

THE COMPANIES ACT 2006

ARTICLES OF ASSOCIATION

OF

CAPITAL SERVICES (TOPCO) LIMITED

(Adopted by Special Resolution passed on *31 July 2020*)

Incorporated on 7th May 2020

(Company no:12590191)



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PART 1 INTERPRETATION

Defined terms

1.—(1) In the articles, unless the context requires otherwise—

the "Act" means the Companies Act 2006 as in force on the date of the adoption of these articles;

"holding company" has the meaning in section 1159 of the Act,

"instrument" means a document in hard copy form;

"Model Articles" means the model articles for private companies limited by shares contained in Schedule 1 of the Companies (Model Articles) Regulations 2008 (SI 2008/3229) as amended prior to the date of adoption of these Articles.

(2) Unless the context otherwise requires, other words or expressions contained in these articles bear the same meaning as in the Companies Act 2006 as in force on the date when these articles become binding on the company.

(3) The Model Articles shall, except as hereinafter provided and except insofar as the same are inconsistent with these Articles, apply to the company.

(4) Articles 11, 13, 14(1), (2), (3), & (4), 22, 23 and 26 of the Model Articles shall not apply to the company.

PART 2 DIRECTORS DECISION-MAKING BY DIRECTORS

Quorum for directors' meetings

2.—(1) At a directors' meeting, unless a quorum is participating, no proposal is to be voted on, except a proposal to call another meeting.

(2) The quorum for directors' meetings may be fixed from time to time by a decision of the directors, but it must never be less than two, and unless otherwise fixed it is two unless there is only one director, in which case the quorum is one.

Casting vote

3.—(1) If the numbers of votes for and against a proposal are equal, the chairman or other director chairing the meeting shall have the casting vote.

Transactions or other arrangements with the company

4. Subject to sections 177(5) and 177(6) and sections 182(5) and 182(6) of the Act and provided he has declared the nature and extent of his interest in accordance with the requirements of the Companies Acts, a director who is in any way, whether directly or indirectly, interested in an existing or proposed transaction or arrangement with the company:

- (a) may be a party to, or otherwise interested in, any transaction or arrangement with the company or in which the company is otherwise (directly or indirectly) interested;
- (b) shall be an eligible director for the purposes of any proposed decision of the directors (or committee of directors) in respect of such contract or proposed contract in which he is interested;
- (c) shall be entitled to vote at a meeting of directors (or of a committee of the directors) or participate in any unanimous decision, in respect of such contract or proposed contract in which he is interested;
- (d) may act by himself or his firm in a professional capacity for the company (otherwise than as auditor) and he or his firm shall be entitled to remuneration for professional services as if he were not a director;
- (e) may be a director or other officer of, or employed by, or a party to a transaction or arrangement with, or otherwise interested in, any body corporate in which the company is otherwise (directly or indirectly) interested; and
- (f) shall not, save as he may otherwise agree, be accountable to the company for any benefit which he (or a person connected with him (as defined in section 252 of the Act)) derives from any such contract, transaction or arrangement or from any such office or employment or from any interest in any such body corporate and no such contract, transaction or arrangement shall be liable to be avoided on the grounds of any such interest or benefit nor shall the receipt of any such remuneration or other benefit constitute a breach of his duty under section 176 of the Act.

PART 3 SHARES

Powers to issue different classes of share

5.—(1) Subject to the articles, but without prejudice to the rights attached to any existing share, the company may issue shares with such rights or restrictions as may be determined by ordinary resolution.

(2) The company shall have the power to issue different classes of shares, including (but not limited to), “A” Ordinary £1 shares, “B” Ordinary £1 shares, “C” Ordinary £1 shares, “A” Ordinary £0.85 shares, “B” Ordinary £0.85 shares, “C” Ordinary £0.85 shares, “A” Ordinary £0.15 shares, “B” Ordinary £0.15 shares, “C” Ordinary £0.15 shares, “AA” Ordinary £0.85 shares, “AB” Ordinary £0.15 shares, “BA” Ordinary £0.85 shares, “BB” Ordinary £0.15 shares, “CA” Ordinary £0.85 shares and “CB” Ordinary £0.15 shares.

(3) The “A” Ordinary £1 shares, the “B” Ordinary £1 shares, the “C” Ordinary £1 shares, the “A” Ordinary £0.85 shares, the “B” Ordinary £0.85 shares, the “C” Ordinary £0.85 shares, the “A” Ordinary £0.15 shares, the “B” Ordinary £0.15 shares, the “C” Ordinary £0.15 shares, the “AA” Ordinary £0.85 shares, the “AB” Ordinary £0.15 shares, the “BA” Ordinary £0.85 shares, the “BB” Ordinary £0.15 shares, the “CA” Ordinary £0.85 shares and the “CB” Ordinary £0.15 shares shall be separate classes of shares for the purpose of the declaration of dividends. The declaration of a dividend in respect of one class of share shall not compel a dividend at the same rate to be declared in respect of any other class of share.

