



Registration of a Charge

Company name: **HOWDEN JOINERY HOLDINGS LIMITED**

Company number: **03320875**



X80IS9YX

Received for Electronic Filing: **04/03/2019**

Details of Charge

Date of creation: **27/02/2019**

Charge code: **0332 0875 0004**

Persons entitled: **WELLS FARGO CAPITAL FINANCE (UK) LIMITED**

Brief description:

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION**

**FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

MORGAN, LEWIS & BOCKIUS UK LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3320875

Charge code: 0332 0875 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th February 2019 and created by HOWDEN JOINERY HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th March 2019 .

Given at Companies House, Cardiff on 5th March 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Dated 27 February 2019

HOWDEN JOINERY GROUP PLC AND OTHERS
as Chargors

WELLS FARGO CAPITAL FINANCE (UK) LIMITED
as Security Trustee

Supplemental Debenture

This Supplemental Debenture is subject to the terms of the Intercreditor Deed (as defined herein), in particular with respect to enforcement rights and priority over the Howden Joinery Limited shares and the properties listed in Schedule 2.

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THIS SUPPLEMENTAL DEBENTURE is dated 27 February 2019

BETWEEN:

- (1) **HOWDEN JOINERY GROUP PLC** of 40 Portman Square, London, W1H 6LT (registered in England and Wales with company number 02128710) (the **Company**);
- (2) **THE COMPANIES** identified in Schedule 1 (*The Chargors*) (together with the Company and each person which becomes a party to this Deed by executing a Deed of Accession, each a **Chargor** and together the **Chargors**); and
- (3) **WELLS FARGO CAPITAL FINANCE (UK) LIMITED** (registered in England and Wales with company number 02656007) (the **Security Trustee**).

BACKGROUND:

- (A) The Chargors enter into this Deed to secure the repayment and satisfaction of the Secured Liabilities.
- (B) The Chargors and the Security Trustee intend that this document take effect as a deed notwithstanding that it may be executed under hand.

IT IS AGREED:

1. Definitions and Interpretation

1.1 Definitions

In this Deed:

2006 Debenture means the debenture dated 17 February 2006 granted by, among others, the Company (formerly called MFI Furniture Group PLC) in favour of the Security Trustee (for and on behalf of the Pension Trustees).

Accounting Period means each successive four-week period in respect of which the Company is required to produce management accounts under the Facility Agreement.

Agent is defined in the Facility Agreement.

Borrower is defined in the Facility Agreement.

Business Day is defined in the Facility Agreement.

Certificates of Title means the certificates of title relating to the Mortgaged Property and the Scottish Heritable Property addressed to the Agent on behalf of the Finance Parties and dated on or around 17 February 2006.

Charged Property means the property, assets, undertaking and rights for the time being comprised in or subject to the Security Interests created by this Deed (and includes the Mortgaged Property) and references to the Charged Property include references to any part of it.

Dangerous Substance means any substance of whatever kind and form and in whatever combination capable of causing harm to any lifeform or the environment.

Deed of Accession means a deed of accession substantially in the form set out in Schedule 4 (*Deed of Accession*).

Enforcement Trigger shall have the meaning given to that term in the Intercreditor Deed.

Environmental Contamination means any deposit, spillage or release of any kind of Dangerous Substance into, onto, under or from any Mortgaged Property or any structure thereon howsoever caused or arising in circumstances which may result in harm to the environment and for the avoidance of doubt (but without limitation) harm to the health of living organisms or other interference with the ecological systems of which they form part and in the case of man includes offence caused to any of his senses or harm to his property.

Environmental Law means, to the extent legally enforceable,

- (a) all laws, regulations, directives, statutes and any guidance, circular or regulations issued under any of them;
- (b) subordinate legislation, common law, equity;
- (c) all other international, national and local laws; and
- (d) all judgments, orders, instructions or awards of any court or competent authority,

in each case concerning:

- (i) the protection of, or compensation for damage to, human health, the environment or the condition of any work place; and/or
- (ii) the generation, dealing with or disposal of any Dangerous Substance.

Environmental Licence means any consent, approval, authorisation, licence, permission, or registration required by any Environmental Law.

Environmental Proceedings means any civil, judicial, regulatory or administrative proceedings, suit or action or other enforcement process brought or taken under any Environmental Law (including, without limitation, any enforceable and binding written demand or notice requiring the carrying out of any Remedial Works).

Facility Agreement means the facility agreement originally dated 17 February 2006 between, among others, the Company and certain affiliates of the Company as borrowers and/or guarantors, Wells Fargo Capital Finance (UK) Limited in its capacity as Agent, Arranger, Original Lender and Security Trustee and Lloyds Bank PLC as Arranger and Original Lender, as amended and restated on 21 September 2006, 18 October 2006, 19 March 2009 and 3 March 2010, as amended on 15 June 2012 and as amended and restated on 16 December 2015 and as amended and/or restated from time to time including on or around the date of this Deed.

Finance Document is defined in the Facility Agreement.

Finance Party is defined in the Facility Agreement.

Fixtures means all fixtures and fittings (including, without limitation, those of trade) and fixed plant and machinery on the Mortgaged Property or the Scottish Heritable Property.

Floating Charge Property means all interests in any freehold, heritable or leasehold property belonging to any Chargor now or in the future including those set out in Part II of Schedule 2, other than any Mortgaged Property.

Guarantor is defined in the Facility Agreement.

Howdens means Howden Joinery Limited (company number 526923)

Howdens EBITDA shall have the meaning given to that term in the Intercreditor Deed.

Howdens Holdings means Howden Joinery Holdings Limited (company number 3320875).

Howdens Shares means:

- (a) the issued share capital in Howdens specified as belonging to Howdens Holdings in Schedule 3 (*Howdens Shares*); and
- (b) all other stocks, shares, debentures, bonds, warrants, coupons or other securities and investments now or in the future owned by Howdens Holdings or any other Chargor from time to time with respect to Howdens.

Intercreditor Deed means the intercreditor deed originally dated 17 February 2006 as amended on 6 February 2008, 3 March 2010, 15 June 2012 and as amended and restated on 16 December 2015 and on or around the date of this Deed and made between the Borrowers, the Guarantors, each of the Finance Parties and the Pension Trustees.

Material Adverse Effect is defined in the Facility Agreement.

Mortgaged Property means the freehold and leasehold property (including any Premises located thereon) brief details of which are set out in Part I of Schedule 2 (*Mortgaged Property*).

Pension Contributions Schedule shall have the meaning given to that term in the Intercreditor Deed.

Pension Funds means the Howden Joinery Pension Plan and any replacement fund or funds.

Pension Fund Employers means each of Howdens, Howden Joinery Corporate Services Limited (company number 01767386) and Howden Joinery People Services Limited (company number 05799085).

Pension Trustees means the trustees of the Pension Funds.

Pension Trustees Finance Document means this Deed, the 2006 Debenture, the Intercreditor Deed, the Standard Security and the Ranking Agreement.

Permitted Reorganisation is defined in the Facility Agreement.

Permitted Security Interest is defined in the Facility Agreement.

Premises means any building, construction, erection or other edifice on the Mortgaged Property or other Charged Property.

Ranking Agreement means the agreement dated 17 February 2006 and made between, among others, the Company (then known as MFI Furniture Group PLC), Wells Fargo Capital Finance (UK) Limited (then known as Burdale Financial Limited) and the Pension Trustees in respect of the Mortgaged Property as is located in Scotland.

Receiver means any individual or individuals (who may be an employee or employees of the Security Trustee) for the time being and from time to time appointed by the Security Trustee to be a receiver or receivers (and, where more than one individual is appointed jointly, they shall have the power to act severally, unless the Security Trustee shall specify to the contrary in their appointment) under this Deed and, where the context shall admit, any individual or individuals for the time being and from time to time so appointed in substitution, provided always that all such individuals shall be qualified under the Insolvency Act 1986 to act as a receiver of the property of any company with respect to which he is appointed or as an administrative receiver of any such company.

Related Rights means, in relation to the Howdens Shares, all dividends and other distributions paid or payable after the date of this Deed on all or any of the Howdens Shares and all stocks, shares,

securities (and the dividends or interest on them), rights, money or property accruing or offered at any time by way of redemption, bonus, preference, option rights or otherwise to or in respect of any of the Howdens Shares or in substitution or exchange for any of the Howdens Shares.

Remedial Works means:

- (a) any investigation, inspection, sampling or monitoring works in respect of any Dangerous Substance or any harm to the environment or human health or pollution of the environment; and/or
- (b) any works, steps or measures to treat, abate, remove, remedy, contain, control, manage or mitigate the presence or actual or potential effect of any Dangerous Substance or any harm to the environment or human health or pollution of the environment.

Restructuring is defined in the Facility Agreement.

Scottish Heritable Property means the property at Carnock Road, Dunfermline, Fife KY12 9NT over which a standard security has been granted to the Security Trustee.

Secured Liabilities means all present and future obligations and liabilities of each Pension Fund Employer to make pension fund contributions in respect of the Pension Funds, whether actual or contingent and whether owed jointly or severally, as principal or surety or in any other capacity whatsoever, including, without limitation, the contributions described in the Pension Contributions Schedule and any sums becoming payable under section 75 Pensions Act 1995 or under the provisions of the Pension Funds.

Security Interest is defined in the Facility Agreement.

Security Period means the period beginning on the date of this Deed and ending on the date on which the Secured Liabilities have been finally, irrevocably and unconditionally satisfied in full.

Security Shares means the Howdens Shares and the Related Rights.

Senior Debt Discharge Date shall have the meaning given to that term in the Intercreditor Deed.

Standard Security means the second ranking standard security dated 17 February 2006 in respect of the Mortgaged Property as is located in Scotland.

Subsidiary is defined in the Facility Agreement.

1.2 Construction

- (a) Any reference in this Deed to:
 - (i) **assets** includes present and future properties, revenues and rights of every description;
 - (ii) an **authorisation** means an authorisation, consent, approval, licence, resolution, filing or registration;
 - (iii) a **Finance Document**, a **Pension Trustees Finance Document** or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, restated or novated;
 - (iv) **indebtedness** includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;

- (v) a **person** includes any person, firm, company, corporation, government, state or agency of a state or any association, trust or partnership (whether or not having separate legal personality) or two or more of the foregoing;
 - (vi) a **receiver** includes any receiver, receiver and manager or administrative receiver;
 - (vii) a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or other authority or organisation;
 - (viii) a provision of law is a reference to that provision as amended or re-enacted;
 - (ix) words importing the singular shall include the plural and vice versa;
 - (x) a charge or mortgage of any freehold, heritable or leasehold property or of any property held under a lease or sub-lease includes all Premises and Fixtures (excluding tenant's fixtures in relation to property sublet to a third party) on that property, the proceeds of sale of any part of that property, and the benefit of any covenants for title (or any monies paid or payable in respect of them) given or entered into by any predecessor in title in respect of that property; and
 - (xi) any party or person includes any person deriving title from it or any successor, transferee or assignee.
- (b) Clause and Schedule headings are for ease of reference only.
 - (c) An Enforcement Trigger is "continuing" if it has not been cured or waived.
 - (d) Capitalised terms defined in the Facility Agreement have the same meaning when used in this Deed unless the context requires otherwise.
 - (e) If at any time the Company is the only Chargor the references in this Agreement to **Chargors** shall, whilst such circumstance is continuing, be construed accordingly.
 - (f) Every disposition effected by this Deed (other than the floating charge over the Floating Charge Property, as to which there shall be no implied title guarantee) is made with full title guarantee or, in the case of any of the Charged Property situate in Scotland, absolute warrandice (provided always that, in relation to any Mortgaged Property such title guarantee is subject to any matters properly set out in the Certificates of Title). The other terms of this Deed do not limit or extend any of the covenants implied by virtue of Part 1 of the Law of Property (Miscellaneous Provisions) Act 1994 but create separate and independent obligations having effect cumulatively with those implied covenants except that the covenants so implied shall be construed with the omission of section 6(2) of that Act.
 - (g) Each of the charges in Clause 2 (*Fixed Security*) over each category of the assets, each asset and each sub-category of each asset specified in such clause shall be read and construed separately, as though each such category, asset and sub-category were charged independently and separately of each other and shall apply both to present and future assets.
 - (h) In the event of any conflict between the provisions of this Deed and the provisions of the Facility Agreement the provisions of this Deed shall prevail.

1.3 Intercreditor Deed

This Deed is subject to the terms of the Intercreditor Deed. If and to the extent any provision of this Deed is inconsistent with the provisions of the Intercreditor Deed, the Intercreditor Deed shall prevail.

1.4 Supplemental Debenture

This Deed is supplemental to the 2006 Debenture.

2. Fixed Security

2.1 Each Chargor, as security for the payment and performance of the Secured Liabilities and in the manner specified in Clause 1.2(g) of this Deed:

- (a) charges in favour of the Security Trustee by way of legal mortgage the Mortgaged Property;
- (b) charges and agrees to charge to the Security Trustee by way of first charge all Howdens Shares held now or in the future by it and/or any nominee on its behalf;
- (c) charges and agrees to charge to the Security Trustee by way of first charge all the Related Rights accruing to all or any of the Howdens Shares held now or in the future by it and/or any nominee on its behalf,

PROVIDED THAT:

- (i) whilst:

- (1) no Enforcement Trigger has occurred or is continuing;
- (2) no notice has been issued under clause 3.2; and
- (3) no event referred to in clause 3.3 has occurred,

all Related Rights as referred to in paragraph (d) above may be paid directly to the relevant Chargor (in which case the Security Trustee or its nominee shall execute any necessary dividend mandate) and, if paid directly to the Security Trustee shall be paid promptly by it to the relevant Chargor; and

- (ii) subject to Clause 4.6(c), whilst:

- (1) no Enforcement Trigger has occurred or is continuing;
- (2) no notice has been issued under clause 3.2; and
- (3) no event referred to in clause 3.3 has occurred,

all voting rights attaching to the relevant Howdens Shares may be exercised by the relevant Chargor.

3. Floating Charge

3.1 Creation

Each Chargor as security for the payment and performance of the Secured Liabilities and in the manner specified in Clause 1.2(f) of this Deed charges in favour of the Security Trustee by way of a floating charge:

- (a) each Floating Charge Property;
- (b) all its other assets and undertaking not otherwise effectively mortgaged or charged by way of fixed mortgage or charge by Clause 2.1 (*Fixed Security*); and
- (c) whether or not otherwise mortgaged, charged or assigned, all of its undertaking and assets of whatever type (both present and future) located in Scotland or otherwise governed by the laws of Scotland.

3.2 Conversion by notice

The Security Trustee may by notice to any Chargor convert the floating charge created by such Chargor under this Deed into a fixed charge in relation to all or any of such Chargor's assets specified in the notice if instructed to do so by the Pension Trustees in accordance with the Intercreditor Deed.

3.3 Automatic conversion

Subject to the Insolvency Act 1986 and Clause 3.5 (*Insolvency Act 1986*), the floating charges created by this Deed shall (in addition to the circumstances in which the same will occur under general law) automatically be converted (without any notice) into fixed charges over the assets, rights and property of any Chargor immediately after any floating charge granted by such Chargor to any third party crystallises for any reason whatsoever (such third parties shall include, for the avoidance of doubt, the Security Trustee acting in any other capacity and/or for and on behalf of any other parties (including the Finance Parties)).

3.4 No waiver

The giving by the Security Trustee of a notice pursuant to Clause 3.2 (*Conversion by notice*) in relation to any class of any Chargor's assets, rights and property shall not be construed as a waiver or abandonment of the Security Trustee's rights to give other similar notices in respect of any other class of assets.

3.5 Insolvency Act 1986

- (a) Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charges created by Clause 3.1 (*Floating Charge*).
- (b) The floating charges created pursuant to Clause 3.1 (*Floating Charge*) may not be converted into fixed charges solely by reason of:
 - (i) the obtaining of a moratorium; or
 - (ii) anything done with a view to obtaining a moratorium,
 under the Insolvency Act 1986.

