



Registration of a Charge

Company name: **MACDONALD RESORTS (LA ERMITA) LIMITED**

Company number: **SC187439**

Received for Electronic Filing: **04/09/2020**



X9CUPPOG

Details of Charge

Date of creation: **24/08/2020**

Charge code: **SC18 7439 0007**

Persons entitled: **BANK OF SCOTLAND PLC AS AGENT AND SECURITY TRUSTEE FOR EACH OF THE SECURED PARTIES (AS DEFINED IN THE INSTRUMENT APPENDED TO THIS MR01)**

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 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:

**JAMES WILSON ON BEHALF OF DENTONS UK AND MIDDLE EAST
LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 187439

Charge code: SC18 7439 0007

The Registrar of Companies for Scotland hereby certifies that a charge dated 24th August 2020 and created by MACDONALD RESORTS (LA ERMITA) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th September 2020 .

Given at Companies House, Edinburgh on 7th September 2020

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**

KMCP/SUMK/104563.05316/73351621.2

Bond and Floating Charge

For the purposes of the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015, this Bond and Floating Charge is delivered on 24 August 2020

Macdonald Resorts (La Ermita) Limited
(Chargor)

Bank of Scotland plc
(Security Trustee)

Contents

1	Definitions and Interpretation	1
2	Covenant to Pay	4
3	Floating Charge	4
4	Provisions as to Security	5
5	Restriction on dealings	7
6	Representations and Warranties	7
7	When Security becomes enforceable	8
8	Receivers and Administrators	8
9	Provisions applicable on Enforcement	10
10	Set off	11
11	Expenses and Indemnity	11
12	Release of security	12
13	Avoidance of Payments	12
14	Cumulative remedies and waivers	12
15	Severability	13
16	Evidence and Calculations	13
17	Application of Proceeds	13
18	New Accounts	13
19	Suspense Accounts	13
20	Power of Attorney	14
21	Transfers	14
22	Notices	14
23	Financial Collateral	14
24	Registration	15
25	Counterparts	15
26	Governing Law and Jurisdiction	15

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Bond and Floating Charge

Between

- (1) **Macdonald Resorts (La Ermita) Limited** (Registered Number SC187439) having its registered office at 1 Exchange Crescent, Conference Square, Edinburgh, EH3 8UL (the **Chargor**);
- (2) **Bank of Scotland plc**, as agent and security trustee for each of the Secured Parties (the **Security Trustee**).

Whereas

- A The Chargor enters into this Floating Charge in connection with the Facilities Agreement (as defined below).

Now this floating charge witnesses as follows:

1 Definitions and Interpretation

1.1 Incorporation definitions

Terms defined in the Facilities Agreement, unless otherwise defined in this Floating Charge or unless a contrary intention appears, bear the same meaning when used in this Floating Charge.

1.2 Additional definitions

In this Floating Charge:

Administrator means any person appointed as an administrator pursuant to paragraph 14 of Schedule B1 to the Insolvency Act.

Charged Assets means the whole of the property, assets and undertaking (including uncalled capital) from time to time of the Chargor.

Enforcement Event means:

- (a) an Event of Default has occurred and is continuing;
- (b) any step is taken (including without limitation, the making of an application or the giving of any notice) by the Chargor or by any other person to appoint an administrator in respect of the Chargor;
- (c) any step is taken (including without limitation, the making of an application or the giving of any notice) by the Chargor or by any other person to wind up or dissolve the Chargor or to appoint a liquidator (whether provisional, interim or otherwise), trustee, receiver, administrative receiver or similar officer of the Chargor or any part of its undertaking or assets; or

- (d) the making of a request by the Chargor for the appointment of a receiver or administrator.

Existing Security means the Transaction Security Documents entered into by the Chargor in favour of the Security Trustee prior to the date of this Floating Charge.

Facilities Agreement means the facilities agreement originally dated 19 October 2005 between, among others, the Obligors and Bank of Scotland plc as Arranger, Agent, Security Trustee and an Original Lender as amended and/or amended and restated from time to time.

Fixed Security shall have the meaning given to it in section 486 of the Companies Act 1985.

Floating Charge means this Bond and Floating Charge.

Insolvency Act means the Insolvency Act 1986.

Intercreditor Agreement means the intercreditor agreement dated 19 October 2005 as amended and restated on 19 June 2009, 29 October 2010 and 19 March 2014 and as further amended and restated on or around the date of this Floating Charge between, among others, the Parent, the Obligors and Bank of Scotland plc as Arranger, Agent, Security Trustee and an Original Lender.

