

COMPLETED ACQUISITION BY ADMIRAL TAVERNS OF THE HAWTHORN PUB ESTATE

Undertakings given by AT Brady Bidco Limited to the Competition and Markets Authority pursuant to section 73 of the Enterprise Act 2002

Whereas:

- (a) On 20 August 2021, AT Brady Bidco Limited, a wholly owned subsidiary of AT Brady Holdings Limited (**Admiral**), acquired a portfolio consisting of 687 leased and tenanted, operator managed and one fully managed pub (the Hawthorn **pub portfolio**) from NewRiver REIT plc (together with a Admiral, the **Parties**) (the **Transaction**), such that Admiral and the Hawthorn pub portfolio will cease to be distinct for the purposes of the Enterprise Act 2002 (the **Act**);
- (b) Under section 22(1) of the Act the Competition and Markets Authority (**CMA**) has a duty to refer a relevant merger situation for a Phase 2 investigation where it believes that it is or may be the case that the creation of that merger situation has resulted or may be expected to result in a substantial lessening of competition within any market or markets in the UK for goods or services;
- (c) Under section 73 of the Act the CMA may, instead of making such a reference and for the purpose of remedying, mitigating or preventing the substantial lessening of competition concerned or any adverse effect which has or may have resulted from it or may be expected to result from it, accept undertakings to take such action as it considers appropriate, from such of the parties concerned as it considers appropriate. In particular, the CMA shall have regard to the need to achieve as comprehensive a solution as is reasonable and practicable to the substantial lessening of competition and any adverse effects resulting from it;
- (d) As set out in the CMA's decision of 27 October 2021 (the **Decision**), the CMA believes that, in the absence of appropriate undertakings, it would be under a duty to refer the Transaction for a Phase 2 investigation;
- (e) The Parties have accepted that there is a realistic prospect of a substantial lessening of competition (**SLC**) arising as a result of horizontal unilateral effects in 7 local areas (**SLC Areas**).

- (f) The CMA considers that the undertakings given below by Admiral are appropriate to remedy, mitigate or prevent the substantial lessening of competition, or any adverse effect which has or may have resulted from the Transaction, or may be expected to result from it.

NOW THEREFORE Admiral hereby gives to the CMA the following undertakings for the purpose of remedying, mitigating or preventing the substantial lessening of competition, or any adverse effect which has or may have resulted from it or may be expected to result from it.

1 EFFECTIVE DATE OF THE UNDERTAKINGS

- 1.1 These undertakings shall take effect from the date that, having been signed by Admiral, they are accepted by the CMA.

2 DIVESTMENT OF THE DIVESTMENT BUSINESSES

- 2.1 Admiral shall, using its best endeavours and acting in good faith, as soon as reasonably practicable, effect to the satisfaction of the CMA the divestment of the Divestment Businesses as a going concern by the end of the Divestment Period to a purchaser (or purchasers) approved by the CMA in accordance with the provisions of these undertakings.

- 2.2 Without prejudice to the generality of paragraph 2.1 above, Admiral shall use all reasonable endeavours to ensure the transfer of Key Staff with the divestment of the Divestment Business.

- 2.3 Admiral shall be deemed to have complied with its obligations at paragraph 2.1 above if, as soon as reasonably practicable and in any event by the end of the Divestment Period, it has entered into a legally binding agreement (or agreements) with a purchaser (or purchasers) approved in advance by the CMA in writing pursuant to these undertakings (or a legally binding agreement (or agreements) conditional on such approval), provided that the completion of the divestment of the Divestment Businesses contemplated by such agreement (or agreements), if later than the end of the Divestment Period, takes place:

- (a) within a period not exceeding three months after the approval of the purchaser by the CMA; or
- (b) within a period not exceeding 10 Working Days after all the necessary approvals and consents from third parties have been obtained,

whichever is later.

