

# MG01

## Particulars of a mortgage or charge



**A fee is payable with this form.**  
We will not accept this form unless you send the correct fee  
Please see 'How to pay' on the last page

**What this form is for**  
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland

**What this form is NOT for**  
You cannot use this form to reg-  
ister particulars of a charge for a Sc  
company To do this, please us  
form MG01s

TUESDAY



\*L7ESGTFM\*  
L10 19/04/2011 114  
COMPANIES HOUSE

<b>1 Company details</b>		For official use
Company number	0 5 5 9 0 1 0 3	<p>→ <b>Filing in this form</b> Please complete in typescript or in bold black capitals</p> <p>All fields are mandatory unless specified or indicated by *</p>
Company name in full	PRIORY FINANCE PROPERTY HOLDINGS NO 2 LIMITED (the "Chargor")	
<b>2 Date of creation of charge</b>		
Date of creation	d1 d4 m0 m4 y2 y0 y1 y1	
<b>3 Description</b>		
Please give a description of the instrument (if any) creating or evidencing the charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'		
Description	Confirmation Deed dated 14 April 2011 (the "Confirmation Deed") and entered into between, amongst others, the Chargor and Deutsche Bank AG, London Branch as security trustee for itself and the other Secured Parties (as defined on continuation page 16 of Part 6 of this Form MG01) (the "Security Agent")	
<b>4 Amount secured</b>		
Please give us details of the amount secured by the mortgage or charge		<p><b>Continuation page</b> Please use a continuation page if you need to enter more details</p>
Amount secured	The Secured Obligations  (For definitions of capitalised terms used in this Form MG01, please see continuation pages 6 to 19 of Part 6 of this Form MG01 )	

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### 5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

**Continuation page**  
Please use a continuation page if you need to enter more details

Name	Deutsche Bank AG, London Branch as Security Agent
Address	Winchester House, 1 Great Winchester Street London
Postcode	E C 2 N 2 D B
Name	
Address	
Postcode	

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

**Continuation page**  
Please use a continuation page if you need to enter more details

Short particulars

#### 1 DESCRIPTION OF SECURITY

##### 1 1 Confirmation of Security

The Chargor has acknowledged and agreed to the issuance of the Additional Senior Secured Notes and the entry into the Additional Senior Secured Notes Guarantees and the Senior Secured Supplemental Indenture and the transactions contemplated thereby and has confirmed all payment and performance obligations, contingent or otherwise, and undertakings arising under or in connection with its respective agreements, guarantees, pledges and grants of Security, as applicable, under and subject to the terms of the Intercreditor Agreement and each Security Document to which it is party, and agreed that, notwithstanding the effectiveness of the Additional Senior Secured Notes, the Additional Senior Secured Notes Guarantees and the Senior Secured Supplemental Indenture and the consummation of the transactions contemplated thereby (including the consummation of the Acquisition), the pledges and grants of Security given in connection with the Security Documents are in full force and effect and remain and shall continue after the date of the Confirmation Deed to secure the "Secured Obligations" (under and as defined in the Intercreditor Agreement), as applicable

The Chargor has confirmed that (i) its guarantee under the RCF Facility Agreement continues in full force and effect on the terms of the RCF Facility Agreement and any Accession Deed (as defined in the RCF Facility Agreement) applicable to the Chargor, (ii) its guarantee under the Senior Secured Notes Indenture continues in full force and effect and on the terms of the Senior Secured Notes Indenture, and (iii) its guarantee under the Senior Unsecured Notes Indenture continues in full force and effect and on the terms of the Senior Unsecured Notes Indenture, in each case, subject to any limitations set out in the RCF Facility Agreement, the Senior Secured Notes Indenture or the Senior Unsecured Notes Indenture

Please see continuation pages 1 to 19 of this Part 6 of this Form MG01 attached hereto.

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## Particulars of a mortgage or charge

### 7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance or discount

NIL

### 8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860) If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870)

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866) The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it Where a body corporate gives the verification, an officer of that body must sign it We will also accept a verified copy where section 867(2) applies (property situated in another part of UK)

### 9 Signature

Please sign the form here

Signature

Signature

X LATHAM & WATKINS X

This form must be signed by a person with an interest in the registration of the charge

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## Particulars of a mortgage or charge



### Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name Catherine Aebischer

Company name Latham & Watkins

Address 99 Bishopsgate

Post town London

Country/Region

Postcode E C 2 M 3 X F

Country UK

DX Reference No 047961-0015

Telephone 020 7710 1000



### Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



### Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- The company name and number match the information held on the public Register
- You have included the original deed with this form
- You have entered the date the charge was created
- You have supplied the description of the instrument
- You have given details of the amount secured by the mortgagee or chargee
- You have given details of the mortgagee(s) or person(s) entitled to the charge
- You have entered the short particulars of all the property mortgaged or charged
- You have signed the form
- You have enclosed the correct fee



### Important information

Please note that all information on this form will appear on the public record.



### How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House'



### Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below:

**For companies registered in England and Wales:**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland.**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland:**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

**6 Short particulars of all the property mortgaged or charged**

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The Chargor has further confirmed that any Security created by it under the Security Documents extends to the Additional Senior Secured Notes and the Senior Secured Supplemental Indenture, including, for the avoidance of doubt, the Additional Senior Secured Notes Guarantees

**2 ACKNOWLEDGMENT**

The Chargor has acknowledged and agreed that

- (a) each of the Senior Secured Supplemental Indenture, the Additional Senior Secured Notes and the Additional Senior Secured Notes Guarantees is a "Senior Secured Note Document" (under and as defined in the English Debenture),
- (b) all obligations of the Chargor in respect of the Senior Secured Supplemental Indenture, the Additional Senior Secured Notes and the Additional Senior Secured Notes Guarantees are "Additional Liabilities" in respect of Secured Debt Documents and "Secured Obligations" (under and each as defined in the English Debenture), and
- (c) the Security Agent is and remains and shall after the date of the Confirmation Deed be the "Security Agent" (under and as defined in the Intercreditor Agreement)