Receiver includes any person or persons appointed (and any additional person or persons appointed or substituted) as receiver by the Security Trustee under this Floating Charge and shall include joint receivers.

Secured Obligations means all present and future obligations and liabilities (whether actual or contingent, whether owed jointly or severally, or as principal debtor, guarantor, surety or otherwise or as the equivalent obligor under the laws of any other jurisdiction) of the Chargor or any other Obligor to the Security Trustee and the other Secured Parties (or any of them) under the Finance Documents together with:

- (a) any refinancing, novation, refunding, deferral or extension of or increase in any of those obligations or liabilities;
- (b) any further advances and additional facilities which may be made by any Secured Party to the Chargor or any other Obligor under any agreement expressed to be supplemented to the Finance Documents and all interest, fees, and costs in connection therewith;
- (c) any claim for damages or restitution in the event of rescission of any of those obligations or liabilities or otherwise in connection with any of the Finance Documents;
- (d) any claim against the Chargor or any other Obligors flowing from the recovery by the Chargor or any other Obligors of a payment or discharge in respect of any of those liabilities on grounds of preference or otherwise;
- (e) any amounts which would be included in any of the foregoing but for any discharge, non-provability, unenforceability or non-allowability of the same in any insolvency or other proceedings; and

- (f) all costs, charges and expenses incurred by the Security Trustee or any other Secured Party in connection with the protection, preservation or enforcement of its rights against the Chargor or any other Obligor.

1.3 Security trust provisions

The Security Trustee holds the benefit of this Floating Charge on trust for the Secured Parties in accordance with the terms of the Intercreditor Agreement.

1.4 Construction

1.4.1 Unless a contrary indication appears, any reference in this Floating Charge to:

- (a) any **Chargor, Security Trustee, Secured Party, Obligor** or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees;
- (b) **assets** includes present and future properties, revenues and rights of every description;
- (c) an Event of Default is **continuing** if it has not been remedied or waived;
- (d) the **Facilities Agreement, a Finance Document** or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as from time to time amended, novated, supplemented, replaced, extended or restated in whole or in part;
- (e) a **person** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;
- (f) a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
- (g) a provision of law is a reference to that provision as from time to time amended or re-enacted;
- (h) **disposal** includes a sale, transfer, grant, lease or other disposal, whether voluntary or involuntary (and **dispose** shall be construed accordingly);
- (i) **document** includes any deed, instrument (including negotiable instrument) or other document of any kind;
- (j) any matter **including** specific instances or examples of such matter shall be construed without limitation to the generality of that matter (and references to **include** shall be construed accordingly);
- (k) the **winding-up, dissolution or administration** of a person shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such person is incorporated or established, or any jurisdiction in which such person carries on business including the seeking of liquidation, winding-up,

reorganisation, dissolution, administration, arrangement, adjustment, protection or relief of debtors; and

(l) Clauses are to the clauses to this Floating Charge.

1.4.2 Clause headings are for ease of reference only.

1.4.3 Words in the singular shall import the plural and vice versa.

1.4.4 Words defined in the Companies Act 2006 have the same meanings in this Floating Charge.

1.5 Third party rights

This Floating Charge does not create any rights in favour of third parties under the Contract (Third Party Rights) (Scotland) Act 2017 to enforce or otherwise invoke any provision of this Floating Charge or otherwise.

2 Covenant to Pay

2.1 Covenant to pay

The Chargor, as principal debtor and not just as surety, covenants with the Security Trustee to pay, discharge and satisfy the Secured Obligations when the same become due in terms of the Finance Documents whether by acceleration or otherwise.

2.2 Interest

The Chargor shall pay interest on any amount demanded from it in accordance with this Floating Charge from the date of such demand until such amount is irrevocably discharged and paid in full (such interest to accrue on a daily basis after as well as before judgment or the liquidation or administration of the Chargor and to be payable on demand) at the rate from time to time applicable to unpaid sums specified in the Facilities Agreement, save to the extent that such interest is charged on such amount pursuant to the relevant Finance Document and itself constitutes a Secured Obligation.

3 Floating Charge

3.1 General

All the security created under this Floating Charge:

3.1.1 is created in favour of the Security Trustee as agent and security trustee for each of the Secured Parties;

3.1.2 is created over present and future assets of the Chargor;

3.1.3 is security for the payment of all the Secured Obligations; and

3.1.4 is granted with absolute warrandice.

3.2 Floating charge

The Chargor grants a floating charge in favour of the Security Trustee over the Charged Assets.

