

**DATED 28 NOVEMBER 2022**

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**CHARGE OVER BANK ACCOUNT**

between

**Hart Capital Partners (UK) Limited**

and

**Equity Wealth Solutions Limited**

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This deed is dated 28 November 2022

## Parties

- (1) Hart Capital Partners (UK) Limited incorporated and registered in England and Wales with company number 13528148 whose registered office is at 47a Broadgates, Market Place, Henley-On-Thames, England, RG9 2AD (**Company**)
- (2) Equity Wealth Solutions Limited, an MFSA authorised trustee (in terms of the Trusts and Trustees Act, Chapter 331 of the Laws of Malta) registered under the laws of Malta with company registration number C 31987 and having its registered office at 176, Old Bakery Street, Valletta, VLT 1455, Malta as trustee of the Hart Capital Partners (Europe) Bond 2027 Trust (**Security Trustee**)

## BACKGROUND

- (A) Under this deed, the Company provides security to the Security Trustee for the benefit of Bondholders to secure the Secured Liabilities.

## Agreed terms

### 1. Definitions and interpretation

#### 1.1 Definitions

The following definitions apply in this deed:

**Account:** the account named Hart Capital Partners (UK) Limited, account number 78334641, sort code 185008 held with the Citibank N.A., London branch of the Account Bank as that account may be renamed, renumbered or redesignated from time to time.

**Account Bank:** Citibank N.A (UK establishment number BR001018) of Citigroup Centre, Canary Wharf, Canada Square, E14 5LB, United Kingdom.

**Bondholders:** has the meaning given to that expression in the Company Admission Document.

**Business Day:** a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business.

**Company Admission Document:** the company admission document relating to the issue of €3,000,000 (or up to €5,000,000 if the Over-Allotment Option is exercised in full) 7.25% Secured Callable Bonds 2025-2027 published by the Issuer on 20 October 2022.

**Delegate:** any person appointed by the Security Trustee pursuant to clause 10 and any person appointed as attorney of the Security Trustee or any Delegate.

**Deposit:** all monies from time to time standing to the credit of the Account, together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest).

**Event of Default:** has the meaning given to that expression in the Company Admission Document.

**Issuer:** Hart Capital Partners (Europe) p.l.c., a public limited liability company, registered under the laws of Malta with company registration number C100619 and having its registered office situated at 55D, Birbal Street, Balzan, BZN 9017, Malta.

**Loan:** has the meaning given to it in the Company Admission Document.

**LPA 1925:** the Law of Property Act 1925.

**Over-Allotment Option:** has the meaning given to that expression in the Company Admission Document.

**Secured Assets:** all the assets, property and undertaking of the Company which are, or are expressed to be, subject to the Security created by, or pursuant to, this deed (and references to the Secured Assets shall include references to any part of them) including, without limitation, the Account and the Deposit.

**Secured Liabilities:** all present and future obligations and liabilities of the Issuer to the Security Trustee and/or the Bondholders, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity, under or in connection with the Company Admission Document or this deed (including, without limitation, those arising under clause 22.3(b)), together with all interest (including, without limitation, default interest) accruing in respect of those obligations or liabilities.

**Security:** any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest securing any obligation of any person, or any other agreement or arrangement having a similar effect.

**Security Period:** the period starting on the date of this deed and ending on the date on which the all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liability is outstanding;

**Security Trust Deed:** the security trust deed entered into on the 20 October 2022 or by the Issuer, the Company and the Security Trustee.

## 1.2 Interpretation

In this deed:

- (a) clause and Schedule headings shall not affect the interpretation of this deed;
- (b) a **person** includes an individual, firm, company, corporation, partnership, unincorporated body of persons, government, state or agency of a state or any association, trust, joint venture or consortium (whether or not having separate legal personality);
- (c) unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular;
- (d) unless the context otherwise requires, a reference to one gender shall include a reference to the other genders;
- (e) a reference to a party shall include that party's successors, permitted assigns and permitted transferees and this deed shall be binding on, and enure to the benefit of, the parties to this deed and their respective successors, permitted assigns and permitted transferees;
- (f) a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- (g) a reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision;
- (h) a reference to **writing** or **written** includes fax and email;
- (i) an obligation on a party not to do something includes an obligation not to allow that thing to be done;
- (j) a reference to **this deed** (or any provision of it) or to any other agreement or document referred to in this deed is a reference to this deed, that provision or such other agreement or document as amended (in each case, other than in breach of the provisions of this deed) from time to time;
- (k) unless the context otherwise requires, a reference to a clause or Schedule is to a clause of, or Schedule to, this deed;
- (l) any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms;
- (m) a reference to an **amendment** includes a novation, supplement or variation (and **amend** and **amended** shall be construed accordingly);
- (n) a reference to **assets** includes present and future properties, undertakings, revenues, rights and benefits of every description;
- (o) a reference to an **authorisation** includes an approval, authorisation, consent, exemption, filing, licence, notarisation, registration or resolution;

- (p) a reference to **continuing** in relation to an Event of Default means an Event of Default that has not been remedied or waived;
- (q) a reference to **determines** or **determined** means, unless the contrary is indicated, a determination made at the absolute discretion of the person making it; and
- (r) a reference to a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation.

### **1.3 Clawback**

Where an amount paid by the Company in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the liquidation or administration of the Company or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this deed.

### **1.4 Schedules**

The Schedules form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to this deed includes the Schedules.

## **2. Covenant to pay**

The Company shall, on demand, pay to the Security Trustee and discharge the Secured Liabilities when they become due.

## **3. Grant of security**

As a continuing security for the payment and discharge of the Secured Liabilities, the Company with full title guarantee charges to the Security Trustee by way of first fixed charge, all of its present and future right, title, benefit and interest in and to the Account and the Deposit.

## **4. Liability of the Company**

### **4.1 Liability not discharged**

The Company's liability under this deed in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- (a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Security Trustee that is, or becomes, wholly or partially illegal, void or unenforceable on any ground;
- (b) the Security Trustee renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or
- (c) any other act or omission that, but for this clause 4.1, might have discharged, or otherwise prejudiced or affected, the liability of the Company.

#### **4.2 Immediate recourse**

The Company waives any right it may have to require the Security Trustee to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this deed against the Company.

### **5. Representations and warranties**

#### **5.1 Times for making representations and warranties**

The Company makes the representations and warranties set out in this clause 5 to the Security Trustee on the date of this deed.

#### **5.2 Ownership of Secured Assets**

The Company is the sole legal and beneficial owner of, and has good, valid and marketable title to, the Secured Assets.

#### **5.3 No Security**

The Secured Assets are free from any Security other than the Security created by this deed.

#### **5.4 No adverse claims**

The Company has not received, or acknowledged notice of, any adverse claim by any person in respect of the Secured Assets or any interest in them.

#### **5.5 No adverse covenants**

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever that materially and adversely affect the Secured Assets.

#### **5.6 No breach of laws**

There is no breach of any law or regulation that materially and adversely affects the Secured Assets.

#### **5.7 No interference in enjoyment**

No facility necessary for the enjoyment and use of the Secured Assets is subject to terms entitling any person to terminate or curtail its use.

#### **5.8 Avoidance of security**

No Security expressed to be created under this deed is liable to be avoided, or otherwise set aside, on the liquidation or administration of the Company or otherwise.

#### **5.9 No prohibitions or breaches**

The entry into this deed by the Company does not, and will not, constitute a breach of any agreement or instrument binding on the Company or its assets.

#### **5.10 Enforceable security**

This deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Company, and is, and will continue to be, effective security over all and every part of the Secured Assets in accordance with its terms.

#### **5.11 Legal Status of the Company**

The Company is an entity duly incorporated and existing under the laws of England and Wales and it has its power to own its assets and carry on its business as it is being conducted.

#### **5.12 Defend against third party claims and demands**

The Company will take all reasonable steps to defend the Secured Assets against all claims and demands of all persons at any time claiming the same or an interest therein.

