

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

<b>Name</b>	<b>PERUSAHAAN OTOMOBIL NASIONAL SDN. BHD.</b>
<b>Address</b>	CENTRE OF EXCELLENCE, KM33 8, WESTBOUND SHAH ALAM EXPRESSWAY, 47600 SUBANG JAYA, SELANGOR DARUL EHSAN MALAYSIA

**Short particulars of all property charged**

**1. FIXED CHARGE**

The Company charges with full title guarantee in favour of the Lender by way of first fixed charge (which so far as it relates to land in England and Wales vested in the Company at the date of the Debenture shall be a charge by way of legal mortgage) as continuing Security for the payment and discharge of the Secured Obligations all of the Company's rights to and title and interest from time to time in the Plant and Equipment, Real Property and Work-in-Progress

**2. FURTHER ASSURANCE**

**2 1 Further Assurance: General**

2 1 1 The covenant set out in Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall extend to include the obligations set out in paragraph 2 1 2 below

2 1 2 The Company shall promptly at its own cost do all such acts or execute all such documents (including assignments, transfers, mortgages, charges, notices and instructions) as the Lender may reasonably specify (and in such form as the Lender may reasonably require) in favour of the Lender or its nominee(s)

(A) to perfect and/or protect the Security created or intended to be created in respect of the Charged Property or for the exercise of the Collateral Rights,

(B) to confer on the Lender Security over any property and assets of the Company located in any jurisdiction outside England and Wales equivalent or similar to the Security intended to be conferred by or pursuant to the Debenture, and/or

(C) to facilitate the realisation of the Charged Property

**2 2 Necessary Action**

The Company 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 conferred or intended to be conferred on the Lender by or pursuant to the Debenture