3.3 Priority

3.3.1 The floating charge created by Clause 3.2 (*Floating charge*) shall, subject to section 464(2) of the Companies Act 1985, rank in priority to any Fixed Security (other than the Existing Security and any Fixed Security granted by the Chargor in favour of the Security Trustee which shall rank in priority to the floating charge created by Clause 3.2 (*Floating charge*)) and to any other floating charge.

3.3.2 The Chargor shall not, without the prior written consent of the Security Trustee, create or permit to exist any Fixed Security or floating charge over all or any part of the Charged Assets which ranks in priority to or equally with the floating charge created by Clause 3.2 (*Floating charge*) except for any Fixed Security granted by the Chargor in favour of the Security Trustee

3.4 Qualifying Floating Charge

Paragraph 14 of Schedule B1 to the Insolvency Act applies to the floating charge created by Clause 3.2 (*Floating charge*) so that the floating charge created by Clause 3.2 (*Floating charge*) shall be a qualifying floating charge for the purposes of that paragraph.

3.5 Restrictions on the creation of security

If security cannot be created in respect of any asset of the Chargor without the consent of any third party:

3.5.1 the Chargor must notify the Security Trustee promptly upon becoming aware of the same;

3.5.2 this Floating Charge shall not create any security in respect of that asset except to the extent permitted without the consent of any third party but will secure all amounts which the Chargor may receive in respect of that asset;

3.5.3 the Chargor shall, on receipt of a written request from the Security Trustee to do so, use reasonable endeavours to obtain the consent of the third party to the creation of security over that asset pursuant to this Floating Charge; and

3.5.4 on and from the date on which such consent is obtained (if applicable), the security created by this Floating Charge shall extend to and include that asset.

4 Provisions as to Security

4.1 Continuing security

4.1.1 The security from time to time created by this Floating Charge is a continuing security and will remain in full force and effect as a continuing security for the Secured Obligations until released or discharged by the Security Trustee.

4.1.2 No part of the security from time to time created by this Floating Charge will be considered satisfied or discharged by any intermediate payment, discharge or satisfaction of the whole or any part of the Secured Obligations.

4.2 Additional security

This Floating Charge shall be without prejudice and in addition to any other security which may at any time be held by the Security Trustee or any other Secured Party from the Chargor

or any other person in respect of the whole or any part of the Secured Obligations and may be enforced independently of any such other security.

4.3 No obligation to take other enforcement proceedings

The Security Trustee shall not be obliged before exercising any of the rights conferred on it by this Floating Charge or by law:

- 4.3.1 to make any demand of the Chargor or any other person other than that required by the terms of the Finance Documents;
- 4.3.2 to take any action, enforce any security, exercise any right of compensation or set-off or to obtain or enforce any judgement, decree or order in any court against the Chargor or any other person;
- 4.3.3 to make or file any claim or proof in a winding up, liquidation, administration or other insolvency proceedings of the Chargor or any other person; or
- 4.3.4 to enforce or seek to enforce any other security taken in respect of any of the obligations of the Chargor or any other person under the Finance Documents.

4.4 Waiver of defences

The obligations of the Chargor under this Floating Charge will not be affected by any act, omission or circumstances which, but for this Clause 4.4 (*Waiver of defences*), might operate to release, discharge, impair or otherwise affect any of the obligations of the Chargor under this Floating Charge or any of the rights, powers or remedies conferred upon the Security Trustee and the other Secured Parties or any of them by the Finance Documents or by law including (but without limitation) and whether or not known to the Chargor or any Secured Party:

- 4.4.1 any time, waiver or consent granted to, or composition with, any Obligor or other person;
- 4.4.2 the release of any other Obligor or any other person (other than the Chargor) from its obligations under any Finance Document or any security or guarantee granted in connection therewith;
- 4.4.3 the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any Obligor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- 4.4.4 any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of an Obligor or any other person;
- 4.4.5 any amendment, novation, supplement, extension, restatement (however fundamental and whether or not more onerous) or replacement of any Finance Document or any other document or security including without limitation any change in the purpose of, any extension of or any increase in any facility or the addition of any new facility under any Finance Document or other document or security;
- 4.4.6 any unenforceability, illegality or invalidity of any obligation of any person under any Finance Document or any other document or security; or

- 4.4.7 any insolvency or similar proceedings.

