DEED GRANTING AUTHORITY TO ACT

General Power of Attorney

Reference POA/2026/0219 · Executed as a deed on 4 August 2026 · Effective 1 September 2026

THE PRINCIPAL (DONOR)

Mrs. Eleanor Rachel Prewitt
Retired architect, of full age and sound mind
Date of birth 12 April 1958
The Old Rectory, Fenmarsh Lane, Ely CB7 4QJ
Passport no. 5482119003, expires 22 June 2031

THE ATTORNEY (DONEE)

Mr. Julian Andrew Prewitt
Chartered accountant; son of the Principal
Date of birth 3 November 1986
14 Marlborough Court, Cambridge CB2 1TN
Passport no. 7719044188, expires 9 March 2030

SUBSTITUTE ATTORNEY

Ms. Ingrid Solveig Prewitt, Solicitor; daughter of the Principal, of 6 Tolbooth Wynd, Edinburgh EH6 6JA, is appointed to act in place of the Attorney if the Attorney dies, becomes unable or unwilling to act, or gives written notice of resignation to the Principal.

(A) The Principal is the sole owner of the property and assets described in the schedule of powers below and wishes to appoint an attorney to manage them during a period of extended absence abroad.

(B) The Attorney is willing to act and has confirmed that they understand the duties set out in clause 5 of this deed.

(C) This deed is a general power of attorney granting authority over property and financial affairs only. It does not authorise any decision about the Principal's health, care or welfare, and it is not a lasting or enduring power of attorney.

Now this deed witnesses as follows.

1. Appointment

1.1 The Principal appoints the Attorney to be the Principal's true and lawful attorney, to act in the Principal's name and on the Principal's behalf in relation to the Principal's property and financial affairs, to the extent set out in clause 3 and subject to the exclusions in clause 4.

1.2 The Attorney shall act alone. Where a substitute attorney has been appointed, the substitute may act only in the circumstances stated in the substitute-attorney note above, and shall then have the same authority and be subject to the same duties as the Attorney.

1.3 The Principal declares that this appointment is made freely, without pressure from any person, and with a full understanding of its nature and effect.

1.4 The Attorney has signed this deed to record acceptance of the appointment and of the duties in clause 5.

2. Commencement and duration

2.1 This deed takes effect on 1 September 2026 and continues until it is revoked in accordance with clause 6, or until it ends automatically under clause 2.3.

2.2 The Principal intends this authority to be exercised principally during the Principal's absence abroad, expected to last approximately eighteen months, but the authority is not limited to that period.

2.3 This deed ends automatically on the earliest of: the death of the Principal; the death of the Attorney where no substitute is able to act; the bankruptcy of the Principal or of the Attorney; the making of an order by a court revoking it; or the Principal ceasing to have mental capacity, as this is a general and not a lasting power of attorney.

2.4 The Attorney shall stop acting immediately on becoming aware of any event described in clause 2.3 and shall notify the Principal's solicitors, whose details are held with this deed.

3. Powers granted

The Principal grants to the Attorney authority to do the following on the Principal's behalf, and anything reasonably incidental to it:

(i) **Bank and building society accounts.** To open, operate, vary and close any account in the Principal's name; to give and revoke mandates and standing instructions; to draw, sign and endorse cheques; and to obtain statements and historic records for any period.

(ii) **Receipt of income.** To demand, receive and give a good discharge for all income due to the Principal, including pension, annuity, dividend, interest and rental income, and to require any payer to make payment to a nominated account.

(iii) **Payment of outgoings.** To pay from the Principal's funds all debts, taxes, insurance premiums, service charges, utility bills and other outgoings properly payable by the Principal, and to settle any account rendered to the Principal in the ordinary course.

(iv) **Property management.** To manage the freehold property known as The Old Rectory, Fenmarsh Lane, Ely CB7 4QJ, and the leasehold flat at 3 Hollowell Court, Norwich NR2 4BQ, including arranging repairs, insurance, inspections and compliance certification.

(v) **Letting of property.** To grant, vary, renew or terminate any tenancy of the properties described above for a term not exceeding three years, to collect rent, to protect deposits and to instruct managing agents on the Principal's behalf.

(vi) **Investments.** To review, retain, vary and realise the Principal's investments held with the Principal's investment manager, and to give instructions to that manager, provided that the investment mandate agreed with the Principal in writing is not altered without the Principal's express consent.

(vii) **Insurance.** To take out, renew, vary and cancel policies of insurance in respect of the Principal's property and possessions, to notify insurers of any change in circumstances, and to make, negotiate and settle any claim.

(viii) **Taxation.** To deal with His Majesty's Revenue and Customs and any other revenue authority on the Principal's behalf, including completing and signing returns, claiming reliefs and repayments, and appointing or instructing an accountant.

(ix) **Contracts for goods and services.** To enter into, vary and terminate contracts for goods and services required for the maintenance of the Principal's property and household, and to instruct and pay tradespeople, professional advisers and agents.

(x) **Legal proceedings.** To instruct solicitors and to commence, defend, compromise or settle any civil claim relating to the Principal's property and financial affairs, and to give any undertaking or accept any settlement reasonably required for that purpose.

(xi) **Correspondence and records.** To receive, open and respond to correspondence addressed to the Principal that relates to the matters covered by this deed, to redirect the Principal's post, and to obtain copies of records held by any institution about the Principal's affairs.

(xii) **Incidental authority.** To sign, execute and deliver every document, and to do everything else, reasonably necessary or incidental to the exercise of the powers listed above, including the appointment of a professional agent to carry out a specific task.