- 2.4 Without prejudice to the generality of paragraph 2.1 above, Admiral shall take the following measures to the extent they may be necessary in the opinion of the CMA to effect the sale of the Divestment Businesses in accordance with the provisions of these undertakings:
- (a) the transfer or vesting of property, assets, rights, personnel, liabilities or obligations (including without prejudice any contracts, licences, authorisations, permits or consents);
 - (b) the adjustment of contracts, whether by discharge or reduction or assignment of any liability or obligation or otherwise;
 - (c) the creation, allotment, transfer, surrender or cancellation of any shares, stock or securities; and
 - (d) the formation or winding up of a company.
- 2.5 Admiral shall ensure that the sale and purchase agreement(s) entered into for the purposes of paragraph 2.1 and 2.3 above includes a warranty that the purchaser has the financial resources, expertise (including the managerial, operational and technical capability), incentive and intention to maintain and operate the Divestment Business as part of a viable and active business in competition with Admiral and other competitors in the operation of pubs.
- 2.6 In the event that Admiral fails to divest the Divestment Businesses in accordance with paragraphs 2.1 and 2.3 above, the CMA may, whether or not initiating the Trustee Functions as set out in paragraph 4 below, require Admiral to divest the Divestment Businesses as a going concern at no minimum price to a purchaser approved by the CMA.
- 2.7 Admiral shall notify the CMA in writing of the identity of each proposed purchaser that makes an offer for the Divestment Businesses together with the value and terms of such offers as soon as reasonably practicable following the receipt of such offers and in any event within 5 Working Days of receipt of such offers.

3 APPROVAL OF PURCHASER AND TERMS OF DIVESTMENT

- 3.1 For the purposes of the CMA approving a Proposed Purchaser of (one or more of) the Divestment Businesses in accordance with these undertakings, Admiral shall, save as required or permitted by the CMA, satisfy the CMA that:
- (a) the acquisition by the Proposed Purchaser of the Divestment Business(es), on the terms set out above, remedies, mitigates or

prevents the substantial lessening of competition concerned or any adverse effect which has or may have resulted from it, or may be expected to result from it, in particular having regard to the need to achieve as comprehensive a solution as is reasonable and practicable to the substantial lessening of competition and any adverse effects resulting from it;

- (b) the Proposed Purchaser is independent of and unconnected to Admiral and the Group of Interconnected Bodies Corporate to which Admiral belongs and any Associated Person or Affiliate of Admiral or such Group of Interconnected Bodies Corporate;
- (c) the Proposed Purchaser has the financial resources, expertise (including the managerial, operational and technical capability), incentive and intention to maintain and operate the Divestment Business(es) as a viable and active business in competition with Admiral and other competitors in the operation of pubs from the date of completion of the divestment of the Divestment Business(es);
- (d) the Proposed Purchaser is reasonably to be expected to obtain all necessary approvals, licences and consents from any regulatory or other authority, including (where applicable) landlord's consent to the transfer of any leasehold interest; and
- (e) the acquisition by the Proposed Purchaser of the Divestment Business(es) does not create a realistic prospect of a substantial lessening of competition within any market or markets in the UK.

3.2 The CMA may require Admiral to provide it with such information and documentation as it may reasonably require to satisfy the CMA that the Proposed Purchaser(s) will fulfil the requirements in paragraph 3.1 above.

4 APPOINTMENT OF A TRUSTEE

4.1 The provisions of paragraph 4.2 to paragraph 4.7 below shall apply only as long as Admiral has not satisfied, or where the CMA has reasonable grounds for believing that Admiral will not satisfy, all or any part of the obligation to divest the Divestment Businesses in accordance with paragraph 2 above.

4.2 Within 5 Working Days of the CMA notifying Admiral in writing that it must do so, Admiral shall propose to the CMA for approval:

- (a) the names of at least two individuals to exercise the Trustee Functions; and