4. Undertakings

4.1 Duration

The undertakings in this Clause 4 shall remain in force throughout the Security Period and are given by each Chargor to the Security Trustee for and on behalf of itself and each other Finance Party.

4.2 General

- (a) **Covenant to perform:** Each Chargor shall continuously comply with the terms (both express and implied) of this Deed and any material contracts relating to the Secured Liabilities.

- (b) **Restrictions on dealings:** No Chargor shall:
- (i) create or permit to subsist any Security Interest of whatsoever nature on any Charged Property or Scottish Heritable Property other than a Permitted Security Interest; or
 - (ii) sell, transfer, grant, lease or otherwise dispose of any Charged Property or Scottish Heritable Property, except for the disposal or leasing in the ordinary course of business of any Charged Property which is subject to a floating charge created by Clause 3.1 (*Floating Charge*) and except as provided for under the Finance Documents.

4.3 Mortgaged Property and Scottish Heritable Property Undertakings

- (a) **Deposit of Title Deeds:** In relation to the Mortgaged Property for the duration of the Security Period each Chargor shall deposit all deeds and documents of title relating to the Mortgaged Property, the Scottish Heritable Property and any property comprised within Clause 4.5 (*Future Acquisitions and Legal Mortgage*) with the Security Trustee or held pursuant to a solicitor's undertaking which is satisfactory to the Security Trustee in its absolute discretion (unless any such deeds and documents of title have already been delivered to a firm nominated by the Company and held pursuant to a solicitor's undertaking satisfactory to the Security Trustee).
- (b) **Environmental matters:** Each Chargor shall (other than as set out in the Facility Agreement):
- (i) in relation to any Mortgaged Property and the Scottish Heritable Property comply in all material respects with all applicable Environmental Law including the obtaining of, and compliance with, all requisite Environmental Licences (as varied from time to time) where a failure to do so would have a material detrimental impact on the relevant Chargor's business;
 - (ii) immediately inform the Security Trustee:
 - (1) of any actual material Environmental Proceedings or, as soon as it becomes aware, of any imminent material Environmental Proceedings involving any Mortgaged Property or the Scottish Heritable Property which, if determined against it, would have a material detrimental impact on the relevant Chargor's business; and
 - (2) upon receipt, of any communication of whatsoever nature, whether specific or general and whether from a third party or competent regulatory authority, served on it concerning any alleged breach of any material Environmental Law or non-compliance with any material Environmental Licence in respect of any Mortgaged Property or Scottish Heritable Property which, if determined against it, would have a material detrimental impact on the relevant Chargor's business;
 - (iii) immediately inform the Security Trustee if it becomes aware that any of the Mortgaged Property or the Scottish Heritable Property is likely to be entered on any register held by the relevant competent regulatory authority under section 78R of the Environmental Protection Act 1990;
 - (iv) immediately inform the Security Trustee of the presence of any Dangerous Substance in, on, at or under or migrating onto or from any Mortgaged Property or the Scottish Heritable Property or of any other circumstance, event or incident relating thereto which is likely to give rise to any material Environmental

Proceedings which, if determined against it, would have a material detrimental impact on the relevant Chargor's business;

- (v) in relation to any Mortgaged Property or the Scottish Heritable Property immediately inform the Security Trustee of any actual or proposed material variation, modification or revocation of any requisite Environmental Licence held by such Chargor and of any refusal to grant or transfer to the Chargor any Environmental Licence materially required by it for the purpose of its business; and
 - (vi) in relation to any Mortgaged Property or the Scottish Heritable Property immediately inform the Security Trustee of any material Environmental Contamination.
- (c) **Lease and covenant compliance:** Each Chargor shall (other than as may be required pursuant to the terms of the Facility Agreement or as provided in this Clause 4.3(c)):
- (i) perform in all material respects the material obligations on its part contained in any lease or agreement for lease comprising a Mortgaged Property or the Scottish Heritable Property;
 - (ii) except with the Security Trustee's written consent, not knowingly do or omit to do anything as a result of which any lease or agreement for lease comprising Mortgaged Property or the Scottish Heritable Property or any other land or buildings forming part of the Mortgaged Property or the Scottish Heritable Property or to which the Mortgaged Property or the Scottish Heritable Property or other property as aforementioned is subject becomes forfeit, irritable or otherwise determinable; and
 - (iii) indemnify the Security Trustee for any loss actually suffered by it resulting from breach of any covenants and stipulation of whatsoever nature affecting the Mortgaged Property or the Scottish Heritable Property.
- (d) **Notices:** Within 14 days after the receipt by a Chargor of any application, requirement, order or notice served or given by any public, local or other authority relating to any Mortgaged Property or the Scottish Heritable Property, such Chargor shall:
- (i) deliver a copy to the Security Trustee; and
 - (ii) inform the Security Trustee of the steps taken or proposed to be taken by way of compliance.
- (e) **Power to Remedy:** In case of material default by any Chargor in performing any obligation or other covenant affecting the Mortgaged Property or the Scottish Heritable Property, that Chargor shall permit the Security Trustee or its agents and contractors (following notice of that default from the Security Trustee to the relevant Chargor and failure by the Chargor to remedy the default during the period specified in the notice such period being reasonable in the circumstances):
- (i) to enter on the Mortgaged Property or the Scottish Heritable Property;
 - (ii) to comply with or object to any notice served on any Chargor relating to the Mortgaged Property or the Scottish Heritable Property; and
 - (iii) to take any action the Security Trustee may reasonably consider expedient to prevent or remedy any breach of any such term or to comply with or object to any such notice.

- (f) **Repair:** Each Chargor shall, and shall procure that each other Chargor shall, keep the Mortgaged Property or the Scottish Heritable Property in good and substantial repair and condition and decorative order.

4.4 Floating Charge Property Undertakings

- (a) **Environmental Matters:** Each Chargor shall (other than as set out in the Facility Agreement):
- (i) in relation to any Floating Charge Property comply in all material respects with all applicable Environmental Law including the obtaining of and compliance with all requisite Environmental Licences (as varied from time to time) where failure to do so would be reasonably likely to give rise to a Material Adverse Effect;
 - (ii) immediately inform the Security Trustee:
 - (1) of any actual Environmental Proceedings or, as soon as it becomes aware, of any imminent Environmental Proceedings, involving any Floating Charge Property; and
 - (2) upon receipt, of any communication of whatsoever nature, whether specific or general and whether from a third party or competent regulatory authority, served on it concerning any alleged breach of any Environmental Law or non-compliance with any Environmental Licence, which, if substantiated and determined against it, could have a Material Adverse Effect;
 - (iii) immediately inform the Security Trustee if it becomes aware that any of the Floating Charge Property is likely to be entered on any register held by the relevant competent regulatory authority under section 78R of the Environmental Protection Act 1990);
 - (iv) immediately inform the Security Trustee of the presence of any Dangerous Substance in, on, at or under or migrating onto or from any Floating Charge Property or of any other circumstance, event or incident relating thereto which is likely to give rise to any Environmental Proceedings which would be reasonably likely to be determined against it and, if determined against it, would be reasonably likely to give rise to a Material Adverse Effect; and
 - (v) in relation to any Floating Charge Property immediately inform the Security Trustee of any actual or proposed variation, modification or revocation of any requisite Environmental Licence held by such Chargor which would be reasonably likely to give rise to a Material Adverse Effect and of any refusal to grant or transfer to the Chargor any Environmental Licence materially required by it for the purpose of its business.
- (b) **Lease and covenant compliance:** Each Chargor shall (other than as may be required pursuant to the terms of the Facility Agreement or as provided in this Clause 4.4(b) perform in all material respects the material obligations on its part contained in any lease or agreement for lease comprising the Floating Charge Property provided always that, in relation to any property other than Mortgaged Property, it is acknowledged by the Security Trustee that the charges created by Clause 3.1 of this Deed may effect a technical breach of alienation covenants affecting any leasehold property or any property held under a lease or sub-lease.
- (c) **Notices:** If the Security Trustee considers that it would be reasonably likely that, in relation to any Floating Charge Property, failure to comply with any application, requirement, order or

notice served or given by any public, local or other authority relating to any such property might give rise to a Material Adverse Effect, such Chargor shall immediately:

- (i) deliver a copy to the Security Trustee; and
 - (ii) inform the Security Trustee of the steps taken or proposed to be taken by way of compliance.
- (d) **Power to Remedy:** In case of material default by any Chargor in performing any obligation or other covenant affecting the Floating Charge Property which would be reasonably likely to give rise to a Material Adverse Effect, that Chargor shall permit the Security Trustee or its agents and contractors (following notice of that default from the Security Trustee to the relevant Chargor and failure by the Chargor to remedy the default during the period specified in the notice such period being reasonable in the circumstances):
- (i) to enter on the Floating Charge Property;
 - (ii) to comply with or object to any notice served on any Chargor relating to the Floating Charge Property; and
 - (iii) to take any action the Security Trustee may reasonably consider expedient to prevent or remedy any breach of any such term or to comply with or object to any such notice.

4.5 Future Acquisitions and Legal Mortgage:

Each Chargor shall:

- (a) notify the Security Trustee immediately on the acquisition by it of any freehold, heritable or leasehold or other interest in property or of any property held under a lease or sub-lease (and for the purposes of this Clause 4.5 the date of exchange of contracts for such an acquisition shall be deemed the date of acquisition);
- (b) at its cost, if so requested by the Security Trustee (the Security Trustee having regard to the nature of the interest and the terms of any lease under which it is so held) execute and deliver to the Security Trustee, on demand, a legal mortgage or, in relation to heritable or long leasehold property located in Scotland, a standard security (on terms no more onerous than the terms of this Deed or, in relation to heritable property located in Scotland, the terms of the standard security over the Scottish Heritable Property) in favour of the Security Trustee of any freehold, heritable or leasehold or other interest in property or of any property held under a lease or sub-lease which becomes vested in it after the date of this Deed; and
- (c) in any event, if applicable, give The Land Registry written notice of this Deed and procure that notice of it be duly noted in the registers to each such title,

provided always, for the avoidance of doubt, that clause 4.5(b) shall only apply in relation to any property where the Security Trustee has specifically requested the same following notification required pursuant to Clause 12 (*Further Assurances*).

4.6 Security Shares

- (a) each Chargor shall on entry into this Deed, unless previously delivered to the Security Trustee, deposit with the Security Trustee, or as the Security Trustee may direct all bearer instruments, share certificates and other documents of title or evidence of ownership in relation to such Howdens Shares as are owned by it or in which it has or acquires an interest and their Related Rights and shall execute and deliver to the Security Trustee all such share transfers and other documents as may be requested by the Security Trustee in order to

enable the Security Trustee or its nominees to be registered as the owner or otherwise to obtain a legal title to the same and, without limiting the generality of the foregoing, shall deliver to the Security Trustee on the date of this deed executed (and, if required to be stamped, pre-stamped) share transfers for all Howdens Shares in favour of the Security Trustee and/or its nominee(s) as transferees or, if the Security Trustee so directs, with the transferee left blank and shall procure that all such share transfers are at the request of the Security Trustee forthwith registered by the relevant company and that share certificates in the name of the Security Trustee and/or such nominee(s) in respect of all Howdens Shares are forthwith delivered to the Security Trustee;

- (b) Each Chargor shall provide the Security Trustee with certified copies of all resolutions and authorisations approving the execution of such transfer forms and registration of such transfers as the Security Trustee may reasonably require;
- (c) the Security Trustee and its nominee may at any time whilst an Enforcement Trigger has occurred and is continuing, notice has been issued under clause 3.2, or an event referred to in clause 3.3 has occurred or in any other instance where the Security Trustee is of the reasonable opinion that it is necessary for the avoidance of any of the above circumstances or necessary for the protection of its material interests exercise or refrain from exercising (in the name of each Chargor, the registered holder or otherwise and without any further consent or authority from each Chargor and irrespective of any direction given by any Chargor) in respect of the Security Shares any voting rights and any powers or rights under the terms of the Security Shares or otherwise which may be exercised by the person or persons in whose name or names the Security Shares are registered or who is the holder thereof, including, without limitation, all the powers given to trustees by the Trustee Act 2000 PROVIDED THAT in the absence of notice from the Security Trustee each Chargor may and shall continue to exercise any and all voting rights with respect to the Howdens Shares subject always to the terms of this Deed. No Chargor shall without the previous consent in writing of the Security Trustee exercise the voting rights attached to any of the Howdens Shares in favour of resolutions if such resolution has the effect of changing the terms of the Howdens Shares (or any class of them) or any Related Rights with the effect of prejudicing the security under this Deed or impairing the value of the Security Shares. Each Chargor hereby irrevocably appoints the Security Trustee or its nominees as proxy to exercise (as provided in or permitted by this Deed) all voting rights so long as the Howdens Shares belonging to it remain registered in its name;
- (d) each Chargor during the continuance of this security will make all payments which may become due in respect of any of the Security Shares and, in the event of default in making any such payment, the Security Trustee or any other Finance Party as applicable may if it thinks fit make such payment on behalf of each Chargor. Any sums so paid by the Security Trustee or any other Finance Party shall be repayable by the relevant Chargor to the Security Trustee or the relevant Finance Party on demand and pending such repayment shall constitute part of the Secured Liabilities;
- (e) it is expressly agreed that, notwithstanding anything to the contrary contained in this Deed, each Chargor shall remain liable to observe and perform all of the conditions and obligations assumed by it in respect of the Security Shares and the Security Trustee shall not be under any obligation or liability by reason of or arising out of the security over the Security Shares conferred by this Deed. The Security Trustee shall not be required in any manner to perform or fulfil any obligation of any Chargor in respect of the Security Shares, or to make any payment, or to receive any enquiry as to the nature or sufficiency of any payment received by them, or to present or file any claim or take any other action to collect or enforce the payment of any amount to which they may have been or to which they may be entitled under this Deed at any time or times;
- (f) upon the security created by this Deed becoming enforceable the Security Trustee shall be entitled to put into force and exercise immediately as and when it may see fit any and every

power possessed by the Security Trustee by virtue of the security over the Security Shares conferred by this Deed or available to a secured creditor (so that sections 93 and 103 of the Law of Property Act 1925 shall not apply to this security) and in particular (without limitation):

- (i) to sell all or any of the Security Shares in any manner permitted by law upon such terms as the Security Trustee shall in its absolute discretion determine;
- (ii) to collect, recover or compromise and give a good discharge for any monies payable to any Chargor in respect of the Security Shares or in connection therewith; and
- (iii) to act generally in relation to the Security Shares in such manner as the Security Trustee acting reasonably shall determine.

For the avoidance of doubt, each Chargor agrees that the enforceability of the security over the Security Shares conferred by this Deed is not dependent on the performance or non-performance by the Security Trustee of its obligations under any agreement with any Chargor;

- (g) immediately on conversion of any of the Howdens Shares from certificated to uncertificated form, and on the creation or conversion of any other securities which are for the time being comprised in the Security Shares in or into uncertificated form, each Chargor shall give such instructions or directions as the Security Trustee may require in order to protect or preserve its security;
- (h) each Chargor shall, immediately upon receipt of any certificate or other document evidencing any entitlement to further Security Shares, deposit it with the Security Trustee together with such share transfer forms in blank and other documents as the Security Trustee may require; and
- (i) no Chargor shall take any action whereby any Related Rights are diluted or otherwise adversely affected or changed.

4.7 Security Shares – Howdens Holdings’ representations

Howdens Holdings represents and warrants to the Security Trustee that:

- (a) the issued share capital in Howdens specified as belonging to Howdens Holdings in Schedule 3 (Howdens Shares) constitutes the entire issued share capital of Howdens;
- (b) it is, and will remain, the sole beneficial owner of the Security Shares;
- (c) it or its nominee is, and will remain, the absolute legal owner of the Security Shares, save where any Security Shares have been registered in the name of the Security Trustee or its nominee in accordance with the terms of this Deed; and
- (d) the Howdens Shares are fully paid and non-assessable and neither the Howdens Shares nor the Related Rights are subject to any options to purchase or similar rights of any person.

