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**CERTIFICATE OF INCORPORATION
OF A
PRIVATE LIMITED COMPANY**

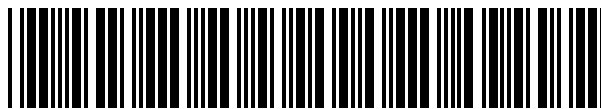
Company Number **13319239**

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

CHARLECOTE BARNs MANAGEMENT COMPANY LIMITED

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

Given at Companies House, Cardiff, on **7th April 2021**



N13319239I



Companies House



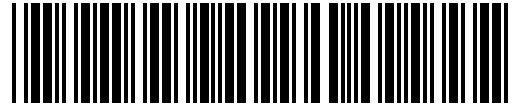
**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**



Companies House

IN01_(ef)

Application to register a company



Received for filing in Electronic Format on the: **06/04/2021**

XAITOWYA

Company Name in full:

CHARLECOTE BARNS MANAGEMENT COMPANY LIMITED

Company Type:

Private company limited by shares

Situation of Registered Office:

England and Wales

Proposed Registered Office Address:

**39 LEAM TERRACE
LEAMINGTON SPA
WARWICKSHIRE
UNITED KINGDOM CV31 1BQ**

Sic Codes:

98000

Company Director *1*

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

Statement of Capital (Share Capital)

<i>Class of Shares:</i>	GOLDEN	<i>Number allotted</i>	1
<i>Currency:</i>	GBP	<i>Aggregate nominal value:</i>	1
<i>Prescribed particulars</i>			

ALL RIGHTS ATTACHED, EACH SHARE IS ENTITLED TO ONE VOTE IN ANY CIRCUMSTANCES, IS ENTITLED TO DIVIDEND PAYMENTS OR ANY OTHER DISTRIBUTION AND IS ENTITLED TO PARTICIPATE IN A DISTRIBUTION ARISING FROM A WINDING UP OF THE COMPANY

Statement of Capital (Totals)

<i>Currency:</i>	GBP	<i>Total number of shares:</i>	1
		<i>Total aggregate nominal value:</i>	1
		<i>Total aggregate unpaid:</i>	0

Initial Shareholdings

Name: **LIONSGATE CAPITAL
LIMITED**

Class of Shares: **GOLDEN**

Address **39 LEAM TERRACE
LEAMINGTON SPA
WARWICKSHIRE
UNITED KINGDOM
CV31 1BQ**

Number of shares: **1**

Currency: **GBP**

*Nominal value of each
share:* **1**

Amount unpaid: **0**

Amount paid: **1**

Persons with Significant Control (PSC)

Statement of initial significant control

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

Relevant Legal Entity (RLE) details

Company Name: **LIONSGATE CAPITAL LIMITED**

Service Address: **39 LEAM TERRACE
LEAMINGTON SPA
WARWICKSHIRE
UNITED KINGDOM
CV31 1BQ**

Legal Form: **PRIVATE LIMITED COMPANY**

Governing Law: **ENGLISH LAW**

Register Location: **COMPANIES HOUSE**

Country/State: **UNITED KINGDOM**

Registration Number: **09277926**

<i>Nature of control</i>	The relevant legal entity holds, directly or indirectly, 75% or more of the shares in the company.
<i>Nature of control</i>	The relevant legal entity holds, directly or indirectly, 75% or more of the voting rights in the company.
<i>Nature of control</i>	The relevant legal entity has the right, directly or indirectly, to appoint or remove a majority of the board of directors of the company.

Statement of Compliance

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

Name: **LIONSGATE CAPITAL LIMITED**
Authenticated **YES**

Authorisation

Authoriser Designation: **subscriber** *Authenticated* **YES**

THE COMPANIES ACT 2006

COMPANY HAVING A SHARE CAPITAL

MEMORANDUM OF ASSOCIATION

OF

Charlecote Barns Management Company Limited

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

Subscriber : Lionsgate Capital Limited

Dated:- 6th April 2021

THE COMPANIES ACT 2006
PRIVATE COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION OF
CHARLECOTE BARNs MANAGEMENT COMPANY LIMITED

INTRODUCTION

1. INTERPRETATION

1.1 In these Articles, unless the context otherwise requires:

Act: means the Companies Act 2006;

Appointor: has the meaning given in article 13.1;