- (b) the full terms of a mandate in accordance with which the Trustee shall carry out the Trustee Functions.
- 4.3 Admiral and/or any individuals nominated pursuant to paragraph 4.2 shall satisfy the CMA that, save as required or permitted by the CMA:
 - (a) such nominated individuals have the necessary qualifications to carry out their mandates, and are employees or partners of an investment bank, retail bank, commercial property agent, building society or law firm or accountancy firm with an established reputation either nationwide or in a substantial part of the UK or in another EU member state;
 - (b) such nominated individuals are each independent of Admiral and of the Group of Interconnected Bodies Corporate to which Admiral belongs and of any Associated Person or Affiliate of Admiral or of such Group of Interconnected Bodies Corporate and of any Proposed Purchaser(s) of the Divestment Businesses to be sold pursuant to these undertakings, and, in the reasonable opinion of Admiral, are appropriate to be appointed as Trustee; and
 - (c) such nominated individuals neither are, nor are likely to become, exposed, either directly or indirectly, to a conflict of interest that impairs or may be likely to impair their objectivity or independence in discharging the Trustee Functions.
- 4.4 Within 2 Working Days of the CMA approving, at its discretion, one or more of the persons nominated by Admiral and their proposed mandates pursuant to paragraph 4.2 above, and subject to any modifications the CMA deems necessary for the Trustee to carry out the Trustee Functions, Admiral shall use its best endeavours to appoint from the persons so approved one person to carry out the Trustee Functions in accordance with the mandate approved by the CMA pursuant to paragraph 4.2 above.
- 4.5 In the event that:
 - (a) Admiral fails to propose any person or persons in accordance with paragraph 4.2 above; or
 - (b) none of the persons proposed by Admiral pursuant to paragraph 4.2 is approved by the CMA; or
 - (c) Admiral is unable for any reason to appoint within the time limit stipulated in paragraph 4.4 above any such person following approval by the CMA,

Admiral shall use its best endeavours to appoint from persons nominated by the CMA one person to carry out the Trustee Functions on the terms of a mandate approved by the CMA. Admiral shall use its best endeavours to make such appointment within 5 Working Days of receiving the nominations from the CMA.

- 4.6 The appointment of the Trustee pursuant to paragraph 4.4 or paragraph 4.5 above shall be irrevocable unless:
- (a) a conflict of interest that impairs or may be likely to impair the objectivity or independence of the Trustee in discharging the Trustee Functions arises;
 - (b) the Trustee ceases to perform the Trustee Functions; or
 - (c) the CMA is otherwise satisfied that there is good cause for the appointment to be terminated in advance of the satisfactory fulfilment of the Trustee Functions.
- 4.7 In the event that the appointment of the Trustee is terminated in accordance with paragraph 4.6 above, Admiral shall, if requested to do so in writing by the CMA, use its best endeavours to appoint from persons nominated by the CMA one person to carry out the Trustee Functions in accordance with such mandate as is approved by the CMA. Admiral shall use its best endeavours to make such appointment within seven Working Days of receiving the nominations from the CMA. Where required by the CMA, the outgoing Trustee shall continue as Trustee until a new Trustee is in place and a full handover of all relevant information has taken place.

5 THE MANDATE

- 5.1 The terms of the mandate proposed by Admiral pursuant to paragraph 4.2 above shall, as a minimum, contain all provisions necessary to enable the Trustee to carry out the Trustee Functions including, without limitation to the generality of this paragraph:
- (a) an exclusive, irrevocable mandate to sell the Divestment Businesses as required by paragraph 6.1 below to a purchaser (or purchasers) as directed or approved in writing in advance by the CMA at no minimum price and on such reasonable terms and conditions as the Trustee considers appropriate to effect an expedient sale;
 - (b) a mandate to take any other steps necessary for, or incidental to, the Trustee's mandate under sub-paragraph (a) above;

- (c) a comprehensive power of attorney to the Trustee (including the authority to grant sub-powers of attorney to the Trustee's officers, employees and agents) to enable it to take all steps necessary or appropriate to effect the sale of the Divestment Businesses;
- (d) a mandate to comply with any orders and/or directions given by the CMA; and
- (e) a mandate to appoint at Admiral's expense such advisers as the CMA and/or the Trustee reasonably considers necessary or appropriate in connection with the performance of the Trustee Functions.

