

INTERIM SCHEDULE OF DILAPIDATIONS

Fourth floor, Albion House, 61 Mosley Street, Manchester M2 3HZ

Landlord: Pennine Albion Income Limited (freehold owner: Pennine Office Investments Limited). Tenant: Northmere Analytics Limited. Lease dated 25 April 2022 as varied by deed dated 10 June 2024; Licence for Alterations dated 9 May 2022.

Inspection: 6 October 2026 (G. Pryce MRICS, T. Lomax). Schedule dated 8 October 2026. Prepared on an interim basis following notification of the Tenant's possible departure. A terminal schedule will be served at or around the end of the Term.

Preamble

1. This schedule records the works the Landlord considers necessary for the Tenant to comply with its covenants in the Lease and Licence for Alterations, as at the date of inspection. It is served without prejudice to the Landlord's right to serve further schedules and to claim any loss.
2. The Landlord reserves the right to require the removal of all alterations under clause 7.4 of the Lease and clause 4 of the Licence for Alterations. Pending a decision, this schedule prices full reinstatement.
3. The Tenant is reminded that the exercise of the break option is conditional on the Tenant complying with its covenants, including full reinstatement, and paying all sums due. The Landlord expects the works below to be completed before any break date.
4. Costings are at current rates and exclude VAT, professional fees and loss of rent, which are claimed in addition.

Item	Clause	Defect / requirement	Remedy	GBP
1	7.4; LfA 4	Meeting rooms 1-4 and zone C partitions (metal stud, plasterboard)	Remove; make good raised floor and ceiling grid; reinstate open plan	38,400
2	7.4; LfA 4	Comms room and comfort cooling unit; condenser on roof deck	Remove; cap services; make good riser and roof penetrations	21,750
3	7.4; LfA 4	Tea point fixed units and services	Remove; cap; make good walls and floor	9,600
4	7.1	Carpet tiles worn and stained throughout (approx. 760 m2)	Replace with landlord specification	34,200
5	7.1	Ceiling tiles damaged, stained or missing (approx. 140 no.)	Replace to match	4,900
6	7.1	Raised floor panels rocking in zone C and near comms room	Re-level and replace pedestals as necessary	3,850
7	7.2	Internal decorations: walls, columns, doors, frames	Prepare and redecorate in final three months of Term	26,300
8	7.4	Glazed screen manifestation; signage	Remove and clean glass	1,450
9	7.1	LED lighting with presence detection (meeting rooms)	Remove; reinstate Cat A lighting layout	12,600
10	7.10	Furniture, IT equipment, server cabinets, white goods	Remove all tenant and occupier items	8,200
11	7.1	Fire alarm and sprinkler heads relocated	Reinstate to base-build layout; certification	7,950
12	-	Preliminaries, contingency (10%)		16,920
		Total (excluding VAT and fees)		186,120

Additional heads of claim (to be quantified)

Loss of rent during the works period; surveyor's fees (12.5% of works); legal fees; service charge and business rates during the works period.

G. Pryce Gareth Pryce MRICS, Associate Director, for Brindley Lowe LLP. 8 October 2026.