### **6. Covenants**

#### **6.1 Negative pledge and disposal restrictions**



The Company shall not at any time, except with the prior written consent of the Security Trustee:

- (a) create, purport to create or permit to subsist any Security on, or in relation to, any Secured Asset other than any Security created by this deed; or
- (b) sell, assign, transfer, part with possession of, or otherwise dispose of in any manner (or purport to do so), all or any part of, or any interest in, the Secured Assets; or
- (c) create or grant (or purport to create or grant) any interest in the Secured Assets in favour of a third party; or
- (d) open or use any bank account other than the Account.

## **6.2 Restrictions on repayment and withdrawals**

The Company shall not except with the prior written consent of the Security Trustee:

- (a) make any request or demand for repayment or payment of all or any part of the Deposit;
- (b) withdraw or transfer all or any part of the Deposit until after the Security Period has expired;
- (c) permit or agree to any variation of the rights attaching to the Account or close the Account; or
- (d) do, or permit to be done, any act or thing that would or might depreciate, jeopardise or otherwise prejudice the security held by the Security Trustee, or materially diminish the value of any of the Secured Assets or the effectiveness of the security created by this deed (including, without limitation, closing the Account).

In obtaining such consent, the Company shall provide the Security Trustee with sufficient evidence to confirm that any deployment of the Deposit shall be made to acquire and/or grant loans which meet the Loan Criteria (as defined in the Company Admission Document), consisting of:

- (a) a letter of comfort from the Company's English counsel confirming that all relevant Loan Security Interests (as defined in the Company Admission Document) granted to secure a borrower's obligations under a loan have been adequately constituted and assigned;
- (b) confirmation from external accountants that a loan is being transferred at its principal amount, unless there is an indication of impairment;
- (c) confirmation by the Company's credit committee (in the case of Loans granted by the Guarantor) or an external accountant (in the case of Loans acquired from

Original Lenders by the Guarantor) that (i) a Loan meets the Loan Criteria (as defined in the Company Admission Document) and (ii) it is not aware of any material matters that would result in non-payment of a loan by a borrower upon maturity; and

- (d) confirmation from the Company's accountants that following any payment, withdrawal or transfer in respect of which consent is being sought from the Security Trustee, a cash balance equivalent to at least 6 months' interest due to Bondholders in respect of the Bonds will be retained in the Account.

Without prejudice to the Guarantor's obligation to retain a minimum cash balance equivalent to 6 months' interest due to Bondholders will be retained in the Account at all times, the Company shall not require the signature or authorisation of the Security Trustee in respect of individual payments of less than £50,000 and provided further that the aggregate amount of all such individual payments does not exceed £200,000 during a calendar year.

### **6.3 Compliance with laws and regulations**

- (a) The Company shall not, use or permit the Secured Assets to be used in any way contrary to law or to the terms of the Company Admissions Document.
- (b) The Company shall:
  - (i) comply with the requirements of any law or regulation relating to or affecting the Secured Assets or the use of them or any part of them; and
  - (ii) obtain, and promptly renew from time to time, and comply with the terms of all authorisations that are required in connection with the Secured Assets or their use or that are necessary to preserve or maintain any Secured Asset.

### **6.4 Enforcement of rights**

The Company shall use its best endeavours to:

- (a) procure the prompt observance and performance by each counterparty to any agreement or arrangement with the Company forming part of, or relating to, the Secured Assets of the covenants and other obligations imposed on that counterparty; and
- (b) enforce any rights and institute, continue or defend any proceedings relating to any of the Secured Assets.

### **6.5 Notice of misrepresentation and breaches**

The Company shall, promptly on becoming aware of any of the same, notify the Security Trustee in writing of:

- (a) any representation or warranty set out in this deed which is incorrect or misleading in any material respect when made or deemed to be repeated; and
- (b) any breach of any covenant set out in this deed.

## **6.6 Title documents**

The Company shall, on the execution of this deed, deposit with the Security Trustee and the Security Trustee shall, for the duration of this deed be entitled to hold all deeds and documents of title (including certificates of deposit and deposit receipts) relating to the Deposit and the Account that are in the possession or control of the Company (and if they are not within the possession and/or control of the Company, the Company undertakes to obtain possession of all those deeds and documents of title).