6 FUNCTIONS OF TRUSTEE

- 6.1 The Trustee shall seek to procure, within such period as may be specified in writing by the CMA, the completion of the sale of the Divestment Businesses at no minimum price, to a purchaser or purchasers approved by the CMA in accordance with paragraph 6.3 below.
- 6.2 Without prejudice to the generality of paragraph 6.1 above, the Trustee shall take the following measures in relation to the Divestment Businesses to the extent to which such measures may be necessary to effect the divestment of the Divestment Businesses in accordance with the provisions of these undertakings:
- (a) the transfer or vesting of property, assets, rights, personnel, liabilities or obligations (including without prejudice any contracts, licences, authorisations, permits or consents);
 - (b) the adjustment of contracts, whether by discharge or reduction or assignment of any liability or obligation or otherwise;
 - (c) the creation, allotment, transfer, surrender or cancellation of any shares, stock or securities; and
 - (d) the formation or winding up of a company.
- 6.3 The Trustee shall not sell or permit the divestment of the Divestment Businesses to a Proposed Purchaser unless it has been directed to do so by the CMA or has obtained the CMA's prior written approval in respect of the identity of that Proposed Purchaser. The Trustee shall notify the CMA of the identity of a Proposed Purchaser as soon as reasonably practicable prior to the signing of a legally enforceable agreement and in any event at least 20 Working Days in advance of the proposed completion of the proposed sale and purchase agreement in question.

- 6.4 Pending the divestment of the Divestment Businesses pursuant to paragraph 6.1 above, the Trustee shall monitor Admiral's compliance with its obligations under paragraph 7.1 and paragraph 7.2 below and shall promptly take such measures as it considers necessary to ensure such compliance, as well as reporting in writing to the CMA, if the Trustee concludes on reasonable grounds that Admiral is failing or will fail to comply with such obligations.
- 6.5 The Trustee may give written directions to Admiral to take such steps as may be specified or described in the directions for the purpose of securing Admiral's compliance with its obligations under these undertakings or enabling the Trustee to carry out the Trustee Functions. The Trustee may not require Admiral to:
- (a) offer any reverse premium or similar inducement to a purchaser; or
 - (b) accept any actual or contingent liability towards a purchaser or otherwise in connection with the divestment of the Divestment Businesses which would be unusual in scope, duration or financially, having regard to the price and usual market practice in relation to similar disposals.
- 6.6 The Trustee shall, as soon as reasonably practicable, comply at all times with any reasonable instructions or written directions made by the CMA for the purposes of carrying out or securing compliance with the undertakings (or any matter incidental thereto) and shall provide to the CMA such information and reports in relation to the carrying out of the Trustee Functions as the CMA may require. The Trustee shall promptly report in writing to the CMA if the Trustee concludes on reasonable grounds that Admiral is failing or will fail to comply with any of its obligations under these undertakings.
- 6.7 For the purpose of fulfilling the Trustee Functions, the Trustee shall not be bound by instructions of Admiral nor shall the Trustee Functions be extended or varied in any way by Admiral save with the prior express written consent of the CMA.

7 OBLIGATIONS OF ADMIRAL FOLLOWING APPOINTMENT OF TRUSTEE

- 7.1 Admiral shall not give any instruction or request to the Trustee which conflicts with the Trustee Functions.

- 7.2 Admiral shall take all such steps as are reasonably necessary to enable the Trustee to carry out the Trustee Functions, including but not limited to:
- (a) complying with such written directions as the Trustee may from time to time give pursuant to paragraph 6.6 above; and
 - (b) providing the Trustee with all such assistance and information as it may reasonably require in carrying out the Trustee Functions.

8 REMUNERATION OF TRUSTEE

- 8.1 Admiral shall pay the Trustee a reasonable remuneration for the services it provides in carrying out the Trustee Functions, and shall pay the Trustee in a way that does not impede the independent and effective fulfilment of the Trustee Functions, which shall be set out in the Trustee's mandate referred to in paragraph 5 above.