Articles: means the company's articles of association for the time being in force;

Business day: means any day (other than a Saturday, Sunday or public holiday in the United Kingdom) on which clearing banks in the City of London are generally open for business;

Conflict: has the meaning given in article 9.1;

Developer: means Lionsgate Capital Limited;

Development: means the development of 8 properties at Charlecote Barns, Stratford Road, Wellesbourne, Warwick, CV35 9ES;

Eligible director: means a director who would be entitled to vote on the matter at a meeting of directors (but excluding any director whose vote is not to be counted in respect of the particular matter);

Golden Share: means the Golden Share of £1.00 in the capital of the company being subject to the rights and restrictions set out in these Articles;

Golden Shareholder: means the holder of the Golden Share;

Qualifying Property Owner: means an owner for the time being of a Property and where two or more persons jointly own the freehold interest in one of the Properties; they shall together constitute one Qualifying Property Owner for all purposes of these Articles;

Lien Enforcement Notice: has the meaning given in article 24.3; and

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;

Nominee director: as defined in Article 22.4;

Ordinary Share: means the ordinary shares of £1.00 each in the capital of the company being subject to the rights and restrictions set out in these Articles;

Ordinary shareholder: means a holder of an Ordinary Share;

Properties: mean the 8 properties forming part of the Development;

Property: means any one of the Properties;

- 1.2 Save as otherwise specifically provided in these Articles, words and expressions which have particular meanings in the Model Articles shall have the same meanings in these Articles, subject to which and unless the context otherwise requires, words and expressions which have particular meanings in the Act shall have the same meanings in these Articles.
- 1.3 Headings in these Articles are used for convenience only and shall not affect the construction or interpretation of these Articles.
- 1.4 A reference in these Articles to an "article" is a reference to the relevant article of these Articles unless expressly provided otherwise.
- 1.5 Unless expressly provided otherwise, a reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time, taking account of:
 - 1.5.1 any subordinate legislation from time to time made under it; and
 - 1.5.2 any amendment or re-enactment and includes any statute, statutory provision or subordinate legislation which it amends or re-enacts.
- 1.6 Any phrase introduced by the terms "**including**", "**include**", "**in particular**" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 1.7 The Model Articles shall apply to the Company, except in so far as they are modified or excluded by these Articles.
- 1.8 Articles 8, 9(1), 11(2) and (3), 13, 14(1), (2), (3) and (4), 17(2), 21, 44(2), 52 and 53 of the Model Articles shall not apply to the Company.
- 1.9 Article 7 of the Model Articles shall be amended by:
 - 1.9.1 the insertion of the words "for the time being" at the end of article 7(2)(a); and
 - 1.9.2 the insertion in article 7(2) of the words "(for so long as he remains the sole director)" after the words "and the director may".
- 1.10 Article 20 of the Model Articles shall be amended by the insertion of the words "(including alternate directors) and the secretary (if any)" before the words "properly incur".

- 1.11 In article 25(2)(c) of the Model Articles, the words "evidence, indemnity and the payment of a reasonable fee" shall be deleted and replaced with the words "evidence and indemnity".
- 1.12 Article 27(3) of the Model Articles shall be amended by the insertion of the words ", subject to article 10," after the word "But".
- 1.13 Article 29 of the Model Articles shall be amended by the insertion of the words ", or the name of any person(s) named as the transferee(s) in an instrument of transfer executed under article 28(2)," after the words "the transmittee's name".
- 1.14 Articles 31(1)(a) to (d) (inclusive) of the Model Articles shall be amended by the deletion, in each case, of the words "either" and "or as the directors may otherwise decide".
- 1.15 Article 5.2 and 5.3 shall only apply where there is a Nominee director.

DIRECTORS

2. UNANIMOUS DECISIONS

- 2.1 A decision of the directors is taken in accordance with this article when all Eligible directors indicate to each other by any means that they share a common view on a matter.
- 2.2 Such a decision may take the form of a resolution in writing, where each eligible director has signed one or more copies of it, or to which each Eligible director has otherwise indicated agreement in writing.
- 2.3 A decision may not be taken in accordance with this article if the Eligible directors would not have formed a quorum at such a meeting.

3. CALLING A DIRECTORS' MEETING

Any director may call a directors' meeting by giving notice of the meeting to the directors or by authorising the company secretary (if any) to give such notice.