**3 FURTHER SECURITY**

**3 1 Specific Security**

The Chargor, as continuing and further security for the payment of the Secured Obligations under the English Debenture (including, for the avoidance of doubt, those arising from the Additional Senior Secured Notes), has charged in favour of the Security Agent (to the extent competent under applicable law) with full title guarantee the following assets which are mortgaged, charged and/or assigned to the Security Agent under the English Debenture

- (a) by way of first legal mortgage
  - (i) all Property in England and Wales from the date of the English Debenture belonging to or vested in it,
- (b) by way of first equitable mortgage
  - (i) all the Shares and Investments and all corresponding Related Rights
- (c) by way of first fixed charge
  - (i) all other interests (not effectively charged under Clause 3 1(a) of the English Debenture (as set out in paragraph 3 1(a) of this Part 6)) in any Property – from the date of the English Debenture or subsequently belonging to it,
  - (ii) all of its right, title and interest in the Intellectual Property,
  - (iii) all its Trading Receivables and all its rights and claims against third parties

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Please give the short particulars of the property mortgaged or charged

Short particulars

and against any security in respect of those Trading Receivables,

- (iv) all its Other Debts and all its rights and claims against third parties against any security in respect of those Other Debts,
- (v) all monies standing to the credit of the Blocked Accounts,
- (vi) all of its rights and interest in the Hedging Agreements,
- (vii) the benefit of all licences, consents and agreements held by it in connection with the use of any of its assets,
- (viii) its goodwill and uncalled capital, and
- (ix) subject to Clause 3.5 (*Property Restricting Charging*) of the English Debenture (as set out in paragraph 3.5 of this Part 6), if not effectively assigned by Clause 3.3 (*Security Assignment*) of the English Debenture (as set out in paragraph 3.3 of this Part 6), all its rights, title and interest in (and claims under) the Hedging Agreements, the Insurance Policies (other than any maintained for the benefit of persons which are not the Parent or Subsidiaries of the Parent) and the Assigned Agreements.

**3.2 Floating Charge**

As further continuing security for the payment of the Secured Obligations under the English Debenture, the Chargor has charged with full title guarantee, in favour of the Security Agent (for the benefit of itself and other Secured Parties) by way of first floating charge all its present and future assets and rights not effectively charged by way of fixed charge under Clause 3.1 (*Specific Security*) of the English Debenture (as set out in paragraph 3.1 of this Part 6) or assigned under Clause 3.3 (*Security Assignment*) of the English Debenture (as set out in paragraph 3.3 of this Part 6)

**3.3 Security Assignment**

As further continuing security for the payment of the Secured Obligations under the English Debenture, the Chargor has assigned absolutely (to the extent competent under applicable law) with full title guarantee to the Security Agent all its rights, title and interest in:

- (a) the Hedging Agreements,
- (b) the Insurance Policies (other than any maintained for the benefit of persons who are not the Parent or the Subsidiaries of the Parent), and
- (c) the Assigned Agreements,

subject in each case to reassignment by the Security Agent to the Chargor of all such rights, title and interest upon payment or discharge in full of the Secured Obligations. To the extent that any Hedging Agreement, Insurance Policy or Assigned Agreement described in Clause 3.3 (*Security Assignment*) of the English Debenture (as set out in paragraph 3.3 of this Part 6) is not assignable, the assignment which that clause purports to effect shall operate as an assignment of all present and

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future rights and claims of the Chargor to any proceeds of such Hedging Agreement, Insurance Policy or Assigned Agreement

**3 4 Conversion of Floating Charge**

- (a) The Security Agent may (to the extent competent under applicable law), by written notice to the Chargor, convert the floating charge created under the English Debenture into a fixed charge with immediate effect as regards those assets specified in the notice, if
- (i) an Acceleration Event has occurred, or
  - (ii) the Security Agent (acting reasonably) considers those assets specified in the notice to be in danger of being seized or sold under any form of distress, attachment, execution or other legal process or to be otherwise in jeopardy
- (b) The floating charge created under the English Debenture will (to the extent competent under applicable law) automatically (without notice) and immediately be converted into a fixed charge over all the assets (or, in the case of the events occurring to an asset referred to in paragraphs (ii), (iii) or (iv) below, the relevant asset) of the Chargor which are subject to the floating charge created under the English Debenture, if
- (i) the members of the Chargor convene a meeting for the purposes of considering any resolution for its winding-up or dissolution,
  - (ii) the Chargor creates, or purports to create, Security (as defined in the English Debenture) (except as permitted by the Secured Debt Documents or with the prior consent of the Security Agent) on or over any asset which is subject to the floating charge created under the English Debenture,
  - (iii) any third party takes any step with a view to levying distress, attachment, execution or other legal process against any such asset, or
  - (iv) if any other floating charge created by the Chargor crystallises over such asset for any reason
- (c) Upon the conversion of any floating charge pursuant to Clause 3 4 (*Conversion of Floating Charge*) of the English Debenture (as set out in this paragraph 3 4 of this Part 6), the Chargor shall, at its own expense, immediately upon request by the Security Agent execute a fixed charge or legal assignment in such form as the Security Agent may require.

