



**Registration of a Charge**

Company name: **CALA LAND INVESTMENTS (BEARSDEN) LIMITED**

Company number: **SC255675**



X7AHQ0FU

Received for Electronic Filing: **19/07/2018**

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**Details of Charge**

Date of creation: **10/07/2018**

Charge code: **SC25 5675 0012**

Persons entitled: **BANK OF SCOTLAND PLC AS SECURITY TRUSTEE**

Brief description: **N/A**

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

**Contains negative pledge.**

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**Authentication of Form**

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

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**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:

**RACHEL FISHER**



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

Company number: 255675

Charge code: SC25 5675 0012

The Registrar of Companies for Scotland hereby certifies that a charge dated 10th July 2018 and created by CALA LAND INVESTMENTS (BEARSDEN) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th July 2018 .

Given at Companies House, Edinburgh on 19th July 2018

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

B027\788\7672678

DELIVERED ON: 10 July 2018

**BOND AND FLOATING CHARGE**

granted by

**CALA LAND INVESTMENTS (BEARSDEN) LIMITED**

in favour of

**BANK OF SCOTLAND PLC**  
as Security Trustee for each of the Secured Parties

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**THIS BOND AND FLOATING CHARGE** is delivered on 10 July 2018 and granted by

- (1) **CALA LAND INVESTMENTS (BEARSDEN) LIMITED** (registered number SC255675) having its registered office at Adam House, 5 Mid New Cultins, Edinburgh EH11 4DU (the "Chargor");

in favour of

- (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 Senior Facility Agreement (as defined below).
- (B) This Floating Charge is subject to the terms of the Intercreditor Agreement.

**NOW THIS FLOATING CHARGE WITNESSES** as follows:

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Incorporation of definitions**

Terms defined in the Senior Facility 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 26 of Schedule B1 to the Insolvency Act.

**"CALA Management "** means CALA Management Limited, a company registered in Scotland with company number SC013655.

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

<b>"Enforcement Event"</b>	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.
<b>"Finance Parties"</b>	shall have the meaning given to it in the Senior Facility Agreement.
<b>"Fixed Security"</b>	shall have the meaning given to it in section 486 of the Companies Act 1985.
<b>"Floating Charge"</b>	means this Bond and Floating Charge.
<b>"Insolvency Act"</b>	means the Insolvency Act 1986.
<b>"Intercreditor Agreement"</b>	means the intercreditor agreement dated on or about the date of this Floating Charge and entered into between, among others, the Chargor and the Security Trustee.
<b>"Pension Creditor"</b>	means the trustees of the CALA Retirement & Death Benefits Scheme.

<b>"Pension Enforcement Event"</b>	<p>means, in relation to CALA Management:</p> <ul style="list-style-type: none"> <li>(i) the appointment of a liquidator in respect of CALA Management (other than as a result of any enforcement by the Pension Creditor); or</li> <li>(ii) the appointment of a receiver, administrator or administrative receiver in respect of CALA management by the Security Trustee.</li> </ul>
<b>"Pension Liabilities"</b>	<p>means all liabilities past, present and future of the Obligors (or any of them) arising out of or in connection with the Pension Scheme whether arising under the Pension Scheme's governing documentation or under regulation, statute or otherwise as at the date of any Pension Enforcement Event.</p>
<b>"Pension Scheme"</b>	<p>means the CALA Retirement and Death Benefits Scheme.</p>
<b>"Receiver"</b>	<p>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.</p>
<b>"Secured Obligations"</b>	<p>means the Senior Liabilities and the Pension Liabilities</p>
<b>"Secured Parties"</b>	<p>means the Security Trustee, the Pension Creditor and each of the Senior Creditors from time to time but, in the case of each Senior Creditor, only if it is a party to the Intercreditor Agreement or has acceded to the Intercreditor Agreement, in the appropriate capacity, pursuant to the Intercreditor Agreement.</p>
<b>"Senior Creditor"</b>	<p>means together the Finance Parties as defined in the Senior Facility Agreement.</p>
<b>"Senior Facility Agreement"</b>	<p>means the £300,000,000 senior facility agreement dated on or about the date of this Floating Charge between, among others, the Chargor and the Security Trustee.</p>

**"Senior Liabilities"** means all present and future liabilities and obligations at any time due, owing or incurred by any Transaction Obligor to any Secured Party under the Finance Documents, both actual and contingent and whether incurred solely or jointly and as principal or as surety or in any other capacity.