4.8 Information covenant

- (a) Howdens shall advise the Pension Trustees in writing (or such representative of the Pension Trustees as designated by the Pension Trustees from time to time) of Howdens EBITDA. The advice shall be signed by a director or Howdens within 30 days after each Accounting Period. In addition, the Company shall provide to the Pension Trustees (or such representative of the Pension Trustees as designated by the Pension Trustees from time to time) such other financial information as the Pension Trustees may reasonably request in order for the

Pension Trustees to monitor the progress of any Permitted Reorganisation and the business of the Company (provided that such information is supplied to or due to be supplied to the Finance Parties). After the Senior Debt Discharge Date, the Company shall provide to the Pension Trustees (or such representative of the Pension Trustees as designated by the Pension Trustees from time to time) such financial information as the Pension Trustees may reasonably request.

- (b) Simultaneously with the delivery by the Company to the Finance Parties of any written details of any proposed Permitted Reorganisation pursuant to the Facility Agreement, the Company shall deliver copies of the same to the Pension Trustees (or such representative of the Pension Trustees as designated by the Pension Trustees from time to time), which shall include details of any changes to be made to the security created pursuant to the Pension Trustees Finance Documents.
- (c) In connection with any Permitted Reorganisation, the Company shall provide to the Pension Trustees (or such representative of the Pension Trustees as designated by the Pension Trustees from time to time) evidence that the Pension Trustees will benefit from a security package at least equal to the security provided pursuant to the Pension Trustees Finance Documents both during the implementation of the Restructuring and when the Restructuring is completed.
- (d) If the Finance Parties have consented to the use of any new company for the Restructuring, the Company shall procure that such new company shall, if required to provide security under (c) above, have acceded to Pension Trustees Finance Documents (as appropriate) and shall have complied with all conditions required for such accession in accordance with this Deed.

4.9 Subsequent Secured Financings

Subsequent to the release of any Charged Property pursuant to Clause 16, the Company agrees, provided that a deficit in respect of the Pension Funds exists, to provide to the Pension Trustees prior notice (such notice shall not be less than 5 Business Days) of any proposal to obtain a financing which would require the granting of security over its assets and/or any assets of any of the Chargors.

5. When Security Becomes Enforceable

Subject to the terms of the Intercreditor Deed, the security constituted by this Deed shall become immediately enforceable and the power of sale and other powers conferred by section 101 of the Law of Property Act 1925, as varied or amended by this Deed, shall be immediately exercisable in accordance with the Intercreditor Deed.

6. Enforcement of Security

6.1 General

- (a) For the purposes of all powers implied by statute, the Secured Liabilities are deemed to have become due on the date of this Deed.
- (b) Section 103 of the Law of Property Act (restricting the power of sale) and section 93 of the Law of Property Act 1925 (restricting the right of consolidation) do not apply to the security constituted by this Deed.
- (c) The statutory powers of leasing conferred on the Security Trustee are extended so that, without the need to comply with any provision of section 99 or 100 of the Law of Property Act 1925, the Security Trustee is empowered to lease, make agreements for leases, accept surrenders of leases and grant options as the Security Trustee may think fit.

6.2 Agent of the Chargors

For all purposes each Receiver is deemed to be in the same position as a Receiver duly appointed by a mortgagee under the Law of Property Act 1925. Every Receiver shall be the agent of the Chargor in respect of which he was appointed unless and until a liquidator shall be appointed of that Chargor, whereafter such Receiver shall act as principal but shall not become the agent of the Security Trustee. That Chargor alone shall be responsible for the Receiver's contracts, engagements, commissions, omissions, defaults and losses and for liabilities incurred by him save as may arise through the Receiver's gross negligence or wilful misconduct. The Security Trustee shall not incur any liability of whatsoever nature (either to the Chargors or to any other person) by reason of the Security Trustee making his appointment as a Receiver or for any other reason.

6.3 Contingencies

If the Security Trustee enforces the security constituted by this Deed at a time when no amounts are due to any Pension Trustee and/or Pension Fund but at a time when amounts may or will become so due, the Security Trustee (or any Receiver) may pay the proceeds of any recoveries effected by it into an interest bearing suspense account.

6.4 Mortgagee in Possession - No Liability

Neither the Security Trustee nor any Receiver will be liable, by reason of entering into possession of any Charged Property, to account as mortgagee in possession or for any loss on realisation or for any default or omission for which a mortgagee in possession might otherwise be liable.

6.5 Privileges

Each Receiver and the Security Trustee is entitled to all the rights, powers, privileges and immunities conferred by the Law of Property Act 1925 on mortgagees and receivers when such receivers have been duly appointed under that Act, except that section 103 of that Act does not apply.

6.6 Protection of third parties

No person (including a purchaser) dealing with the Security Trustee or a Receiver or its or his agents need enquire:

- (a) whether the Secured Liabilities have become payable;
- (b) whether any power purported to be exercised has become exercisable;
- (c) whether any money remains due; or
- (d) how any money paid to the Security Trustee or to the Receiver is to be applied.

6.7 Redemption of prior mortgages

Subject to the terms of the Intercreditor Deed, at any time after the security constituted by this Deed has become enforceable, the Security Trustee or any Receiver may, in the case of the Security Trustee at the sole cost of the Chargors (payable to the Security Trustee on demand) and in the case of a Receiver as an expense of the Receiver's receivership:

- (a) redeem any interest by way of security for the time being and from time to time ranking in point of security in priority to any of the security constituted by this Deed; and/or
- (b) (in the case of a redemption by the Security Trustee) procure the transfer of that interest by way of security to itself; and/or

- (c) settle and pass the accounts of any prior mortgagee, chargee or encumbrancer which once so settled and passed shall be conclusive and binding on the Chargors.

7. Receiver

7.1 Appointment of Receiver

Subject to the terms of the Intercreditor Deed, at any time after the security constituted by this Deed becomes enforceable, or, at any time if so requested by any Chargor in writing, the Security Trustee may (but shall not be obliged) without further notice from time to time, and notwithstanding that, if such be the case, one or more than one Receiver shall have been appointed in respect of all or any of the Charged Property pursuant to this Clause and not removed from such Charged Property, appoint in writing, under the hand of any manager of the Security Trustee, a Receiver of the Charged Property or any part of them and, where so requested by a Chargor, whether or not those Charged Property shall belong to that Chargor, but, in the circumstances described in Clause 3.2, only over the Charged Property specified in the notice referred to in that Clause. The Security Trustee may not exercise the rights conferred by this Clause 7.1 to the extent to which such exercise would be inconsistent with any law or regulation.

7.2 Relationship with the Security Trustee

To the fullest extent permitted by law, any right, power or discretion conferred by this Deed (be it express or implied) upon a Receiver of any Charged Property may, after the security created by this Deed has become enforceable, be exercised by the Security Trustee in relation to any Charged Property either:

- (a) without first appointing a Receiver; or
- (b) notwithstanding the appointment of a Receiver.

7.3 Removal

The Security Trustee may by writing under its hand (subject to section 45 of the Insolvency Act 1986):

- (a) remove any Receiver appointed by it; and
- (b) whenever it deems it necessary or desirable, appoint a new Receiver in the place of any Receiver whose appointment may for any reason have terminated.

7.4 Remuneration

The Security Trustee may, from time to time, fix the remuneration of any Receiver and direct payment of the same out of monies accruing to him in the exercise of his powers, authorities and discretions by or pursuant to this Deed, but the Chargor in respect of which any Receiver shall have been appointed shall alone be liable for the payment of that remuneration.

8. Powers of Receiver

8.1 General

- (a) In addition to those conferred by the Law of Property Act 1925 on any receiver appointed under that Act, each Receiver has, and is entitled to exercise, all of the rights, powers and discretions set out in this Deed. The powers, authorities and discretions conferred by or pursuant to this Deed in relation to the Charged Property on the Security Trustee or any Receiver shall be in addition to, and not in substitution for, the powers conferred on mortgagees or receivers under the Law of Property Act 1925, and, where there is any

ambiguity or conflict between the powers, authorities and discretions contained in that Act and those conferred by or pursuant to this Deed, the terms of this Deed shall prevail.

- (b) If there is more than one Receiver holding office at the same time, unless the document appointing him states otherwise, each Receiver may exercise all of the powers conferred on a Receiver under this Deed individually and to the exclusion of any other Receivers.
- (c) A Receiver who is an administrative receiver of a Chargor has all the rights, powers and discretions of an administrative receiver under the Insolvency Act 1986.
- (d) A Receiver may, in the name of the relevant Chargor if he so wishes:
 - (i) do all other acts and things which he may consider necessary or desirable for realising any Charged Property or incidental or conducive to any of the rights, powers or discretions conferred on a Receiver under or by virtue of this Deed; and
 - (ii) do and exercise in relation to any Charged Property all the powers, authorities and things which he would be capable of exercising as if he were its absolute beneficial owner.

8.2 Borrow and Lend Money

A Receiver may raise and borrow money (either unsecured or on the security of any Charged Property, either in priority to, *pari passu* with, or subsequent to, the security constituted by this Deed or otherwise) and may lend money either with or without security in the case of either borrowing or lending money on any other terms and for whatever purpose which he thinks fit. No person lending that money need enquire as to the propriety or purpose of the exercise of that power or to check the application of any money so raised or borrowed.

8.3 Carry on Business

A Receiver may carry on, manage or concur in the carrying on or managing of, the business for the time being and from time to time of the relevant Chargor in such manner as he may think fit, including, without limitation, power to perform, repudiate, rescind, compromise, amend or vary any contract, instrument or agreement to which the relevant Chargor shall for the time being and from time to time be a party.

8.4 Compromise

A Receiver may settle, adjust, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person who is or claims to be a creditor of the relevant Chargor or relating in any way to any Charged Property.

8.5 Employees

Either in connection with any exercise by the Receiver of his powers by or pursuant to this Deed or otherwise for any purpose connected with any of the Charged Property, a Receiver may:

- (a) appoint and discharge managers, officers, agents, accountants, servants, workmen and others upon such terms as to remuneration or otherwise as he may think proper; and
- (b) discharge any such persons appointed by the relevant Chargor.

8.6 Leases

A Receiver may grant, or concur in the grant of, any leases or licences of any Charged Property for any term on any terms which he thinks fit (including, without limitation, at a rent or fee with or without a

premium) and may accept a surrender of any lease or licence of any Charged Property on any terms which he thinks fit (including, without limitation, the payment of money to a lessee or licensee on a surrender).

8.7 Legal actions

A Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings to the relevant Chargor or its Charged Property as he thinks fit.

8.8 Possession

A Receiver may take immediate possession of, get in, and/or collect the Charged Property of the relevant Chargor and, for that purpose, to enter upon its property or any other premises at which its Charged Property are for the time being and from time to time located and sever, dismantle or remove the same or any fixtures for the time being and from time to time from such Charged Property without being liable for any loss or damage thereby occasioned.

8.9 Protection of Assets

A Receiver may, in each case as he may think fit:

- (a) make and effect, and concur in the making and effecting of, all repairs, maintenance, decoration, provision of all services (including, without limitation, lighting, heating and cleansing) structural and other alterations, improvements, additions and development in or to the Charged Property and do anything else in connection with the Charged Property which he may think fit or which he may deem proper for the efficient use or management of the Charged Property, as well as for the protection as for the improvement of the Charged Property or for the protection of the security hereby constituted;
- (b) commence and/or complete any building operations on the Mortgaged Property, Scottish Heritable Property or other Charged Property;
- (c) apply for and maintain any planning permission, building regulation, approval or any other permission, consent or licence in relation to the Charged Property; and
- (d) effect and maintain insurances in respect of the Charged Property.

8.10 Receipts

A Receiver may give valid receipts for all monies and execute all deeds or documents (including, without limitation, with full power to convey any assets sold in the name of the relevant Chargor) as may be necessary or appropriate in the name of, or on behalf of the relevant Chargor for the purpose of exercising any of the powers, authorities and discretions conferred on the Receiver by or pursuant to this Deed and to use the name of the relevant Chargor for all or any of such powers, authorities and discretions, for which purpose the relevant Chargor hereby irrevocably appoints every such Receiver to be its attorney.

8.11 Sale of assets

A Receiver may sell, exchange, convert into money and realise any Charged Property by public auction, tender or private treaty in any manner and on any terms and with or without such advertisement and in such lot or lots and together or separately as the Receiver thinks fit. The consideration for any such transaction may consist of cash, debentures or other obligations, shares, stock or other valuable consideration and any such consideration may be payable in a lump sum or by instalments spread over such period as the Receiver thinks fit. Fixtures may be severed and sold separately from the property containing them without the consent of the relevant Chargor.

8.12 Subsidiaries

A Receiver may promote the formation or purchase of, or concur in the promotion of the formation or purchase of, a subsidiary and/or subsidiaries of any Chargor with a view to the same purchasing, leasing, licensing or otherwise acquiring all or any of the assets of that Chargor and the Receiver may sell, lease, license or otherwise dispose all or any of the assets of that Chargor to such subsidiary or subsidiaries on such terms as he shall think fit.

8.13 Exercise of Rights

A Receiver may exercise or permit the relevant Chargor or any nominee of the relevant Chargor to exercise any powers or rights incidental to the ownership of its Charged Property in such manner as the Receiver may think fit and, in particular (as regards any shares, stock or other securities for the time being and from time to time included in its Charged Property), any rights for the time being and from time to time attached thereto.

8.14 Uncalled capital

A Receiver may call up all or any portion of any uncalled capital of a Chargor.

8.15 Professional advice

A Receiver may appoint a solicitor or accountant or other professionally qualified person to advise or assist it in the exercise of any of the powers, authorities and discretions by or pursuant to these presents or otherwise for any purpose connected with its Charged Property, and may discharge any such person.

8.16 Seal

A Receiver may use a Chargor's seal.

9. Application of Proceeds

Subject to the terms of the Intercreditor Deed, any monies received by the Security Trustee or any Receiver after this Deed has become enforceable shall be applied in the following order of priority (but without prejudice to the right of the Security Trustee to recover any shortfall from the Chargors):

- (a) in satisfaction of or provision for all costs and expenses incurred by the Security Trustee or any Receiver and of all remuneration properly due to any Receiver under this Deed;
- (b) in or towards payment of the Secured Liabilities or such part of them as is then due and payable to the Security Trustee; and
- (c) in payment of the surplus (if any) to any Chargor or other person entitled to it.

10. Expenses and Indemnity

Immediately upon demand, each Chargor shall pay all other costs and expenses (including legal fees and VAT) incurred from time to time in connection with the enforcement of or preservation of rights under this Deed by the Security Trustee, or any Receiver, attorney, manager, agent or other person appointed by the Security Trustee under this Deed or by statute, and keep each of them indemnified against any failure or delay in paying the same.

11. Delegation

The Security Trustee and any Receiver may, for the time being and from time to time, delegate by power of attorney or in any other manner (including, without limitation, under the hand of any

manager of the Security Trustee) to any person any right, power or discretion exercisable by the Security Trustee or such Receiver (as the case may be) under this Deed. Any such delegation may be made upon the terms (including, without limitation, power to sub-delegate) and subject to any regulations which the Security Trustee or such Receiver (as the case may be) may think fit. Neither the Security Trustee nor any Receiver will be in any way liable or responsible to any Chargor for any loss or liability arising from any act, default, omission or misconduct (other than gross negligence or wilful misconduct) on the part of any such delegate or sub-delegate who shall be entitled to all the indemnities to which his appointor is entitled under this Deed.