4.5 Non-competition

Until the security created by this Floating Charge has been discharged, the Chargor will not, after a claim has been made or by virtue of any payment or performance by it of the Secured Obligations:

- 4.5.1 be subrogated to any rights, security or monies held, received or receivable by any Secured Party or any Obligor nor be entitled to any right of contribution or indemnity in respect of any payment made or monies received on account of the Secured Obligations;
- 4.5.2 claim, rank, prove or vote as a creditor of any Obligor; or
- 4.5.3 receive, claim or have the benefit of any payment, distribution or security from or on account of an Obligor, or exercise any right of set-off as against an Obligor

and the Chargor shall forthwith pay or transfer to the Security Trustee an amount equal to the amount of any dividend, distribution, contribution or benefit (including without limitation any amount set-off) actually received by it and in the meantime shall hold the same in trust for the Security Trustee to the extent required to pay or discharge the Secured Obligations.

4.6 Further assurance

The Chargor will promptly do all such acts or execute all such documents as the Security Trustee may reasonably specify (and in such form as the Security Trustee may reasonably require) to:

- 4.6.1 perfect the security created or intended to be created by this Floating Charge or for the exercise of the rights, powers and remedies of the Security Trustee or any Receiver provided by or pursuant to this Floating Charge or by law;
- 4.6.2 confer on the Security Trustee security over any property or assets of the Chargor located in any jurisdiction outside the United Kingdom equivalent or similar to the security intended to be conferred by or pursuant to this Floating Charge;
- 4.6.3 to confer on the Security Trustee any further security over all or any part of its property, assets and undertaking as the Security Trustee may require; and/or
- 4.6.4 after the security created by this Floating Charge has become enforceable pursuant to Clause 7 (*When security becomes enforceable*) facilitate the realisation of the Charged Assets.

5 Restriction on dealings

Save as permitted by the Facilities Agreement, the Chargor will not create or permit to subsist any Security on any part of the Charged Assets or dispose of or otherwise deal with any part of the Charged Assets.

6 Representations and Warranties

6.1 Representations and warranties

The Chargor represents and warrants to the Security Trustee as agent and security trustee for each of the Secured Parties that:

- 6.1.1 it is duly incorporated and validly existing under the laws of its jurisdiction of incorporation;
- 6.1.2 it has the power to grant this Floating Charge and to perform its obligations hereunder;
- 6.1.3 it has taken all necessary corporate action to authorise the execution and delivery of this Floating Charge and to authorise the performance of its obligations hereunder;
- 6.1.4 subject to the Legal Reservations and the Perfection Requirements, this Floating Charge constitutes a legal, valid, binding and enforceable obligation of the Chargor;
- 6.1.5 neither the granting of this Floating Charge by the Chargor nor the performance of its obligations hereunder will contravene:
- (a) any law or regulation applicable to it; or
 - (b) any agreement to which the Chargor is a party or by which it is bound in any way which has or would be reasonably likely to have a Material Adverse Effect,
- nor will it cause any limitation of any of the powers of the Chargor however imposed or the right or ability of the directors to exercise any such powers to be exceeded;
- 6.1.6 it has not granted or created, nor is there outstanding, any Security over any of the Charged Assets except any Permitted Security;
- 6.1.7 subject to the Legal Reservations and the Perfection Requirements, all authorisations required for the entry into, performance, validity and enforceability of this Floating Charge by the Chargor have been obtained and are in full force and effect; and
- 6.1.8 subject to the Legal Reservations and the Perfection Requirements, this Floating Charge creates those security interests it purports to create and is not liable to be avoided or otherwise set aside on its liquidation or administration or otherwise.

6.2 Repetition

The representations and warranties set out in Clause 6.1 (*Representations and warranties*) shall be given on the date on which the Chargor executes this Floating Charge and shall be deemed to be repeated on each date on which the representations and warranties set out in Clause 21 of the Facilities Agreement are deemed to be repeated by reference to the facts and circumstances then subsisting.

7 When Security becomes enforceable

The security created by this Floating Charge will become immediately enforceable upon the occurrence of an Enforcement Event.

8 Receivers and Administrators

8.1 Appointment and Removal

Without prejudice to the provisions of the Insolvency Act, at any time after having been requested to do so by the Chargor or at any time after the security created by this Floating Charge has become enforceable in accordance with Clause 7 (*When security becomes enforceable*), the Security Trustee may by instrument in writing (under seal, by deed or otherwise under hand), without prior notice to any Chargor:

- 8.1.1 (subject to section 72A of the Insolvency Act) appoint one or more persons to be a Receiver of the whole or any part of the Charged Assets;
- 8.1.2 remove (so far as it is lawfully able) any Receiver so appointed;
- 8.1.3 appoint another person(s) as an additional or replacement Receiver(s); and
- 8.1.4 appoint one or more persons to be an Administrator in accordance with paragraph 14 of Schedule B1 to the Insolvency Act 1986.