### 1.3 Security trust provisions

The Security Trustee holds the benefit of this Floating Charge on trust for the Secured Parties in accordance with clause 3 (*Appointment of Security Trustee*) 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", "Finance Party", "Obligor" or any other person shall be construed so as to include its successors in title, permitted assigns and permitted transferees and, in the case of the Security Trustee, any person for the time being appointed as Security Trustee or Security Trustee in accordance with the relevant Finance Documents;
- (b) "assets" includes present and future properties, revenues and rights of every description;
- (c) a Default or an Event of Default is "continuing" if it has not been remedied to the satisfaction of the Agent acting in good faith or waived and shall cease to be "continuing" when so remedied or waived;
- (d) the "Senior Facility Agreement", a "Finance Document" or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, novated, supplemented, replaced, extended or restated in whole or in part;
- (e) a "person" includes any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium or partnership (whether or not having a separate legal personality);
- (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 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.

## 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 in the manner provided for in the relevant Finance Documents or under the Pension Scheme, when the same become due pursuant to the Finance Documents or the Pension Scheme as applicable.

### 2.2 Interest

The Chargor shall pay interest on any amount demanded from it in accordance with this Floating Charge from the date such interest is due and payable 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 relevant Finance Documents, save to the extent that such interest is charged on such amount pursuant to the terms of 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; and

3.1.3 is security for the payment of all the Secured Obligations.

#### **3.2 Floating charge**

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

#### **3.3 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.

#### **3.4 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:

3.4.1 the Chargor must notify the Security Trustee as soon as reasonably practicable upon becoming aware of the same;

3.4.2 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;

3.4.3 unless the Security Trustee otherwise agrees, the Chargor must 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

3.4.4 on and from the date on which such consent is obtained, 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 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 or in connection with the Pension Scheme.

#### 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 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 Senior Creditor or any of them by the relevant Finance Documents or by law including (but without limitation) and whether or not known to the Chargor or any Senior Creditor:

- 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 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 may 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 6 (*When security becomes enforceable*) facilitate the realisation of the Charged Assets.

## 5. RESTRICTION ON DEALINGS

Save as permitted by the Finance Documents, 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. WHEN SECURITY BECOMES ENFORCEABLE

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

## 7. RECEIVERS AND ADMINISTRATORS

### 7.1 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 6 (*When security becomes enforceable*), the Security Trustee may by instrument in writing (under seal, by deed or otherwise under hand), without prior notice to the Chargor:

- 7.1.1 (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;
- 7.1.2 remove (so far as it is lawfully able) any Receiver so appointed;
- 7.1.3 appoint another person(s) as an additional or replacement Receiver(s); and
- 7.1.4 appoint one or more persons to be an Administrator in accordance with paragraph 14 of Schedule B1 to the Insolvency Act 1986.

### 7.2 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 (save for gross negligence or wilful misconduct) and liable on any contract or engagements made or entered into or adopted by him.

### 7.3 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):

- 7.3.1 all of the powers of a receiver set out in Schedule 2 to the Insolvency Act;
- 7.3.2 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);
- 7.3.3 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;
- 7.3.4 power to grant options to sell, lease, licence or dispose of the Charged Assets;
- 7.3.5 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;
- 7.3.6 power to redeem any mortgage, charge or other encumbrance on, over or affecting the Charged Assets or any part of it;
- 7.3.7 power to repair, renew or improve plant, machinery, implements, furniture, equipment and other effects of the Chargor in or on the Charged Assets;
- 7.3.8 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;
- 7.3.9 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;
- 7.3.10 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;

- 7.3.11 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;
- 7.3.12 power to exercise all voting and other rights attaching to stocks, shares and other securities comprising or comprised within the Charged Assets;
- 7.3.13 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
- 7.3.14 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).

#### **7.4 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.

#### **7.5 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.

## **8. PROVISIONS APPLICABLE ON ENFORCEMENT**

### **8.1 Protection of third parties**

8.1.1 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.

8.1.2 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.

### **8.2 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.

### **8.3 Delegation**

8.3.1 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.