12. Further Assurances

12.1 General

Each Chargor shall, at its own expense, execute and do all such acts, deeds and things (including, without limitation, payment of all stamp duties and registration fees) the Security Trustee or a Receiver may reasonably require for:

- (a) perfecting or better perfecting or protecting or better protecting and/or registering the security intended to be created by this Deed or any standard security (and/or assignation of rents relating to property located in Scotland) over any Charged Property or Scottish Heritable Property; and
- (b) after the security constituted by this Deed has become enforceable, facilitating the realisation of any Charged Property or Scottish Heritable Property or the exercise of any right, power or discretion exercisable, by the Security Trustee or any Receiver in respect of any Charged Property, or Scottish Heritable Property including, without limitation, the execution of any transfer, conveyance, assignment or assurance of any property whether to the Security Trustee or to its nominees, and the giving of any notice, order or direction and the making of any registration, which in any such case, the Security Trustee may think necessary or desirable.

12.2 Further Subsidiaries

- (a) Each Chargor undertakes to ensure that each company which is required to grant security pursuant to the terms of the Facility Agreement, and which becomes a Subsidiary (whether direct or indirect) of any Chargor after the date of this Deed shall, promptly upon being required to do so by the Security Trustee but subject to any applicable local law requirements or limitations, execute a Deed of Accession in substantially the form set out in Schedule 4 (*Deed of Accession*) (and such other security documents in relation to property located in Scotland or otherwise governed by Scots law as required pursuant to the terms of the Facility Agreement) and such company shall on the date which such Deed of Accession is executed by it become a party to this Deed in the capacity of a Chargor and this Deed shall be read and construed for all purposes as if such company had been an original party to this Deed as a Chargor (but for the avoidance of doubt the security created by such company shall be created on the date of the Deed of Accession).
- (b) The Security Trustee or any other Finance Party may specify any amendments or changes to the form or manner in which any such new Chargor gives such security provided it is no more onerous than the terms hereof or, in the case of property located in Scotland or otherwise governed by Scots law or the laws of any other jurisdiction, the existing agreed form of the applicable security document (including an acceptance of a limit on the liability of such new Chargor) which in the opinion of the Security Trustee is necessary in order that such security may lawfully be given.
- (c) The Company shall procure that all registrations or other steps necessary to perfect any security created by a Deed of Accession or other applicable security document are completed as soon as is practicable after its execution and in any event within any applicable time limit.

- (d) Each Chargor (other than the Company) by its execution of this Deed or any Deed of Accession, irrevocably appoints the Company to execute on its behalf any Deed of Accession without further reference to or the consent of such Chargor and such Chargor shall be bound by any such Deed of Accession as if it had itself executed such Deed of Accession.
- (e) Without limiting the other provisions of this Clause 12.2 (*Further Subsidiaries*), each Chargor acknowledges that any Subsidiary which executes a Deed of Accession will become bound by, and entitled to the benefit of all provisions of this Deed applicable as between the Chargors themselves.

13. Power of Attorney

Each Chargor, by way of security, irrevocably and severally appoints the Security Trustee, each Receiver and any of their delegates or sub-delegates to be its attorney and on its behalf and in its name or otherwise to execute and do all such acts, deeds and things which such Chargor is obliged to take under this Deed and generally, on its behalf and in its name, to exercise all or any of the powers, authorities and discretions conferred by or pursuant to this Deed on the Security Trustee or any Receiver. Each Chargor hereby ratifies and confirms and agrees to ratify and confirm whatever any attorney does or purports to do pursuant to its appointment under this Clause.

14. Continuing Security

14.1 Additional Security

The security constituted by this Deed is in addition to and is not in any way prejudiced by any other security now or subsequently held by the Security Trustee for any of the Secured Liabilities.

14.2 Continuing Security

The security constituted by this Deed is continuing and will extend to the ultimate balance of all the Secured Liabilities, regardless of any intermediate payment or discharge in whole or in part.

14.3 Reinstatement

If any payment by a Chargor or any discharge given by the Security Trustee (whether in respect of the obligations of any Chargor or any security for those obligations or otherwise) is avoided or reduced as a result of insolvency or any similar event:

- (a) the liability of each Chargor shall continue as if the payment, discharge, avoidance or reduction had not occurred; and
- (b) the Security Trustee shall be entitled to recover the value or amount of that security or payment from each Chargor, as if the payment, discharge, avoidance or reduction had not occurred.

14.4 Waiver of defences

The obligations of each Chargor under this Deed will not be affected by an act, omission, matter or thing which, but for this Clause, would reduce, release or prejudice any of its obligations under this Deed (without limitation and whether or not known to it or the Security Trustee) including:

- (a) any time, waiver or consent granted to, or composition with, any Chargor or other person;
- (b) the release of any other Chargor or any other person under the terms of any composition or arrangement with any creditor of any Chargor or any other person;

- (c) the taking, variation, compromise, exchange, renewal or release of, or refusal or neglect to perfect, take up or enforce, any rights against, or security over assets of, any Chargor or other person or any non-presentation or non-observance of any formality or other requirement in respect of any instrument or any failure to realise the full value of any security;
- (d) any incapacity or lack of power, authority or legal personality of or dissolution or change in the members or status of an Chargor or any other person;
- (e) any amendment (however fundamental) or replacement of a Pension Trustees Finance Document or any other document or security;
- (f) any unenforceability, illegality or invalidity of any obligation of any person under any Pension Trustees Finance Document or any other document or security; or
- (g) any insolvency or similar proceedings.

14.5 Immediate recourse

Each Chargor waives any right it may have of first requiring the Security Trustee to proceed against or enforce any other rights or security or claim payment from any person before enforcing the security constituted by this Deed. This waiver applies irrespective of any law or any provision of a Finance Document to the contrary.

14.6 Appropriations

At any time after this Deed has become enforceable and until all the Secured Liabilities have been irrevocably paid in full, the Security Trustee may:

- (a) refrain from applying or enforcing any other monies, security or rights held or received by the Security Trustee in respect the Secured Liabilities and no Chargor shall be entitled to the benefit of the same; and
- (b) hold in an interest-bearing suspense account any monies received from any Chargor or on account of any Chargor's liability in respect of the Secured Liabilities.

14.7 Deferral of Chargors' rights

Until all the Secured Liabilities have been irrevocably paid in full and unless the Security Trustee otherwise directs, no Chargor will exercise any rights which it may have by reason of performance by it of its obligations under the Pension Trustees Finance Documents:

- (a) to be indemnified by a Chargor;
- (b) to claim any contribution from any other guarantor of any Chargor's obligations under the Pension Trustees Finance Documents; and/or
- (c) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any of the Pension Trustees' or Security Trustee's rights under the Pension Trustees Finance Documents or of any other guarantee or security taken pursuant to, or in connection with, the Pension Trustees Finance Documents by the Security Trustee.

15. Miscellaneous

15.1 Covenant to pay

- (a) Subject to paragraphs (b) and (c) below, each Chargor covenants with the Security Trustee that it will pay when due and payable the Secured Liabilities.

- (b) Subject to paragraph (c) below, it is expressly agreed and understood that:
 - (i) the sole recourse of the Security Trustee and the Pension Trustees to the Chargors (other than the Pension Fund Employers) under this Deed is to those Chargors' (other than the Pension Fund Employers') interests in the Charged Property; and
 - (ii) the liability of the Chargors (other than the Pension Fund Employers) to the Security Trustee and the Pension Trustees pursuant to this Deed shall be:
 - (1) limited in aggregate to an amount equal to that recovered as a result of enforcement of this Deed with respect to the Charged Property plus the amount of the fees and expenses due and owing to the Security Trustee under or in connection with this Deed; and
 - (2) satisfied only from the proceeds of sale or other disposal or realisation of the Charged Property pursuant to this Deed.
- (c) For the avoidance of doubt, the limited recourse provision at paragraph (b) above shall not apply to any of the Pension Fund Employers and nothing in paragraph (b) above shall limit in any way (and whether under this Deed, any other Pension Trustees Finance Document or otherwise) the recourse of the Security Trustee and the Pension Trustees to the Pension Fund Employers in respect of the Secured Liabilities.

15.2 The Land Registry

In respect of the Mortgaged Property, if required by the Security Trustee, each Chargor undertakes to make or procure that there is made due application to the Chief Land Registrar (at the same time as registering each legal mortgage in Clause 2.1(a)):

- (a) for a restriction in the following terms to be entered on the Register of Title relating to any Mortgaged Property registered at The Land Registry in its name and against which this Deed may be noted:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [] 2019 in favour of Wells Fargo Capital Finance (UK) Limited referred to in the charges register."; and
- (b) to enter into an obligation to make further advances on the register of title relating to it.

15.3 New Accounts

If the Security Trustee receives, or is deemed to be affected by, notice, whether actual or constructive, of any subsequent charge or other interest affecting any Charged Property and/or the proceeds of sale of any Charged Property, the Security Trustee may open a new account for any Chargor. If the Security Trustee does not open a new account, it shall nevertheless be treated as if it had done so at the time when it received or was deemed to have received notice. As from that time all payments made to the Security Trustee will be credited or be treated as having been credited to the new account and will not operate to reduce any amount for which this Deed is security and, furthermore, the Security Trustee shall be under no obligation to advance any monies or provide or continue to provide any credit facility to any Borrower.

15.4 Tacking

The Security Trustee covenants with each Chargor that it shall perform its obligations under any document creating or evidencing the Secured Liabilities (including any obligation to make available further advances).

15.5 Separate Charges

This Deed shall, in relation to each Chargor, be read and construed as if it were a separate Deed relating to such Chargor to the intent that if any Security Interest created by any other Chargor in this Deed shall be invalid or liable to be set aside for any reason, this shall not affect any Security Interest created under this Deed by such first Chargor.

15.6 Invalidity

If, at any time, any provision of this Deed is or becomes invalid, illegal or unenforceable in any respect under any law the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired.

16. Release

Subject to the last paragraph of this Clause 16, upon the occurrence of the Senior Debt Discharge Date (save where such Senior Debt Discharge Date occurs by way of refinance of the liabilities owing pursuant to the Finance Documents), the Security Trustee shall procure that the following shall occur:

- (a) Upon Howdens' request, the Pension Trustees shall use all reasonable endeavors to procure that their actuary shall, as soon as reasonably practicable and in any event within 28 days of such request, estimate the total amount of the deficits of the Pension Funds (the "Deficit") at that date. The Deficit shall be calculated using actuarial assumptions that are agreed between the Pension Trustees' actuary and the actuary advising the Company having regard to the provisions of Section 222 of the Pensions Act 2004. The reasonably incurred costs and fees of the Pension Trustees' actuary shall be paid by Howdens.
- (b) In the absence of such agreement being reached within 14 days, the President of the Institute of Actuaries shall be requested jointly by Howdens and the Pension Trustees to appoint an independent actuary within 14 days of that request for the purpose of estimating the Deficit. The independent actuary shall be required to provide their estimate as soon as reasonably practicable and, in any event, within 28 days of their appointment and their decision shall be binding for the purposes of this Clause 16(b). The reasonably incurred costs and fees of the independent actuary shall be paid by Howdens.
- (c) If the relevant actuary's estimate pursuant to Clause (a) or (b) above is that the Deficit exceeds £100,000,000, upon payment to the Pension Trustees of the sum of £20,000,000 in cleared funds, the Pension Trustees shall promptly instruct the Security Trustee to release the Charged Property as soon as reasonably practicable.
- (d) If the relevant actuary's estimate is that the Deficit is less than £80,000,000, the Pension Trustees shall promptly instruct the Security Trustee to release the Charged Property as soon as reasonably practicable without requiring further payment.
- (e) If the relevant actuary's estimate is that the Deficit is between £80,000,000 and £100,000,000, upon payment to the Pension Trustees of a sum equal to the Deficit less £80,000,000 in cleared funds, the Pension Trustees shall promptly instruct the Security Trustee to release the Charged Property as soon as reasonably practicable.

For the avoidance of doubt, the payment of any sums to the Pension Trustees pursuant to this Clause 16 shall be in addition to any amounts due and payable to the Pension Trustees in respect of the Pension Fund Contributions (as defined in the Intercreditor Deed). In each of the circumstances described above each applicable Chargor (or their representative) and the Pension Trustees shall, at the time that the relevant actuary's estimate has been provided, enter into consultations with a view to agreeing a program which is designed to eliminate the total remaining Deficit (if any) by no later than 5 years from the Senior Debt Discharge Date.

17. Rights and Remedies

The rights of the Security Trustee under this Deed are cumulative, may be exercised as often as considered appropriate and are in addition to the general law. Such rights (whether arising hereunder or under the general law) shall not be capable of being waived or varied otherwise than by an express waiver or variation in writing and, in particular, any failure to exercise or delay in exercising any of such rights shall not operate as a waiver or variation of that or any other such right, any defective or partial exercise of any such rights shall not preclude any other or further exercise of that or any other such right, and no act or course of conduct or negotiation by the Security Trustee or on its behalf shall in any way preclude it from exercising any such right or constitute a suspension or any variation of any such right.

18. Notices

Any notice or other communication to be made or given under this Deed shall be made or given, and shall be deemed to have been received, in accordance with the provisions of Clause 22 of the Intercreditor Deed, as if the references in that Clause 22 of the Intercreditor Deed to an "Obligor" were references to a "Chargor".

19. Counterparts

This Deed may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed.

20. Governing Law

This Deed and any non-contractual obligations arising out of or in connection with it shall be governed by and shall be construed in accordance with English law.

21. Jurisdiction

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute regarding the existence, validity or termination of this Deed) (a **Dispute**).
- (b) The parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no party will argue to the contrary.
- (c) This Clause 21 is for the benefit of the Security Trustee only. As a result, the Security Trustee shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Security Trustee may take concurrent proceedings in any number of jurisdictions.

This Deed has been entered into as a deed on the date stated at the beginning of this Deed.

SCHEDULE 1
The Chargors

The Chargors	Registration number (or equivalent, if any)
Galiform Limited	07377072
Howden Joinery Corporate Services Limited	01767386
Howden Joinery Group PLC	02128710
Howden Joinery Holdings Limited	03320875
Howden Joinery International Holdings Limited	09589716
Howden Joinery Limited	00526923
Howden Joinery People Services Limited	05799085
Howden Joinery Properties Limited	05656171
Howden Kitchens Limited	05695381
Howden Kitchens Properties Limited	05692476

SCHEDULE 2
Part I – Mortgaged Property

Chargor	Address	Title Number(s)
Freehold Property		
Howden Kitchens Properties Limited	Thorpe Road, Howden DN14 7PA	HS263751 HS121975
Howden Joinery Properties Limited	Atlantic Street, Altrincham WA14 5BT	GM372952

Part II – Floating Charge Property

Please see attached.