## **6.7 Notice of charge**

The Company shall on the execution of this deed:

- (a) give notice to the Account Bank in the form set out in Part 1 of the Schedule; and
- (b) use reasonable endeavors to procure that the Account Bank provides to the Security Trustee promptly an acknowledgement of the notice in the form of Part 2 of the Schedule.

## **6.8 Information**

The Company shall:

- (a) give the Security Trustee such information concerning the Secured Assets as the Security Trustee may require;
- (b) permit any persons designated by the Security Trustee to enter on its premises and inspect and examine the records relating to the Secured Assets, at all reasonable times and on reasonable prior notice; and
- (c) promptly notify the Security Trustee in writing of any action, claim, notice or demand made by or against it in connection with all or any part of a Secured Asset or of any fact, matter or circumstance which may, with the passage of time, give rise to such an action, claim, notice or demand, together with, in each case, the Company's proposals for settling, liquidating, compounding or contesting any such action, claim, notice or demand and shall, subject to the Security Trustee's prior approval, implement those proposals at its own expense.

## **6.9 Payment of account charges**

The Company shall promptly pay all charges and other outgoings in respect of the Secured Assets and, on demand, produce evidence of payment to the Security Trustee.

## **6.10 Registration**

The Company shall ensure that this deed is registered with Companies House within any applicable time limits.

## **7. Powers of the Security Trustee**

### **7.1 Conversion of currency**

- (a) For the purpose of, or pending the discharge of, any of the Secured Liabilities, the Security Trustee may convert any monies received, recovered or realised by it under this deed (including the proceeds of any previous conversion under this clause 7.1) from their existing currencies of denomination into any other currencies of denomination that the Security Trustee may think fit.
- (b) Any such conversion shall be effected at the Bank of England's then prevailing spot selling rate of exchange for such other currency against the existing currency.
- (c) Each reference in this clause 7.1 to a currency extends to funds of that currency and, for the avoidance of doubt, funds of one currency may be converted into different funds of the same currency.

### **7.2 Indulgence**

The Security Trustee may, at its discretion, grant time or other indulgence, or make any other arrangement, variation or release with any person not being a party to this deed (whether or not any such person is jointly liable with the Company) in respect of any of the Secured Liabilities, or of any other security for them without prejudice either to this deed or to the liability of the Company for the Secured Liabilities.

## **8. When security becomes enforceable**

### **8.1 Security becomes enforceable on Event of Default**

The security constituted by this deed shall become immediately enforceable if an Event of Default occurs.

### **8.2 Discretion**

After the security constituted by this deed has become enforceable, the Security Trustee may, in its absolute discretion but in accordance with the terms of the Security Trust Deed, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Secured Assets.

## **9. Enforcement of security**

### **9.1 General**

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due and payable on the date of this deed.
- (b) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this deed) shall be immediately exercisable at any time after the security constituted by this deed has become enforceable under clause 8.1.
- (c) Section 103 of the LPA 1925 does not apply to the security constituted by this deed.

### **9.2 Application of the Deposit**

After the security constituted by this deed has become enforceable, the Security Trustee acting alone, and without any involvement of the Company, whether by way of consent or otherwise, shall be entitled to apply, transfer or set off all or any part of the Deposit to discharge in whole or in part, the Secured Liabilities in accordance with the provisions of this deed.

### **9.3 Redemption of prior Security**

- (a) At any time after the security constituted by this deed has become enforceable the Security Trustee may:
  - (i) redeem any prior Security over any Secured Asset;
  - (ii) procure the transfer of that Security to itself; and
  - (iii) settle and pass the accounts of the holder of any prior Security (and any accounts so settled and passed shall, in the absence of any manifest error, be conclusive and binding on the Company).
- (b) The Company shall pay to the Security Trustee immediately on demand all principal, interest, costs, charges and expenses of, and incidental to, any such redemption or transfer, and such amounts shall be secured by this deed as part of the Secured Liabilities.

### **9.4 Protection of third parties**

No purchaser, mortgagee or other person dealing with the Security Trustee or any Delegate shall be concerned to enquire:

- (a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;
- (b) whether any power the Security Trustee or a Delegate is purporting to exercise has become exercisable or is being properly exercised; or
- (c) how any money paid to the Security Trustee or any Delegate is to be applied.

