

Private and Confidential**To All Known Creditors**

Our ref *LR/AJJ/IRUKLP_01/WP.F5/21.09.2022/AD
M2230*

Date 4 October 2022

Dear Sir/Madam

**InfraRed UK Lion Limited Partnership (“the Partnership”) - In Administration
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies
List (ChD), Number: 002168 of 2021**

As you are aware, Ali Khaki, Matthew Callaghan and I were appointed as Joint Administrators of InfraRed UK Lion Limited Partnership on 22 November 2021. The Administration automatically ends 12 months after commencement unless an extension is agreed by either the relevant creditors or the Court. We need to extend the Administration of the Company by 12 months and enclose a formal notice to that effect. The notice also provides the reasons why the extension is required.

Where an administrator’s term of office is extended by the consent of creditors, the consent of the secured creditor is required; which is being sought separately. As a dividend for unsecured creditors is expected in the Administration, the consent of unsecured creditors is also required. This must be obtained using a decision procedure, details of which are set out below.

Decisions for Creditors

We are seeking approval from the Partnership’s unsecured creditors to the following resolution:

1. That the Administration be extended by 12 months to 21 November 2023.

This means the Administration (and our appointment as Joint Administrators) will end by 12 months to 21 November 2023, unless further extended by the Court.

Insolvency legislation requires that you are invited to determine whether to form a creditors’ committee at this time. However, we are not seeking the formation of a committee and we have received no prior indication from creditors that a committee is desired. Therefore, our second resolution is:

2. That a creditors’ committee should NOT be formed.

To enable you to make an informed decision as to whether you wish to either seek to form a committee, or to nominate yourself to serve on a committee, further information about the role of the committee and what might be expected from its members has been prepared by R3 and can be found at the following link <https://www.r3.org.uk/technical-library/england-wales/technical-guidance/creditorguides/more/29111/page/1/liquidation-creditors-committees-and-commissioners/>.

If you wish to vote on the decisions, you must complete and return the enclosed Voting Form to us by no later than **23:59 hours on 1 November 2022 (“the Decision Date”)**. If you have not already submitted a proof of debt, please complete the enclosed form and return it to me, together with the relevant supporting documentation. Your vote on the decisions will not count unless you have lodged a proof of debt by no later than 23.59 on 1 November 2022.

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Please note that we must receive at least one vote by the Decision Date, or the decisions will not be made and an application to Court may be necessary and incur further costs. We would therefore urge you to respond promptly.

Should any creditor or group of creditors wish to request a physical meeting of creditors, they must do so within five business days of the delivery of the notice that accompanies this letter, and such requests must be supported by a valid proof of their debt (if not already lodged). We will convene a meeting if creditors requesting a meeting represent a minimum of 10% in value or 10% in number of creditors or simply 10 creditors, where “creditors” means “all creditors.”

Additional Information

The following documents are enclosed with this letter:

- Appendix I Notice to creditors of request to extend the Administration
- Appendix II Notice of Decisions
- Appendix III Voting Form
- Appendix IV Proof of Debt Form

Further information about creditors’ rights can be obtained by visiting the creditors’ information micro-site published by the Association of Business Recovery Professionals (R3) at:

<http://www.creditorinsolvencyguide.co.uk/>.

Details about how administrators’ fees may be approved are provided in a “Guide to Administrators’ Fees April 2021 England & Wales”, which can be found online at:

www.fticonsulting.com/emea/cip/forms-and-information.

Please note that InfraRed UK Lion GP Limited, InfraRed UK Lion Nominee 1 Limited and InfraRed UK Lion Nominee 2 Limited were also placed into Administration and a similar extension to those Administrations is being sought separately, and in the circumstances of those companies, only consent from their secured creditor is required.

If creditors have any queries regarding the contents of this letter or the Administration in general, they should contact us by email at IRUKLion@fticonsulting.com, or by phone on 020 7269 9391.

Yours faithfully

for and on behalf of the Partnership



Andrew Johnson

JOINT ADMINISTRATOR

Andrew James Johnson, Ali Abbas Khaki and Matthew Boyd Callaghan were appointed as Joint Administrators (the “Joint Administrators”) of InfraRed UK Lion Nominee 1 Limited, InfraRed UK Lion Nominee 2 Limited and InfraRed UK Lion Limited Partnership on 22 November 2021 and InfraRed UK Lion GP Limited on 23 November 2021. The affairs, business and property of the companies are being managed by the Joint Administrators. The Joint Administrators act as agents of the companies and without personal liability.