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Aberdare	Canal Road, Off New Road, Aberdare, CF44 0AG	05/09/2005	24/12/2024	K & H Groundworks Ltd
Howden Joinery Properties Ltd	Aberdare	Canal Road, Off New Road, Aberdare, CF44 0AG	25/12/2014	24/12/2024	V & U Kapil & Dr Y & A Malik
Howden Joinery Properties Ltd	Aberdeen (Rio)	17-39 Ann Street, Aberdeen, AB25 3LH	05/07/2004	04/07/2019	Gilcomston Investments Ltd
Howden Joinery Properties Ltd	Aberystwyth	1, Glan Yr Afon Industrial Estate, Aberystwyth, SY23 3JQ	14/05/2001	13/05/2026	T D Developments
Howden Joinery Properties Ltd	Abingdon	3A, Colwell Drive, Abingdon, OX14 1AU	24/06/1996	28/09/2029	Rockspring UK Value 2 Abingdon (Jersey) Ltd
Howden Joinery Properties Ltd	Accrington	Unit 1 Accrington Trade Park, Electricity Street, Accrington, BB5 1EF	08/10/2004	07/10/2024	Newby Court Developments
Howden Joinery Properties Ltd	Acton	Unit 35 Acton Park Estate, The Vale, London, W3 7QE	13/02/2015	12/02/2030	Segro (Acton Park Estate) Limited
Howden Joinery Properties Ltd	Aintree	67 Ormskirk Road, Liverpool, L9 5AE	12/09/2018	11/09/2033	Camker Limited
Howden Joinery Properties Ltd	Airdrie	Unit 3B, Watt Street, Airdrie, ML6 6LZ	01/08/2006	31/07/2026	Ronnie Alexander Bartlett
Howden Joinery Properties Ltd	Aldershot	9-11 The Alpha Centre, North Lane, Aldershot, GU12 4RG	24/06/2002	23/06/2027	Fogarty Brothers Ltd
Howden Joinery Properties Ltd	Alfreton	Bays 3&4, Salcombe Road, Meadow Lane Industrial Estate, Alfreton, DE55 7RG	14/01/2010	13/01/2025	David Nieper Limited
Howden Joinery Properties Ltd	Alloa	Unit 5 The Trade Centre, Bruce Street, Alloa, FK10 1RX	10/02/2017	09/02/2032	Ceteris (Scotland) Limited
Howden Joinery Properties Ltd	Alnwick	Lionheart Enterprise Park, Alnwick, NE66 2HT	12/03/2003	11/03/2023	David William & Deborah Reeve
Howden Joinery Properties Ltd	Alton	Unit 16 Newnman Lane Industrial Estate, Alton, GU34 2QR	24/06/2013	23/06/2028	Sunflower UK Industrial Property II LP

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Amesbury	26-28 & 35-37 Bluestone Center, Sun Rise Way, Solstice Park, Amesbury, SP4 7YR	10/12/2018	09/12/2028	Bristol & Western Properties Limited
Howden Joinery Properties Ltd	Andover	Unit 9 Anton Business Park, Anton Mill Road, Andover, SP10 2NQ	21/07/2003	27/07/2028	Stannah Lifts Holdings Ltd
Howden Joinery Properties Ltd	Anglesey	Unit 1 Parc Bryn Cefni, Llangefni, Anglesey, LL77 7AX	28/02/2014	27/02/2029	Barnfield Hughes Properties Lt
Howden Joinery Properties Ltd	Anniesland (Rlo)	B1&2 Anniesland Industrial, Anniesland, Anniesland, G13 1EU	05/10/2001	04/10/2021	Industrials UK LP
Howden Joinery Properties Ltd	Anniesland (Rlo)	B1&2 Anniesland Industrial, Anniesland, Anniesland, G13 1EU	05/05/2005	04/10/2021	Industrials UK LP
Howden Joinery Properties Ltd	Arbroath	Peasiehill Road, Elliot Industrial Estate, Arbroath, DD11 2NJ	10/12/2007	09/12/2022	Hornbuckle Mitchell Trustees L
Howden Joinery Properties Ltd	Ardrossan	122 Dalry Road, Ardrossan, KA22 7JT	01/06/2016	31/05/2031	The McCrindle Group Limited
Howden Joinery Properties Ltd	Arnold	Brookfield Road, Arnold, Nottingham, NG5 7ER	25/05/2007	24/05/2022	Brookfield Inv (Nottingham) Lt
Howden Joinery Properties Ltd	Ascot	Unit G Ascot Business Park, Lyndhurst Road, Ascot, SL5 9FE	30/12/2013	29/12/2028	Clipstone Land Ltd
Howden Joinery Properties Ltd	Ashbourne	Albany Court, Airfield Industrial Estate, Blenheim Road, Ashbourne, DE6 1HA	30/08/2012	29/08/2027	Philip Michael Wrigley
Howden Joinery Properties Ltd	Ashby-de-la-Zouch	Unit F2, Tom Bill Way, Ivanhoe Business Park, Ashby-de-la-Zouch, LE65 2UY	15/08/2018	14/08/2033	Trustees of Imagri UK Retirement Benefits Scheme
Howden Joinery Properties Ltd	Ashford	5 & 6 Cobbswood Industrial Estate, Brunswick Road, Ashford, TN23 1ED	23/06/2004	31/01/2028	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Ashford	5 & 6 Cobbswood Industrial Estate, Brunswick Road, Ashford, TN23 1ED	31/01/2003	31/01/2028	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Ashford South	Unit 5 Axiom, Orbital Park, Ashford, TN24 0AA	24/06/2016	23/06/2031	Threadneedle Property Trust

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Ashton Under Lyne	6,8&9 Park Parade Industrial Estate, Welbeck Street South, Ashton, OL6 7PP	04/09/2000	03/09/2020	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Ashton Under Lyne	6,8&9 Park Parade Industrial Estate, Welbeck Street South, Ashton, OL6 7PP	03/11/2014	03/09/2020	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Aston	3&4 Thimble Mill Lane, Aston, Aston, B6 7RA	27/05/1997	31/12/2016	Dunedin UK Industrial Property II LP
Howden Joinery Properties Ltd	Aviemore	Unit 14 Dalfaber Industrial Estate, Dalfaber Drive, Aviemore, PH22 1ST	29/12/2005	11/04/2025	Tracey Property Company Ltd
Howden Joinery Properties Ltd	Avonmouth	1 Avonbridge Trading Estate, Atlantic Road, Avonmouth, BS11 9QD	12/02/2001	11/02/2026	State Street Custodial Ser Ltd
Howden Joinery Properties Ltd	Aylesbury	8 Griffin Lane Industrial Mall & 16 & 17 March Place, Aylesbury, HP19 8BP	05/10/2015	04/10/2025	BW Sipp Trustees Limited
Howden Joinery Properties Ltd	Aylesbury	8 Griffin Lane Industrial Mall & 16 & 17 March Place, Aylesbury, HP19 8BP	05/06/2018	04/10/2025	Sunflower Industrial Property Nominee & Nominee 2 Limited
Howden Joinery Properties Ltd	Aylesbury	8 Griffin Lane Industrial Mall & 16 & 17 March Place, Aylesbury, HP19 8BP	05/06/2018	04/10/2025	Sunflower Industrial Property Nominee & Nominee 2 Limited
Howden Joinery Properties Ltd	Aylesford	Unit 2 Home Farm, Hall Road, Aylesford, ME20 7QZ	18/10/2006	17/10/2021	Home Farm Properties
Howden Joinery Properties Ltd	Ayr	11 Old Farm Road, Heathfield, Ayr, KA8 9ST	03/09/2001	02/09/2021	October Investments Ltd
Howden Joinery Properties Ltd	Balham	Standwood House, 10-12 Weir Road, Balham, SW12 0NA	01/01/2015	31/12/2029	London Duck Tours Ltd
Howden Joinery Properties Ltd	Baluniefield	U 1 & 2 Baluniefield Trading Estate, Balunie Drive, Dundee, DD4 8UT	30/09/2013	29/09/2028	Castleroy Properties Limited
Howden Joinery Properties Ltd	Bamber Bridge	U14 & 15 Charnley Fold Industrial Estate, School Lane, Bamber Bridge, PR5 6PS	30/07/2018	29/07/2033	Conlon Limited
Howden Joinery Properties Ltd	Banbury	1 & 2 Banbury Trade Park, Dorcas Road, Banbury, OX16 4XJ	21/05/2001	20/05/2026	Mutual Associates Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Bangor	3,4,6 & 7 Llandegai Industrial Estate, Llandegai, Bangor, LL57 4YH	16/11/2014	15/11/2024	Mostyn Estates Ltd
Howden Joinery Properties Ltd	Bangor	3,4,6 & 7 Llandegai Industrial Estate, Llandegai, Bangor, LL57 4YH	16/11/2014	15/11/2024	Mostyn Estates Ltd
Howden Joinery Properties Ltd	Barking	5 & 6, The Invicta Centre, Alfreds Way, Barking, IG11 0AS	28/10/1999	27/10/2024	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Barking	5 & 6, The Invicta Centre, Alfreds Way, Barking, IG11 0AS	07/01/2002	27/10/2024	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Barnet	Fortune House, Moxon Street, Barnet, EN5 5TS	01/10/2012	30/09/2027	Veitch Family Holdings Ltd
Howden Joinery Properties Ltd	Barnsley	Twibell Street, off Harborough Hills Rd, Barnsley, S71 1DL	01/05/2014	30/04/2019	Peel Land & Property Ltd
Howden Joinery Properties Ltd	Barnsley Wombwell	Unit 7, Barnsley Trade Park, Barnsley, S70 3PB	30/09/2016	29/09/2031	Foxford Holdings Limited
Howden Joinery Properties Ltd	Barnstaple	Pilland Way, Pottington Business Park, Barnstaple, EX31 1LQ	24/06/2009	23/06/2024	RJ Hudd, CV Williams & Brunel
Howden Joinery Properties Ltd	Barrow	1 Walney Road Industrial Estate, Ashburner Way, Barrow, LA14 5UZ	28/01/2002	27/01/2027	Vaneli Investing Corporation
Howden Joinery Properties Ltd	Barry	Cardiff Road Business Park, Cardiff Road, Barry, CF63 2PQ	21/10/2003	20/10/2023	Jesco Ltd
Howden Joinery Properties Ltd	Basildon	29-31, Yardley Business Park, Lockyn Lane, Basildon, SS14 3GL	21/01/2017	20/01/2022	Universities Superannuation
Howden Joinery Properties Ltd	Basingstoke (Rio)	Unit G, Grafton Way, West Ham Industrial Estate, Basingstoke, RG22 6HY	27/03/2015	26/03/2030	Wolverhampton City Council
Howden Joinery Properties Ltd	Bathgate	Units 11, 12 & 13, Inchwood Business Park, Bathgate, EH48 2FY	11/12/2017	10/12/2032	C & W Assets Limited
Howden Joinery Properties Ltd	Bath (Rio)	U 2,3&4 Locksbrook Rd Trading Estate, Locksbrook Road, Bath, BA1 3DZ	01/04/2010	31/03/2025	John Kenneth Lewis

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Bath (Rlo)	U 2,3&4 Locksbrook Rd Trading Estate, Locksbrook Road, Bath, BA1 3DZ	01/04/2010	31/03/2025	Edgcombe Securities Ltd
Howden Joinery Properties Ltd	Batley	U1 The Enterprise Building, Mill Forest Way, Batley, WF17 6DS	01/10/2007	30/09/2022	Enterprise Trading Limited
Howden Joinery Properties Ltd	Battersea	39, 40 & 41 Stewarts Lane, Battersea, SW8 3HE	05/03/2014	04/03/2029	Network Rail Infrastructure Lt
Howden Joinery Properties Ltd	Beckenham	2 Croydon Road, Elmers End, Beckenham, BR3 4AA	29/09/1995	12/09/2032	Alstom Pension Trust Ltd
Howden Joinery Properties Ltd	Bedford	15 Arkwright Industrial Estate, Arkwright Road, Bedford, MK42 0LQ	16/11/2000	15/11/2020	Redwood (Light Industrial) Propco SARL
Howden Joinery Properties Ltd	Bedford Elm Farm	Units 1B & 1C, Viking Industrial Estate, Hudson Rd, Bedford, MK41 0LZ	25/04/2014	24/04/2029	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Bellshill (Rlo)	23 James Street, Righead Industrial Estate, Bellshill, ML4 3LU	07/03/2016	06/03/2031	Wordie Properties Ltd
Howden Joinery Properties Ltd	Benton	2B-2D,3C-3D North Tyne Industrial Estate, Whitley Road, Benton, NE12 9SZ	31/10/2014	30/10/2024	Bradley Hall Ltd
Howden Joinery Properties Ltd	Bermondsey	U7 & 8 Bermondsey Trading Estate, Rotherhithe New Road, Bermondsey, SE16 3LL	13/12/2011	12/12/2021	Legal & General Prop Ptnrs
Howden Joinery Properties Ltd	Bermondsey	U7 & 8 Bermondsey Trading Estate, Rotherhithe New Road, Bermondsey, SE16 3LL	13/12/2011	12/12/2021	Legal & General Prop Ptnrs
Howden Joinery Properties Ltd	Berwick	A & B, Tweedside Trading Estate, Berwick, TD15 2XF	15/05/2002	12/05/2022	Viewpoint Management Ltd
Howden Joinery Properties Ltd	Berwick	A & B, Tweedside Trading Estate, Berwick, TD15 2XF	27/07/2015	12/05/2022	Viewpoint Management Ltd
Howden Joinery Properties Ltd	Beverley	Barmston Road, Swinemoor Lane Industrial Estate, Beverley, HU17 0LA	03/07/2001	02/07/2021	Highassets Ltd
Howden Joinery Properties Ltd	Bexhill	Unit 3, 42 Beeching Road, Bexhill, TN39 3EW	04/09/2015	03/09/2025	C Brewer & Sons Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Bicester (Rlo)	Unit 2, Wedgwood Road, Bicester, OX26 2UL	09/12/2016	08/12/2031	Kassem Traboulsi
Howden Joinery Properties Ltd	Biddulph	Plot 4 Victoria Business Park, Off Tunstall Road, Biddulph, ST8 7PL	10/11/2008	09/11/2023	Gora (UK) Ltd
Howden Joinery Properties Ltd	Biggin Hill	Unit 15 Airport Trading Estate, Wireless Road, Biggin Hill, TN16 3BW	17/05/2012	16/05/2027	Allan White Trading Ltd
Howden Joinery Properties Ltd	Binley	Unit V Golden Acres Lane, Binley Industrial Estate, Coventry, CV3 2RT	10/03/2011	09/03/2026	Midland Structural Holdings Lt
Howden Joinery Properties Ltd	Birkenhead	3&4 Express Way Business Park, New Chester Road, Birkenhead, CH42 1NB	22/11/2014	21/11/2024	Refuge Nominees & Gladstone Nominees
Howden Joinery Properties Ltd	Birkenhead	3&4 Express Way Business Park, New Chester Road, Birkenhead, CH42 1NB	22/11/2014	21/11/2024	Refuge Nominees & Gladstone Nominees
Howden Joinery Properties Ltd	Bishop Auckland	U 12 Abraham Enterprise Park, Tindale Crescent, Bishop Auckland, DL14 9TT	03/05/2005	02/05/2020	C F Abraham Ltd
Howden Joinery Properties Ltd	Bishops Stortford	U 1 & 2 Stortford Hall Industrial Pk, Dunmow Road, Bishops Stortford, CM23 5GZ	13/10/1997	12/10/2022	Essex C C Pension Fund
Howden Joinery Properties Ltd	Bishops Stortford	U 1 & 2 Stortford Hall Industrial Pk, Dunmow Road, Bishops Stortford, CM23 5GZ	05/09/2011	12/10/2022	Essex County Council
Howden Joinery Properties Ltd	Bishopsworth	Units 1 & 2, Cater Road, Bishopsworth, Bath, BS13 7TW	30/01/2006	29/01/2026	Co-Operative Group (CWS) Ltd
Howden Joinery Properties Ltd	Blackburn	69 Kings Street, Blackburn, BB2 2DT	22/02/2015	21/02/2025	The Neasdon Land Co Ltd
Howden Joinery Properties Ltd	Blackpool	Unit 1 Mowbray Drive, Blackpool, FY3 7UN	19/04/2013	18/04/2028	BNV Mellon Trust Depositary UK
HJ Corporate Services	Blackpool WH	Sanderson Way, off Vicarage Lane, Blackpool, FY4 4NB	25/03/1985	24/03/2020	Peelclose Properties Ltd
Howden Joinery Properties Ltd	Blackwood	Unit 7-12 Pinewood Ct, Block A, St Davids Industrial Estate, Pengam Road, Blackwood, NP12 3SL	18/01/2017	17/01/2032	H C Capel & Sons Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Blandford Forum	U6 Blandford Heights Industrial Estate, Blandford Forum, DT11 7TE	17/08/2012	16/08/2027	M Keats, BR Neild & BG James
Howden Joinery Properties Ltd	Blyth	Spencer Road, Cowpen Industrial Estate, Blyth, NE24 5TG	22/04/2002	21/04/2022	Blyth Industrial Assets (No1&2) Ltd
Howden Joinery Properties Ltd	Bodmin	Dunmere Road, Bodmin, PL31 2QN	01/04/2005	31/03/2025	PA Sharp & PFW Button-Stephens
Howden Joinery Properties Ltd	Bognor Regis	U 1,2 & 3 Durban Business Cntr, Durban Road, Bognor Regis, PO22 9QT	16/07/2007	15/07/2022	Petchey Holdings PLC
Howden Joinery Properties Ltd	Bolton	192 & unit 2 190 & 196, Bark Street, Bolton, BL1 2AZ	25/11/2000	24/11/2025	SRH Properties Limited
Howden Joinery Properties Ltd	Bolton	192 & unit 2 190 & 196, Bark Street, Bolton, BL1 2AZ	30/07/2012	24/11/2025	SRH Properties Limited
Howden Joinery Properties Ltd	Bolton	192 & unit 2 190 & 196, Bark Street, Bolton, BL1 2AZ	13/07/2017	24/11/2025	SRH Properties Limited
Howden Joinery Properties Ltd	Bonnyrigg	Units 13 & 14, Butlerfield Industrial Estate, Bonnyrigg, EH19 3JQ	12/01/2015	11/01/2030	Yorsipp (Trustees) Limited
Howden Joinery Properties Ltd	Bootle	A5&6 Kingfisher Business Park, Hawthorne Road, Bootle, L20 6PF	25/03/2001	29/11/2027	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Bordon	Unit 58, Woolmer Way, Bordon, GU35 9QF	04/09/2017	03/09/2027	East Hampshire District Council
Howden Joinery Properties Ltd	Borehamwood	Units D & E, 9 Chester Road, Borehamwood, WD6 1LT	20/06/2005	19/06/2020	Search 4 Space Ltd
Howden Joinery Properties Ltd	Boston	E8,10&11 Norfolk St Industrial Estate, Norfolk Street, Boston, PE21 9HG	21/03/2005	14/01/2026	Wagner Developments Ltd
Howden Joinery Properties Ltd	Bourne	Unit 2 & 3, Cherry Holt Road, Bourne, PE10 9LA	26/06/2015	25/06/2030	Buybulk Limited
Howden Joinery Properties Ltd	Bournemouth	Unit 3, 520 Wallisdown Road, Bournemouth, BH11 8QE	06/12/2016	05/12/2031	Majestic Garage (Dorset) Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Bow (Rio)	1-37 Autumn Street, London, E3 2TT	11/08/2016	10/08/2026	Kallwin Limited
Howden Joinery Properties Ltd	Bow Vacant	Unit 5 Old Ford Trading Estate, Maverton Road, London, E3 2JE	31/07/2015	30/07/2030	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Brackley	Unit 8 Arrow Park, Northampton Road, Brackley, NN13 5SZ	28/03/2018	27/03/2033	Cheshire West & Chester B C
Howden Joinery Properties Ltd	Brackmills	U 9 / 10 Tungsten Business Pk, Caswell Road, Northampton, NN4 7PX	19/09/2017	18/09/2032	British Overseas Bank Nominees & WGTC Nominees
Howden Kitchen Properties Ltd	Brackmills 112	112 Lilliput Road, Brackmills, Northampton,	20/02/2015	19/03/2022	LGF Northampton
Howden Joinery Properties Ltd	Bracknell	Unit 14, 15 & 16; Easthampstead Road, Bracknell, RG12 1NA	18/09/2003	17/09/2028	Berkshire Holdings LLP
Howden Joinery Properties Ltd	Bradford	29 Hillam Road Industrial Est, Off Canal Road, Bradford, BD2 1QN	01/03/2014	28/02/2024	Ranging Valley Ltd
Howden Joinery Properties Ltd	Bradford	29 Hillam Road Industrial Est, Off Canal Road, Bradford, BD2 1QN	01/03/2014	28/02/2024	R A Wade & S M Wade
Howden Joinery Properties Ltd	Braintree	U 1-3 Braintree Trade Centre, Millennium Way, Braintree, CM77 8YL	23/02/2004	22/02/2024	IPIF Trade Limited Partnership
Howden Joinery Properties Ltd	Bramall Lane	Bramall Lane / Randall Street, Sheffield, S2 4RD	05/01/2004	04/01/2019	Davision Property Investments
Howden Joinery Properties Ltd	Brecon	Units 7A-D & 7E-F, Brecon Enterprise Park, Brecon, LD3 8BT	26/06/2015	25/06/2030	St Brides Investments Limited
Howden Joinery Properties Ltd	Brecon	Units 7A-D & 7E-F, Brecon Enterprise Park, Brecon, LD3 8BT	13/07/2015	12/07/2030	Tractor Hire Limited
Howden Joinery Properties Ltd	Brentford (Rio)	Unit 3 Amalgamated Drive, West Cross Centre, Brentford, TW8 9EZ	24/06/1987	23/06/2023	Legal & General Assurance (Pen
Howden Joinery Properties Ltd	Brentwood	43 Tallon Road, Hutton Ind Estate, Brentwood, CM13 1TG	06/11/2007	05/11/2022	Palmlake Pension Scheme