9 INTERIM ACTION

- 9.1 Pending the completion of the divestment of the Divestment Businesses to the satisfaction of the CMA in accordance with the provisions of these undertakings, save as otherwise agreed in advance in writing by the CMA, Admiral shall minimise as far as possible any risk of loss of competitive potential of the Divestment Businesses and as far as possible ensure that:
- (a) the Divestment Businesses are carried on separately from the Admiral Business and the Divestment Businesses' separate sales or brand identity is maintained;
 - (b) the Divestment Businesses and the Admiral Business are maintained as a going concern and sufficient resources are made available for the development of the Divestment Businesses, on the basis of the merger parties' pre-existing plans as applicable to the Divestment Businesses as at the effective date of these undertakings (as set out in paragraph 1 above);
 - (c) except in the ordinary course of business, no substantive changes are made to the organisational structure of, or the management responsibilities within the Divestment Businesses;
 - (d) the nature, description, range and quality of goods and/or services supplied in the UK by the Divestment Businesses are maintained and preserved;

- (e) except in the ordinary course of business for the separate operation of the Divestment Businesses and the Admiral Business:
 - (i) all of the assets of the Divestment Businesses are maintained and preserved, including facilities and goodwill;
 - (ii) none of the assets of the Divestment Businesses are disposed of; and
 - (iii) no interest in the assets of the Divestment Businesses is created or disposed of.
- (f) there is no integration of the information technology of the Divestment Businesses with the Admiral Business, and the software and hardware platforms of the Divestment Businesses shall remain essentially unchanged, except for routine changes and maintenance;
- (g) all existing contracts of the Divestment Business continue to be serviced by the business to which they were awarded;
- (h) no changes are made to Key Staff of the Divestment Businesses;
- (i) no Key Staff are transferred between the Divestment Business and the Admiral Business;
- (j) all reasonable steps are taken to encourage all Key Staff to remain with the Divestment Businesses; and
- (k) no Confidential Information relating to either of the Divestment Businesses or the Admiral Business shall pass, directly or indirectly, from the Divestment Businesses (or any of its employees, directors, agents or affiliates) to the Admiral Business (or any of its employees, directors, agents or affiliates), or vice versa, except where strictly necessary in the ordinary course of business (for example, where required for compliance with external regulatory and/or accounting obligations), or where required to ensure the continued operation of the Divestment Businesses or any steps necessary in order for Admiral to comply with these undertakings, including the transfer of information necessary for the divestment process, provided that, upon divestment of the Divestment Businesses, any records or copies (electronic or otherwise) of Confidential Information held by Admiral in relation to the Divestment Businesses (or vice versa) shall be returned to the relevant business and any copies destroyed (except as may be necessary for the purposes of compliance with the obligations above).

- 9.2 At all times, Admiral will actively keep the CMA informed of any material developments relating to the Divestment Businesses which includes, but is not limited to:
- (a) any interruption of the Admiral Business or the Divestment Businesses (including without limitation its procurement, production, logistics, sales and employee relations arrangements) that has prevented it from operating in the ordinary course of business for more than 24 hours;
 - (b) all substantial customer volumes lost by the Divestment Businesses; and
 - (c) substantial changes in the Admiral Business's or the Divestment Businesses' contractual arrangements or relationships with key suppliers.

10 CONTINUED SEPARATION

- 10.1 Except with the prior written consent of the CMA, for a period of 10 years following the divestment of the Divestment Businesses pursuant to these undertakings, Admiral, or any member of the Group of Interconnected bodies Corporate to which Admiral belongs:
- (a) shall not, directly or indirectly, hold, acquire, re-acquire or use:
 - (i) an Interest in the Divestment Businesses; or
 - (ii) any Interest in any company carrying on or having Control of the Divestment Businesses (other than any investments made in the ordinary course of the operation of any of the employee benefit and pension schemes of Admiral or of any members of the Group of Interconnected Bodies Corporate to which Admiral belongs of not more than three per cent in aggregate of the issued equity share capital in any such company, whose shares are listed or dealt with on any recognised investment exchange, which carries no more than three per cent of the voting rights exercisable at meetings of such company); or
 - (iii) other than in the normal course of business, any of the assets of the Divestment Businesses;
 - (b) shall procure that no employee or director of Admiral or any member of the Group of Interconnected Bodies Corporate to which Admiral belongs for as long as they are an employee or director of Admiral or any member of the Group of Interconnected Bodies Corporate to which Admiral belongs holds or is nominated to any directorship or managerial

position in the Divestment Businesses or directorship or managerial position in any company or other undertaking carrying on or having control of the Divestment Businesses without the CMA's prior written consent;