**3 5 Property Restricting Charging**

- (a) There shall be excluded from the charge created by Clause 3 1 (*Specific Security*) of the English Debenture (as set out in paragraph 3 1 of this Part 6) the floating charge created by Clause 3 2 (*Floating Charge*) of the English Debenture (as set out in paragraph 3 2 of this Part 6), the assignment created under Clause 3.3 (*Security Assignment*) of the English Debenture (as set out in paragraph 3 3 of this Part 6) and

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from the operation of Clause 4 (*Further Assurance*) of the English Debenture (as set out in paragraph 4 of this Part 6)

- (i) any leasehold property held by the Chargor under a lease which prohibits either absolutely or conditionally (including requiring the consent of any third party) the Chargor from creating any charge over its leasehold interest,
- (ii) any Intellectual Property in which the Chargor has an interest under any licence or other agreement which prohibits either absolutely or conditionally (including requiring the consent of any third party) the Chargor from creating any charge over its interest in that Intellectual Property, and
- (iii) any licence, contract or agreement to which the Chargor is a party which prohibits either absolutely or conditionally (including requiring the consent of any third party) the Chargor from creating any charge over its interest in that licence, contract or agreement,

in each case until the relevant condition or waiver has been satisfied or obtained in accordance with Clause 3 5 (*Property Restricting Charging*) of the English Debenture (as set out in this paragraph 3 5 of this Part 6)

- (b) For all leasehold property held under a lease of more than 30 years or any Intellectual Property or contract or agreement necessary for the business of the Group where the consent of a third party is required before it can be charged referred to in Clause 3 5 (a) of the English Debenture (as set out in paragraph 3 5(a) of this Part 6), the Chargor has undertaken to apply for the relevant consent or waiver of prohibition or condition within ten Business Days of the date of the English Debenture and, in respect of any lease, licence or agreement which provides that the relevant third party will not unreasonably withhold its consent to charging, to use all reasonable endeavours for a period of three months from the date on which the relevant consent or waiver was first applied for, to obtain such consent as soon as reasonably possible and to keep the Security Agent informed of the progress of its negotiations, provided that the Chargor shall not be obliged to instigate litigation proceedings or take any equivalent action against the relevant third party
- (c) Immediately upon receipt of the relevant waiver or consent, the formerly excluded leasehold property or Intellectual Property shall stand charged to the Security Agent under Clause 3 1 (*Specific Security*) of the English Debenture (as set out in paragraph 3 1 of this Part 6) If required by the Security Agent, at any time following receipt of that waiver or consent, the Chargor will as soon as reasonably practicable execute a valid fixed charge or legal assignment on substantially the same terms as set out in the English Debenture or in such other form as the Chargor and the Security Agent may agree

3 6 The Security Agent shall, in relation to the Security created by the Confirmation Deed, have the same rights and obligations in relation to the Charged Property as are expressed to be granted to it or assumed by it under the English Debenture

3 7 The Security created by the Chargor under the Confirmation Deed shall be separate and distinct from, and shall not merge with nor exclude or prejudice, the Security created by the



**6** Short particulars of all the property mortgaged or charged

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Chargor over its Charged Property pursuant to any other Security Document

3 8 Any floating charge created by the Confirmation Deed is a qualifying floating charge for the purpose of paragraph 14 of Schedule B1 to the Insolvency Act 1986

4 **FURTHER ASSURANCE**

4 1 **General**

(a) Subject to the terms of the Intercreditor Agreement, the Chargor shall promptly (and at its own expense) do all such acts (including payment of all stamp duties or fees) or execute all such documents (including assignments, assignments, transfers, mortgages, standard securities, charges, pledges, notices and instructions on terms equivalent or similar to those set out in the English Debenture) as the Security Agent may reasonably specify (and in such form as the Security Agent may reasonably require)

(i) to perfect the Security (as defined in the English Debenture) created or intended to be created under or evidenced by the English Debenture or for the exercise of any rights, powers and remedies of the Security Agent, any Receiver (as defined in the English Debenture) or the Secured Parties provided by or pursuant to the English Debenture or by law,

(ii) to confer on the Security Agent, or on the Secured Parties, Security (as defined in the English Debenture) over any property and assets of the Chargor located in any jurisdiction equivalent or similar to the Security (as defined in the English Debenture) intended to be conferred by or pursuant to the English Debenture, and/or

(iii) following the occurrence of an Acceleration Event, to facilitate the realisation of the assets which are, or are intended to be, the subject of the Security (as defined in the English Debenture) created under the English Debenture.

(b) Subject to the Agreed Security Principles, the Chargor shall take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security (as defined in the English Debenture) conferred or intended to be conferred on the Security Agent or the Secured Parties by or pursuant to the English Debenture

5 **NEGATIVE PLEDGE**

The Chargor may not

(a) create or agree to create or permit to subsist any Security (as defined in the English Debenture) or Quasi-Security over all or any part of the Charged Property (as defined in the English Debenture),

(b) sell, transfer, lease out, lend or otherwise dispose of all or any part of the Charged Property (as defined in the English Debenture) (other than in respect of assets charged under Clause 3 2 (*Floating Charge*) of the English Debenture (as set out in paragraph 3.2 of this Part 6) on arm's length terms in the ordinary course of trading) or the right

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to receive or to be paid the proceeds arising on the disposal of the same, or agree or attempt to do so, or

- (c) dispose of the equity of redemption in respect of all or any part of the Charged Property (as defined in the English Debenture),

except where to do so is not prohibited by any of the Secured Debt Documents or with the prior consent of the Security Agent

**6 RATIFICATION**

6 1 The Chargor, as a party to a Security Document, has ratified and confirmed such Security Document on the terms of the Confirmation Deed

6 2 For the avoidance of doubt, the parties agree that nothing in the Confirmation Deed is intended or shall be construed as an amendment to any Security Document

6 3 The Confirmation Deed is a Transaction Security Document

**DEFINITIONS**

Unless the context otherwise requires, words denoting the singular shall include the plural and vice versa, and the following words when used in this Form MG01 (including these continuation pages of this Form MG01) shall have the following meanings

“Acceleration Event” means a Credit Facility Acceleration Event, a Senior Secured Notes Acceleration Event, a Senior Unsecured Notes Acceleration Event or a Pari Passu Debt Acceleration Event

“Accession Deed” has the meaning given to it in the RCF Facility Agreement

“Acquisition” means Crown Newco 1 Limited’s entry into the sale and purchase agreement relating to the acquisition of the entire issued share capital of Craegmoor Group Limited on 8 April 2011