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Bridgend (Rio)	Unit 11c Western Avenue, Bridgend Industrial Park, Bridgend, CF31 3SA	08/08/2005	07/08/2020	Principality Pension Trust
Howden Joinery Properties Ltd	Bridge of Don	2, Woodside Road, Bridge of Don Industrial Estate, Bridge of Don, AB23 8AF	17/06/2003	16/06/2017	Raydon Holdings Ltd
Howden Joinery Properties Ltd	Bridgwater	AA Wylds Road, Castlefields Industrial Estate, Bridgwater, TA6 4BH	22/04/2002	28/09/2027	PPF Real Estate Nominee 1 & 2 Limited
Howden Joinery Properties Ltd	Bridlington	5 Bessingby Industrial Estate, Bessingby Way, Bridlington, YO16 4SR	22/02/2002	28/09/2027	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Bridport	4B Gorecross Business Park, Bradpole, Bridport, DT6 3UX	06/01/2003	05/01/2028	James Hay Pension Trustees Ltd
Howden Joinery Properties Ltd	Brigg	Units 3, 8 & 9, 7 Atherton Way, Brigg, DN20 8AR	21/10/2014	20/10/2029	Jonro Properties Ltd
Howden Joinery Properties Ltd	Brighouse	Birds Royd Lane Industrial Estate, Birds Royd Lane, Brighouse, HD6 1LQ	03/11/2003	02/11/2018	Younger Homes (Northern) Limit
Howden Joinery Properties Ltd	Brighton	5 Portland Road Industrial Es.t, Portland Road, Brighton, BN3 5NT	12/08/1996	28/09/2026	L & C Commercial Ltd
Howden Joinery Properties Ltd	Bristol	2&3 Camwall Court Camwall Rd, St Phillips Marsh, Bristol, BS2 0UX	12/08/1996	11/08/2021	Sampson Developments
Howden Joinery Properties Ltd	Bristol	2&3 Camwall Court Camwall Rd, St Phillips Marsh, Bristol, BS2 0UX	21/03/2014	11/08/2021	A N Sampson
Howden Joinery Properties Ltd	Brixton	U 10 Ellerslie Square Industrial Estate, Lyham Road, London, SW2 5DZ	10/06/1986	09/06/2021	Royal London UK Real Estate Fund
Howden Joinery Properties Ltd	Bromborough	Unit 12, Caldbeck Road, Croft Business Park, Bromborough, CH62 3PL	10/02/2014	09/02/2029	Sangha Partnership
Howden Joinery Properties Ltd	Bromley	69 Farwig Lane, Bromley, BR1 3RE	05/11/2013	04/11/2028	Russell & Bromley Ltd
Howden Joinery Properties Ltd	Bromsgrove	Unit 27-29 Sherwood Road, Ason Fields Industrial Estate, Bromsgrove, B60 3DR	19/12/2016	18/12/2031	Mint Property Developments Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Brough Park	Unit 2&3 Brough Park Industrial Estate, Brough Park Way, off Fossway, Newcastle upon Tyne, NE6 2YF	14/09/2007	13/09/2022	Blackrock Industrial Trust
Howden Joinery Properties Ltd	Brunswick	Unit 1A Summers Road, Brunswick Business Park, Liverpool, L3 4BE	28/10/2003	27/10/2018	c/o Mason & Partners Ltd
Howden Joinery Properties Ltd	Buckie	2a March Road West, Buckie, AB56 4BU	06/07/2015	05/07/2030	W & J Cruikshank & Company Limited
Howden Joinery Properties Ltd	Bude	Unit 2, Kings Hill Industrial Estate, Bude, EX23 8QN	09/10/2012	08/10/2027	The P & M Williams Group SIPP
Howden Joinery Properties Ltd	Builth Wells	Evans Business Park, Llanelwedd, Builth Wells, LD2 3ST	09/06/2008	08/06/2023	Builth Wells Garages Ltd
Howden Joinery Properties Ltd	Burgess Hill	18 Victoria Way, Burgess Hill, RH15 9NF	18/10/2011	17/10/2026	Hornbuckle Mitchell Trustees L
Howden Joinery Properties Ltd	Burgess Hill	18 Victoria Way, Burgess Hill, RH15 9NF	04/03/2014	17/10/2026	Hornbuckle Mitchell Trustees L
Howden Joinery Properties Ltd	Burnley	3 & 4 Westgate Trading Estate, Burnley, BB11 1RT	22/01/2001	24/12/2027	J P C & M J S Fuchs & M J Fields
Howden Joinery Properties Ltd	Burnley	3 & 4 Westgate Trading Estate, Burnley, BB11 1RT	16/09/2003	21/01/2016	Neil Dent
Howden Joinery Properties Ltd	Burton Upon Trent	3 & 4, Falcon Business Centre, Falcon Close, Burton-On-Trent, DE14 1SG	20/09/2013	19/09/2028	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Bury	8, Freetown Business Park, Hudcar Lane, Bury, BL9 6ND	28/08/2001	27/08/2016	J & G Wheeldon & N Crewe
Howden Joinery Properties Ltd	Bury St. Edmunds	Easlea Road, Moreton Hall Industrial Estate, Bury St Edmunds, IP32 7BY	29/06/2001	28/06/2016	Alright 3 Limited
Howden Joinery Properties Ltd	Buxton	Plot 1 Rockhead Business Park, Staden Lane, Buxton, SK17 9SS	01/05/2006	30/04/2021	Peakland Developments Ltd
Howden Joinery Properties Ltd	Byfleet	Unit A302, Vickers Drive North, Brooklands Industrial Park, Weybridge, KT13 0YU	30/03/2012	29/03/2022	Universities Superannuation Scheme Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Caerphilly	Unit 3 Hills Court, Pontygwindy Industrial Estate, Caerphilly, CF83 3RU	24/09/2007	15/03/2033	TS & CA Hobbs
Howden Joinery Properties Ltd	Camberley (Rlo)	Unit 10, Tuscam Trading Estate, Trafalgar Way, Camberley, GU15 3BN	19/06/2015	18/06/2030	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Camborne	A1 & B1 Formal Industrial Park, Treswithian, Camborne, TR14 0PY	01/09/2014	31/08/2029	John Lewis Partn Pension Tr Ltd
Howden Joinery Properties Ltd	Cambridge	5&6 Coldhams Road Industrial Estate, Coldhams Road, Cambridge, CB1 3EQ	25/12/1978	17/02/2019	Essex County Council
Howden Joinery Properties Ltd	Cambridge	5&6 Coldhams Road Industrial Estate, Coldhams Road, Cambridge, CB1 3EQ	17/02/2004	17/02/2019	Essex County Council
Howden Joinery Properties Ltd	Cambridge Clifton Road	Unit 15, Clifton Road Industrial Estate, Cambridge, CB1 7EA	25/09/2015	24/09/2025	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Campbeltown	Unit A Snipefield Industrial Estate, Tarbert Road, Drumore, Campbeltown, PA28 6SY	06/02/2004	05/02/2019	MJF Pension Trustees Ltd
Howden Joinery Properties Ltd	Cannock	Unit 3 Online Business Centre, Walkmill Lane, Bridgtown, Cannock, WS11 0LR	22/02/2008	21/02/2023	C H Shore (Estates) Ltd
Howden Joinery Properties Ltd	Canterbury	6 & 7B Cotton Road, Wincheap Industrial Estate, Canterbury, CT1 3RB	01/08/2003	24/03/2028	Threadneedle UK Property Trust
Howden Joinery Properties Ltd	Canterbury	6 & 7B Cotton Road, Wincheap Industrial Estate, Canterbury, CT1 3RB	01/08/2003	24/03/2028	Threadneedle UK Property Trust
Howden Joinery Properties Ltd	Canterbury Broad Oak	U 1C & 1D Broad Oak Trad Est, Broad Oak Road, Canterbury, CT2 7SP	28/07/2014	27/07/2029	PIF Trade Limited Partnership
Howden Joinery Properties Ltd	Carcroft	Units 3 & 4, Holmeroyd Road, Carcroft, Doncaster, DN6 7BH	10/08/2007	09/08/2022	Dantom (Homes) Developments Lt
Howden Joinery Properties Ltd	Cardiff	7A&7B Jubilee Trading Estate, East Tyndall Street, Cardiff, CF24 5EF	08/03/2004	31/08/2025	K S J Knitwear Limited
Howden Joinery Properties Ltd	Cardigan	Pentwood Ind Estate, Cardigan, SA43 3AG	01/07/2008	30/06/2023	DKL & RAM Davies

