointer.
- 12.2 Any appointment or removal of an Alternate Director must be effected by notice in writing to the Company signed by the Appointer, or in any other manner approved by the Directors.
- 12.3 The notice must:
- 12.3.1 identify the proposed alternate; and
- 12.3.2 in the case of a notice of appointment, contain a statement signed by the proposed alternate that they are willing to act as the alternate of the directors giving the notice.
- 13. RIGHTS AND RESPONSIBILITIES OF AN ALTERNATE**
- 13.1 An Alternate Director may act as Alternate Director to more than one Director and has the same rights in relation to any decision of the Directors as the Appointer.
- 13.2 Except where these Articles of Association specify otherwise, Alternate Directors:

- 13.2.1 are deemed for all purposes to be Directors;
- 13.2.2 are liable for their own acts and omissions;
- 13.2.3 are subject to the same restrictions as their Appointers; and
- 13.2.4 are not deemed to be agents of or for their Appointers;

and in particular (without limitation), each Alternate Director shall be entitled to receive notice of all meetings of Directors.

13.3 A person who is an Alternate Director but not a Director:

- 13.3.1 may be counted as participating for the purposes of determining whether a quorum is present (but only if that person's Appointer is not participating); and
- 13.3.2 may participate in a unanimous decision of the Directors (but only if that person's Appointer is an Eligible Director in relation to that decision, but does not participate); and
- 13.3.3 shall not be counted as more than one Director for the purposes of Articles 13.3.1 and 13.3.2.

13.4 A Director who is also an Alternate Director is entitled, in the absence of his Appointer, to a separate vote on behalf of his Appointer, in addition to his own vote on any decision of the Directors (provided that his Appointer is an Eligible Director in relation to that decision), but shall not count as more than one Director for the purposes of determining whether a quorum is present.

13.5 An Alternate Director may be paid expenses and may be indemnified by the Company to the same extent as his Appointer but shall not be entitled to receive any remuneration from the Company for serving as an Alternate Director except such part of the Alternate Director's Appointer's remuneration as the Appointer may direct by notice in writing made to the Company.

14. TERMINATION OF ALTERNATE DIRECTOR

14.1 An Alternate Director's appointment terminates:

- 14.1.1 when their Appointer revokes the appointment by notice to the Company in writing specifying when it is to terminate;
- 14.1.2 on the occurrence, in relation to the Alternate Director, of any event which, if it occurred in relation to their Appointer, would result in termination of the Appointer's appointment as a Director;
- 14.1.3 on the death of their Appointer; or
- 14.1.4 when their Appointer's appointment as a Director terminates.

15. SECRETARY

15.1 The Directors may (although not required to do so) appoint any person who is willing to act as the secretary for such term, at such remuneration and upon such conditions as they may think fit and from time to time remove such person and, if the Directors so decide, appoint a replacement, in each case by a decision of the Directors.

16. PENSIONS

- 16.1 The Directors may give or award pensions, annuities, gratuities and superannuation or other allowances or benefits to any employees or ex-employees and to officers and ex-officers (including Directors and ex-Directors) of the Company or its predecessors in business or of any holding company or subsidiary of the Company or to the relations or dependants of any such persons and may establish, support and maintain pensions, superannuation or other funds or schemes (whether contributory or non-contributory) for the benefit of any such persons and/or their relations or dependants or any of them. Any Director shall be entitled to receive and retain for their own benefit any such pension, annuity, gratuity, allowance or other benefit and may vote as a Director in respect of the exercise of any of the powers by this Article conferred upon the Directors notwithstanding that he is or may become interested therein.

17. PROCEEDINGS OF DIRECTORS

- 17.1 Any Director may call a Directors' meeting by giving not less than 10 business days' notice of the meeting (or such lesser notice as all the Directors may agree) to the Directors or by authorising the Company secretary (if any) to give such notice and Regulation 9(1) of the Model Articles shall not apply to the Company.
- 17.2 Subject to Article 17.3, the quorum for the transaction of business at a meeting of Directors is one director appointed by the holder of A Shares.
- 17.3 For the purposes of any meeting (or part of a meeting) held pursuant to Article 19.2 to authorise a Directors' conflict, if there is only one Eligible Director in office other than the conflicted Director(s) the quorum for such meeting (or part of a meeting) shall be one Eligible Director.
- 17.4 The Chairman of Directors shall have a second or casting vote.
- 17.5 Any Director or member of a committee of the Directors may participate in a meeting of the Directors or such committee by means of conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other and any persons meeting in this manner shall be deemed to constitute presence in person at such meeting. Such a meeting shall be deemed to take place where the largest group of those participating is assembled or, if there is no such group, where the chair of the meeting is located.