## **9.5 Privileges**

The Security Trustee is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

## **9.6 Exclusion of liability**

Neither the Security Trustee nor any Delegate, shall be liable to the Company or any other person:

- (a) (by reason of entering into possession of a Secured Asset, or for any other reason) to account as mortgagee in possession in respect of all or any of the Secured Assets;
- (b) for any loss on realisation, or for any act, default or omission for which a mortgagee in possession might be liable; or
- (c) for any expense, loss or liability:
  - (i) relating to the enforcement of, or any failure to enforce or delay in enforcing, any security constituted by or pursuant to this deed;
  - (ii) relating to an exercise of rights, or by any failure to exercise or delay in exercising, rights under this deed; or
  - (iii) arising in any other way in connection with this deed,

except that this does not exempt the Security Trustee or any Delegate from liability for losses caused by the gross negligence, fraud or wilful misconduct of the Security Trustee or the relevant Delegate.

## **10. Delegation**

### **10.1 Delegation**

The Security Trustee may delegate (either generally or specifically) by power of attorney or in any other manner to any person any right, power, authority or discretion conferred on it by this deed (including the power of attorney granted under clause 14.1).

## **10.2 Terms**

The Security Trustee may make a delegation on the terms and conditions (including the power to sub-delegate) that it thinks fit.

## **10.3 Liability**

The Security Trustee shall not be in any way liable or responsible to the Company for any loss or liability of any nature arising from any act, default, omission or misconduct on the part of any Delegate.

## **11. Application of proceeds**

### **11.1 Order of application of proceeds**

All monies received or recovered by the Security Trustee or a Delegate under this deed or in connection with the realisation or enforcement of all or part of the security constituted by this deed, shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority (but without prejudice to the Security Trustee's right to recover any shortfall from the Company):

- (a) in or towards payment of all costs, liabilities, charges and expenses incurred by or on behalf of the Security Trustee (and any Delegate, attorney or agent appointed by it) under or in connection with this deed;
- (b) in or towards payment of the Secured Liabilities in any order and manner that the Security Trustee determines; and
- (c) in payment of the surplus (if any) to the Company or the Issuer or other person entitled to it.

### **11.2 Appropriation**

Neither the Security Trustee nor any Delegate shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

### **11.3 Suspense account**

All monies received by the Security Trustee or a Delegate under this deed:

- (a) may, at the discretion of the Security Trustee or Delegate, be credited to a suspense account;
- (b) shall bear interest, if any, at the rate agreed in writing between the Security Trustee and the Company; and
- (c) may be held in that account for so long as the Security Trustee or Delegate thinks fit.

## **12. Costs and indemnity**

### **12.1 Costs**

The Company shall, promptly on demand, pay to, or reimburse, the Security Trustee, on a full indemnity basis, all costs, charges, expenses, taxes and liabilities of any kind (including, without limitation, legal, printing and out-of-pocket expenses) incurred by the Security Trustee or any Delegate in connection with:

- (a) the negotiation, preparation, execution and delivery of this deed;
- (b) the Secured Assets;
- (c) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Security Trustee's or a Delegate's rights under this deed;
- (d) any amendment, extension, waiver, consent or suspension of rights (or any proposal for any of these) under or in connection with this deed;
- (e) any release of any security constituted by this deed; or
- (f) taking proceedings for, or recovering, any of the Secured Liabilities,

together with interest at the maximum rate permitted by law, which shall accrue and be payable (without the need for any demand for payment being made) from the date on which the relevant cost, charge, expense, tax or liability arose until full discharge of that cost, charge, expense, tax or liability (whether before or after judgment).

