

Pennine Office Investments Limited

3rd Floor, 12 Booth Street, Manchester M2 4AW
Registered in England and Wales no. 13958821

17 March 2025

The Directors

Northmere Analytics Limited

4th Floor, Albion House

61 Mosley Street

Manchester M2 3HZ

By hand and by post

Dear Sirs

Albion House, 61 Mosley Street, Manchester M2 3HZ: fourth floor. Lease dated 25 April 2022 (the Lease). Notice of transfer of the landlord's interest

We write jointly, as the former and new owners of the freehold of Albion House, to tell you that on 17 March 2025 Calder Street Properties Limited transferred its freehold interest in the building to Pennine Office Investments Limited. Pennine Office Investments Limited is now your landlord under the Lease, as varied by the deed of variation dated 10 June 2024.

1. **New landlord.** Pennine Office Investments Limited, company number 13958821, registered office 3rd Floor, 12 Booth Street, Manchester M2 4AW.

2. **Payments.** From the quarter day on 25 March 2025, please pay all rent, service charge and insurance rent to our managing agents, Brindley Lowe LLP, client account (sort code 30-91-47, account 61204488), quoting reference ALB/04/NMA. Brindley Lowe will issue demands and VAT invoices in our name.

3. **Day-to-day management.** Brindley Lowe LLP, 9 Kennedy Street, Manchester M2 4BY (contact Gareth Pryce MRICS, gareth.pryce@brindleylowe.co.uk, 0161 832 6610) will manage the building on our behalf. Please address routine correspondence and building enquiries to them.

4. **Rent deposit.** The deposit held under the rent deposit deed dated 25 April 2022 (GBP 127,500 plus accrued interest of GBP 2,314.67) has been transferred to a designated deposit account in the name of Pennine Office Investments Limited, and Pennine covenants with you to observe the landlord's obligations in that deed.

5. **Service charge.** The service charge accounts for the year ending 31 March 2025 will be prepared by Brindley Lowe and will cover the full year.

Please acknowledge receipt by signing and returning the enclosed copy of this letter.

Yours faithfully

for and on behalf of Calder Street Properties
Limited

M. Hollis

Miriam Hollis, Director

for and on behalf of Pennine Office
Investments Limited

D. Varma

Dev Varma, Director

Acknowledged for and on behalf of Northmere Analytics Limited: R. Thorne, 20 March 2025