“Acquisition Documents” has the meaning given to it in the RCF Facility Agreement

“Additional Liabilities” means, in relation to any Liability, any money, debt or liability due, owing or incurred under or in connection with

- (a) any refinancing, deferral or extension of such Liability,
- (b) any further advance which may be made under any document, agreement or instrument supplemental to any original finance document under or in connection with which such Liability was incurred or created together with any related interest, fees and costs,
- (c) any claim for damages or restitution in the event of rescission of such Liability or otherwise in connection with any relevant agreement, deed, document or instrument relating to such Liability,

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- (d) any claim against any Debtor or Intra-Group Borrower flowing from any recovery by a Debtor or Intra-Group Borrower or any liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer of a payment or discharge in respect of such Liability on the grounds of preference or otherwise, and
- (e) any amount (such as post-insolvency interest) which would be included in any of the above but for any discharge, non-provability, unenforceability or non-allowability of the same in any insolvency or other proceedings

“Additional Senior Secured Notes” means the £206 million senior secured notes due in 2018

“Additional Senior Secured Notes Guarantees” means the guarantees of the Confirming Parties of the Senior Secured Supplemental Indenture

“Affiliate” means, in relation to any person, a Subsidiary of that person or a Holding Company (as defined in the Intercreditor Agreement) of that person or any other Subsidiary of that Holding Company, provided that in relation to The Royal Bank of Scotland plc, the term “Affiliate” shall include The Royal Bank of Scotland N V and each of its Subsidiaries or subsidiary undertakings (as defined in the Companies Act 2006), but shall not include

- (a) The UK government or any member of instrumentality thereof, including Her Majesty’s Treasury and UK Financial Investments Limited (or any directors, officers, employees or entities thereof), or
- (b) any persons controlled by or under common control with the UK government or any member or instrumentality thereof (including Her Majesty’s Treasury and UK Financial Investments Limited) and which are not part of The Royal Bank of Scotland Group plc and its Subsidiaries or subsidiary undertakings (as defined in the Companies Act 2006)

“Agreed Security Principles” refers to the principles set out in Schedule 14 (*Agreed Security Principles*) to the RCF Facility Agreement

“Ancillary Facility” means

- (a) on or prior to the RCF Discharge Date, any ancillary facility made available by an Ancillary Lender in accordance with Clause 9 (*Ancillary Facilities*) of the RCF Facility Agreement, and
- (b) following the RCF Discharge Date, any ancillary facility made available by an Ancillary Lender under and in accordance with the Credit Facility Documents

“Ancillary Lender” means:

- (a) on or prior to the RCF Discharge Date, each RCF Lender (or Affiliate of a RCF Lender) which makes an Ancillary Facility available pursuant to the terms of the RCF Facility Agreement, and
- (b) following the RCF Discharge Date, each Credit Facility Lender (or Affiliate of a Credit Facility Lender) which makes an Ancillary Facility available pursuant to the

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terms of the Credit Facility Documents,

“Arrangers” means an Arranger under and as defined in the RCF Facility Agreement and any other person who becomes a party to the Intercreditor Agreement as an Arranger pursuant to Clause 20 (*Changes to the Parties*) of the Intercreditor Agreement

“Assigned Agreements” means

- (a) the Acquisition Documents,
- (b) the Material Contracts;
- (c) the Loan Notes,
- (d) the Intra-Group Debt Documents, and
- (e) any other agreement designated as an Assigned Agreement by the Parent and the Security Agent

“Blocked Accounts” means each Mandatory Prepayment Account (as defined in any Credit Facility) and any other account which the Chargor specifies to be a Blocked Account in Part II of Schedule 5 (*Bank Accounts*) to the English Debenture or in any relevant Security Accession Deed or which the Chargor and the Security Agent agree will be designated as a Blocked Account

“Business Days” means a day (other than a Saturday or Sunday) on which banks are open for general business in London and

- (a) (in relation to any date for payment or purchase of a currency other than Euro) the principal financial centre of the country of that currency, or
- (b) (in relation to any date for payment or purchase of Euro) which is a TARGET Day

“Charged Property” means the assets mortgaged, charged or assigned to the Security Agent by any Security Document and the Confirmation Deed

“Confirming Parties” means the Parent and each of its subsidiaries listed on the signature pages of the Confirmation Deed

“Credit Facility” means

- (a) on or prior to the RCF Discharge Date, the RCF Facility Agreement, and
- (b) after the RCF Discharge Date, any credit facility that meets the requirements of a “Credit Facility” under and as defined in the Senior Secured Notes Documents which is entitled, under the terms of the Senior Secured Notes Documents and (if applicable) the Credit Facility Documents, to share in the Transaction Security with the rights and obligations of Credit Facility Lenders as provided for in the Intercreditor Agreement, and in respect of which the creditors, facility agent and arrangers have acceded to the Intercreditor Agreement in accordance with Clause 20 2 (*New Credit Facility Lenders and Creditor Representatives*) of the Intercreditor Agreement and which is permitted

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by the terms of the Senior Secured Notes Documents to rank senior to the Senior Secured Notes Liabilities with respect to the proceeds of any Enforcement of the Transaction Security

“Credit Facility Acceleration Event” means

- (a) on or prior to the RCF Discharge Date, the RCF Agent exercising any of its rights under clause 28 19 (*Acceleration*) of the RCF Facility Agreement but including, without limitation, the making of a demand in respect of any amounts placed on demand, and
- (b) after the RCF Discharge Date, if applicable, the Creditor Representative in relation to any Credit Facility exercising any of its rights (other than a right to place amounts on demand but including, without limitation, the making of a demand in respect of any amounts placed on demand) under any acceleration provision(s) of the Credit Facility Documents

