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NORTHERN TRUST

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PRESS RELEASE

IMMEDIATE RELEASE

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NORTHERN TRUST ACQUIRES WHEATLEY HALL TRADE PARK IN DONCASTER FOR £7.85 MILLION

Northern Trust Company Ltd is pleased to announce the £7.85 million acquisition of Wheatley Hall Trade Park in Doncaster. The multi-let trade park totals 49,282 sq ft across 12 units, with sizes ranging from 2,470 sq ft to 5,164 sq ft, offering a diverse range of modern business space.

Strategically located on a key arterial route, Wheatley Hall Trade Park sits at the heart of Doncaster's prime industrial and out-of-town retail area. The site is adjacent to Wheatley Centre Shopping Park and next to Northern Trust's existing Crompton Business Park, enhancing the company's presence and creating synergies within this vibrant commercial hub.

This acquisition marks the third major purchase by Northern Trust in recent months, following the acquisitions of South Nelson Industrial Estate in Cramlington and Brighthouse Business Park in Middlesbrough. It also strengthens Northern Trust's Yorkshire portfolio, which now extends to over 1.2 million sq ft across more than 520 individual units.

The addition of Wheatley Hall Trade Park further supports Northern Trust's strategic expansion across the UK, with the portfolio now exceeding 9 million sq ft across more than 4,000 units, supporting over 25,000 jobs nationwide.

Jonathan Houghton, Property Portfolio Executive at Northern Trust, commented "We are extremely pleased to have added Wheatley Hall Trade Park to our growing portfolio. Its prime location on a key arterial route and its proximity to our existing Crompton Business Park makes it a perfect fit for our strategic vision. This acquisition strengthens our footprint in Doncaster and enhances the flexible business space options we can offer to new and existing occupiers. This latest acquisition underscores Northern Trust's continued investment across key regional markets."

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Dan Hodge, Regional Property Director at Northern Trust, added “Wheatley Hall Trade Park is a high-quality asset that complements our existing properties in Yorkshire. The estate’s modern units and excellent transport links make it an attractive location for a wide variety of trade operators. We are committed to supporting local economic growth by continuing to provide adaptable business space.”

Richard Gale, Partner at Allsop LLP acted for Northern Trust on the acquisition.

For more information, please visit www.ntproperties.co.uk .

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Notes to Editors:

Press Enquiries; Northern Trust Company Ltd: Rosalyn Godsmark, 01257 238555 or rosalyngodsmark@northerntrust.co.uk

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