



GUARANTEE AGREEMENT

Made on the 16th June 2025

Purpose:

Redeemable Shares are being issued by Acorn Portfolio Investments Limited (the **Issuer**) to the Redeemable Share Shareholders (the **Shareholders**) to fund the delivery of various development sites being developed by subsidiaries of the Company. The funds raised will be invested in to the Special Purpose Vehicles (**SPV's**) to be used as mezzanine funding to partly fund development costs on various projects, in accordance with the business plan as outlined in the Information Memorandum provided to the Shareholders and available for inspection upon request or to investor.services@acornpg.org.

RST Group Holdings Limited is offering the Shareholders a guarantee as outlined and confirmed in this document.

Parties:

- I. RST Group Holdings Limited of 29 York Street, London, W1H 1EZ, Company Reg. No. 10719614 (the **Guarantor**)
- II. Redeemable Share Shareholders (the **Shareholders**) - the holder of any Redeemable Shares issued by Acorn Portfolio Investments Limited.

Redeemable Share Structure:

The Issue's offer will be made up of 500 Redeemable Shares at the Offer Price of £1,000 per share.

Guarantee:

The Guarantor hereby guarantees to redeem the capital invested in the Redeemable Shares by the Shareholders on behalf of the Issuer if the Issuer is unable to do so.

Signed by **RST Group Holdings Limited**

Dated 16th June 2025