(4) The “AB” Ordinary £0.15 shares, the “BB” Ordinary £0.15 shares and the “CB” Ordinary £0.15 shares shall only participate in dividends see 5(3) above to the extent that the dividends or surplus assets however arising including on return of capital, sale, liquidation or otherwise, derive from the shares held by the company in Milltown Homes (Southern) Ltd.

(5) No shares, except those in 5(4) above shall participate in dividends or surplus assets however arising including on return of capital, sale, liquidation or otherwise, to the extent that they derive from the shares held by the company in Milltown Homes (Southern) Limited.

(6) Save as set out in Articles 5(2), 5(3), 5(4) and 5(5) The “A” Ordinary £1 shares, the “B” Ordinary £1 shares, the “C” Ordinary £1 shares, the “A” Ordinary £0.85 shares, the “B” Ordinary £0.85 shares, the “C” Ordinary £0.85 shares, the “A” Ordinary £0.15 shares, the “B” Ordinary £0.15 shares, the “C” Ordinary £0.15 shares, the “AA” Ordinary £0.85 shares, the “AB” Ordinary £0.15 shares, the “BA” Ordinary £0.85 shares, the “BB” Ordinary £0.15 shares, the “CA” Ordinary £0.85 shares and the “CB” Ordinary £0.15 shares shall rank *pari passu* in all respects.

(7) The company may issue shares which are to be redeemed, or are liable to be redeemed at the option of the company or the holder, and the directors may determine the terms, conditions and manner of redemption of any such shares.

Pre-emption rights

6.—(1) Unless otherwise agreed by special resolution, if the company proposes to allot any equity securities of any Class, those equity securities of that Class shall not be allotted to any person unless the company has first offered them to all members of that same Class, on the date of the offer on the same terms, and at the same price, as those equity securities are being offered to such other person on a pari passu basis and pro rata to the nominal value of shares in that Class held by those members (as nearly as possible without involving fractions).

(2) The offer:

- (g) Shall be in writing, shall be open for acceptance for a period of fifteen working days from the date of the offer and shall give details of the number and subscription price of the relevant equity securities; and
- (h) May stipulate that any member who wishes to subscribe for a number of equity securities in excess of the proportion to which he is entitled shall, in his acceptance, state the number of excess equity securities ("Excess Securities") for which he wishes to subscribe.

(3) Any equity securities not accepted by members pursuant to the offer made to them in accordance with Article 6 (1) shall be used for satisfying any requests for Excess Securities made pursuant to Article 6 (2). If there are insufficient Excess Securities to satisfy such requests, the Excess Securities shall be allotted to the applicants as nearly as practicable in the proportion that the number of Excess Securities each member indicated he would accept bears to the total number of Excess Securities applied for (as nearly as possible without involving fractions or increasing the number of Excess Securities allotted to any member beyond that applied for by him). After that allotment, any Excess Securities remaining shall be offered to any other person as the directors may determine, at the same price and on the same terms as the offer to the members.

Variation of class rights:

7.—(1) Whenever the capital of the company is divided into different classes of shares, the special rights attached to any class may only be varied or abrogated, either whilst the company is a going concern or during or in contemplation of a winding up, with the consent of the holders of the issued shares of that class given in accordance with Article 7.2

(2) The consent of the holders of a class of shares may be given by:

- (a) A special resolution passed at a separate general meeting of the holders of the issued shares of that class; or
- (b) A written resolution in any form signed by or on behalf of the holders of three-quarters in nominal value of the issued shares of that class, but not

otherwise. To every such meeting, all the provisions of these Articles and the Act relating to general meetings of the company shall apply (with such amendments as may be necessary to give such provisions efficacy) but so that the necessary quorum shall be two holders of shares of the relevant class (or one person where there is only one holder of shares of that class) present in person or by proxy and holding or representing not less than one third in nominal value of the issued shares of the relevant class; that every holder of shares of the class shall be entitled on a poll to one vote for every such share held by him; and that any holder of shares of the class, present in person or by proxy or (being a corporation) by a duly authorised representative, may demand a poll. If at any adjourned meeting of such holders such a quorum as aforesaid is not present, not less than one person holding shares of the class who is present in person or by proxy shall be a quorum.

Share transfers

8. —(1) Shares may be transferred by means of an instrument of transfer in any usual form or any other form approved by the directors, which is executed by or on behalf of the transferor.

(2) No fee may be charged for registering any instrument of transfer or other document relating to or affecting the title to any share.

(3) The company may retain any instrument of transfer which is registered.

(4) The transferor remains the holder of a share until the transferee's name is entered in the register of members as holder of it.