4. QUORUM FOR DIRECTORS' MEETINGS

- 4.1 Subject to articles 4.2 and 11.2, the quorum for the transaction of business at a meeting of directors shall be one Eligible director, which shall be the Nominee director in office for the time being, unless:
 - 4.1.1 there is no Nominee director in office for the time being; or
 - 4.1.2 such Nominee director has, in respect of any particular meeting (or part of a meeting), otherwise agreed ahead of such meeting; or
 - 4.1.3 such Nominee director is not, in respect of any particular meeting (or part of a meeting), an Eligible director.

- 4.2 For the purposes of any meeting (or part of a meeting) held pursuant to article 9 to authorise a director's conflict, if there is only one Eligible director in office other than the conflicted director(s), the quorum for such meeting (or part of a meeting) shall be one Eligible director.

5. **PROCEEDINGS AT DIRECTORS' MEETINGS**

- 5.1 Any director or his alternate may validly participate in a meeting of the directors or a committee of directors through the medium of conference telephone or similar form of communication equipment provided that all persons participating in the meeting are able to hear and speak to each other throughout the meeting. A person so participating shall be deemed to be present in person at the meeting and shall accordingly be counted in a quorum and be entitled to vote (subject to any contrary provisions contained in these articles). Subject to the Act, all business transacted in such manner by the directors or a committee of the directors shall for the purposes of the Articles be deemed to be validly and effectively transacted at a meeting of the directors or of a committee of the directors notwithstanding that fewer than two directors or alternate directors are physically present at the same place. Such a meeting shall be deemed to take place where the largest group of those participating is assembled or, if there is no such group, where the chairman of the meeting then is.
- 5.2 No decision of the directors may be made without the consent of the Nominee director.
- 5.3 In the event of any decision being made at a meeting of directors, the Nominee director shall have 30 votes to every other director's one.

6. **CASTING VOTE**

- 6.1 If the numbers of votes for and against a proposal at a meeting of directors are equal, the Nominee director (or where no Nominee director, the chairman or other director chairing the meeting) has a casting vote.
- 6.2 Article 6.1 shall not apply in respect of a particular meeting (or part of a meeting) if, in accordance with the Articles, the chairman or other director is not an Eligible director for the purposes of that meeting (or part of a meeting).

7. **DIRECTORS' AUTHORITY**

- 7.1 The directors may exercise all the powers of the Company to borrow money, whether in excess of the nominal amount of the share capital of the Company for the time being issued or not, and to mortgage or charge its undertaking, property and uncalled capital or any part thereof, and to issue debentures, debenture stock and any other securities whether outright or as a security for any debt, liability or obligation of the Company or of any third party.

8. **TRANSACTIONS OR OTHER ARRANGEMENTS WITH THE COMPANY**

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:

- 8.1.1 may be a party to, or otherwise interested in, any transaction or arrangement with the Company or in which the Company is otherwise (directly or indirectly) interested;
- 8.1.2 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;
- 8.1.3 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;
- 8.1.4 may act by himself or his firm in a professional capacity for the Company (otherwise than as auditor) and he or his firm shall be entitled to remuneration for professional services as if he were not a director;
- 8.1.5 may be a director or other officer of, or employed by, or a party to a transaction or arrangement with, or otherwise interested in, any body corporate in which the Company is otherwise (directly or indirectly) interested; and
- 8.1.6 shall not, save as he may otherwise agree, be accountable to the Company for any benefit which he (or a person connected with him (as defined in section 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.

9. **DIRECTORS' CONFLICTS OF INTEREST**

- 9.1 The directors may, in accordance with the requirements set out in this article, authorise any matter or situation proposed to them by any director which would, if not authorised, involve a director (an **Interested director**) breaching his duty under section 175 of the Act to avoid conflicts of interest (**Conflict**).
- 9.2 Any authorisation under this article 9 will be effective only if:
 - 9.2.1 to the extent permitted by the Act the matter in question shall have been proposed by any director for consideration in the same way that any other matter may be proposed to the directors under the provisions of these Articles or in such other manner as the directors may determine;