8.2 Receiver as agent of the Chargor

A Receiver shall be the agent of the Chargor and, except as otherwise required by the Insolvency Act, the Chargor shall be solely responsible for his acts and defaults and liable on any contract or engagements made or entered into or adopted by him.

8.3 Powers of Receiver

A Receiver shall have (and be entitled to exercise in such manner and on such terms as he may in his absolute discretion think fit) in relation to the Charged Assets over which he is appointed the following powers (as the same may be varied or extended by the provisions of this Floating Charge):

- 8.3.1 all of the powers of a receiver set out in Schedule 2 to the Insolvency Act;
- 8.3.2 power to sell (whether by public auction or private contract or otherwise) all or any of the Charged Assets on any terms and for any consideration (including without limitation for deferred consideration or a consideration payable wholly or partly in instalments or consisting in whole or in part of shares or securities of any other company or of any other non-cash asset);
- 8.3.3 power to grant any lease or tenancy or right of or affecting the Charged Assets for any term or terms of years at any or no rent and with or without any premium and accept the surrender of any lease or tenancy or right and give a valid receipt for any premium payable on any such grant or surrender and to amend or vary any lease, licence agreement or other arrangement in any way relating to or affecting the Charged Assets;
- 8.3.4 power to grant options to sell, lease, licence or dispose of the Charged Assets;
- 8.3.5 power to enter on or otherwise take possession of the Charged Assets to repair, convert, manufacture, process, decorate, alter, renew, improve, add to or develop or to complete any development or building which may be unfinished and to settle, compound, compromise or submit to arbitration any accounts or claims arising out of the commencement, carrying on or completion of any such development or building;
- 8.3.6 power to redeem any mortgage, charge or other encumbrance on, over or affecting the Charged Assets or any part of it;
- 8.3.7 power to repair, renew or improve plant, machinery, implements, furniture, equipment and other effects of the Chargor in or on the Charged Assets;
- 8.3.8 power to settle or compromise or submit to arbitration any claim or claims on or against the Charged Assets or claim or dispute arising out of the Charged Assets;

- 8.3.9 power to disclaim, abandon or disregard all or any of the outstanding contracts of the Chargor and to allow time for payment by or to the Chargor of any debts either with or without security;
- 8.3.10 power to manage and carry on or concur in managing or carrying on upon the Charged Assets any type of trade or business and to enter and perform such contracts and arrangements and incur any obligations in relation thereto;
- 8.3.11 power to make or exercise an election pursuant to paragraphs 2 and 3 of Schedule 10 to the Value Added Tax Act 1994 in relation to the Charged Assets or exercise any option or right of election available to the Chargor or the Security Trustee or the Receiver that the supplies made in respect of any lease or tenancy of any part of the Charged Assets shall be supplies chargeable or taxable for value added tax purposes at the standard or other applicable rate provided always that neither the Security Trustee nor the Receiver shall be liable for any loss suffered by the Chargor as a result and to execute all documents, and perform such acts or things as a result and to execute all documents, and perform such acts or things as maybe necessary to permit any disposal of the Charged Assets to be zero-rated for the purposes of value added tax;
- 8.3.12 power to exercise all voting and other rights attaching to stocks, shares and other securities comprising or comprised within the Charged Assets;
- 8.3.13 power to exercise in relation to any Charged Asset all the powers, authorities and things which he would be capable of exercising if he were the absolute beneficial owner of that Charged Asset; and
- 8.3.14 power to do all things which, in the opinion of the Receiver, are incidental to any of the powers, functions, authorities or discretions conferred or vested in the Receiver pursuant to this Floating Charge or upon receivers by statute or law generally (including the bringing or defending of proceedings in the name of, or on behalf of, the Chargor; the preservation, improvement, collection and/or realisation of Charged Assets; and the execution of documents in the name of the Chargor (whether under hand, or by way of deed or by utilisation of the company seal of the Chargor).

8.4 Discretions

Any liberty or power which may be exercised or any determination which may be made under this Floating Charge by the Security Trustee or any Receiver may be exercised or made in its absolute and unfettered discretion without any obligation to give reasons.

8.5 Powers may be restricted

The powers granted to a Receiver pursuant to this Floating Charge may be restricted by the instrument (signed by the Security Trustee) appointing him but they shall not be restricted by any winding-up or dissolution of the Chargor.