8.3.2 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.

9. **EXPENSES**

9.1 **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 reasonable costs and expenses (including legal fees and together with any applicable value added tax) reasonably incurred by it in connection with:

9.1.1 the preparation, negotiation and execution of this Floating Charge;

9.1.2 the perfection of any security created or purported to be created pursuant to this Floating Charge; and

9.1.3 the enforcement and preservation of its rights under this Floating Charge.

10. **RELEASE OF SECURITY**

10.1 **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 11 (*Avoidance of Payments*), at the request and cost of the Chargor and without unreasonable delay, 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.

10.2 **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.

11. **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 security created by this Floating Charge to the full extent of the Secured Obligations.

**12. 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.

**13. 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.

**14. APPLICATION OF PROCEEDS**

**14.1 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 6 (*When security becomes enforceable*) shall be applied in accordance with the provisions of the Intercreditor Agreement.

**14.2 Other claims**

The provisions of Clause 14.1 (*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.

**15. NEW ACCOUNTS**

**15.1 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.

**15.2 Ruling off**

If the Security Trustee does not open any such new account then, unless it gives express written notice to the 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.

**16. 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.

**17. POWER OF ATTORNEY****17.1 Appointment and powers**

By way of security for the obligations of the Chargor under this Floating Charge, 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 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.

**17.2 Ratification**

Subject to Clause 17.1, the Chargor ratifies and confirms whatever any such attorney mentioned in Clause 17.1 (*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.

**18. TRANSFERS****18.1 Transfer by Chargor**

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

**18.2 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.

**19. NOTICES**

Any communication to be made under or in connection with this Floating Charge shall be made in accordance with Clause 33 of the Senior Facility Agreement.

**20. FINANCIAL COLLATERAL****20.1 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.

**20.2 Value of financial collateral**

For the purpose of Clause 20.1 (*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.

21. **REGISTRATION**

The Chargor consents to the registration of this Floating Charge.

22. **COUNTERPARTS**

22.1 This Floating Charge may be executed in any number of counterparts.

22.2 Where this Floating Charge is executed in counterpart, this Floating Charge shall not take effect until all of the counterparts have been delivered in accordance with the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015 (the "Counterparts Act").

22.3 The parties may choose to evidence the date of delivery of this Floating Charge by inserting this on the cover page and at the top of the first page of this Floating Charge.

22.4 The parties agree that the provisions of section 2(3) of the Counterparts Act shall not apply to any counterpart of this Floating Charge.

23. **GOVERNING LAW AND JURISDICTION**

23.1 **Governing law**

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

23.2 **Jurisdiction**

23.2.1 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").

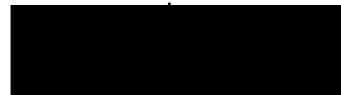
23.2.2 The parties agree that the courts of Scotland are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.

23.2.3 This Clause 23.2 (*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 18 pages is executed as follows:

**Chargor**

Executed for and on behalf of  
**CALA LAND INVESTMENTS  
(BEARSDEN) LIMITED** by



.. Director

in the presence of this witness:

.....Witness

PAUL JOHN BAIRD.....Full Name

20 CASTLE TERRACE.....Address

EDINBURGH EH1 2EN.....

at EDINBURGH

on 4 JULY 2014

**Security Trustee**

Executed for and on behalf of  
**BANK OF SCOTLAND PLC**  
as Security Trustee  
by

.....Authorised Signatory

in the presence of this witness:

.....Witness

.....Full Name

.....Address

.....

at

on

23.2.3 This Clause 23.2 (*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 18 pages is executed as follows:

**Chargor**

Executed for and on behalf of  
**CALA LAND INVESTMENTS  
 (BEARSDEN) LIMITED** by

..... Director

in the presence of this witness:

.....Witness  
 .....Full Name  
 .....Address  
 .....

at

on

**Security Trustee**

Executed for and on behalf of  
**BANK OF SCOTLAND PLC**  
 as Security Trustee  
 by

.....Authorised Signatory

in the presence of this witness:

.....Witness  
 LYNSEY MOORE.....Full Name  
 150 FOUNTAINBRIDGE.....Address  
 EDINBURGH, EH3 9PE

at EDINBURGH

on 5<sup>TH</sup> JULY 2018