- 9.2.2 any requirement as to the quorum for consideration of the relevant matter is met without counting the Interested director; and
 - 9.2.3 the matter was agreed to without the Interested director voting or would have been agreed to if the Interested director's vote had not been counted.
- 9.3 Any authorisation of a Conflict under this article 9 may (whether at the time of giving the authorisation or subsequently):
 - 9.3.1 extend to any actual or potential conflict of interest which may reasonably be expected to arise out of the matter or situation so authorised;
 - 9.3.2 provide that the Interested director be excluded from the receipt of documents and information and the participation in discussions (whether at meetings of the directors or otherwise) related to the Conflict;
 - 9.3.3 provide that the Interested director shall or shall not be an eligible director in respect of any future decision of the directors vote in relation to any resolution related to the Conflict;
 - 9.3.4 impose upon the Interested director such other terms for the purposes of dealing with the Conflict as the directors think fit;
 - 9.3.5 provide that, where the Interested director obtains, or has obtained (through his involvement in the Conflict and otherwise than through his position as a director of the Company) information that is confidential to a third party, he will not be obliged to disclose that information to the Company, or to use it in relation to the Company's affairs where to do so would amount to a breach of that confidence; and
 - 9.3.6 permit the Interested director to absent himself from the discussion of matters relating to the Conflict at any meeting of the directors and be excused from reviewing papers prepared by, or for, the directors to the extent they relate to such matters.
- 9.4 Where the directors authorise a Conflict, the Interested director will be obliged to conduct himself in accordance with any terms and conditions imposed by the directors in relation to the Conflict.
- 9.5 The directors may revoke or vary such authorisation at any time, but this will not affect anything done by the Interested director, prior to such revocation or variation, in accordance with the terms of such authorisation.
- 9.6 In authorising a Conflict the directors may decide (whether at the time of giving the authorisation or subsequently) that if a director has obtained any information through his involvement in the Conflict otherwise than as a director of the Company and in respect of

which he owes a duty of confidentiality to another person, the director is under no obligation to:

9.6.1 disclose such information to the directors or to any director or other officer or employee of the Company; or

9.6.2 use or apply any such information in performing his duties as a director,

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

9.7 A director is not required, by reason of being a director (or because of the fiduciary relationship established by reason of being a director), to account to the Company for any remuneration, profit or other benefit which he derives from or in connection with a relationship involving a Conflict which has been authorised by the directors or by the Company in general meeting (subject in each case to any terms, limits or conditions attaching to that authorisation) and no contract shall be liable to be avoided on such grounds.

10. **RECORDS OF DECISIONS TO BE KEPT**

Where decisions of the directors are taken by electronic means, such decisions shall be recorded by the directors in permanent form, so that they may be read with the naked eye.

11. **NUMBER OF DIRECTORS**

11.1 Unless otherwise determined by ordinary resolution, the number of directors (other than alternate directors) shall not be subject to any maximum but shall not be less than one.

11.2 Whensoever the minimum number of the directors shall be one, a sole director shall have authority to exercise all the powers and discretions by the Model Articles and by these Articles expressed to be vested in the directors generally, and article 4.1 shall be modified accordingly.

12. **APPOINTMENT OF DIRECTORS**

In any case where, as a result of death or bankruptcy, the Company has no shareholders and no directors, the transmittee(s) of the last shareholder to have died or to have a bankruptcy order made against him (as the case may be) have the right, by notice in writing, to appoint a natural person (including a transmittee who is a natural person), who is willing to act and is permitted to do so, to be a director.

13. **APPOINTMENT AND REMOVAL OF ALTERNATE DIRECTORS**

13.1 Any director (**Appointor**) may appoint as an alternate any other director, or any other person approved by resolution of the directors, to:

13.1.1 exercise that director's powers; and

- 13.1.2 carry out that director's responsibilities,
- in relation to the taking of decisions by the directors, in the absence of the alternate's Appointor.
- 13.2 Any appointment or removal of an alternate must be effected by notice in writing to the Company signed by the Appointor, or in any other manner approved by the directors.
 - 13.3 The notice must:
 - 13.3.1 identify the proposed alternate; and
 - 13.3.2 in the case of a notice of appointment, contain a statement signed by the proposed alternate that the proposed alternate is willing to act as the alternate of the director giving the notice.
- 14. RIGHTS AND RESPONSIBILITIES OF ALTERNATE DIRECTORS**
- 14.1 An alternate director may act as alternate director to more than one director and has the same rights in relation to any decision of the directors as the alternate's Appointor.
 - 14.2 Except as the Articles specify otherwise, alternate directors:
 - 14.2.1 are deemed for all purposes to be directors;
 - 14.2.2 are liable for their own acts and omissions;
 - 14.2.3 are subject to the same restrictions as their Appointors; and
 - 14.2.4 are not deemed to be agents of or for their Appointors