### **12.2 Indemnity**

- (a) The Company hereby indemnifies the Security Trustee and each Delegate, and their respective employees and agents against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses, loss of profit, loss of reputation and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) suffered or incurred by any of them arising out of or in connection with:



- (i) the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this deed or by law in respect of the Secured Assets;
  - (ii) taking, holding, protecting, perfecting, preserving, releasing or enforcing (or attempting to do so) the security constituted by this deed; or
  - (iii) any default or delay by the Company in performing any of its obligations under this deed.
- (b) Any past or present employee or agent may enforce the terms of this clause 12.2 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

### **13. Further assurance**

#### **13.1 Further assurance**

The Company shall promptly, at its own expense, take whatever action the Security Trustee may reasonably require for:

- (a) creating, perfecting or protecting the security created or intended to be created by this deed;
- (b) facilitating the realisation of any Secured Asset; or
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Security Trustee in respect of any Secured Asset,

including, without limitation the execution of any mortgage, transfer, conveyance, assignment or assurance of all or any of the assets forming part of (or intended to form part of) the Secured Assets (whether to the Security Trustee or to its nominee) and the giving of any notice, order or direction and the making of any filing or registration which, in any such case, the Security Trustee may consider necessary or desirable.

### **14. Power of attorney**

#### **14.1 Appointment of attorneys**

By way of security, the Company irrevocably appoints the Security Trustee and every Delegate separately to be the attorney of the Company and, in its name, on its behalf and as its act and deed, to execute any documents and do any acts and things that:

- (a) the Company is required to execute and do under this deed; or

- (b) any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this deed or by law on the Security Trustee or any Delegate.

#### **14.2 Ratification of acts of attorneys**

The Company ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 14.1.

#### **15. Release**

Subject to clause 22.3, at the end of the Security Period (but not otherwise), the Security Trustee shall, at the request and cost of the Company, take whatever action is necessary to release the Secured Assets from the security constituted by this deed.

#### **16. Assignment and transfer**

##### **16.1 Assignment by Security Trustee**

- (a) At any time, without the consent of the Company, the Security Trustee may assign any of its rights or transfer any of its rights and obligations under this deed.
- (b) The Security Trustee may disclose to any actual or proposed assignee or transferee any information in its possession that relates to the Company, the Secured Assets and this deed that the Security Trustee considers appropriate.

##### **16.2 Assignment by Company**

The Company may not assign any of its rights, or transfer any of its rights or obligations, under this deed or enter into any transaction which would result in any of those rights or obligations passing to another person.

#### **17. Set-off**

##### **17.1 Security Trustee's right of set-off**

The Security Trustee may at any time set off any liability of the Company to the Security Trustee against any liability of the Security Trustee to the Company, whether either liability is present or future, liquidated or unliquidated, and whether or not either liability arises under this deed. If the liabilities to be set off are expressed in different currencies,

the Security Trustee may convert either liability at a market rate of exchange for the purpose of set-off. Any exercise by the Security Trustee of its rights under this clause 17 shall not limit or affect any other rights or remedies available to it under this deed or otherwise.

#### **17.2 No obligation to set off**

#### **17.3 Exclusion of Company's right of set-off**

All payments made by the Company to the Security Trustee under this deed shall be made without any set-off, counterclaim, deduction or withholding (other than any deduction or withholding of tax as required by law).

### **18. Amendments, waivers and consents**

#### **18.1 Amendments**

No amendment of this deed shall be effective unless it is in writing and signed by, or on behalf of, each party (or its authorised representative).

#### **18.2 Waivers and consents**

- (a) A waiver of any right or remedy under this deed or by law, or any consent given under this deed, is only effective if given in writing by the waiving or consenting party and shall not be deemed a waiver of any subsequent right or remedy. It only applies to the circumstances in relation to which it is given and shall not prevent the party giving it from subsequently relying on the relevant provision.
- (b) A failure by the Security Trustee to exercise, or delay by it in exercising, any right or remedy provided under this deed or by law shall not constitute a waiver of that or any other right or remedy, prevent or restrict any further exercise of that or any other right or remedy or constitute an election to affirm this deed. No single or partial exercise of any right or remedy provided under this deed or by law shall prevent or restrict the further exercise of that or any other right or remedy. No election to affirm this deed by the Security Trustee shall be effective unless it is in writing.

#### **18.3 Rights and remedies**

The rights and remedies provided under this deed are cumulative and are in addition to, and not exclusive of, any rights and remedies provided by law.

## **19. Partial invalidity**

### **19.1 Partial invalidity**

If, at any time, any provision of this deed is or becomes invalid, illegal or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

## **20. Counterpart**

### **20.1 Counterparts**

- (a) This deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute one deed.