“Credit Facility Documents” means

- (a) on or prior to the RCF Discharge Date, each “Finance Document” under, and as defined in, the RCF Facility Agreement, and
- (b) after the RCF Discharge Date, if applicable, each document or instrument entered into between a member of the Group and a Finance Party setting out the terms of any loan, credit or debt facility or securities which creates or evidences any Credit Facility

“Credit Facility Lender Liabilities” means the Liabilities owed by the Debtors to the Credit Facility Lenders under or in connection with the Credit Facility Documents, together with any related Additional Liabilities

“Credit Facility Lenders” means

- (a) on or prior to the RCF Discharge Date, the RCF Lenders, and
- (b) after the RCF Discharge Date, each Lender (under and as defined in the Credit Facility Documents), Issuing Bank and Ancillary Lender

“Creditor/Creditor Representative Accession Undertaking” means

- (a) an undertaking substantially in the form set out in Schedule 3 (*Form of Creditor/Creditor Representative Accession Undertaking*) to the Intercreditor Agreement,
- (b) a Transfer Certificate or an Assignment Agreement (each as defined in the RCF Agreement or other Credit Facility Document) as the context may require, or
- (c) in the case of an acceding Debtor which is expressed to accede as an Intra-Group Lender in the relevant Debtor Accession Deed (as defined in the Intercreditor Agreement), that Debtor Accession Deed

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“Creditor Representative” means

- (a) in relation to the RCF Lenders, the RCF Agent,
- (b) in relation to the Credit Facility Lenders under any other Credit Facility, the facility agent in respect of that Credit Facility,
- (c) in relation to the Senior Secured Noteholders, the Senior Secured Notes Trustee,
- (d) in relation to the Senior Unsecured Noteholders, the Senior Unsecured Notes Trustee,
- (e) in relation to any Pari Passu Creditors, the Pari Passu Debt Representative, and
- (f) in relation to any Hedge Counterparty, each Hedge Counterparty shall be its own Creditor Representative

“Creditors” means the Primary Creditors, the Shareholder Creditors and the Intra-Group Lenders

“Debt Documents” means each of the Intercreditor Agreement, the RCF Finance Documents, the Credit Facility Documents, the Senior Secured Notes Documents, the Senior Unsecured Notes Documents, the Pari Passu Debt Documents, the Hedging Agreements, the Transaction Security Documents, the Shareholder Debt Documents, the Intra Group Debt Documents and any other document designated as such by the Security Agent and the Parent (where each such term not defined herein, shall have the meaning given to it in the Intercreditor Agreement)

“Debtor” means each

- (a) Original Debtor (which, for the avoidance of doubt, includes, without limitation, each Borrower and Guarantor under the RCF Facility Agreement from time to time (as those terms are defined therein)), and
- (b) any person which becomes a Party as a Debtor in accordance with the terms of Clause 20 (*Changes to the Parties*) of the Intercreditor Agreement

“Delegate” means any delegate, agent, attorney or co trustee appointed by the Security Agent

“Distress Event” means any of

- (a) a Secured Debt Acceleration Event (as defined in the Intercreditor Agreement), or
- (b) the enforcement of any Transaction Security

“Distressed Disposal” means a disposal of an asset subject to the Transaction Security of a member of the Group which is

- (a) being effected at the request of the Instructing Group (as defined in the Intercreditor Agreement) in circumstances where the Transaction Security has become enforceable,
- (b) being effected by enforcement of the Transaction Security, or

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- (c) being effected, after the occurrence of a Distress Event, by a Debtor to a person or persons which is not a member of the Group

“Enforcement” means the enforcement of the Transaction Security, the requesting of a Distressed Disposal and/or the release of claims and/or Transaction Security on a Distressed Disposal under Clause 15 2 (*Distressed Disposals*) of the Intercreditor Agreement, the giving of instructions as to actions in respect of any Transaction Security following an Insolvency Event under Clause 11 7 (*Security Agent Instructions*) of the Intercreditor Agreement and the taking of any other actions consequential on (or necessary to effect) the enforcement of the Transaction Security

“English Debenture” means the English law debenture dated 4 March 2011 between the Parent as chargor and Deutsche Bank AG, London Branch as security agent

“Finance Party” means

- (a) on or prior to the RCF Discharge Date, any RCF Finance Party, and
- (b) after the RCF Discharge Date, has the meaning given to the term “Finance Party” in the relevant Credit Facility Documents

“Group” means the Parent and each of its Restricted Subsidiaries for the time being

“Hedge Counterparty” means any New Hedge Counterparty which has not ceased to be a Hedge Counterparty in accordance with the Intercreditor Agreement (where each such term not defined herein, shall have the meaning given to it in the Intercreditor Agreement)

“Hedging Agreements” means any master agreement together with schedule and confirmation or any other agreement entered into or to be entered into between a Debtor and a Hedge Counterparty, in each case, for the purposes of hedging that at the time such Hedging Agreement is entered into is permitted under the terms of the Credit Facility Documents and not prohibited under the terms of the Senior Secured Notes Documents, to share in the Transaction Security

“Hedging Liabilities” means all present and future moneys, debts and liabilities due, owing or incurred from time to time by any Debtor to any Hedge Counterparty under or in connection with any Hedging Agreement, together with any related Additional Liabilities

“Insolvency Event” means, in relation to any Debtor

- (a) any resolution is passed or order made for the winding up, dissolution, administration or reorganisation of that Debtor, a moratorium is declared in relation to any indebtedness of that Debtor or an administrator is appointed to that Debtor,
- (b) any composition, compromise, assignment or arrangement is made with any of its creditors,
- (c) the appointment of any liquidator, receiver, administrator, administrative receiver, compulsory manager or other similar officer in respect of that Debtor or any of its assets, or

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(d) enforcement of any Security over any assets of that Debtor,  
or any analogous procedure or step is taken in any jurisdiction