- (c) shall not participate in the formulation of, or (other than in the ordinary course of business) influence or attempt to influence, the policy of the Divestment Businesses or any company or other undertaking carrying on or having control of that Divestment Businesses; and
- (d) shall not enter into or carry out any agreement or arrangement with any person, if the carrying out of the agreement or arrangement is intended to result or will result in any Associated Person or Affiliate of Admiral or of any member of the Group of Interconnected Bodies Corporate to which Admiral belongs directly or indirectly acquiring the Divestment Businesses or doing any of the things listed in sub-paragraphs 10.1(a), 10.1(b) and 10.1(c) above.

11 NEW DIVESTMENT IF ADMIRAL OBTAINS POSSESSION OF A DIVESTMENT BUSINESS PROPERTY

11.1 In the event that, following divestment of a Divestment Business in a manner that has involved Admiral assigning an existing lease or granting a sub-lease to the purchaser of the Divestment Business, Admiral benefits from or becomes subject to an Occupation Interest (so long as Admiral so benefits or becomes so subject during the term of the lease assigned or sub-lease granted by Admiral as part of such divestment), Admiral shall:

- (a) within 10 Working Days of becoming aware that it is so benefitting or is so subject inform the CMA in writing of that fact; and
- (b) using its best endeavours and acting in good faith comply with such written directions as the CMA may give to Admiral to effect a new divestment of the Occupation Interest to a new purchaser approved by the CMA in accordance with the provisions of these undertakings, provided always that such written directions must be of a similar nature to those contained in these undertakings with regard to the original divestment of the Divestment Business.

11.2 In determining, for the purposes of sub-paragraph 11.1(b) above, whether to require Admiral to effect a new divestment of the Occupation Interest to a new purchaser approved by the CMA in accordance with the provisions of these undertakings, the CMA may have regard to any change of circumstances since the Decision.

- 11.3 In the event that Admiral fails to divest the Occupation Interest in accordance with paragraph 11.1 above, the CMA may, whether or not initiating the Trustee Functions set out in these undertakings, require Admiral to divest the Occupation Interest at no minimum price to a purchaser approved by the CMA.
- 11.4 Admiral shall notify the CMA in writing of the identity of each proposed purchaser that makes an offer for the Occupation Interest together with the value and terms of such offers as soon as reasonably practicable following the receipt of such offers and in any event within 10 Working Days of receipt of such offers.
- 11.5 In the event that the CMA gives written directions under paragraph 11.1 above for Admiral to effect a new divestment of the Occupation Interest, paragraphs 3, 4, 5, 6, 7, 8 and 9 shall apply to the new divestment in the same way that they applied to the original divestment obligation save that references to 'Divestment Business' in those paragraphs shall be construed as references to 'Occupation Interest'.

12 COMPLIANCE

- 12.1 Admiral shall comply promptly with such written directions as the CMA may from time to time give:
- (a) to take such steps as may be specified or described in the directions for the purpose of carrying out or securing compliance with these undertakings; or
 - (b) to do or refrain from doing anything so specified or described which it might be required by these undertakings to do or to refrain from doing.
- 12.2 Admiral shall co-operate fully with the CMA when the CMA is:
- (a) monitoring compliance with the provisions of these undertakings; and
 - (b) investigating potential breaches of the provisions of these undertakings.
- 12.3 Admiral shall procure that any member of the same Group of Interconnected Bodies Corporate as Admiral complies with these undertakings as if it had given them and actions and omissions of the members of the same Group of Interconnected Bodies Corporate as Admiral shall be attributed to Admiral for the purposes of these undertakings.
- 12.4 Where any Affiliate of Admiral is not a member of the same Group of Interconnected Bodies Corporate as Admiral, Admiral shall use its best

endeavours to procure that any such Affiliate shall comply with these undertakings as if it had given them.