## **21. Third party rights**

### **21.1 Third party rights**

- (a) Except as expressly provided elsewhere in this deed, a person who is not a party to this deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce, or enjoy the benefit of, any term of this deed.
- (b) Notwithstanding any term of this deed, the consent of any person who is not a party to this deed is not required to rescind or vary this deed at any time.

## **22. Further provisions**

### **22.1 Independent security**

The security constituted by this deed shall be in addition to, and independent of, any other security or guarantee that the Security Trustee may hold for any of the Secured Liabilities at any time. No prior security held by the Security Trustee over the whole or any part of the Secured Assets shall merge in the security created by this deed.

### **22.2 Continuing security**

The security constituted by this deed shall remain in full force and effect as a continuing security for the Secured Liabilities, despite any settlement of account, or intermediate

payment, or other matter or thing, unless and until the Security Trustee discharges this deed in writing.

### **22.3 Discharge conditional**

Any release, discharge or settlement between the Company and the Security Trustee shall be conditional on no payment or security received by the Security Trustee in respect of the Secured Liabilities being avoided, reduced, set aside or ordered to be refunded under any law relating to insolvency, bankruptcy, winding-up, administration, receivership or for any other reason. Despite any such release, discharge or settlement:

- (a) the Security Trustee or its nominee may retain this deed and the security created by or under it, including all certificates and documents relating to the whole or any part of the Secured Assets, for any period that the Security Trustee deems necessary to provide the Security Trustee with security against any such avoidance, reduction or order for refund; and
- (b) the Security Trustee may recover the value or amount of such security or payment from the Company subsequently as if the release, discharge or settlement had not occurred.

### **22.4 Certificates**

Any certification or determination by the Security Trustee of any rate or amount under this deed is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

### **22.5 Consolidation**

The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this deed.

## **23. Notices**

### **23.1 Delivery**

Any notice or other communication given to a party under or in connection with this deed shall be:

- (a) in writing;
- (b) delivered by hand, by pre-paid first-class post or other next working day delivery service or sent by fax; and
- (c) sent to:

- (i) the Company at: 47a Broadgates, Market Place, Henley-On-Thames, England, RG9 2AD

Email: [hart@p1capital.co.uk](mailto:hart@p1capital.co.uk)

Attention: Mr. Christon Burrows

- (ii) the Security Trustee at:

176, Old Bakery Street, Valletta, VLT 1455 Malta

Email: [pspiteri@ewstrustees.com](mailto:pspiteri@ewstrustees.com); [info@ewstrustees.com](mailto:info@ewstrustees.com)

Attention: Mr Patrick Spiteri

or to any other address or fax number as is notified in writing by one party to the other from time to time.

## **23.2 Receipt by Company**

Any notice or other communication that the Security Trustee gives to the Company shall be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting; and
- (c) if sent by email, the date on which it is sent by the Security Trustee.

A notice or other communication given as described in clause 23.2(a) or clause 23.2(c) on a day that is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

## **23.3 Receipt by Security Trustee**

Any notice or other communication given to the Security Trustee shall be deemed to have been received only on actual receipt.

## **23.4 Service of proceedings**

This clause 23 does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

## **24. Governing law and jurisdiction**

### **24.1 Governing law**

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

## **24.2 Jurisdiction**

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation. Nothing in this clause shall limit the right of the Security Trustee to take proceedings against the Company in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

## **24.3 Other service**

The Company irrevocably consents to any process in any legal action or proceedings under clause 24.2 being served on it in accordance with the provisions of this deed relating to service of notices. Nothing contained in this deed shall affect the right to serve process in any other manner permitted by law.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

## **Schedule 1 Notice and acknowledgement**

### **Part 1 Form of notice**

*[On the letterhead of the Company]*

Citibank N.A

Citigroup Centre, Canary Wharf

Canada Square, London

United Kingdom

E14 5LB

[DATE]

Dear Citibank N.A (London branch),

**Charge over bank account (Charge) dated 28 November 2022 between Hart Capital Partners (UK) Limited and Equity Wealth Solutions Limited as trustee of the Hart Capital Partners (Europe) Bond 2027 Trust**