“Insurance Policies” means all policies of insurance and all proceeds of them either from the date of the English Debenture or in the future held by, or written in favour of, the Chargor or in which it is otherwise interested, including but not limited to the policies of insurance, if any, specified in Schedule 6 (*Insurance Policies*) to the English Debenture (or as specified in any relevant Security Accession Deed)

“Intellectual Property” means any patents, trade marks, service marks, designs, business names, copyrights, database rights, design rights, domain names, moral rights, inventions, confidential information, knowhow and other intellectual property rights and interests (which may from the date of the English Debenture or in the future subsist), whether registered or unregistered and the benefit of all applications and rights to use such assets which may from the date of the English Debenture or in the future subsist, including but not limited to the intellectual property, if any, specified in Schedule 4 (*Intellectual Property*) to the English Debenture and as specified in any relevant Security Accession Deed

“Intercreditor Agreement” means the intercreditor agreement dated 3 February 2011 and made between, among others, Crown Newco 2 Limited, Crown Newco 3 plc as Parent, The Royal Bank of Scotland Plc as RCF Agent, Deutsche Trustee Company Limited as Senior Secured Notes Trustee and Senior Unsecured Notes Trustee and the Security Agent

“Intra-Group Borrowers” means each member of the Group who has had loans or credit made available to it by an Intra-Group Lender and which becomes a party as an Intra-Group Lender in accordance with the terms of Clause 20 (*Changes to the Parties*) of the Intercreditor Agreement, which has not ceased to be an Intra-Group Borrower in accordance with the Intercreditor Agreement

“Intra-Group Debt Documents” means all documents, agreements and instruments evidencing any Intra-Group Liabilities

“Intra-Group Lenders” means

- (a) each Original Intra-Group Lender, and
- (b) each member of the Group which has made a loan available to, granted credit to or made any other financial arrangement having similar effect with another member of the Group and which becomes a party as an Intra-Group Lender in accordance with the terms of Clause 20 (*Changes to the Parties*) of the Intercreditor Agreement,

which in each case has not ceased to be an Intra-Group Lender in accordance with the Intercreditor Agreement

“Intra-Group Liabilities” means the Liabilities owed by any member of the Group to any of the Intra-Group Lenders, together with any related Additional Liabilities

“Investments” means any stock, share, debenture, loan stock, security, bonds, options, warrants, interest in any investment fund and any other comparable investment (including rights to subscribe



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for, convert into or otherwise acquire the same) whether owned directly by or to the order of the Chargor or by any trustee, fiduciary or clearance system on its behalf (including, unless the context otherwise requires, the Shares) and including but not limited to the investments, if any, specified in Schedule 3 (*Shares and Investments*) to the English Debenture, the Loan Notes and as specified in any relevant Security Accession Deed but excluding any shares in Priory Elderly Care Holdings Limited or any stock, share, debenture, loan stock, security, bonds, options, warrants, interest in any investment fund and any other comparable investment held by the Chargor in any entity not incorporated or otherwise located in England and Wales

“Issuing Bank” has the meaning given to the term “Issuing Bank” in:

- (a) on or prior to the RCF Discharge Date, the RCF Facility Agreement; and
- (b) after the RCF Discharge Date, if applicable, the relevant Credit Facility Documents

“Liability” means all present and future moneys, debts, liabilities and obligations due at any time of any member of the Group to any Creditor under the Debt Documents, both actual and contingent and whether incurred solely or jointly with any other person or in any other capacity, together with any related Additional Liabilities

“Loan Notes” means the Listed Loan Notes, the PIK Loans Notes and the PNIL Loan Notes as each such term is defined in the RCF Facility Agreement

“Material Contracts” means any contract specified as a Material Contract in any Security Accession Deed or as otherwise designated as a Material Contract by the Chargor and the Security Agent

“Original Debtor” means the companies named in Part 5 of Schedule 1 to the Intercreditor Agreement

“Original Intra-Group Lender” mean the companies listed in Part 1 of Schedule 1 (*The Parties*) to the Intercreditor Agreement as intra-group lenders

“Original Shareholder Creditor” means the persons listed in Part 2 of Schedule 1 (*The Parties*) to the Intercreditor Agreement

“Other Debts” means all debts and monetary claims (other than Trading Receivables)

“Parent” means Crown Newco 3 plc.

“Pari Passu Creditors” means the lenders or other creditors in respect of any Pari Passu Debt and the Pari Passu Debt Representative(s)

“Pari Passu Debt” means the Liabilities (that are not subordinated in right of payment to any Super Senior Liabilities or Senior Secured Notes Liabilities) owed by the Debtors in respect of any loan, credit or debt facility, notes, indenture or security which are permitted, under the terms of the Senior Secured Notes Documents and the Credit Facility Documents, to share in the Transaction Security with the rights and obligations of Pari Passu Creditors as provided for in the Intercreditor Agreement, provided that the Pari Passu Creditors (or a trustee on their behalf) have acceded to the Intercreditor Agreement in accordance with Clause 20.4 (*Change of Senior Creditor*) of the Intercreditor Agreement (excluding, for the avoidance of doubt, Credit Facility Lender Liabilities

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and Senior Secured Notes Liabilities), together with any related Additional Liabilities

“Pari Passu Debt Acceleration Event” means the Creditor Representative in relation to any Pari Passu Debt (or any of the other Pari Passu Creditors) exercising any acceleration rights (howsoever described) or any acceleration provisions being automatically invoked in each case under the Pari Passu Debt Documents

“Pari Passu Debt Documents” means each document or instrument entered into between any members of the Restricted Group and a Pari Passu Creditor setting out the terms of any loan, credit or debt facility, notes, indenture or security which creates or evidences any Pari Passu Debt.

“Pari Passu Debt Representative” means the creditor representative for the Pari Passu Creditors which has acceded to the Intercreditor Agreement as a Creditor Representative of those parties

“Party” means a party to the Intercreditor Agreement

“Primary Creditors” means the Super Senior Creditors, the Senior Secured Notes Creditors, the Senior Unsecured Notes Creditors and the Pari Passu Creditors

“Property” means all freehold, heritable and leasehold property (held pursuant to leases granted for a term of 30 years or more) from time to time owned by the Chargor or in which the Chargor is otherwise interested and shall include.

