

EXECUTION VERSION

CROSS-COLLATERAL MORTGAGE RIGHTS ACCESSION DEED

THIS ACCESSION DEED is dated 5 June 2023 and made

BETWEEN:

- (1) **CMF 2023-1 PLC** (registered number 14730550) whose registered office is at 10th Floor, 5 Churchill Place, London, E14 5HU, United Kingdom (the **Additional Mortgagee**);
- (2) **U.S. BANK TRUSTEES LIMITED** who has a place of business at 125 Old Broad Street, Fifth Floor, London EC2N 1AR being the holder of certain Security Interests created from time to time by the Additional Mortgagee under or pursuant to the Additional Security Deed (in such capacity the **Additional Security Holder**); and
- (3) **U.S. BANK TRUSTEES LIMITED** acting on behalf of itself and each Current Party (as defined below).

THIS ACCESSION DEED WITNESSES as follows:

1. INTERPRETATION

1.1 Definitions

In this Accession Deed, except so far as the context otherwise requires:

Additional Security Deed means a security trust deed and cash management agreement dated on or about the date hereof between, among others, the Additional Mortgagee and the Additional Security Holder.

Current Party means each person who immediately prior to the date of this Accession Deed is a party to the Principal Deed.

Principal Deed means a cross-collateral mortgage rights deed originally dated 28 April 2017 between, amongst others, Charter Court Financial Services Limited, Precise Mortgage Funding 2017-1B plc and U.S. Bank Trustees Limited and as further amended, restated and supplemented from time to time.

1.2 Definitions in Principal Deed

Except where otherwise defined in this Accession Deed, expressions defined in the Principal Deed shall have the same meaning in this Accession Deed.

1.3 Supplemental to Principal Deed

This Accession Deed is supplemental to the Principal Deed.

2. ACCESSION

The parties to this Accession Deed agree that as from the date of this Accession Deed each of the Additional Mortgagee and Additional Security Holder shall become and be a party to the Principal Deed and all the provisions shall apply to and between each of the parties to the Principal Deed (including the Current Parties, and the Additional Mortgagee and the Additional Security Holder).

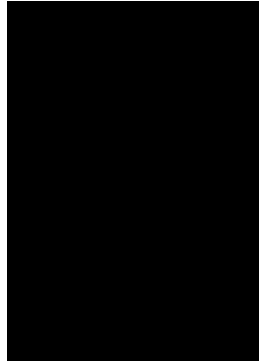
3. GOVERNING LAW

This Accession Deed is governed by, and shall be construed in accordance with, English law.

IN WITNESS WHEREOF this Accession Deed has been executed and delivered as a deed by each party on the date indicated at the start of this Accession Deed.

SIGNATORIES

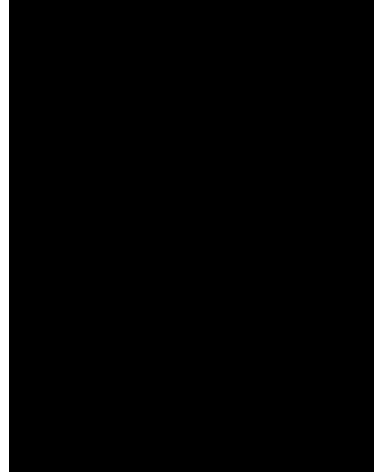
EXECUTED and DELIVERED as a DEED by)
CMF 2023-1 PLC)
as the Additional Mortgagee, acting by two directors)
)
per pro CSC Directors (No. 1) Limited)
)
)
per pro CSC Directors (No. 2) Limited)



EXECUTED and DELIVERED as a DEED by)
U.S. BANK TRUSTEES LIMITED)
as the Additional Security Holder, acting by its)
Authorised Signatories

Authorised Signatory)

Authorised Signatory)



EXECUTED and **DELIVERED** as a **DEED** by)
U.S. BANK TRUSTEES LIMITED)
for itself and as Attorney for each other Current Party,)
acting by its Authorised Signatories

Authorised Signatory

Authorised Signatory