13 PROVISION OF INFORMATION

- 13.1 Admiral shall furnish promptly to the CMA such information as the CMA considers necessary in relation to or in connection with the implementation and/or enforcement of and/or the compliance with these undertakings, including for the avoidance of doubt, any Confidential Information.

14 EXTENSION OF TIME LIMITS

- 14.1 The CMA may, in response to a written request from Admiral, or otherwise at its own discretion, grant an extension to any time period referred to in these undertakings.

15 SERVICE

- 15.1 Admiral hereby authorises DLA Piper UK LLP, whose address for service is 160 Aldersgare Street, London, EC1A 4HT (c/o Sam Szelesinger), to accept service on its behalf of all documents connected with these undertakings (including any document of any kind which falls to be served on or sent to Admiral, or any of its Subsidiaries in connection with any proceedings in Courts in the UK, orders, requests, notifications or other communications connected with these undertakings).
- 15.2 Unless Admiral informs the CMA in writing that DLA Piper UK LLP has ceased to have authority to accept and acknowledge service on its or any of its Subsidiaries' behalf, any document, order, request, notification or other communication shall be validly served on Admiral if it is served on DLA Piper UK LLP; and service shall be deemed to have been acknowledged by Admiral if it is acknowledged by DLA Piper UK LLP or such other nominee.
- 15.3 Paragraph 15.2 above has effect irrespective of whether, as between Admiral and DLA Piper UK LLP or other nominees, DLA Piper UK LLP or other nominees has or continues to have any authority to accept and acknowledge service on Admiral's or any of its respective Subsidiaries' behalf.
- 15.4 No failure or mistake by DLA Piper UK LLP or other nominees (including a failure to notify Admiral of the service of any document, order, request, notification or other communication) shall invalidate any action taken in respect of these undertakings including any proceedings or judgment.

15.5 Any communication from Admiral to the CMA under these undertakings shall be addressed to Manager, Market and Mergers Remedies Monitoring, Competition and Markets Authority, The Cabot, 25 Cabot Square, London E14 4QZ or such other person or address as the CMA may direct in writing.

16 EFFECT OF INVALIDITY

16.1 Should any provision of these undertakings be contrary to law or invalid for any reason, Admiral undertake to continue to observe the remaining provisions.

17 GOVERNING LAW

17.1 Admiral recognises and acknowledges that these undertakings shall be governed and construed in all respects in accordance with English law.

17.2 In the event that a dispute arises concerning these undertakings, Admiral undertakes to submit to the courts of England and Wales.

18 TERMINATION

18.1 Admiral recognises and acknowledges that these undertakings shall be in force until such time as they are varied, released or superseded under the Act.

18.2 Admiral recognises and acknowledges that the variation, release or supersession of these undertakings shall not affect the validity and enforceability of any rights or obligations that arose prior to such variation, release or supersession.

19 INTERPRETATION

19.1 The Interpretation Act 1978 shall apply to these undertakings as it does to Acts of Parliament.

19.2 References in these undertakings to any English law term for any legal status, interest, concept or thing shall in respect of any jurisdiction other than England and Wales be deemed to include what most nearly approximates in that jurisdiction to the English law term.

19.3 In these undertakings the word "including" shall mean including without limitation or prejudice to the generality of any description, definition, term or phrase preceding that word and the word "include" and its derivatives shall be construed accordingly.

19.4 For the purposes of these undertakings:

“the Act” means the Enterprise Act 2002;

“Affiliate” a person is an affiliate of another person if they or their respective enterprises would be regarded as being under common control for the purposes of section 26 of the Act;

“Associated Person” means a person or persons associated with Admiral within the meaning of section 127(4) of the Act and includes any Subsidiary of such a person or persons;

“business” has the meaning given by section 129(1) and (3) of the Act;

“CMA” means the Competition and Markets Authority or any successor body;

“Confidential Information” means any business secrets, know-how, commercially sensitive information, intellectual property or any other information of a confidential or proprietary nature;