9 Provisions applicable on Enforcement

9.1 Protection of third parties

- 9.1.1 No purchaser from, or other person dealing with, a Receiver shall be concerned to enquire whether any of the powers exercised or purported to be exercised has arisen or become exercisable, whether any of the Secured Obligations remains outstanding, whether a Receiver is authorised to act or as to the propriety or validity of the exercise or purported

exercise of any power and a certificate in writing by an officer or agent of the Security Trustee that the power of sale or other disposal has arisen and is exercisable shall be conclusive evidence of that fact in favour of a purchaser of all or any of the Charged Assets.

- 9.1.2 The receipt of a Receiver shall be an absolute discharge to a purchaser from, or other person dealing with, a Receiver and shall relieve that purchaser of any obligation to see to the application of any monies paid to or at the discretion of a Receiver and in making any sale or disposal a Receiver may do so for such consideration, in such manner and on such terms (including payment by instalments) as it thinks fit.

9.2 Protection of the Security Trustee and Receiver

Neither the Security Trustee nor any Receiver shall be liable to the Chargor in respect of any loss or damage which arises out of the exercise, the attempted or purported exercise or the failure to exercise any of their respective powers or for any other loss of any nature whatsoever.

9.3 Delegation

- 9.3.1 The Security Trustee and any Receiver may from time to time delegate by power of attorney or otherwise to any person or corporation any of the powers and discretions of the Security Trustee or the Receiver under this Floating Charge whether arising by statute, the provisions hereof or otherwise upon such terms and for such periods of time as it may think fit and may determine any such delegation.

- 9.3.2 Neither the Security Trustee nor any Receiver will be liable to the Chargor for any loss or damage arising from any act, default, omission or misconduct of any such delegate, and references in this Floating Charge to the Security Trustee or to any Receiver will where the context so admits include references to any delegates so appointed.

10 Set off

A Secured Party may set-off any matured obligation due from the Chargor under the Finance Documents (to the extent beneficially owned by that Secured Party) against any matured obligation owed by that Secured Party to the Chargor, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Secured Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

11 Expenses and Indemnity

11.1 Expenses

The Chargor shall pay to the Security Trustee and each Receiver, attorney or delegate duly appointed by the Security Trustee under this Floating Charge the amount of all costs and expenses (including legal fees and together with any applicable value added tax):

- 11.1.1 properly incurred by it in connection with the preparation, negotiation and execution of this Floating Charge;
- 11.1.2 properly incurred by it in connection with the perfection of any security created or purported to be created pursuant to this Floating Charge; and
- 11.1.3 for the enforcement and preservation of its rights under this Floating Charge.

11.2 Indemnity

The Chargor shall indemnify the Security Trustee and each Receiver from and against all losses, costs, expenses, claims, demands and liabilities whether in contract, delict, tort or otherwise (together with any applicable value added tax) reasonably and properly incurred by the Security Trustee or that Receiver or by any employee, agent or delegate of the Security Trustee or any Receiver in connection with anything done or omitted under this Floating Charge or any other document relating to it, or in the exercise or attempted or purported exercise of the powers contained in this Floating Charge or occasioned by any breach by the Chargor of any of its undertakings or other obligations to the Security Trustee, or in consequence of any payment in respect of the Secured Obligations (whether made by the Chargor or a third person) being declared void or impeached for any reason. The Security Trustee and any Receiver may retain and pay all sums in respect of which it is indemnified out of any monies received by it under the powers conferred by this Floating Charge.

12 Release of security

12.1 Release of security

When the Secured Obligations have been irrevocably paid or discharged in full to the satisfaction of the Security Trustee and no Secured Party has any further obligation to provide credit facilities or other accommodation to any Obligor or, if the Security Trustee so agrees, at any other time, the Security Trustee shall, subject to the provisions of Clause 13 (*Avoidance of Payments*), at the request and cost of the Chargor, execute such documents as may be required to release this Floating Charge and any other security created over the Charged Assets or any of them by this Floating Charge.

12.2 Entitlement to retain security

If any payment or discharge of the Secured Obligations is, in the reasonable opinion of the Security Trustee, liable to be avoided or invalidated under any enactment relating to bankruptcy or insolvency, the Security Trustee may refuse to grant any release of the security created by this Floating Charge for such further period as the risk of such avoidance or invalidity continues.