This letter constitutes notice to you that under the Account Charge Deed we have charged, by way of first fixed charge, in favour of Equity Wealth Solutions Limited as trustee of the Hart Capital Partners (Europe) Bond 2027 Trust (the Security Trustee) all monies from time to time standing to the credit of the account held with you and detailed below (Account), together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest):

**Name of Account: Hart Capital Partners (UK) Limited**

**Sort code: 185008**

**Account number: 78334641**

We irrevocably instruct and authorise you to:

- Disclose to the Security Trustee any information relating to the Account requested from you by the Security Trustee.
- Comply with the terms of any written notice or instructions relating to the Account received by you from the Security Trustee.
- Pay or release all or any part of the monies standing to the credit of the Account in accordance with the written instructions of the Security Trustee. However, please note that, without prejudice to our obligation to retain a cash balance equivalent to at least 6 months' interest due to Bondholders in the Account at all times, under clause 6.2 of the Account Charge Deed, the Security Trustee is not required to provide its authorisation in respect of



individual payments of less than £50,000 which, in the aggregate, do not exceed £200,000 during a calendar year (Minimum Payments). Accordingly, you may pay or release all or any part of the monies standing to the credit of the Account in respect of Minimum Payments in accordance with our written instructions and not those of the Security Trustee

We acknowledge that you may comply with the instructions in this notice without any further permission from us.

Other than in respect of Minimum Payments as described above, we are not permitted to withdraw any amount from the Account without the prior written consent of the Security Trustee.

The instructions in this notice may only be revoked or amended with the prior written consent of the Security Trustee.

This notice, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation, shall be governed by and construed in accordance with the law of England and Wales.

Please acknowledge receipt of this notice by sending the attached acknowledgement to the Security Trustee at 176, Old Bakery Street, Valletta, Malta, VLT 1455, with a copy to us.

Yours faithfully,

Signed.....

## **Part 2 Hart Capital Partners (UK) Limited Form of acknowledgement**

*[On the letterhead of the Account Bank]*

Equity Wealth Solutions Limited as Trustee of the Hart Capital Partners (Europe) Bond  
2027 Trust  
176, Old Bakery Street  
Valletta,  
Malta,  
VLT 1455

[DATE]

Dear Sirs,

**Charge over bank account (Charge) dated 28 November 2022 between Hart Capital Partners (UK) Limited and Equity Wealth Solutions Limited as trustee of the Hart Capital Partners (Europe) Bond 2027 Trust** We confirm receipt from Hart Capital Partners (UK) Limited (Company) of a notice (Notice) dated [DATE] of a charge (on the terms of the Charge) over all monies from time to time standing to the credit of the account detailed below (Account), together with all other rights and benefits accruing to or arising in connection with the Account (including, but not limited to, entitlements to interest).

We confirm that we:

- Accept the instructions contained in the Notice and agree to comply with the Notice.
- Will not, other than in respect of individual payments of less than £50,000 which, in the aggregate, do not exceed £200,000 during a calendar year – which payments shall be without prejudice to your obligation to retain an amount equal to 6 months' interest due to Bondholders in the Account at all times - permit any amount to be withdrawn from the Account without the prior written consent of the Security Trustee.
- Have not received notice of the interest of any third party in the Account.
- Have neither claimed nor exercised, nor will claim or exercise any security interest, set-off, counter-claim or other right in respect of the Account.

The Account is:

**Name of Account: Hart Capital Partners (UK) Limited**

**Sort code: 185008**

**Account number: 78334641**

This letter, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation, shall be governed by and construed in accordance with the law of England and Wales.

Yours faithfully,

Signed.....

Citibank N.A (London branch)

Executed as a deed by Hart Capital Partners (UK) .....  
Limited acting by a director, in the presence of: Director

.....

Signature

Name.....

Address.....

Occupation.....

.....

Director

Executed as a deed by Equity Wealth Solutions  
Limited as trustee of the Hart Capital Partners  
(Europe) Bond 2027 Trust acting by a director, in  
the presence of:

.....

Signature

Name.....

Address.....

Occupation.....

.....