The Joint Administrators are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales, under section 390A(2)(a) of the Insolvency Act 1986. The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at: <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.

FTI Consulting LLP (“FTI”) uses personal information in order to fulfil the legal obligations of our Insolvency Practitioners under the Insolvency Act and other relevant legislation, and also to fulfil the legitimate interests of keeping creditors and others informed about the insolvency proceedings. You can find more information on how FTI uses your personal information on our website at <https://www.fticonsulting-emea.com/~media/Files/emea--files/creditors-portal/cip-emea-forms-info/cip-data-privacy.pdf>.

Appendix I – Notice to creditors of request to extend the Administration

Notice to creditors of request to extend the Administration

InfraRed UK Lion Limited Partnership (“IRUK LP”), InfraRed UK Lion GP Limited (“IRUK GP”), InfraRed UK Lion Nominee 1 Limited (“IRUK N1”) and InfraRed UK Lion Nominee 2 Limited (“IRUK N2”) (“the Companies”)
(all in Administration)

In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List (ChD), Numbers: 002168, 002153, 002150 and 002152 of 2021

(Company Numbers: LP015850, 08818231, 08818236, 08818235)

NOTICE IS GIVEN by Ali Abbas Khaki, Andrew James Johnson and Matthew Boyd Callaghan of FTI Consulting LLP, 200 Aldersgate, Aldersgate Street London, EC1A 4HD (“the Joint Administrators”), under rule 3.54 of The Insolvency (England and Wales) Rules 2016 that the creditors of the Companies are requested to consent to the extension of the Administration by 12 months. The Joint Administrators need to extend the duration of the Administration due to the ongoing sale of the Eastgate Shopping Centre and an anticipated completion date for that sale which falls beyond the first anniversary of the Administration.

The Joint Administrators give notice that should the creditors consent to the extension of the Administration, a notice to that effect will be made available for viewing and downloading from <https://www.fticonsulting.com/emea/cip/infrared-uk-lion>, and that no other notice will be delivered to the creditors.

If you have any queries regarding our request for an extension of the Administrations, please contact us by email at IRUKLion@fticonsulting.com, or by phone on 020 7269 9391.

DATED THIS 4TH DAY OF OCTOBER 2022



Andrew Johnson
JOINT ADMINISTRATOR

Andrew James Johnson, Ali Abbas Khaki and Matthew Boyd Callaghan of FTI Consulting LLP (“FTI”) were appointed as Joint Administrators (the “Joint Administrators”) of InfraRed UK Lion Nominee 1 Limited, InfraRed UK Lion Nominee 2 Limited and InfraRed UK Lion Limited Partnership on 22 November 2021 and InfraRed UK Lion GP Limited on 23 November 2021. The affairs, business and property of the Companies are being managed by the Joint Administrators. The Joint Administrators act as agents of the Companies and without personal liability.

The Joint Administrators are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales, under section 390A(2)(a) of the Insolvency Act 1986. The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at: <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.

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<https://www.fticonsulting-emea.com/~media/Files/emea--files/creditors-portal/cip-emea-forms-info/cip-data-privacy.pdf>.

Appendix II – Notice of Decisions

Notice of Decisions by Correspondence

InfraRed UK Lion Limited Partnership (“the Partnership”) (In Administration)

In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies
List (ChD), Number 002168 of 2021

(Partnership Number: LP015850)

Notice is given by Andrew James Johnson, Ali Abbas Khaki and Matthew Boyd Callaghan (who were appointed Joint Administrators of InfraRed UK Lion Limited Partnership on 22 November 2021) that set out below are two decisions for your consideration. Please complete and return the Voting Form in Appendix II, indicating whether you are in favour or against the following decisions:

1. That the Administration be extended by 12 months to 21 November 2023.
2. That a creditors’ committee should NOT be formed.

The final date for votes is 23:59 hours on 1 November 2022 (“the Decision Date”).