13 Avoidance of Payments

No assurance, security or payment which may be avoided or adjusted under the law, including under any statute relating to bankruptcy or insolvency and no release, settlement or discharge given or made by the Security Trustee on the faith of any such assurance, security or payment, shall prejudice or affect the right of the Security Trustee to recover the Secured Obligations from the Chargor (including any monies which any Secured Party may be compelled to pay or refund under the provisions of the Insolvency Act and any costs payable by it pursuant to or otherwise incurred in connection therewith) or to appoint a Receiver and enforce the charges contained in this Floating Charge to the full extent of the Secured Obligations.

14 Cumulative remedies and waivers

The rights of the Security Trustee and the Receiver may be exercised as often as necessary, are cumulative and are in addition to its respective rights under general law and may be waived only in writing and specifically. Delay in the exercise or non-exercise of any right shall not be a waiver of that right.

15 Severability

If any of the provisions of this Floating Charge is or becomes invalid, illegal or unenforceable that shall not affect the validity, legality and enforceability of any other provision in this Floating Charge.

16 Evidence and Calculations

Any certificate or determination by the Security Trustee as to the amount of the Secured Obligations shall, in the absence of manifest error, be conclusive and binding on the Chargor for all purposes of this Floating Charge.

17 Application of Proceeds

17.1 Application of proceeds

Any moneys received by the Security Trustee or any Receiver after the security created by this Floating Charge has become enforceable in accordance with Clause 7 (*When security becomes enforceable*) shall be applied in accordance with the provisions of the Intercreditor Agreement.

17.2 Other claims

The provisions of Clause 17.1 (*Application of Proceeds*) are subject to the payment of any claims having priority over the security created by this Floating Charge. This Clause does not prejudice the right of any Secured Party to recover any shortfall from the Chargor.

18 New Accounts

18.1 New Accounts

If the Security Trustee at any time becomes aware of any subsequent security or other like interest, matter, event or transaction affecting any Charged Asset, the Security Trustee may open a new account or accounts for the Chargor in its books.

18.2 Ruling off

If the Security Trustee does not open any such new account then, unless it gives express written notice to the relevant Chargor to the contrary, the Security Trustee will be treated as if it had in fact opened such account or accounts at the time when it became so aware and as from that time all payments by or on behalf of the Chargor to the Security Trustee will be credited or treated as having been credited to a new account of the Chargor and not as having been applied in reduction of the Secured Obligations then outstanding.

19 Suspense Accounts

All monies received, recovered or realised by the Security Trustee under this Floating Charge (including the proceeds of any conversion of currency) may in the discretion of the Security Trustee be credited to any interest bearing suspense or impersonal account maintained with any bank, building society or financial institution as it considers appropriate and may be held in such account for so long as the Security Trustee may think fit pending their application from time to time (as the Security Trustee is entitled to do in its discretion) in or towards the discharge of any of the Secured Obligations and save as provided herein no party will be

entitled to withdraw any amount at any time standing to the credit of any suspense or impersonal account referred to above.

20 Power of Attorney

20.1 Appointment and powers

The Chargor irrevocably appoints the Security Trustee and every Receiver to be its attorney on its behalf or in its name or otherwise to execute and do all such assurances, acts and things which the Chargor is required to do under this Floating Charge and which it has failed to do and generally in its name and on its behalf to exercise all or any of the powers, conferred by or pursuant to this Floating Charge or by statute on the Security Trustee or any Receiver and to sign, execute, seal and deliver and otherwise perfect any deed, assurance, agreement, instrument or act which it or he may reasonably deem proper in or for the purpose of exercising any such powers, authorities and discretions.

20.2 Ratification

The Chargor ratifies and confirms whatever any such attorney mentioned in Clause 20.1 (*Appointment and powers*) shall do or purport to do in the exercise or purported exercise of all or any of the powers, authorities and discretions referred to in such Clause.

21 Transfers

21.1 Transfer by Chargor

The Chargor may not assign or otherwise transfer its rights and obligations under this Floating Charge.

21.2 Transfer by Security Trustee

The Security Trustee may (without prejudice to its right to appoint any joint trustee) assign and transfer all or any of its rights and obligations under this Floating Charge to any person appointed as its successor as Security Trustee (or any joint trustee). The Security Trustee shall be entitled to disclose such information concerning the Chargor and this Floating Charge as the Security Trustee considers appropriate to any actual or proposed direct or indirect successor or to any person to whom information may be required to be disclosed by any applicable law.

22 Notices

Any communication to be made under or in connection with this Floating Charge shall be made in accordance with Clause 34 of the Facilities Agreement.