“Control” shall be construed in accordance with section 26 of the Act, and in the case of a body corporate, a person shall be deemed to Control it if he holds, or has an interest in, shares of that body corporate amounting to 10 per cent or more of its issued share capital or carrying an entitlement to vote at meetings of that body corporate of 10 per cent or more of the total number of votes which may be cast at such meetings;

“Divestment Business” means each of the pubs listed in Appendix A (together the **“Divestment Businesses”**);

“Divestment Business Properties” means the relevant property associated with the Divestment Business as at the date of these undertakings;

“Divestment Period” means the period of time determined by the CMA and notified in writing to Admiral by the CMA;

“enterprise” has the meaning given in section 129(1) of the Act;

“Group of Interconnected Bodies Corporate” has the meaning given in section 129(2) of the Act; references to a Group of Interconnected Bodies Corporate shall be to the Group of Interconnected Bodies Corporate as constituted from time to time;

“Admiral” means AT Brady Bidco Limited, a company incorporated under the laws of England and Wales with company number 10935753 and whose registered office is at Milton Gate, 60 Chiswell Street, London, United Kingdom, EC1Y 4AG;

“Admiral Business” means the business of Admiral and its Group of Interconnected Bodies Corporate, but excluding the Divestment Business, carried on as at the effective date of these undertakings (as set out in paragraph 1 above);

“Interest” includes shares, an interest in shares and any other interest carrying an entitlement to vote at shareholders’ meetings but does not include a contract to acquire shares in the future; and for this purpose "an interest in shares" includes an entitlement by a person other than the registered holder, to exercise any right conferred by the holding of these shares or an entitlement to Control the exercise of such right;

“Key Staff” means staff in positions of executive or managerial responsibility and/or whose performance affects the viability of the Divestment Business;

“Occupation Interest” means an interest in a Divestment Business Property by virtue of which Admiral enjoys an unconditional right or is under an unconditional obligation to occupy the Divestment Business Property provided always that: (i) the original purchaser (or its successor) is not in occupation of the Divestment Business Property; and/or (ii) before such interest in the Divestment Business Property arose, the most recent use to which the Divestment Business Property had been put was that of operating a pub;

“Proposed Purchaser” means any proposed purchaser for one or more of the Divestment Businesses;

“Subsidiary” shall be construed in accordance with section 1159 of the Companies Act 2006 (as amended), unless otherwise stated;

“the Transaction” means the completed acquisition by Admiral of a portfolio consisting of 687 (subject to disposals made after 31st March 2021) leased and tenanted, operator managed and one fully managed pub from NewRiver REIT plc which took place on 20 August 2021;

“Trustee” means the person appointed pursuant to paragraph 4.4, paragraph 4.5 or paragraph 4.7 to carry out the Trustee Functions;

“Trustee Functions” means the functions set out in paragraph 6;

“UK” means the United Kingdom of Great Britain and Northern Ireland; and

“Working Day” means any day of the week other than a Saturday or a Sunday or any day that is a public holiday in England and Wales or Scotland;

unless the context requires otherwise, the singular shall include the plural and vice versa.

FOR AND ON BEHALF OF AT BRADY BIDCO UK LIMITED

Signature

Name: Andrew Clifford

Title: Director

Date: 7 January 2022

DATE ACCEPTED BY THE CMA: 7 January 2022

APPENDIX A

THE DIVESTMENT BUSINESS

The Divestment Businesses shall consist of the following pubs:

Pub	Postcode	Owner	Tenure
The Swiss Bell, Braintree	CM7 9UL	Admiral Taverns	Freehold
The Swan, Bury St. Edmunds	IP31 1DN	Admiral Taverns	Freehold
The Lady Jane, Coalville	LE67 5PH	Hawthorn	Freehold
The Rose & Crown, March	PE15 0JA	Admiral Taverns	Freehold
The Bluebell, Wigan	WN4 0QF	Admiral Taverns	Freehold
The Stag, Wigan	WN4 0SD	Hawthorn	Freehold
The Glade, Coventry	CV3 3FB	Hawthorn	Leasehold