- (a) the proceeds of sale of all or any part of such property,
- (b) all rights, benefits, privileges, warranties, covenants, undertakings, easements, servitudes, appurtenances and licences relating to such property,
- (c) all money received by or payable to the Chargor in respect of such property, and
- (d) all buildings, fixtures and fittings from time to time on such property,

including, but not limited to the property, if any, specified in Schedule 2 (*Properties*) to the English Debenture and as specified in any relevant Security Accession Deed

“Quasi-Security” means a transaction in which the Chargor

- (a) sells, transfers or otherwise disposes of any of its assets on terms whereby they are or may be leased to or re-acquired by the Chargor or any other member of the Group,
- (b) sells, transfers or otherwise disposes of any of its receivables on recourse terms,
- (c) enters into any arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts, or
- (d) enters into any other preferential arrangement having a similar effect,

in circumstances where the arrangement or transaction is entered into primarily as a method of raising Financial Indebtedness (as defined in any Credit Facility) or of financing the acquisition of

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an asset

“RCF Agent” means the facility agent under the RCF Facility Agreement

“RCF Discharge Date” means the date on which all RCF Liabilities have been fully and finally discharged to the satisfaction of the RCF Agent, whether or not as the result of an enforcement, and the RCF Finance Parties are under no further obligation to provide financial accommodation to any of the Debtors under the Debt Documents

“RCF Facility Agreement” means the senior revolving facility agreement dated 3 February 2011 between, amongst others, Credit Suisse AG, London Branch, Deutsche Bank AG, London Branch, The Royal Bank of Scotland plc, GE Corporate Finance Bank SAS and RBC Capital Markets as mandated lead arrangers, The Royal Bank of Scotland plc as agent and Deutsche Bank AG, London Branch as security agent and the Parent as parent, original borrower and original guarantor

“RCF Finance Documents” has the meaning given to the term “Finance Document” in the RCF Facility Agreement, but excluding the Hedging Agreements

“RCF Finance Parties” means each “Finance Party” referred to in the RCF Facility Agreement, other than the Hedge Counterparties

“RCF Lenders” means each “Lender” referred to in the RCF Facility Agreement

“RCF Liabilities” means the Liabilities owed by the Debtors to the RCF Finance Parties under the RCF Finance Documents, together with any related Additional Liabilities (but excluding any Hedging Liabilities)

“Receiver” means a receiver or receiver and manager or administrative receiver or other similar officer of the whole or any part of the Charged Property (as defined in the Intercreditor Agreement)

“Related Rights” means all dividends, distributions and other income paid or payable on a Share or Investment, together with all shares or other property derived from any Share or Investment and all other allotments, accretions, rights, benefits and advantages of all kinds accruing, offered or otherwise derived from or incidental to that Share or Investment (whether by way of conversion, redemption, bonus, preference, option or otherwise)

“Restricted Group” means the Parent and each Restricted Subsidiary

“Restricted Subsidiary” has the meaning given to such term in the RCF Facility Agreement or, following the RCF Discharge Date, in the Senior Secured Notes Indenture

“Secured Debt Documents” means the RCF Finance Documents, the Credit Facility Documents, the Hedging Agreements, the Senior Secured Notes Documents and the Pari Passu Debt Documents.

“Secured Obligations” means all present and future monies, debts, liabilities and obligations due at any time of any member of the Group to any Creditor (both actual and contingent and whether incurred solely or jointly with any other person or in any other capacity), including without limitation any amounts (such as post-insolvency interest) that would be included in any thereof but for any discharge, non-provability, unenforceability or non-allowance of those amounts in any

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insolvency or other proceedings, under

- (a) the RCF Finance Documents,
- (b) the Hedging Agreements;
- (c) the Senior Secured Notes Documents,
- (d) the Pari Passu Debt Documents,
- (e) the Credit Facility Documents other than the RCF Finance Documents, and
- (f) any Additional Liabilities in respect of any Secured Debt Documents,

provided that (d), (e) and (f) above shall only constitute "Secured Obligations" to the extent that the Security Agent has agreed in writing with the Parent to act as security trustee in respect of them

"Secured Parties" means the Super Senior Creditors, the Senior Secured Notes Creditors, the Pari Passu Creditors, the Arrangers, the Security Agent and any Receiver or Delegate from time to time but, in the case of a Senior Secured Notes Trustee, Arranger, Super Senior Creditor or Pari Passu Creditor, only if it is a party to the Intercreditor Agreement or has acceded to the Intercreditor Agreement, in the appropriate capacity, pursuant to Clause 20.13 (*Creditor/Creditor Representative Accession Undertaking*) of the Intercreditor Agreement

"Security" means a mortgage, standard security, charge, pledge, assignment, assignation, transfer, lien, right of set-off, retention or extended retention of title provision, or any other security interest securing any obligation of any person or any other agreement or arrangement having the effect of giving security or preferential ranking to a creditor, or any other agreement or arrangement having a similar effect

"Security Accession Deed" means a deed executed by a member of the Group substantially in the form set out in Schedule 8 (*Form of Security Accession Deed*) to the English Debenture, with those amendments which the Security Agent may approve or reasonably require.