1. In order for their votes to be counted, creditors must submit to me their completed voting form so that it is received at FTI Consulting LLP, 200 Aldersgate, Aldersgate Street, EC1A 4HD or by email at IRUKLion@fticonsulting.com by no later than 23:59 hours on 1 November 2022. It must be accompanied by proof of their debt (if not already lodged). Failure to do so will lead to their vote(s) being disregarded.
2. Creditors must lodge proof of their debt (if not already lodged) at the offices of FTI Consulting LLP, 200 Aldersgate, Aldersgate Street, EC1A 4HD or by email at IRUKLion@fticonsulting.com by no later than 23:59 on 1 November 2022, without which their vote will be invalid.
3. Creditors with claims of £1,000 or less must have lodged proof of their debt for their vote to be valid.
4. Any creditors who have previously opted out from receiving documents in respect of the insolvency proceedings are entitled to vote on the decisions provided they have lodged proof of their debt.
5. Creditors may, within five business days of delivery of this notice to them, request a physical meeting of creditors be held to determine the outcome of the decisions above. Any request for a physical meeting must be accompanied by valid proof of their debt (if not already lodged). A meeting will be convened if creditors requesting a meeting represent a minimum of 10% in value or 10% in number of creditors or simply 10 creditors, where “creditors” means “all creditors.”
6. Creditors have the right to appeal a decision of the convener made under Chapter 8 of Part 15 of The Insolvency (England and Wales) Rules 2016 about Creditors' Voting Rights and Majorities, by applying to Court under Rule 15.35 of The Insolvency (England and Wales) Rules 2016 within 21 days of the Decision Date.

Creditors requiring further information regarding the above, should please contact us by email at IRUKLion@fticonsulting.com, or by phone on 020 7269 9391.

DATED THIS 4TH DAY OF OCTOBER 2022

Your sincerely
for and on behalf of the Partnership



Andrew Johnson
JOINT ADMINISTRATOR

Andrew James Johnson, Ali Abbas Khaki and Matthew Boyd Callaghan were appointed as joint administrators (the "Joint Administrators") of InfraRed UK Lion Nominee 1 Limited, InfraRed UK Lion Nominee 2 Limited and InfraRed UK Lion Limited Partnership on 22 November 2021 and InfraRed UK Lion GP Limited on 23 November 2021. The affairs, business and property of the companies are being managed by the Joint Administrators. The Joint Administrators act as agents of the companies and without personal liability.

The Joint Administrators are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales, under section 390A(2)(a) of the Insolvency Act 1986. The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at: <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.

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Appendix III – Voting Form

**InfraRed UK Lion Limited Partnership (“the Partnership”)
(In Administration)**

**In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies
List (ChD), Number 002168 of 2021**

(Partnership Number: LP015850)

Voting on Decisions

**Delete as applicable*

1. That the Administration be extended by 12 months to 21 November 2023. ***For / Against**
2. That a creditors’ committee should NOT be formed. ***For / Against**

TO BE COMPLETED BY CREDITOR WHEN RETURNING FORM:

Name of creditor: _____

Signature of creditor: _____

(Complete the following if signing on behalf of creditor, e.g. director/solicitor)

Capacity in which
signing document: _____

Date: _____

The completed form should be delivered to us by email at IRUKLion@fticonsulting.com, or by post to IRUK LP, c/o FTI Consulting LLP, 200 Aldersgate, Aldersgate Street, London EC1A 4HD so that it is received by no later than 23:59 hours on 1 November, the Decision Date.

Appendix IV – Proof of Debt Form

Rule 14.4 The Insolvency (England and Wales) Rules 2016

Proof of Debt – General Form

IN THE

HIGH COURT OF JUSTICE BUSINESS AND PROPERTY COURTS OF ENGLAND
AND WALES INSOLVENCY AND COMPANIES LIST

Company Name	Company Number	Court Reference Number (of 2021)	Appointment Date
InfraRed UK Lion Limited Partnership	LP015850	CR-2021-002168	22 November 2021

1 Name of creditor

(If a company, please also provide the company registration number).

2 Correspondence address of creditor (including any email address)

3 Total amount of claim (£)
(include any Value Added Tax)

5 Details of how and when the debt was incurred.
(If you need more space, attach a continuation sheet to this form)

6 Details of any security held, the value of the security and the date it was given.

7 Details of any reservation of title claimed in respect of goods supplied to which the debt relates.

8 Details of any document by reference to which the debt can be substantiated

9 Signature of creditor
(or person authorised to act on the creditor's behalf)

10 Address of person signing if different from 2 above

11 Name in BLOCK LETTERS:

12 Position with, or relation to, creditor

13 Date of signature

14 Bank account details, including Sort Code and Account Number if UK account

Notes:

1. This form can be authenticated for submission by email by entering your name in block capitals and sending the form as an attachment from an email address which clearly identifies you or has been previously notified to the office holder. If completing on behalf of a company, please state your relationship to the company.

Please submit this form along with supporting documentation by email to IRUKLion@fticonsulting.com

or by post at:

**InfraRed UK Lion (in Administration)
c/o FTI Consulting LLP
200 Aldersgate
Aldersgate Street
London EC1A 4HD**

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