and, in particular (without limitation), each alternate director shall be entitled to receive notice of all meetings of directors and of all meetings of committees of directors of which his Appointor is a member.
 - 14.3 A person who is an alternate director but not a director:
 - 14.3.1 may be counted as participating for the purposes of determining whether a quorum is present (but only if that person's Appointor is not participating);
 - 14.3.2 may participate in a unanimous decision of the directors (but only if his Appointor is an eligible director in relation to that decision, but does not participate); and
 - 14.3.3 shall not be counted as more than one director for the purposes of articles 14.314.3.1 and.
 - 14.4 A director who is also an alternate director is entitled, in the absence of his Appointor, to a separate vote on behalf of his Appointor, in addition to his own vote on any decision of the

directors (provided that his Appointor is an eligible director in relation to that decision), but shall not count as more than one director for the purposes of determining whether a quorum is present.

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

15. **TERMINATION OF ALTERNATE DIRECTORSHIP**

An alternate director's appointment as an alternate terminates:

- 15.1.1 when the alternate's Appointor revokes the appointment by notice to the Company in writing specifying when it is to terminate;
- 15.1.2 on the occurrence, in relation to the alternate, of any event which, if it occurred in relation to the alternate's Appointor, would result in the termination of the Appointor's appointment as a director;
- 15.1.3 on the death of the alternate's Appointor; or
- 15.1.4 when the alternate's Appointor's appointment as a director terminates.

16. **SECRETARY**

The directors may appoint any person who is willing to act as the secretary for such term, at such remuneration and upon such conditions as they may think fit and from time to time remove such person and, if the directors so decide, appoint a replacement, in each case by a decision of the directors.

DECISION MAKING BY SHAREHOLDERS

17. **GENERAL MEETINGS**

- 17.1 Notices convening general meetings of the Company shall comply with the provisions of Chapter 3 of Part 13 of the Act.
- 17.2 No business shall be transacted at any general meeting unless a quorum is present.
- 17.3 A quorum is:
 - 17.3.1 Prior to the conversion of the Golden Share to an Ordinary Share in accordance with article 22.8, one Golden Shareholder present in person or by proxy and entitled to vote upon the business to be conducted at the meeting;

- 17.3.2 Following the conversion of the Golden Share to an Ordinary Share in accordance with article 22.8, two Ordinary shareholders present in person or by proxy and entitled to vote upon the business to be conducted at the meeting.

18. **POLL VOTES**

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

19. **PROXIES**

- 19.1 Article 45(1)(d) of the Model Articles shall be deleted and replaced with the words "is delivered to the Company in accordance with the Articles not less than 48 hours before the time appointed for holding the meeting or adjourned meeting at which the right to vote is to be exercised and in accordance with any instructions contained in the notice of the general meeting (or adjourned meeting) to which they relate".
- 19.2 Article 45(1) of the Model Articles shall be amended by the insertion of the words "and a proxy notice which is not delivered in such manner shall be invalid, unless the directors, in their discretion, accept the notice at any time before the meeting" as a new paragraph at the end of that article.
- 19.3 Proxies must be deposited at the registered office of the Company or, to such other postal address, electronic mail address or facsimile number as may be specifically permitted for the purpose of depositing proxy forms in the notice convening such general meeting. For the avoidance of doubt, where no such alternative is specifically provided for in the notice convening the relevant general meeting all proxy forms relating to that general meeting must be deposited at the registered office of the Company.
- 19.4 Where there is a vote on a resolution on a show of hands at a general meeting and a member entitled to vote on the resolution has appointed more than one proxy those proxies (when taken together) shall not be entitled to have more votes than the member would have if he or she were present in person.

20. **SINGLE MEMBER COMPANY**

- 20.1 If, and for so long as, the Company has only one member, the following provisions shall apply:
- 20.1.1 The sole member of the Company (or the proxy or authorised representative of the sole member representing that member at the relevant general meeting) shall be the chairman of any general meeting of the Company and Article 39 of the Model Articles shall be modified accordingly.