18. TRANSACTION OR OTHER ARRANGEMENTS WITH THE COMPANY

- 18.1 Subject to sections 177(5) and 177(6) and sections 182(5) and 182(6) of the Act and provided he has declared the nature and extent of his interest in accordance with the requirements of the Act, a Director who is in any way, whether directly or indirectly, interested in an existing or proposed transaction or arrangement with the Company:
- 18.1.1 may be a party to, or otherwise interested in, any transaction or arrangement with the Company or in which the Company is otherwise (directly or indirectly) interested;
 - 18.1.2 shall be an Eligible Director for the purposes of any proposed decision of the Directors in respect of such contract or proposed contract in which he is interested;
 - 18.1.3 shall be entitled to vote at a meeting of Directors or participate in any unanimous decision, in respect of such contract or proposed contract in which he is interested;
 - 18.1.4 may act by himself or his firm in a professional capacity for the Company (otherwise than as auditor) and he or his firm shall be entitled to remuneration for professional services as if he were not a Director;

18.1.5 may be a director or other officer of, or employed by, or a party to a transaction or arrangement, with or otherwise interested in, any body corporate in which the Company is otherwise (directly or indirectly) interested; and

18.1.6 shall not, save as he may otherwise agree, be accountable to the Company for any benefit which he ((or a person connected with him) as defined in section 525 of the Act)) derives from any such contract, transaction or arrangement or from any such office or employment.

19. DIRECTORS CONFLICT OF INTEREST

19.1 The Directors may, in accordance with the requirements set out in this Article, authorise any matter or situation proposed by them by any Director which would, if not authorised, involve a Director breaching his duty under section 175 of the Act to avoid conflicts of interest (a "**Conflict**").

19.2 Any authorisation under this Article will be effective only if:

19.2.1 the matter in question shall have been proposed by any Director for consideration at a meeting of Directors in the same way that any other matter may be proposed to the Directors under the provisions of these Articles of Association or in such other matter as the Directors may determine.

19.2.2 any requirement as to the quorum of the meeting of the Directors at which the matter is considered is met without counting the Director in question; and

19.2.3 the matter was agreed to without his voting or would have been agreed to if his vote had not been counted.

19.3 Any authorisation of a Conflict under this Article may (whether at the time of giving the authorisation or subsequently):

19.3.1 extend to any actual or potential conflict of interest which may reasonably be expected to arise out of the matter so authorised;

19.3.2 be subject to such terms and for such duration, or impose such limits or conditions as the Directors may determine; and

19.3.3 be terminated or varied by the directors at any time.

For the avoidance of doubt this will not affect anything done by the Director prior to such termination or variation in accordance with the terms of the authorisation.

19.4 In authorising a Conflict the Directors may decide (whether at the time of giving the authorisation or subsequently) that if a Director has obtained any information through his involvement in the Conflict otherwise than as a Director of the Company and in respect of which he owes a duty of confidentiality to another person, the Director is under no obligation to:

19.4.1 disclose such information to the Directors or to any Director or other officer or employee of the Company;

19.4.2 use or apply any such information in performing his duties as a Director;

where to do so would amount to a breach of that confidence.

19.5 Where the Directors authorise a Conflict they may (whether at the time of giving the authorisation or subsequently) provide, without limitation, that the Director:

- 19.5.1 is excluded from discussions (whether at meetings of Directors or otherwise) related to the Conflict;
 - 19.5.2 is not given any documents or other information relating to the Conflict; and
 - 19.5.3 may or may not vote (or may not be counted in the quorum) at any future meeting of Directors in relation to any resolution relating to the Conflict.
- 19.6 Where the Directors authorise a Conflict:
- 19.6.1 the Director will be obliged to conduct himself in accordance with any terms imposed by the Directors in relation to the Conflict; and
 - 19.6.2 the Director will not infringe any duty he owes to the Company by virtue of sections 171 to 177 of the Act provided he acts in accordance with such terms, limits and conditions (if any) as the Directors impose in respect of its authorisation.
- 19.7 A Director is not required, by reason of being a Director (or because of the fiduciary relationship established by reason of being a Director), to account to the Company for any remuneration, profit or other benefit which he derives from or in connection with a relationship involving a Conflict which has been authorised by the Directors or by the Company in general meeting (subject in each case to any terms, limits or conditions attaching to that authorisation) and no contract shall be liable to be avoided on such grounds.
- 19.8 Regulation 14 of the Model Articles shall not apply to the Company.