23 Financial Collateral

23.1 Right to appropriate

To the extent that the Charged Assets constitute financial collateral and this Floating Charge and the obligations of the Chargor constitute a security financial collateral arrangement (in each case for the purpose of and as defined in the Financial Collateral Arrangements (No. 2) Regulations 2003 (SI 2003 No. 3226) (the **Regulations**)) the Security Trustee shall have the right after the security created by this Floating Charge has become enforceable to appropriate

all or any part of that financial collateral in or towards the satisfaction of the Secured Obligations.

23.2 Value of financial collateral

For the purpose of Clause 23.1 (*Right to appropriate*), the value of the financial collateral appropriated shall be such amount as the Security Trustee reasonably determines having taken into account advice obtained by it from an independent investment or accountancy firm of national standing selected by it. In each case, the parties agree that the method of valuation provided for in this Floating Charge shall constitute a commercially reasonable method of valuation for the purposes of the Regulations.

24 Registration

The Chargor consents to the registration of this Floating Charge for preservation.

25 Counterparts

25.1.1 This Floating Charge may be executed in any number of counterparts and by each of the parties on separate counterparts.

25.1.2 Where executed in counterparts:

- (a) unless otherwise agreed between the parties, this Floating Charge shall not take effect until each of the counterparts has been delivered in accordance with the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015 (the **Counterparts Act**);
- (b) each counterpart will be held as undelivered until the parties agree a date on which the counterparts are to be treated as delivered;
- (c) the counterparts shall be treated as a single document pursuant to the Counterparts Act;
- (d) the parties may choose to evidence the date of delivery of this Floating Charge by inserting it on the cover page and at the top of page 1 in the blank provided for the delivery date of this Floating Charge;

the parties agree that where a person is nominated under section 2(1) of the Counterparts Act to take delivery of one or more of the counterparts, the obligations and/or duties of that person under section 2(3) of the Counterparts Act shall be excluded and such person shall hold such counterparts in accordance with any other arrangements agreed between the parties. The parties agree that this clause is for the benefit of any such nominated person and can be relied upon by such person notwithstanding that such person may not be a party to this Floating Charge.

26 Governing Law and Jurisdiction

26.1 Governing law

This Floating Charge and any non-contractual obligations arising out of or in relation to this Floating Charge shall be governed by and construed in accordance with the laws of Scotland.

26.2 Jurisdiction

- 26.2.1 The courts of Scotland have exclusive jurisdiction to settle any dispute arising out of or in connection with this Floating Charge (including a dispute regarding the existence, validity or termination of this Floating Charge) (a **Dispute**).
- 26.2.2 The parties agree that the courts of Scotland are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

26.2.3 This Clause 26.2 (*Jurisdiction*) is for the benefit of the Secured Parties only. As a result, no Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Floating Charge consisting of this and the preceding 16 pages is executed as follows and, if executed in counterpart delivered on the date set out on the cover page and at the top of page 1 of this Floating Charge in accordance with Clause 25:

CHARGOR

EXECUTED for and on behalf of

MACDONALD RESORTS (LA ERMITA) LIMITED

..... Director (Signature)

ROBERT GORDON FRASER Print Name

in the presence of:

..... Witness signature

EMILY NICHOLL Print name

DICKSON MINTO W.S. Address

Solicitors
16 CHARLOTTE SQUARE
on EDINBURGH EH2 4DF *20 AUGUST 2020*

at *EAST KILBRIDE*

SECURITY TRUSTEE

EXECUTED for and on behalf of

BANK OF SCOTLAND PLC

..... Authorised Signatory (Signature)

..... Print Name

in the presence of:

..... Witness signature

..... Print name

..... Address

on

at

26.2.3 This Clause 26.2 (*Jurisdiction*) is for the benefit of the Secured Parties only. As a result, no Secured Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

IN WITNESS WHEREOF this Floating Charge consisting of this and the preceding 16 pages is executed as follows and, if executed in counterpart delivered on the date set out on the cover page and at the top of page 1 of this Floating Charge in accordance with Clause 25:

CHARGOR

EXECUTED for and on behalf of
MACDONALD RESORTS (LA ERMITA) LIMITED

..... Director (Signature)

..... Print Name

in the presence of:

..... Witness signature

..... Print name

..... Address

on

at

SECURITY TRUSTEE

EXECUTED for and on behalf of
BANK OF SCOTLAND PLC

..... Authorised Signatory (Signature)

..... *STEPHEN CUMY* Print Name

in the presence of:

..... Witness signature

..... *SARA CHOWDHURY* Print name

..... *1 Fleet Place*
London EC4M 7WS Address

on *19/8/20*

at *LONDON*