- 20.1.2 All other provisions of these Articles shall (in the absence of any express provision to the contrary) apply with such modification as may be necessary in relation to a Company which has only one member.

21. SHARES

- 21.1 The Company may issue shares for less than the aggregate of their nominal value.
- 21.2 Each Ordinary Share may only be issued to the subscribers to the Memorandum of Association or a Qualifying Property Owner subject to the following provisions:
- 21.2.1 Any one Qualifying Property Owner may hold no more than one share in respect of a Property;
- 21.2.2 There may be no more than one share issued in respect of a Property.
- 21.3 In accordance with Section 551 of the Act, the directors may subject to Article 21.2 hereof allot, grant options over, or otherwise deal with or dispose of up to 8 Ordinary Shares in the Company to such persons and generally on such terms and conditions as the directors think proper.
- 21.4 The general authority conferred by paragraph 21.3 of this Article shall be conditional upon due compliance with Article 21.2 hereof and shall not extend beyond the number of Ordinary Shares provided in paragraph 21.3 of this Article. The said authority will expire on that date which is the fifth anniversary of the date of incorporation unless renewed, varied or revoked by the Company in general meeting or by written resolution in accordance with the said Section 551 of the Act.
- 21.5 The directors shall be entitled under the general authority conferred by paragraph 21.3 of this Article to make at any time before the expiry of such authority any offer or agreement which will or might require Ordinary Shares of the Company to be allotted after the expiry of such authority.
- 21.6 By virtue of Section 567 of the Act, Sections 561 and 562 of the Act shall not apply to the Company.

22. GOLDEN SHARE

- 22.1 The Golden Share may only be held by the Developer or such other person as the Developer shall in writing nominate.
- 22.2 Any decision of the shareholders may not be made without the prior written consent of the Golden Shareholder.
- 22.3 In the event that any resolution is put to a meeting or a written resolution of the Company then notwithstanding the provisions of Article 18 the Golden Shareholder shall be entitled on a poll to have 30 votes for every share in issue at the relevant time.

- 22.4 The Golden Shareholder may at any time and from time to time by notice in writing and delivered to the Company appoint a director (hereinafter referred to as the "**Nominee director**") and in like manner remove from office the Nominee director, and appoint another director in place of the person so removed or otherwise ceasing to be a director. Every such appointment or removal shall be effective upon the notice being delivered to the Company.
- 22.5 The holder of the Golden Share shall be entitled to receive notice of and attend all general meetings and meetings of the holders of voting shares.
- 22.6 On a return of assets in a winding up of the Company, for so long as there is a Golden share in issue, the Golden Shareholder shall be entitled to repayment of the capital paid up on the Golden Share in priority to any payment to other members.
- 22.7 The Golden Shareholder may require the Company to redeem the Golden Share at its nominal value at any time after the sale by the receiver of the last of the Properties and on completion of the redemption shall procure the resignation of the Nominee director. The provisions in paragraph 22.2 of this Article, Articles 5.2 and 5.3 and the words 'one being the Nominee director' in Article 4.1 shall cease to have effect on the redemption of the Golden Share.
- 22.8 If at any time the Golden Share is transferred to a person other than the Developer or such person nominated by the Developer under article 22.1, it should immediately upon transfer be converted into one Ordinary Share.

23. **TRANSFER OF SHARES**

- 23.1 No member or other person becoming entitled to a share or shares in consequence of the death or bankruptcy of a member shall be entitled to transfer any share:
- 23.1.1 to any person not being a Qualifying Property Owner, and
- 23.1.2 at any price in excess of the nominal value.
- 23.2 The directors may in their absolute and uncontrolled discretion and without assigning any reason therefore, refuse to register any proposed transfer of a share unless they are satisfied that the foregoing conditions of this Article are being complied with in regard thereto.
- 23.3 Where a member has ceased for any reason to be a Qualifying Property Owner the directors may give notice to the member requiring him to transfer any share or shares held by him in relation to a Property in the Company to the new Qualifying Property Owner in respect of such Property within the next succeeding period of twenty-eight days and if such notice shall not be complied with, the Chairman for the time being of the directors of the Company or failing him one of the directors duly nominated by resolution of the directors for that purpose shall forthwith be deemed to be the duly appointed attorney of the member with full power to execute, complete and deliver in the name and on behalf of the member a transfer of such share or shares for a consideration not exceeding its or their nominal value to the new

Qualifying Property Owner in respect of such Property who shall be registered as the holder of the share or shares and his title to the said share or shares shall not be affected by any irregularity or invalidity in the proceedings in reference to the disposal of the share or shares.