(5) The directors may refuse to register the transfer of a share, and if they do so, the instrument of transfer must be returned to the transferee with the notice of refusal

Lien

9.—(1) The company shall have a first and paramount lien on every share (not being a fully paid share) for all moneys (whether presently payable or not) payable at a fixed time or called in respect of that share. The directors may at any time declare any share to be wholly or in part exempt from the provisions of this regulation. The company's lien on a share shall extend to any amount payable in respect of it;

(2) The company may sell in such manner as the directors determine any shares on which the company has a lien if a sum in respect of which the lien exists is presently payable and is not paid within fourteen clear days after notice has been given to the holder of the share or to the person entitled to it in consequence of the death or bankruptcy of the holder, demanding payment and stating that if the notice is not complied with the shares may be sold;

(3) To give effect to a sale the directors may authorise some person to execute an instrument of transfer of the shares sold to, or in accordance with the directions of, the purchaser. The title of the transferee to the shares shall not be affected by any irregularity in or invalidity of the proceedings in reference to the sale;

(4) The net proceeds of the sale, after payment of the costs, shall be applied in payment of so much of the sum for which the lien exists as is presently payable, and any residue shall (upon surrender to the company for cancellation of the certificate for

the shares sold and subject to a like lien for any moneys not presently payable as existed upon the shares before the sale) be paid to the person entitled to the shares at the date of the sale.

Calls on shares and forfeiture

10.—(1) Subject to the terms of allotment, the directors may make calls upon the members in respect of any moneys unpaid on their shares (whether in respect of nominal value or premium) and each member shall (subject to receiving at least fourteen clear days' notice specifying when and where payment is to be made) pay to the company as required by the notice the amount called on his shares. A call may be required to be paid by instalments. A call may, before receipt by the company of any sum due thereunder, be revoked in whole or part and payment of a call may be postponed in whole or part. A person upon whom a call is made shall remain liable for calls made upon him notwithstanding the subsequent transfer of the shares in respect whereof the call was made;

(2) A call shall be deemed to have been made at the time when the resolution of the directors authorising the call was passed;

(3) The joint holders of a share shall be jointly and severally liable to pay all calls in respect thereof;

(4) If a call remains unpaid after it has become due and payable the person from whom it is due and payable shall pay interest on the amount unpaid from the day it became due and payable until it is paid at the rate fixed by the terms of allotment of the share or in the notice of the call or, if no rate is fixed, at the appropriate rate (as defined by the Act) but the directors may waive payment of the interest wholly or in part;

(5) An amount payable in respect of a share on allotment or at any fixed date, whether in respect of nominal value or premium or as an instalment of a call, shall be deemed to be a call and if it is not paid the provisions of the articles shall apply as if that amount had become due and payable by virtue of a call;

(6) Subject to the terms of allotment, the directors may make arrangements on the issue of shares for a difference between the holders in the amounts and times of payment of calls on their shares;

(7) If a call remains unpaid after it has become due and payable the directors may give to the person from whom it is due not less than fourteen clear days' notice requiring payment of the amount unpaid together with any interest which may have accrued. The notice shall name the place where payment is to be made and shall state that if the notice is not complied with the shares in respect of which the call was made will be liable to be forfeited;

(8) If the notice is not complied with any share in respect of which it was given may, before the payment required by the notice has been made, be forfeited by a resolution of the directors and the forfeiture shall include all dividends or other moneys payable in respect of the forfeited shares and not paid before the forfeiture;

(9) Subject to the provisions of the Act, a forfeited share may be sold, re-allotted or otherwise disposed of on such terms and in such manner as the directors determine either to the person who was before the forfeiture the holder or to any other person and at any time before sale, re-allotment or other disposition, the forfeiture may be cancelled on such terms as the directors think fit. Where for the purposes of its disposal a forfeited share is to be transferred to any person the directors may authorise some person to execute an instrument of transfer of the share to that person;

(10) A person any of whose shares have been forfeited shall cease to be a member in respect of them and shall surrender to the company for cancellation the certificate for the shares forfeited but shall remain liable to the company for all moneys which at the date of forfeiture were presently payable by him to the company in respect of those shares with interest at the rate at which interest was payable on those moneys before the forfeiture or, if no interest was so payable, at the appropriate rate (as defined in the Act) from the date of forfeiture until payment but the directors may waive payment wholly or in part or enforce payment without any allowance for the value of the shares at the time of forfeiture or for any consideration received on their disposal;

(11) A statutory declaration by a director or the secretary that a share has been forfeited on a specified date shall be conclusive evidence of the facts stated in it as against all persons claiming to be entitled to the share and the declaration shall (subject to the execution of an instrument of transfer if necessary) constitute a good title to the share and the person to whom the share is disposed of shall not be bound to see to the application of the consideration, if any, nor shall his title to the share be affected by any irregularity in or invalidity of the proceedings in reference to the forfeiture or disposal of the share.