4. Limitations and exclusions

The authority granted above does not extend to the following, each of which is expressly excluded:

L1 The Attorney may not make or change a will on the Principal's behalf, nor exercise any power the Principal holds as a trustee or personal representative.

L2 The Attorney may not sell, transfer, mortgage or grant any charge over the freehold property at The Old Rectory, Fenmarsh Lane, Ely, without the separate written consent of the Principal, given specifically for that transaction.

L3 The Attorney may not make any gift from the Principal's funds, other than a gift of a reasonable amount on a customary occasion to a person connected with the Principal, and no single gift may exceed five hundred pounds.

L4 The Attorney may not use the Principal's funds or property for the Attorney's own benefit, nor enter into any transaction between the Attorney and the Principal, without the Principal's prior written consent.

L5 The Attorney may not delegate the whole of the authority granted by this deed to any other person, although a professional agent may be instructed to carry out a specific task under clause 3.

L6 The Attorney may not make any decision about the Principal's health, medical treatment, care or place of residence; this deed confers no authority in relation to personal welfare.

5. Duties of the Attorney

5.1 The Attorney shall act in the Principal's best interests, in good faith, and within the authority granted by this deed.

5.2 The Attorney shall keep the Principal's money and property entirely separate from the Attorney's own, and shall not mix them in any account.

5.3 The Attorney shall keep full and accurate records of every transaction carried out under this deed, retain supporting documents, and provide a written account to the Principal, or to any person the Principal nominates, within twenty-eight days of a request and in any event every six months.

5.4 The Attorney shall take reasonable care in the exercise of the powers granted, applying the standard of skill and care reasonably expected of a person with the Attorney's professional qualifications.

5.5 The Attorney shall keep confidential all information about the Principal's affairs acquired in the course of acting under this deed, except where disclosure is required by law or is necessary to exercise a power granted by it.

5.6 The Attorney shall not accept remuneration for acting, but may recover reasonable out-of-pocket expenses properly incurred, supported by receipts.

6. Revocation

6.1 The Principal may revoke this deed at any time, wholly or in part, by written notice signed by the Principal and delivered to the Attorney. Revocation takes effect on the Attorney's receipt of that notice.

6.2 The Principal shall, so far as practicable, give written notice of revocation to every bank, institution and other third party known to have been dealing with the Attorney under this deed.

6.3 The Attorney may resign by giving not less than twenty-eight days' written notice to the Principal, and shall on resignation deliver to the Principal all records, documents and property of the Principal held by the Attorney.

6.4 On revocation or resignation the Attorney shall immediately cease to exercise any power under this deed, other than any act reasonably necessary to protect the Principal's property pending the appointment of a replacement.

6.5 This deed revokes any earlier general power of attorney granted by the Principal in respect of the Principal's property and financial affairs, including the deed dated 17 May 2019.

7. Protection of third parties and indemnity

7.1 A third party dealing with the Attorney in good faith may rely on this deed, and on any act of the Attorney appearing to be within it, until that third party receives actual written notice of revocation.

7.2 The Principal shall indemnify any third party who acts in good faith on the authority of this deed against any loss arising from a revocation of which that third party had not been notified in writing.

7.3 The Principal shall indemnify the Attorney against all liabilities and reasonable expenses properly incurred in the lawful exercise of the powers granted by this deed, save where they arise from the Attorney's fraud, wilful default or gross negligence.

7.4 A copy of this deed certified as a true copy of the original by a solicitor, notary or the Principal, with each page signed and endorsed, may be produced and relied upon in place of the original.

8. Governing law

8.1 This deed is governed by the laws of England and Wales and the parties submit to the jurisdiction of the courts of England and Wales.

8.2 If any provision of this deed is held to be invalid or unenforceable, the remaining provisions continue in full force.

8.3 This deed may be relied upon in its original form or as a certified copy made in accordance with clause 7.

EXECUTION

Executed and delivered as a deed by the Principal in the presence of the witnesses named below, each of whom is over eighteen, is not the Attorney, the substitute attorney, or a member of the family of either, and has no interest in this deed.

SIGNED AS A DEED BY THE PRINCIPAL

Mrs. Eleanor Rachel Prewitt

E. R. Prewitt

Print name **Eleanor Rachel Prewitt**

Date **4 August 2026**

Place **Ely, Cambridgeshire**

ACCEPTED BY THE ATTORNEY

Mr. Julian Andrew Prewitt

J. A. Prewitt

Print name **Julian Andrew Prewitt**

Date **4 August 2026**

Place **Ely, Cambridgeshire**

WITNESS 1

M. Halloran

Print name **Margaret Halloran**

Address **8 Fenmarsh Lane, Ely CB7 4QJ**

Occupation **Retired teacher**

Date **4 August 2026**

WITNESS 2

D. Okoro

Print name **Daniel Okoro**

Address **27 Barton Road, Ely CB7 4HZ**

Occupation **Pharmacist**

Date **4 August 2026**

NOTARIAL CERTIFICATE

On the date entered below, before me personally appeared the Principal named in this deed, known to me or satisfactorily identified by the documents recorded above, who acknowledged that they executed this deed of their own free will and for the purposes stated in it, and who appeared to me to understand its nature and effect.

AFFIX SEAL HERE

Notary commissioner / Ms. Ceridwen Blake

Practice Blake & Ashworth, Notaries Public, 3 Market Street, Ely CB7 4NP

Registration no. NP-114982

Commission expires 31 January 2029

Signature

Date