24. **LIEN, CALLS ON SHARES AND FORFEITURE**

24.1 The Company has a lien (the **Company's Lien**) over every share (whether fully paid up or not) which is registered in the name of a person indebted or under any liability to the Company, whether he is the sole registered holder of the share or one of several joint holders, for all monies payable by him (either alone or jointly with any other person) to the Company, whether payable immediately or at some time in the future.

24.2 The provisions of articles 52(2) and (3), 55, 56(2), 57(2), (3) and (4), 59, 60, 61 and 62 for public companies set out in Schedule 3 to The Companies (Model Articles) Regulations 2008 (SI 2008/3229) shall apply to the Company, save that each reference in those articles to a "member" or "members" shall be deemed to be references to a "shareholder" or "shareholders" (as the case may be).

24.3 Enforcement of the Company's Lien

24.3.1 Subject to the provisions of this article 24.3, if:

- (a) a Lien Enforcement Notice has been given in respect of a share; and
- (b) the person to whom the notice was given has failed to comply with it,

the Company may sell that share in such manner as the directors decide.

24.3.2 A Lien Enforcement Notice:

- (a) may only be given in respect of a share which is subject to the Company's Lien, in respect of which a sum is payable and the due date for payment of that sum has passed;
- (b) must specify the share concerned;
- (c) must require payment of the sum within 14 clear days of the notice (that is, excluding the date on which the notice is given and the date on which that 14 day period expires);
- (d) must be addressed either to the holder of the share or to a transmittee of that holder; and
- (e) must state the Company's intention to sell the share if the notice is not complied with.

24.3.3 Where shares are sold under this article 24.3:

- (a) the directors may authorise any person to execute an instrument of transfer of the shares to the purchaser or to a person nominated by the purchaser; and
- (b) the transferee is not bound to see to the application of the consideration, and the transferee's title is not affected by any irregularity in or invalidity of the process leading to the sale.

24.3.4 The net proceeds of any such sale (after payment of the costs of sale and any other costs of enforcing the lien) must be applied:

- (a) first, in payment of so much of the sum for which the lien exists as was payable at the date of the Lien Enforcement Notice; and
- (b) second, to the person entitled to the shares at the date of the sale, but only after the certificate for the shares sold has been surrendered to the Company for cancellation, or an indemnity in a form reasonably satisfactory to the directors has been given for any lost certificates, and subject to a lien equivalent to the Company's Lien over the shares before the sale for any money payable by that person (or his estate or any joint holder of the shares) after the date of the Lien Enforcement Notice.

24.3.5 A statutory declaration by a director that the declarant is a director and that a share has been sold to satisfy the Company's Lien on a specified date:

- (a) is conclusive evidence of the facts stated in it as against all persons claiming to be entitled to the share; and
- (b) subject to compliance with any other formalities of transfer required by the Articles or by law, constitutes a good title to the share.

24.4 Call notices

24.4.1 Subject to the Articles and the terms on which shares are allotted, the directors may send a notice (a **Call Notice**) to a shareholder requiring the shareholder to pay the Company a specified sum of money (a **Call**) which is payable to the Company at the date when the directors decide to send the Call Notice.

24.4.2 A Call Notice:

- (a) may not require a shareholder to pay a Call which exceeds the total amount of his indebtedness or liability to the Company;
- (b) must state when and how any Call to which it relates is to be paid; and
- (c) may permit or require the Call to be made in instalments.

24.4.3 A shareholder must comply with the requirements of a Call Notice, but no shareholder is obliged to pay any Call before 14 clear days (that is, excluding the date on which the notice is given and the date on which that 14 day period expires) have passed since the notice was sent.

24.4.4 Before the Company has received any Call due under a Call Notice the directors may:

- (a) revoke it wholly or in part; or
- (b) specify a later time for payment than is specified in the notice,

by a further notice in writing to the shareholder in respect of whose shares the Call is made.

