

Brindley Lowe LLP

Chartered Surveyors and Property Managers

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Our ref: GP/ALB/04

21 August 2026

The Directors

Northmere Analytics Limited

4th Floor, Albion House

61 Mosley Street

Manchester M2 3HZ

By post and email (rebecca.thorne@northmere.ai; jas.sandhu@northmere.ai)

Dear Sirs

Albion House, 61 Mosley Street, Manchester: fourth floor. Your lease dated 25 April 2022 (as varied)

We write on behalf of Pennine Office Investments Limited and Pennine Albion Income Limited, both of which are part of the Pennine Real Estate Partners group, about a change to the ownership structure of the building.

On 31 July 2026, as part of a group refinancing, Pennine Office Investments Limited granted Pennine Albion Income Limited a concurrent lease of the fourth floor for a term of fifteen years from 31 July 2026. The concurrent lease was granted subject to, and with the benefit of, your lease. Pennine Office Investments Limited remains the freehold owner of Albion House.

With effect from 31 July 2026:

1. **Your landlord.** Pennine Albion Income Limited (company number 16204417), whose registered office is at 1 St Peter's Square, Manchester M2 3DE, is the landlord under your lease and is entitled to the rents. It has not specified any other address for service under clause 18.2 of your lease.
2. **Payments.** There is no change to how you pay. Please continue to pay rent, service charge and insurance rent to our client account (sort code 30-91-47, account 61204488) quoting ALB/04/NMA. Demands and VAT invoices will be issued in the name of Pennine Albion Income Limited, which has opted to tax its interest.
3. **Rent deposit.** The rent deposit and accrued interest have been transferred to a designated account in the name of Pennine Albion Income Limited, which has covenanted with you to observe the landlord's obligations in the rent deposit deed.
4. **Management.** We remain the managing agents. Please continue to send routine enquiries to Gareth Pryce at this office.

You do not need to take any action. Please let us know if you have any questions.

Yours faithfully

Brindley Lowe LLP

Brindley Lowe LLP, managing agents for Pennine Office Investments Limited and Pennine Albion Income Limited