"Security Document" means

- (a) each of the Transaction Security Documents,
- (b) any other document entered into at any time by any of the Debtors creating any guarantee, indemnity, Security or other assurance against financial loss in favour of any of the Secured Parties as security for any of the Secured Obligations, and
- (c) any Security granted under any covenant for further assurance in any of the documents set out in paragraphs (a) and (b) above

"Senior Secured Noteholders" means the "Holders" as defined in the Senior Secured Notes Indenture

"Senior Secured Notes" means the Sterling GBP 425,000,000 aggregate principal amount of 7% senior secured notes due 2018 issued by the Senior Secured Notes Issuer pursuant to the terms of

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the Senior Secured Notes Indenture and any additional notes issued from time to time under the Senior Secured Notes Indenture, together with any Additional Liabilities

“Senior Secured Notes Acceleration Event” means the Senior Secured Notes Trustee or any of the Senior Secured Noteholders exercising any acceleration rights (howsoever described) or any acceleration provisions being automatically invoked in each case under section 6 02 (*Acceleration*) of the Senior Secured Notes Indenture

“Senior Secured Notes Creditors” means the Senior Secured Noteholders and the Senior Secured Notes Trustee

“Senior Secured Notes Documents” means

- (a) the Senior Secured Notes Indenture,
- (b) the Senior Secured Notes,
- (c) the Intercreditor Agreement,
- (d) the Senior Secured Notes Guarantees, and
- (e) the Transaction Security Documents

“Senior Secured Notes Guarantees” means the “Note Guarantees” as defined in the Senior Secured Notes Indenture

“Senior Secured Notes Indenture” means the senior secured note indenture dated 3 February 2011 between, among others, the Senior Secured Notes Issuer and the Senior Secured Notes Trustee, as amended from time to time

“Senior Secured Notes Issuer” means Crown Newco 3 plc

“Senior Secured Notes Liabilities” means the Liabilities owed by the Senior Secured Notes Issuer and the Debtors to the Senior Secured Notes Creditors under the Senior Secured Notes Documents, together with any related Additional Liabilities (but excluding any Hedging Liabilities)

“Senior Secured Notes Trustee” means Deutsche Trustee Company Limited

“Senior Secured Supplemental Indenture” means the supplemental indenture to the Senior Secured Notes Indenture, dated on or about the date of the Confirmation Deed, by and between, amongst others, the Parent, the Confirming Parties, Deutsche Trustee Company Limited as trustee and the Security Agent

“Senior Unsecured Noteholders” means the “Holders” as defined in the Senior Unsecured Notes Indenture

“Senior Unsecured Notes Acceleration Event” means the Senior Unsecured Notes Trustee or any of the Senior Unsecured Noteholders exercising any acceleration rights (howsoever described) or any acceleration provisions being automatically invoked in each case under section 6 02 (*Acceleration*)

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of the Senior Unsecured Notes Indenture

“Senior Unsecured Notes Creditors” means the Senior Unsecured Noteholders and the Senior Unsecured Notes Trustee

“Senior Unsecured Notes Indenture” means the senior unsecured note indenture dated 3 February 2011 between, among others, the Senior Unsecured Notes Issuer and the Senior Unsecured Notes Trustee, as amended from time to time

“Senior Unsecured Notes Issuer” means Crown Newco 3 plc

“Senior Unsecured Notes Trustee” means Deutsche Trustee Company Limited

“Shareholder Creditors” means,

- (a) any Original Shareholder Creditor, and
- (b) any direct or indirect shareholder (or affiliate who is not a member of the Group) of the Parent (and their respective transferees and successors) which has made a loan or financial accommodation to the Parent or another member of the Group, which is not prohibited under the terms of the Credit Facility Documents, the Senior Secured Notes Documents and the Pari Passu Debt Documents and which accedes to the Intercreditor Agreement by executing a Creditor/Creditor Representative Accession Undertaking in accordance with the Intercreditor Agreement,

which in each case has not ceased to be a Shareholder Creditor in accordance with the Intercreditor Agreement

“Shares” means all shares owned by the Chargor in its Subsidiaries incorporated in England and Wales including but not limited to the shares, if any, specified in Schedule 3 (*Shares and Investments*) to the English Debenture and as specified in any relevant Security Accession Deed

“Subsidiaries” means a subsidiary within the meaning of section 1159 of the Companies Act 2006

“Super Senior Creditors” means the Credit Facility Lenders, the Hedge Counterparties and their respective Creditor Representatives

“Super Senior Liabilities” means the Credit Facility Lender Liabilities and the Hedging Liabilities

“Trading Receivables” means all book and other debts arising in the ordinary course of trading

“Transaction Security” means the Security created or expressed to be created in favour of the Security Agent under or pursuant to the Transaction Security Documents

“Transaction Security Documents” means

- (a) each “Transaction Security Document” as defined in the RCF Facility Agreement or, after the RCF Discharge Date, the Credit Facility,
- (b) any other document entered into at any time by any of the Debtors creating any

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Security in favour of any of the Secured Parties as security for any of the Secured Obligations, and

- (c) any Security granted under any covenant for further assurance in any of the documents set out in paragraphs (a) and (b) above,

which in each case, to the extent legally possible:

- (i) is created in favour of the Security Agent as trustee for the other Secured Parties in respect of their Liabilities, or
- (ii) in the case of any jurisdiction in which effective Security cannot be granted in favour of the Security Agent as trustee for the Secured Parties is created in favour of
  - (A) all the Secured Parties in respect of their Liabilities, or
  - (B) the Security Agent under a parallel debt structure for the benefit of all the Secured Parties



**FILE COPY**

**CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE**

**Pursuant to section 869(5) & (6) of the Companies Act 2006**

COMPANY NO. 5590103  
CHARGE NO. 3

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A CONFIRMATION DEED DATED 14  
APRIL 2011 AND CREATED BY PRIORY FINANCE PROPERTY  
HOLDINGS NO.2 LIMITED FOR SECURING ALL MONIES DUE  
OR TO BECOME DUE FROM ANY MEMBER OF THE GROUP TO  
ANY CREDITOR ON ANY ACCOUNT WHATSOEVER UNDER  
THE TERMS OF THE AFOREMENTIONED INSTRUMENT  
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 19 APRIL 2011

GIVEN AT COMPANIES HOUSE, CARDIFF THE 21 APRIL 2011

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