24.4.5 A Call Notice need not be issued in respect of sums which are specified, in the terms on which a share is issued, as being payable to the Company in respect of that share:

- (a) on allotment;
- (b) on the occurrence of a particular event; or
- (c) on a date fixed by or in accordance with the terms of issue.

24.5 Forfeiture

24.5.1 If a person is liable to pay a Call and fails to do so by the Call payment date:

- (a) the directors may issue a notice of intended forfeiture to that person; and
- (b) until the Call is paid, that person must pay the Company interest on the Call from the Call payment date at the relevant rate.

24.5.2 A notice of intended forfeiture:

- (a) may be sent in respect of any share in respect of which a Call has not been paid as required by a Call Notice;
- (b) must be sent to the holder of that share (or all the joint holders of that share) or to a transmittee of that holder;
- (c) must require payment of the Call and any accrued interest by a date which is not less than 14 clear days after the date of the notice (that is, excluding the date on which the notice is given and the date on which that 14 day period expires);
- (d) must state how the payment is to be made; and

- (e) must state that if the notice is not complied with, the shares in respect of which the Call is payable will be liable to be forfeited.

ADMINISTRATIVE ARRANGEMENTS

25. MEANS OF COMMUNICATION TO BE USED

25.1 Any notice, document or other information shall be deemed served on or delivered to the intended recipient:

25.1.1 if properly addressed and sent by prepaid United Kingdom first class post to an address in the United Kingdom, 48 hours after it was posted (or five business days after posting either to an address outside the United Kingdom or from outside the United Kingdom to an address within the United Kingdom, if (in each case) sent by reputable international overnight courier addressed to the intended recipient, provided that delivery in at least five business days was guaranteed at the time of sending and the sending party receives a confirmation of delivery from the courier service provider);

25.1.2 if properly addressed and delivered by hand, when it was given or left at the appropriate address;

25.1.3 if properly addressed and sent or supplied by electronic means, one hour after the document or information was sent or supplied;

25.1.4 if sent or supplied by means of a website, when the material is first made available on the website or (if later) when the recipient receives (or is deemed to have received) notice of the fact that the material is available on the website; or, if earlier,

25.1.5 as soon as the member acknowledges actual receipt.

For the purposes of this article, no account shall be taken of any part of a day that is not a working day.

25.2 In proving that any notice, document or other information was properly addressed, it shall be sufficient to show that the notice, document or other information was delivered to an address permitted for the purpose by the Act.

25.3 A member present in person at any meeting of the Company shall be deemed to have received notice of the meeting and, where necessary, of the purposes for which it was called.

26. INDEMNITY

26.1 Subject to article 26.2, but without prejudice to any indemnity to which a relevant officer is otherwise entitled:

26.1.1 each relevant officer shall be indemnified out of the Company's assets against all costs, charges, losses, expenses and liabilities incurred by him as a relevant officer:

- (a) in the actual or purported execution and/or discharge of his duties, or in relation to them; and
- (b) in relation to the Company's (or any associated company's) activities as trustee of an occupational pension scheme (as defined in section 235(6) of the Act),

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

26.1.2 the Company may provide any relevant officer with funds to meet expenditure incurred or to be incurred by him in connection with any proceedings or application referred to in article 26.1.1 and otherwise may take any action to enable any such relevant officer to avoid incurring such expenditure.

26.2 This article does not authorise any indemnity which would be prohibited or rendered void by any provision of the Companies Acts or by any other provision of law.

26.3 In this article:

26.3.1 companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate; and

26.3.2 a "relevant officer" means any director or other officer or former director or other officer of the Company or an associated company (including any company which is a trustee of an occupational pension scheme (as defined by section 235(6) of the Act).

27. **INSURANCE**

27.1 The directors may decide to purchase and maintain insurance, at the expense of the Company, for the benefit of any relevant officer in respect of any relevant loss.

27.2 In this article:

27.2.1 a "relevant officer" means any director or other officer or former director or other officer of the Company or an associated company (including any company which

is a trustee of an occupational pension scheme (as defined by section 235(6) of the Act);

- 27.2.2 a "relevant loss" means any loss or liability which has been or may be incurred by a relevant officer in connection with that relevant officer's duties or powers in relation to the Company, any associated company or any pension fund or employees' share scheme of the company or associated company; and
- 27.2.3 companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate.