

NOTICE IN REGARD TO SERVICER AND ORIGINATOR (THIS "NOTICE")

THIS NOTICE CONTAINS IMPORTANT INFORMATION OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE NOTES (AS DEFINED BELOW).

If you are in any doubt as to the action you should take, you are recommended to seek your own financial advice immediately from your stockbroker, bank manager, solicitor, accountant or other financial adviser authorised under the Financial Services and Markets Act 2000 (if you are in the United Kingdom), or from another appropriately authorised independent financial adviser and such other professional advice from your own professional advisors as you deem necessary.

ARTIS LOANCO 1 PLC (THE "ISSUER")

Holders of the

U.S.\$50,000,000 6.48 per cent. Notes due 2023 (ISIN: XS2463136288),

U.S.\$105,000,000 floating rate notes due 2026 (PPN: G1001# AA4),

U.S.\$70,000,000 8.25 per cent. notes due 2026 (PPN: G1001# AB2) and

U.S.\$35,000,000 8.25 per cent. notes due 2026 (G1001# AC0),

(together the "Notes"),

(the "Noteholders")

3 March 2025

We refer to the Notes constituted by a trust deed dated 3 November 2020 (as the same may be amended, restated or supplemented from time to time, the "**Trust Deed**") between the Issuer and U.S. Bank Trustees Limited as note trustee (the "**Note Trustee**") as well as Security Trustee ("**Security Trustee**"). We also refer to the Issuer Deed of Charge dated 3 November 2020 (as the same may be amended, restated or supplemented from time to time, the "**Issuer Deed of Charge**"). All defined terms used in this Notice and not otherwise defined have the meanings given to them in the Trust Deed. We also refer to the Issuer's notice dated 18 February 2025 (the "**First Notice**").

The Issuer hereby notifies the Noteholders that Artis Finance Limited (in Administration), as Servicer and Originator ("**AFL**") entered Administration under the Insolvency Act 1986 at 12:41 pm GMT today (the "**Effective Date**") with Edward Macnamara, James Cameron and Tom Crookham of PricewaterhouseCoopers LLP appointed as Joint Administrators of AFL (the "**Joint Administrators**"). This followed further issues being found during the continuing review reported to the Noteholders in the First Notice.

These further issues are described below.

Effect of the Joint Administrators' Appointment in respect of AFL

As officers and appointees of the court, the Joint Administrators have now taken control of the executive functions of AFL to preserve value for stakeholders as well as the books and records of AFL and those AFL holds on behalf of the Issuer. The Joint Administrators can oversee, and will facilitate the orderly servicing of the Portfolio with appropriate staff and implement a suitable plan and protocol

to do so, in conjunction with the Noteholders with the intention to maximise recoveries to Noteholders.

The entry into Administration provides AFL with a statutory moratorium/stay against creditor action against it and its assets. This will enable the Joint Administrators to pursue a workout and recovery programme for the Portfolio while undertaking a full investigation of the facts and circumstances leading to the covenant compliance issues referenced in the paragraph below and AFL's insolvency. The Joint Administrators benefit from wide-ranging statutory powers in this latter regard which should greatly assist in providing Noteholders with clarity on these issues in due course and help inform the Noteholders on the best course of action.

Further Events of Default in relation to Servicing Reports

In the last few days of AFL's ongoing investigation referred to in the First Notice, it became apparent that amendments were made to recent Servicing Reports, which misrepresented the true performance of the Portfolio against various metrics, including that certain financial covenants were reported as met when they were not in fact met. The Joint Administrators have commenced their forensic investigation into these matters, as well as the other issues reported in the First Notice.

Joint Administrators' Proposed Virtual Meeting/Call

The Joint Administrators are keen to speak with the Noteholders and the Security Trustee and propose to host a Virtual Meeting/Call with Noteholders' representatives at:

15:30 GMT/10:30 EST on 3 March 2025

Accordingly, Noteholders are requested to provide by return email, the contact details of participants who they wish to attend on their behalf.

Governing Law

This notice and any non-contractual obligations arising out of or in connection with it are governed by English law.

CONTACT INFORMATION

Further information relating to the notice can be obtained from Ian Henderson for the Issuer and the Joint Administrators directly:

Artis LoanCo 1 PLC as Issuer Suite 2, 7th Floor, 50 Broadway, London, SW1H 0DB Attention: Ian Henderson; Julius Bozzino Email: ihenderson@artisfinance.com ; ArtisLoanco1@Vistra.com Telephone number: +44 7990 947 482	The Joint Administrators of Artis Finance Limited (in Administration) Address: PricewaterhouseCoopers LLP 7 More London Riverside, London, SE1 2RT Email: edward.macnamara@pwc.com tom.crookham@pwc.com Telephone number: +44 (0) 207 583 5000
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