20. BORROWING POWERS

- 20.1 The Directors may exercise all the powers of the Company to borrow money, and to mortgage or charge its undertaking, property and uncalled capital, or any part thereof, and subject as otherwise provided in these Articles of Association to issue debentures, debenture stock and other securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

21. INDEMNITY

- 21.1 Subject to Article 21.2, but without prejudice to any indemnity to which a Relevant Officer is otherwise entitled:

- 21.1.1 each Relevant Officer shall be indemnified out of the Company's assets against all costs, charges, losses, expenses and liabilities incurred by him as a Relevant Officer:

21.1.1.1 in the actual or purported execution and/or discharge of his duties, or in relation to them ; and

21.1.1.2 in relation to the Company's (or any associated company's) activities as trustee of an occupational pension scheme (as defined in section 235(6) of the Act),

including (in each case) any liability incurred by him in defending any civil or criminal proceedings, in which judgment is given in his favour or in which he is acquitted or the proceedings are otherwise disposed of without any finding or admission of any material breach of duty on his part or in connection with any application in which the court grants him, in his capacity as a Relevant Officer, relief from liability for negligence, default, breach of duty or breach of trust in relation to the Company's (or any associated company's) affairs; and

21.1.2 the Company may provide any Relevant Officer with funds to meet expenditure incurred or to be incurred by him in connection with any proceedings or application referred to in article 18(1)(a) and otherwise may take any action to enable any such Relevant Officer to avoid incurring such expenditure.

21.2 This Article does not authorise any indemnity which would be prohibited or rendered void by any provision of the Act or by any other provision of law.

21.3 In this Article companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate.

22. **INSURANCE**

22.1 The Directors may decide to purchase and maintain insurance, at the expense of the Company, for the benefit of any Relevant Officer in respect of any Relevant Loss.

22.2 In this Article:

22.2.1 a “**Relevant Loss**” means any loss or liability which has been or may be incurred by a Relevant Officer in connection with that Relevant Officer’s duties or powers in relation to the Company, any associated company or any pension fund or employees’ share scheme of the Company or associated company; and

22.2.2 companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate.

23. **LIABILITY**

23.1 The liability of the Members is limited.

COMPANY HAVING A SHARE CAPITAL

MEMORANDUM OF ASSOCIATION OF HAMBLE COMMERCIAL PROPERTY LTD

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share.

Name of each Subscriber

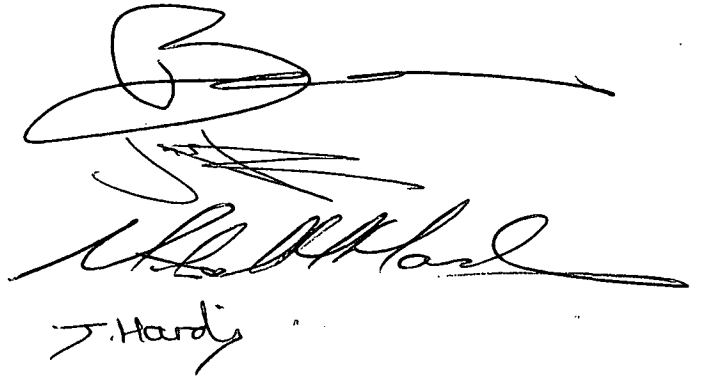
Authentication by each subscriber

Brian Caudwell

Janine Catherine Shaw

Michael Howard Harding

Joanna Mary Harding



The block contains four handwritten signatures. The first signature is a large, stylized 'B' with a horizontal line extending to the right. The second signature is a cursive 'J' followed by 'C Shaw'. The third signature is a cursive 'M H Harding'. The fourth signature is 'J. Hardy'.

Dated

6th September

2018