01 September 2026

Zentra Group Plc
Northspring
70 Spring Gardens
Manchester
M2 2BQ

Dear Sirs

Development of the site at Old Mill Street, Manchester (the "Development" at the "Site") by Zentra Group Plc, registered in England and Wales with company number 12757649 whose registered office is Northspring 70 Spring Gardens Manchester M2 2BQ United Kingdom (the "Client").

We refer to our reports listed below

- *GRO-24102-5182 Geo-environmental Appraisal, 7th June 2024 (the "**Report**")*
- *GRO-24102-5578 Permanent Ground Gas Risk Assessment, 30th July 2024 (the "**Report**")*
- *GRO-24102-6247 Remedial Specification, 18th November 2025 (the "**Report**")*

Duty of care

We agree that you shall be entitled to make use of and to rely upon the Report for the purposes of the above Development and warrant to you that in preparing the Report and in carrying out our services for the purpose of producing the Report we have exercised the reasonable skill and care to be expected of a competent and properly qualified ground investigation consultant experienced in carrying out such services in relation to sites such as the Site.

In witness of which agreement, the consultant has signed this document under hand on the date stated above.

Signed on behalf of
GROUNDTECH CONSULTING LIMITED

[redacted]

Jonny Sander
Director

Groundtech Consulting Limited | First Floor Lloyd House | Orford Court | Greenfold Way | WN7 3XJ | Tel: 0161 8201368