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Carlisle	3A&B Currock Road, Carlisle, CA2 5AE	24/06/2000	23/06/2020	Stonewall Property Co Ltd
Howden Joinery Properties Ltd	Carlisle	3A&B Currock Road, Carlisle, CA2 5AE	17/06/2002	23/06/2020	Stonewall Property Co Ltd
Howden Joinery Properties Ltd	Carlisle	Plot 3 Craignethan Road, Castlehill Industrial Estate, Carlisle, ML8 5JF	13/06/2005	12/06/2020	Mutley Property (Holdings) Ltd
Howden Joinery Properties Ltd	Carmarthen	Allycnap Rd, Cillefwr Industrial Estate, Johnstown, Carmarthen, SA31 3RY	08/05/2001	07/05/2026	T H Rodgers & D W Rogers
Howden Joinery Properties Ltd	Carmarthen	Allycnap Rd, Cillefwr Industrial Estate, Johnstown, Carmarthen, SA31 3RY	13/09/2004	07/05/2026	LAS Waste Limited
Howden Joinery Properties Ltd	Castle Douglas	Plot 1, Abercromby Road Industrial Pk, Castle Douglas, DG7 1LH	02/04/2007	01/04/2022	John Henry James Miller
Howden Joinery Properties Ltd	Castleford	Units C5 & C6, Links 31, Willowbridge Way, Castleford, WF10 5NP	06/06/2014	05/06/2029	The Dale Estates Limited
Howden Joinery Properties Ltd	Cattedown	Plot B Plymouth Trade Park, 40 Macadam Road, Cattedown, Plymouth, PL4 0RW	02/06/2006	01/06/2021	EPIC Staunton LLP
Howden Joinery Properties Ltd	Catterick	Unit 2, 4 Walkerville Industrial Estate, Catterick, DL9 4SA	17/09/2007	16/09/2022	Peter Forrest
Howden Joinery Properties Ltd	Cemetery Road	Duncombe Road, off Cemetery Road, Bradford, BD8 9TB	01/11/2014	31/01/2030	ITCH Propco Limited
Howden Joinery Properties Ltd	Chalfont St Peter	3-5 Chiltern Hill, Chalfont St Peter, SL9 9YZ	12/01/2018	11/01/2033	Vane Real Estate Capital Limited
Howden Joinery Properties Ltd	Charlton	10, Meridian Trading Estate, Bugsby's Way, Charlton, SE7 7EW	25/12/2012	24/12/2022	Grangeworld Ltd
Howden Joinery Properties Ltd	Chatham	Unit 12 Lordswood Ind Est, Revenge Road, Chatham, ME5 8UD	11/11/2011	10/11/2026	Aegon UK Property Fund Ltd
Howden Joinery Properties Ltd	Cheadle	2C Stanley Green Trading Est, Duke Avenue, Cheadle, SK8 6RX	20/09/2012	19/09/2027	Realty Estates Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Chelmer	Unit 8, 3 Northumberland Court, Montrose road, Chelmsford, CM2 6TX	25/07/2014	24/07/2024	Electricity Supply Nominees (Scotland) Ltd
Howden Joinery Properties Ltd	Chelmsford RLO	Unit 6 Chelmsford Trade Park, Westway, Chelmsford, CM1 3AR	26/01/2018	25/01/2033	Royal London Mutual Ins Soc Ltd
Howden Joinery Properties Ltd	Cheltenham (Rlo)	King Alfred Way, Battledown Trading Estate, Cheltenham, GL52 6QP	16/02/2010	15/02/2025	Canard Holdings Ltd
Howden Joinery Properties Ltd	Chepstow	8,9,10 & 11 Bulwark Industrial Estate, Bulwark Road, Chepstow, NP16 5QZ	23/09/2002	22/09/2022	United UK Propco 9 S.A.R.L
Howden Joinery Properties Ltd	Chepstow	8,9,10 & 11 Bulwark Industrial Estate, Bulwark Road, Chepstow, NP16 5QZ	27/09/2017	22/09/2022	United UK Propco 9 S.A.R.L
Howden Joinery Properties Ltd	Chesham	U 4 & 5 Chess Business Centre, Moor Road, Chesham, HP5 1SD	10/07/2006	09/07/2021	Carmel Southend Ltd
Howden Joinery Properties Ltd	Chessington	Unit 5 King Georges Trading Estate, Davis Road, Chessington, KT9 1TT	09/04/2008	08/04/2023	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Chester	10 & 12 Knutsford Way, Sealand Road Industrial Estate, Chester, CH1 4NS	07/09/1998	06/09/2013	CES (UK) Ltd
Howden Joinery Properties Ltd	Chester	10 & 12 Knutsford Way, Sealand Road Industrial Estate, Chester, CH1 4NS	24/09/2004	23/09/2019	G Walker Properties Ltd
Howden Joinery Properties Ltd	Chesterfield	17A Whitting Valley Road, Whittington Moor, Chesterfield, S41 9EY	21/06/1999	22/03/2027	J L Wilson & T Mulligan
Howden Joinery Properties Ltd	Chesterfield	17A Whitting Valley Road, Whittington Moor, Chesterfield, S41 9EY	10/10/2005	22/03/2027	J L Wilson & T Mulligan
Howden Joinery Properties Ltd	Chesterfield Hasland	Units 36-43, Storforth Lane Trading Estate, Chesterfield, S41 0SN	12/05/2017	11/05/2032	Peter Anderson Hunt
Howden Joinery Properties Ltd	Chichester	1 & 2, Terminus Road, Chichester, PO19 8TX	23/03/2011	22/03/2021	Bridgwater Bros Holdings Ltd
Howden Joinery Properties Ltd	Chingford	Unit 10 Highams Park Industrial Estate, Jubilee Ave off Larkshall Rd, Chingford, E4 9JD	19/05/2011	18/05/2026	Sardar Properties Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Chippenham	Arc House, Vincents Road, Bumpers Farm Industrial Estate, Chippenham, SN14 6NQ	08/05/2003	07/05/2018	J L Feistead & J G Taylor
Howden Joinery Properties Ltd	Chorley	8&9 East Chorley Business Cntr, Eastway, Chorley, PR6 0BJ	14/06/2000	13/06/2025	B I Properties Ltd
Howden Joinery Properties Ltd	Chorley	8&9 East Chorley Business Cntr, Eastway, Chorley, PR6 0BJ	27/07/2010	14/06/2025	MJF SSAS Trustees Ltd
Howden Joinery Properties Ltd	Christchurch	15,16 & 17 Airfield Way, Airfield Industrial Estate, Christchurch, BH23 3PE	08/01/2015	07/01/2025	TBH Real Estate Investments Lt
Howden Joinery Properties Ltd	Christchurch	15,16 & 17 Airfield Way, Airfield Industrial Estate, Christchurch, BH23 3PE	08/01/2015	07/01/2025	TBH Real Estate Investments Lt
Howden Joinery Properties Ltd	Christchurch	15,16 & 17 Airfield Way, Airfield Industrial Estate, Christchurch, BH23 3PE	08/01/2015	07/01/2025	TBH Real Estate Investments Lt
Howden Joinery Properties Ltd	Cirencester	9 Wilkinson Rd & U2 The Hiding, Love Lane Industrial Estate, Cirencester, GL7 1YT	10/08/2004	20/02/2015	Pucklechurch Dev Co Ltd
Howden Joinery Properties Ltd	Cirencester	9 Wilkinson Rd & U2 The Hiding, Love Lane Industrial Estate, Cirencester, GL7 1YT	14/11/2013	31/08/2023	Cirencester Garage Ltd
Howden Joinery Properties Ltd	Cirencester	9 Wilkinson Rd & U2 The Hiding, Love Lane Industrial Estate, Cirencester, GL7 1YT	21/02/2015	31/08/2023	GB Liners Ltd SSAS Pension Scheme
Howden Joinery Properties Ltd	Clacton On Sea	AJJA House, Wade Road, Gorse Lane Industrial Estate, Clacton-On-Sea, CO15 4LT	01/10/2007	30/09/2022	J S & J V Moody
Howden Joinery Properties Ltd	Cleckheaton	U 9-11 Luddite Way Business Pa, Rawfolds Way, Cleckheaton, BD19 5DQ	01/08/2018	31/07/2033	Double-Ten Limited
Howden Joinery Properties Ltd	Cleethorpes	Unit 3 Wilton Rd Ind Est, Wilton Road, Cleethorpes, DN36 4AW	14/11/2011	13/11/2026	Ridley-Holloway Ltd
Howden Joinery Properties Ltd	Clevedon	U3 Tweed Rd Ind Estate, Tweed Road, Clevedon, BS21 6RR	21/02/2012	20/02/2027	t/a Langson Properties
Howden Joinery Properties Ltd	Clifton Moor	Kettlesring Lane, Clifton Moor Industrial Estate, York, YO30 4XF	08/12/2010	07/12/2025	ADG & FC Carder-Geddes

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Clitheroe	Highfield Road, Clitheroe, BB7 1AQ	23/08/2002	22/08/2022	Velino Ltd
Howden Joinery Properties Ltd	Coalville	4 Snibston Drive, Coalville, LE67 3NQ	03/02/2014	02/02/2029	Trustees Hand Cleaners Pension
Howden Joinery Properties Ltd	Coatbridge (Rio)	4c South Caldeen Road, Coatbridge, ML5 4EG	05/01/2015	04/01/2030	BRT Properties LLP
Howden Joinery Properties Ltd	Colchester	2B & 2A Altbarn Industrial Estate, Hawkins Road, Colchester, CO2 8LG	15/08/2000	14/11/2027	Eagleton Properties Limited
Howden Joinery Properties Ltd	Colchester	2B & 2A Altbarn Industrial Estate, Hawkins Road, Colchester, CO2 8LG	07/09/2012	14/11/2027	Eagleton Properties Limited
Howden Joinery Properties Ltd	Colindale	Unit 70 Capitol Way, Colindale, London, NW9 0EW	29/09/2003	28/09/2018	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Colindale	Unit 70 Capitol Way, Colindale, London, NW9 0EW	31/01/2005	27/06/2027	Universities Superannuation Sc
Howden Joinery Properties Ltd	Colwyn Bay	6 & 6A, Blackmarsh Road, Mochdre Business Park, Colwyn Bay, LL28 5HA	01/09/2003	31/08/2018	MJF Pension Trustees Ltd
Howden Joinery Properties Ltd	Consett	U4A, 4B & 3D Linden Park, Werdohl Way, Number One Ind Es, Consett, DH8 6SZ	01/03/2010	28/02/2025	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Consett	U4A, 4B & 3D Linden Park, Werdohl Way, Number One Ind Es, Consett, DH8 6SZ	07/01/2011	06/01/2021	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Corby	Unit 2 Phoenix Centre, Pilot Road, Corby, NN17 5YF	26/06/2006	25/06/2021	Sir Roger Martin
Howden Joinery Properties Ltd	Coventry (Rio)	Railway Sidings, Lockhurst Lane, Coventry - New, CV6 5NJ	20/10/2000	19/10/2025	Looknow Ltd
Howden Joinery Properties Ltd	Cramlington	Unit 26, Nelson Park Industrial Estate, Cramlington, NE23 1WE	02/07/2007	01/07/2022	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Cranleigh	Units 1 & 3 Manfield Park, Guildford Road, Cranleigh, GU6 8PT	10/09/2010	09/09/2025	Prowing Estates Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Cranleigh	Units 1 & 3 Manfield Park, Guildford Road, Cranleigh, GU6 8PT	29/09/2015	28/09/2025	Prowing Estates Limited
Howden Joinery Properties Ltd	Crawley	15 & 16 Fleming Way Ind Ctre, Royce Road, Crawley, RH10 9NX	25/04/2015	24/04/2025	Trustees of the Eyre Estate Inv Fund
Howden Joinery Properties Ltd	Crayford	4 & 5 Crayside Industrial Estate, Thames Road, Crayford, DA1 4RF	09/04/2001	08/04/2016	Shell Pension Trust Ltd
Howden Joinery Properties Ltd	Crayford	4 & 5 Crayside Industrial Estate, Thames Road, Crayford, DA1 4RF	01/03/2007	08/04/2016	Shell Pension Trust Ltd
Howden Joinery Properties Ltd	Crewe	U1 The Quantum, Marshfield Bank Employment Pk, Crewe, CW2 8UY	25/11/2002	24/11/2027	Torton Investments Ltd
Howden Joinery Properties Ltd	Cromer	Bays 1, 2 & 3, Stonehill Way, off Holt Road, Cromer, NR27 9JW	13/05/2002	12/05/2017	G. D & S. P Johnson
Howden Joinery Properties Ltd	Cromer	Bays 1, 2 & 3, Stonehill Way, off Holt Road, Cromer, NR27 9JW	12/08/2013	12/05/2017	SP, TF & GM Johnson
Howden Joinery Properties Ltd	Crowborough	Melody house, Wealden Bus Pk, Farningham Road, Crowborough, TN6 2JJ	23/05/2013	22/05/2028	Debaff Holdings Ltd
Howden Joinery Properties Ltd	Croxley Building 8	Ground Floor, Building 8, Croxley Green Business Park, Watford, WD18 8PX	02/01/2014	01/01/2029	Threadneedle UKPEC3 Croxley LP
Howden Joinery Properties Ltd	Croydon	U 7 & 8, 190-200 Thornton Road, Croydon, CR0 3EY	29/09/1979	18/05/2020	CBRE UK Property PAIF Nominee Holding Ltd
Howden Joinery Properties Ltd	Croydon	U 7 & 8, 190-200 Thornton Road, Croydon, CR0 3EY	01/07/2005	19/05/2020	CBRE UK Property PAIF Nominee Holding Ltd
Howden Joinery Properties Ltd	Cumbernauld	1 Tollpark Road, Wardpark East, Cumbernauld, G68 0LW	17/02/2006	16/02/2021	United UK Propco 4 S A R L
Howden Joinery Properties Ltd	Cumnock	Unit 2, Glaisnock Glen, Cumnock, KA18 3BP	16/12/2008	15/12/2023	Matthew Thom Sneddon
Howden Joinery Properties Ltd	Cupar	Eden Valley Business Park, East Road, Cupar, KY15 4RB	07/11/2003	06/11/2023	June Georgina Rutterford

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Dagenham	U1 (2A) Heathway Industrial Estate, Manchester Way, Dagenham, RM10 8PN	16/06/2011	15/06/2021	Mancot Limited
Howden Joinery Properties Ltd	Darlington	E North Road Industrial Estate, Meynell Road, Darlington, DL3 0XA	08/05/2000	07/05/2020	Dyson Properties Limited
Howden Joinery Properties Ltd	Dartford	Unit 4, Charles Park, Crossway Business Park, Dartford, DA9 9AY	23/05/2008	22/05/2023	Legal & General Assurance Soc
Howden Joinery Properties Ltd	Dartmouth	Unit 2 Collingwood Road, Townstal Industrial Estate, Dartmouth, TQ6 9JY	25/12/2005	24/12/2030	Sheyenne Ltd
Howden Joinery Properties Ltd	Darwen	Unit 8 Marsh House Mill, Marsh House Lane, Darwen, BB3 3JJ	13/11/2007	12/11/2022	Shalimar Investmetns Ltd
Howden Joinery Properties Ltd	Darwen	Unit 8 Marsh House Mill, Marsh House Lane, Darwen, BB3 3JJ	01/12/2015		Sean Lloyd Nixon
Howden Joinery Properties Ltd	Daventry	Broad March, Long March Industrial Estate, Daventry, NN11 4HE	10/07/2006	09/07/2021	Roger W W Kerrison
Howden Joinery Properties Ltd	Denbigh	10 Colomendy Industrial Estate, Rhyl Road, Denbigh, LL16 5TA	29/04/2002		Selectpay (W) Ltd
Howden Joinery Properties Ltd	Denton	Unit 1 Orbital Way, 24 Windmill Lane, Denton, Manchester, M34 3QA	20/09/2018	19/09/2033	Trustees of the Thomas Black 1972 Settlement
Howden Joinery Properties Ltd	Derby	3&4 Sydney Robinson Bus Park, Ascot Drive, Derby, DE24 8EH	23/08/2014	22/08/2024	D.I.P.T. Holdings Ltd
Howden Joinery Properties Ltd	Derby	3&4 Sydney Robinson Bus Park, Ascot Drive, Derby, DE24 8EH	23/08/2014	22/08/2024	D.I.P.T. Holdings Ltd
Howden Joinery Properties Ltd	Derby Chester Green	Units 15 & 16 Eagle Park, Alfreton Road, Derby, DE21 4AE	23/03/2018	22/03/2033	Draka Properties Limited
Howden Joinery Properties Ltd	Dereham	Ambassador Way, Greens Road, Dereham, NR20 3TG	27/11/2006	10/05/2024	Stapleton's (Tyre Services) Lt
Howden Joinery Properties Ltd	Devizes	U 8 & 9 Devizes Trade Centre, Hopton Road, Devizes, SN10 2EH	05/01/2015	04/01/2030	Carl Goodman T/A Grice Property

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Dewsbury	Longcouseway, Dewsbury, WF12 8EN	08/03/2013	07/03/2028	Cable Properties & Inv Ltd
Howden Joinery Properties Ltd	Digbeth	Unit 4 Bullring Trading Estate, High Street, Digbeth, Birmingham, B12 0NB	30/07/2012	29/07/2027	Bullring Properties Limited
Howden Joinery Properties Ltd	Dingwall	Dochcarty Road, Dingwall, IV15 9UG	31/10/2005	30/10/2020	Opeldell Ltd
Howden Joinery Properties Ltd	Diss	Plot 3 Court Industrial Estate, Vincennes Road, Diss, IP22 4HQ	21/05/2007	20/05/2022	Brosan Family Trust
Howden Joinery Properties Ltd	Doncaster	3,4,5,6 Eurolink Business Park, Doncaster Carr Industrial Est, Doncaster, DN4 5JJ	15/03/2014	14/03/2024	Pearl Northern Dev. (Jersey)
Howden Joinery Properties Ltd	Doncaster	3,4,5,6 Eurolink Business Park, Doncaster Carr Industrial Est, Doncaster, DN4 5JJ	15/03/2014	14/03/2024	Pearl Northern Dev. (Jersey)
Howden Joinery Properties Ltd	Dorchester	Unit 7b & 6c, Poundbury West Industrial Est, Dorchester, DT1 2PG	26/10/2012	25/10/2022	Earl (Kenilworth) Ltd
Howden Joinery Properties Ltd	Dorchester	Unit 7b & 6c, Poundbury West Industrial Est, Dorchester, DT1 2PG	14/11/2016	25/10/2022	Earl (Kenilworth) Ltd
Howden Joinery Properties Ltd	Douglas	U24 Spring Valley Trad Est, Cooil Road, Braddon, Douglas, IM2 2QS	22/06/2018	21/06/2033	Isle of Man Development Company Ltd
Howden Joinery Properties Ltd	Dover	Units 1, 2 & 3, Holmstone Road, Dover, CT17 0UF	13/10/2003	12/10/2028	Merton Thornby (Property) Ltd
Howden Joinery Properties Ltd	Droitwich	Units 1&2, The Furlong, Berry Hill Industrial Estate, Droitwich, WR9 9AH	08/11/2010	07/11/2025	Antler Industrial Buildings Limited
Howden Joinery Properties Ltd	Dronfield	Wreakes Lane, Dronfield, S18 1LZ	12/09/2014	11/09/2029	HPL Realisations Limited
Howden Joinery Properties Ltd	Dudley	Unit 6 Ionic Park, Birmingham New Road, Dudley, DY1 4SJ	30/04/2012	29/04/2027	Ashfield Land (Birmingham) Ltd
Howden Joinery Properties Ltd	Dulwich	Units 8, 9 & 10, Goose Green Trading Est, Dulwich, SE22 9BN	08/07/2013	07/07/2028	C.C. Projects

