

HM Land Registry

Official copy of register of title

Title number	MAN418806
Edition date	14 August 2026
Search date and time	12 October 2026 at 16:05:11
This official copy shows the entries on the register of title on	12 October 2026 at 16:05:11

This official copy is issued on 12 October 2026 shows the state of this title plan on 12 October 2026 at 16:05:11. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

GREATER MANCHESTER : MANCHESTER

1 (14 June 1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Albion House, 61 Mosley Street, Manchester (M2 3HZ).

2 (2 April 2025) The land has the benefit of the rights granted by but is subject to the rights reserved by the leases short particulars of which are set out in the Schedule of Leases hereto.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (2 April 2025) PROPRIETOR: PENNINE OFFICE INVESTMENTS LIMITED (Co. Regn. No. 13958821) of 3rd Floor, 12 Booth Street, Manchester M2 4AW.

2 (2 April 2025) The price stated to have been paid on 17 March 2025 was GBP 18,750,000 plus VAT.

3 (2 April 2025) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 March 2025 in favour of Arden Mercantile Bank plc referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (14 June 1999) A Conveyance of the land in this title dated 2 March 1961 made between (1) The Mosley Street Estates Company Limited and (2) Northern Textile Holdings Limited contains covenants details of which are set out in the schedule annexed thereto.

2 (2 April 2025) REGISTERED CHARGE dated 17 March 2025.

3 (2 April 2025) Proprietor: ARDEN MERCANTILE BANK PLC (Co. Regn. No. 00918266) of 20 Fenchurch Street, London EC3M 3BY.

Schedule of notices of leases

Entry	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	7 September 2020	Ground floor and basement	1 September 2020, 15 years from 1 September 2020	MAN401552
2	30 June 2021	First floor	24 June 2021, 10 years from 24 June 2021	MAN409920
3	19 May 2022	Fourth floor	25 April 2022, 10 years from and including 25 April 2022	MAN433017
4	11 October 2023	Second and third floors	29 September 2023, 12 years from 29 September 2023	MAN447381

Entry	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
5	2 April 2025	Fifth floor	3 February 2025, 10 years from 3 February 2025	MAN455002
6	14 August 2026	Fourth floor (concurrent lease; see note 2)	31 July 2026, 15 years from and including 31 July 2026	MAN468120

NOTE 1: The deed of variation dated 10 June 2024 affecting entry 3 is noted on the lessee's title.

NOTE 2: Entry 6 is a lease of the reversion to entry 3, granted to Pennine Albion Income Limited (Co. Regn. No. 16204417) subject to and with the benefit of the lease referred to in entry 3. Consent of the proprietor of the registered charge was lodged on registration.

End of register