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NORTHERN TRUST

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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST LAND COMPLETES LANDMARK SALE OF 7 ACRE SITE IN TELFORD

Northern Trust Land is pleased to announce the successful completion of the sale of a 7-acre site at the corner of Redhill Way, Telford, to Quora Limited. This strategic transaction includes simultaneous sale agreements with BP, LNT Care Developments, and Lidl, paving the way for a transformative commercial development.

The project will deliver:

- Electric vehicle charging station with convenience store and Costa Coffee drive-through.
- 66-bed care home by LNT Care Developments.
- 20,462 sq ft Lidl supermarket.

The development follows Northern Trust Land's achievement of outline planning permission for the site, with Quora subsequently securing full detailed planning consent. This partnership reflects the commitment of both companies to delivering a high-quality, strategically significant commercial site that will provide substantial benefits to the local economy and community.

John Tootell, Strategic Land Director at Northern Trust Land, commented "We are delighted to have completed the sale of this key site in partnership with Quora Limited. This development demonstrates the importance of collaboration in delivering strategic commercial projects that provide essential amenities, create new jobs and investment opportunities for the local community. Working with Quora has ensured the site's full potential will be realized, and we look forward to seeing the positive impact it will have on Telford."

Nic Morgan, Director of Quora Limited, added "We are proud to have worked alongside Northern Trust Land to bring this exciting development to fruition. The site's strategic location and the mix of high-profile tenants, including BP, Lidl, and LNT Care Developments, underscore its importance to Telford's future growth. We are committed to delivering a vibrant, well-designed commercial hub that meets the needs of the community and enhances the local economy."

Construction on the individual parcels is expected to commence shortly.

For further information about Northern Trust Land and its strategic land portfolio, please visit www.ntland.co.uk.

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Notes to Editors:

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Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see NTLand.co.uk website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk