

Brindley Lowe LLP

Chartered Surveyors and Property Managers
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Albion House, 61 Mosley Street, Manchester M2 3HZ

SERVICE CHARGE CERTIFICATE: SERVICE CHARGE YEAR 1 APRIL 2025 TO 31 MARCH 2026

Landlord: Pennine Albion Income Limited. Tenant: Northmere Analytics Limited, fourth floor. Lease dated 25 April 2022, Schedule 4, paragraph 3.

We certify that the Service Costs for the Service Charge Year ending 31 March 2026 were GBP 292,040.00 and that the Service Charge payable by the Tenant (Tenant's Proportion 17.21%) is GBP 50,260.08, rounded to GBP 50,260.00 below.

Cost heading	Budget 2025/26 (GBP)	Actual 2025/26 (GBP)
Cleaning and hygiene (Common Parts)	24,600	25,180
Reception and security	58,900	60,240
Lift maintenance and insurance	14,800	15,960
M&E maintenance, BMS and fire systems	31,400	33,710
Utilities (Common Parts and central plant)	38,200	36,850
Repairs and general maintenance	12,500	11,420
Roof: replacement of membrane and insulation upgrade (Hadley Roofing, Jan-Mar 2026)	0	53,460
Reserve fund contribution	6,000	6,000
Professional fees (accounts, surveys)	4,300	5,670
Management fee (8% of above)	15,256	19,879
Total Service Costs	205,956	268,369
Plus: insurance and valuation (recovered as Insurance Rent, not included)	-	-
Plus: VAT irrecoverable on supplies to residential part: n/a	-	-
Adjustment: under-recovery on void fifth floor (Apr 2024-Feb 2025) added to pool	-	23,671
Service Costs for apportionment	205,956	292,040

Tenant's account for the year

Item	GBP
Tenant's Proportion of actual Service Costs (17.21% of 292,040)	50,260.00
Less: on-account payments received (4 x 8,850.00)	(35,400.00)
Balancing charge (net)	14,860.00
VAT at 20%	2,972.00
Balancing charge payable	17,832.00

In accordance with Schedule 4, paragraph 4, the balancing charge is payable within twenty-one days after service of this certificate. A VAT invoice (no. PEN-AH-2609-114) accompanies this certificate.

Certified by: *G. Pryce* Gareth Pryce MRICS, for and on behalf of Brindley Lowe LLP, managing agents for the Landlord.

Date of certificate: 28 September 2026. Served on the Tenant by hand at the Property and by email on 28 September 2026.

Note: the 2026/27 Estimated Service Charge notified on 2 March 2026 is GBP 37,400.00 for the fourth floor (quarterly instalment GBP 9,350.00 plus VAT).