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Dumbarton	19, 20 & 21 Birch Road, Broadmeadow Industrial Estate, Dumbarton, G82 2RE	30/10/2000	29/10/2020	Newsquest Pension Trustee Ltd
Howden Joinery Properties Ltd	Dumbarton	19, 20 & 21 Birch Road, Broadmeadow Industrial Estate, Dumbarton, G82 2RE	19/03/2003	29/10/2020	Newsquest Pension Trustee Ltd
Howden Joinery Properties Ltd	Dumfries	St Marys Industrial Estate, Dumfries, DG1 1NA	30/06/1999	29/06/2025	Kostwise Ltd
Howden Joinery Properties Ltd	Dunbar	Spott Road Ind Estate, Dunbar, EH42 1RS	04/09/2006	03/09/2021	J J Property Partnership
Howden Joinery Properties Ltd	Dundee (Rlo)	27 Dryburgh Industrial Estate, Faraday Street / Baird Avenue, Dundee, DD2 3QQ	10/07/2003	09/07/2023	Dundee City Developments Ltd
Howden Joinery Properties Ltd	Dunfermline	20 & 20b, Dickson Street, Elgin Industrial Estate, Dunfermline, KY12 7SN	08/11/1999	07/11/2019	J W Muir Property Investment
Howden Joinery Properties Ltd	Durham (Rlo)	U 1 & 2 Cathedral Park, Belmont Industrial Estate, Durham, DH1 1TF	21/03/2005	20/03/2020	New Bowen Properties Ltd
Howden Joinery Properties Ltd	Eastbourne (Rlo)	18 Maple Road, Eastbourne, BN23 6NY	27/03/2015	26/03/2030	Trustees of Chatsworth Settlement
Howden Joinery Properties Ltd	East Grinstead	1A & B Independent Business Pk, Imberhorne Lane, East Grinstead, RH19 1TU	29/09/2003	28/09/2023	Debaff Holdings Limited
Howden Joinery Properties Ltd	East Kilbride	5 Hawbank Road, East Kilbride, East Kilbride, G74 5ET	01/12/2002	30/11/2022	S & C Investments
Howden Joinery Properties Ltd	East Kilbride Kelvin	Units 4, 5 & 6, Colvilles Park, Kelvin Industrial Estate, East Kilbride, Glasgow, G75 0GZ	05/11/2018	04/11/2033	Sunflower UK Industrial Property IV LP
Howden Joinery Properties Ltd	Eastleigh (Rlo)	Unit 1, Goodwood Road, Boyatt Wood Industrial Estate, Eastleigh, SO50 4NT	29/07/2005	28/07/2020	CIP Property (AIPt) Limited
Howden Joinery Properties Ltd	East Tullos	U4 & 5 The Springfield Centre, Greenwell Rd, East Tullos Ind, Aberdeen, AB12 3AX	09/09/2013	08/09/2028	AW & JG Adam
Howden Joinery Properties Ltd	Ebbw Vale	1 Waun-Y-Pound Industrial Estate, Beaufort Road, Ebbw Vale, NP23 6PL	06/09/2004	05/09/2019	Premier Asset Holdings Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Edinburgh	3,4 & 1 South Fort Bus Park, South Fort Road, Edinburgh, EH6 5PE	18/05/1998	17/05/2022	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Edinburgh	3,4 & 1 South Fort Bus Park, South Fort Road, Edinburgh, EH6 5PE	05/12/2012	17/05/2022	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Edinburgh	3,4 & 1 South Fort Bus Park, South Fort Road, Edinburgh, EH6 5PE	08/09/2014	17/05/2022	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Egham (Rio)	Unit 12 Egham Business Park, Ten Acre Lane, Egham, TW20 8RJ	21/07/2017	20/07/2032	Runnymede Borough Council
Howden Joinery Properties Ltd	Elgin	36 Tyock Industrial Estate, Elgin, IV30 1XY	18/08/1999	17/08/2019	James Johnston & Co Of Elgin L
Howden Joinery Properties Ltd	Ellesmere Port	7E/7F Junction 8 Business Cent., Rossfield Road, Ellesmere Port, CH65 3BS	01/12/2003	30/11/2023	Royal London Mutual Ins Soc Ltd
Howden Joinery Properties Ltd	Ellon	Unit 1, Broomiesburn Road, Ellon, AB41 9RD	01/03/2013	29/02/2028	Fulmor Limited
Howden Joinery Properties Ltd	Enfield	6&7 Trafalgar Trading Estate, Jeffreys Road, Enfield, EN3 7TY	19/12/2012	18/12/2022	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Enfield	6&7 Trafalgar Trading Estate, Jeffreys Road, Enfield, EN3 7TY	19/12/2012	18/12/2022	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Epsom (Rio)	Unit D1 Longmead Bus Centre, Blenheim Road, Epsom, KT19 9QG	22/07/2015	21/07/2030	OU Investment Management
Howden Joinery Properties Ltd	Erith	70 & 72 Hailey Road, Erith, DA18 4AP	30/10/2007	29/10/2022	Peabody Land Limited
Howden Joinery Properties Ltd	Erith	70 & 72 Hailey Road, Erith, DA18 4AP	26/02/2016	29/10/2022	Peabody Land Limited
Howden Joinery Properties Ltd	Evesham	U2 Plot 13 &14 St. Richards Rd, Four Pools Industrial Estate, Evesham, WR11 1XJ	11/06/2001	10/06/2021	Sharp Properties Four Pools Ltd
Howden Joinery Properties Ltd	Evesham	U2 Plot 13 &14 St. Richards Rd, Four Pools Industrial Estate, Evesham, WR11 1XJ	09/03/2006	08/03/2016	Allen Fabrications Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Exeter	A,B,C&E, Dunns Business Centre, Trusham Road, Exeter, EX2 8RL	27/06/2012	26/06/2022	Dunns Exeter Limited
Howden Joinery Properties Ltd	Exmouth	Liverton Business Park, Salterton Road, Exmouth, EX8 2NU	01/09/2014	31/08/2029	Liverton Business Park 2011 Lt
Howden Joinery Properties Ltd	Fakenham	Unit 12, Wymans Way, Fakenham, NR21 8NT	24/06/2008	23/06/2023	David Carr
Howden Joinery Properties Ltd	Falkirk	Unit 1 & 2, Abbotts Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ	09/04/2001	08/04/2026	L & C Investments Limited
Howden Joinery Properties Ltd	Falkirk	Unit 1 & 2, Abbotts Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ	10/11/2000	08/04/2026	L & C Investments Limited
Howden Joinery Properties Ltd	Falmouth	7 Jennings Road, Kernick Industrial Estate, Penryn Falmouth, TR10 9LY	11/06/1990	10/06/2025	S H Williams
Howden Joinery Properties Ltd	Fareham	11,15 & 17 Fielder Drive, Newgate Lane, Fareham, PO14 1JE	20/08/2012	19/08/2022	Favergill Ltd
Howden Joinery Properties Ltd	Faringdon	Unit 9, Pioneer Road, Faringdon, SN7 7BU	21/05/2015	20/05/2030	Badnell Properties Limited
Howden Joinery Properties Ltd	Farnborough	Unit 38, Invincible Road, Farnborough, GU14 7QU	16/04/2007	15/04/2022	L & C Commercial Ltd
Howden Joinery Properties Ltd	Farnham	Unit 2, 9b Farnham Trading Estate, Water Lane, Farnham, GU9 9NN	16/07/2007	15/07/2022	LSG Real Estate Ltd
Howden Joinery Properties Ltd	Faversham	Unit 14, Shunters Close, Faversham, ME13 8GF	15/06/2009	14/06/2024	Gravesend & District Real Esta
Howden Joinery Properties Ltd	Feltham	Questrum House, Pier Road, North Feltham Trading Estate, Feltham, TW14 0TW	20/09/2004	19/09/2019	Questrum Holdings Limited
Howden Joinery Properties Ltd	Fenton	U B2 City Park Trad Estate, Dewsbury Road, Fenton, Stoke - On-Trent, ST4 2HS	22/07/2013	21/07/2028	Sandyford Properties Limited
Howden Joinery Properties Ltd	Ferndown	U 26&28 Ferndown Industrial Estate, Cobham Road, Wimborne, BH21 7NP	20/04/2007	19/04/2022	The J & H Orlander Trust Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Filton	Station Road, Filton, BS34 7JW	17/02/2014	16/02/2029	British Overseas Bank Nominees & WGTC Nominees
Howden Joinery Properties Ltd	Finchley	U1 & 2, Finchley Ind Centre, 879 High Road, North Finchley, N12 8QA	16/03/2015	15/03/2030	Cadisch 1996 Retirement Scheme
Howden Joinery Properties Ltd	Finchley	U1 & 2, Finchley Ind Centre, 879 High Road, North Finchley, N12 8QA	23/12/2016	15/03/2030	Baxendale
Howden Joinery Properties Ltd	Fleet	Units 21 & 22, Waterfront Business Park, Fleet, GU51 3QT	31/10/2011	30/10/2026	The Prudential Assurance Co Lt
Howden Joinery Properties Ltd	Fleetwood	Copse Road, Fleetwood, FY7 6RP	10/03/2003	09/03/2018	John Roberts Associates Ltd
Howden Joinery Properties Ltd	Folkestone	5,6 Three Acre Site Pk Farm Rd, Park Farm Industrial Estate, Folkestone, CT19 5FG	28/11/2017	27/11/2027	McKay Securities plc
Howden Joinery Properties Ltd	Forfar	Unit 1 Jim Robertson Way, Suttieside Industrial Estate, Forfar, DD8 3BY	28/08/2006	27/08/2021	Albamuir Limited
Howden Joinery Properties Ltd	Fort William	Claggan Road, Fort William, PH33 6PH	25/09/2000	24/09/2020	Flower of Scotland
Howden Joinery Properties Ltd	Fraserburgh	South Harbour Road, Fraserburgh, AB43 9TA	14/10/2015	13/10/2030	Mapco Seafoods Limited
Howden Joinery Properties Ltd	Fulham (Rio)	Ground Floor & Basement, 117-121 Wandsworth Bridge Road, London, SW6 2TP	09/12/2015	08/12/2035	Spencerfield Capital Limited
Howden Joinery Properties Ltd	Gainsborough	Unit 24, Corringham Road Industrial Estate, Gainsborough, DN21 1QB	07/03/2007	06/03/2022	Henry Lax Ltd
Howden Joinery Properties Ltd	Galashiels	1, Netherdale Ind Estate, Galashiels, TD1 3EY	09/07/2001	08/07/2021	Waukrigg Development Company
Howden Joinery Properties Ltd	Garforth	Chestnut Court, Lotherton Way, Garforth, Leeds, LS25 2JY	17/08/2007	16/08/2022	A & KJ Brownridge
Howden Joinery Properties Ltd	Garforth	Chestnut Court, Lotherton Way, Garforth, Leeds, LS25 2JY	01/12/2018	30/11/2020	A & KJ Brownridge

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Garretts Green	U1, Garretts Green Trading Est, Granby Avenue, Birmingham, B33 0TD	28/08/2014	27/08/2029	IO2 PROPCO LLP
Howden Joinery Properties Ltd	Garstang	Unit 1 Manor Park, Green Lane West, Garstang, PR3 1NJ	28/05/2010	27/05/2025	G & V A Capstick
Howden Joinery Properties Ltd	Gateshead	3 & 4 Park Road//Nelson Road, Gateshead, NE10 0EF	17/04/2000	23/11/2020	Cross House Buildings Ltd
Howden Joinery Properties Ltd	Gateshead	3 & 4 Park Road//Nelson Road, Gateshead, NE10 0EF	21/07/2006	23/11/2020	Cross House Buildings Ltd
Howden Joinery Properties Ltd	Gillingham	11 Saracen Close, Gillingham Business Park, Gillingham, ME8 0QN	16/01/1997	23/05/2027	Eskmuir Securities Limited
Howden Joinery Properties Ltd	Gillingham (Dorset)	U 16 & 17 Old Market Centre, Station Road, Gillingham, SP8 4QQ	13/12/2006	12/12/2021	Paul Gamsa
Howden Joinery Properties Ltd	Gillingham (Dorset)	U 16 & 17 Old Market Centre, Station Road, Gillingham, SP8 4QQ	13/12/2006	12/12/2021	Paul Gamsa
Howden Joinery Properties Ltd	Glasgow	U1,2 & 3, 144-150 Helen Street, Govan, Glasgow, G51 3JS	08/06/1998	01/08/2028	Legal & General Prop Ptners
Howden Joinery Properties Ltd	Glasgow	U1,2 & 3, 144-150 Helen Street, Govan, Glasgow, G51 3JS	13/03/2001	01/08/2028	Legal & General Prop Ptners
Howden Joinery Properties Ltd	Glasgow	U1,2 & 3, 144-150 Helen Street, Govan, Glasgow, G51 3JS	23/05/2008	01/08/2028	Industrial Property Inv fund
Howden Joinery Properties Ltd	Glastonbury	Unit B, Plot C, Morlands Enterprise Park, Glastonbury, BA6 9FW	22/03/2013	21/03/2028	Wulstan Capital & Wulstan Inv
Howden Joinery Properties Ltd	Glenrothes	Units 6 & 7 Woodgate Way North, Eastfield Industrial Estate, Glenrothes, KY7 4PE	14/09/1998	12/09/2018	HMC Holdings Ltd
Howden Joinery Properties Ltd	Glenrothes	Units 6 & 7 Woodgate Way North, Eastfield Industrial Estate, Glenrothes, KY7 4PE	04/08/2003	12/09/2018	HMC Holdings Ltd
Howden Joinery Properties Ltd	Glossop	U 13 Etherow Ind Estate, Woolley Bridge Road, Glossop, SK13 2NS	24/02/2005	31/12/2025	Realty Estates Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Gloucester	1,2 & 3 Eastville Close, Eastern Avenue Trading Estate, Gloucester, GL4 7SJ	29/09/2001	28/09/2021	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Gloucester	1,2 & 3 Eastville Close, Eastern Avenue Trading Estate, Gloucester, GL4 7SJ	29/09/2001	28/09/2021	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Gloucester	1,2 & 3 Eastville Close, Eastern Avenue Trading Estate, Gloucester, GL4 7SJ	31/05/2012	28/09/2021	Legal & General Prop Ptnrs
Howden Joinery Properties Ltd	Goole	Unit 2 Rawcliffe Road Trade Pk, Rawcliffe Road, Goole, DN14 8TY	27/03/2006	26/03/2021	Redwood (Light Industrial) Propco SARL
Howden Joinery Properties Ltd	Gorgie	17 Westfield Street, Murrayfield, Edinburgh, EH11 2QQ	31/07/2015	30/07/2030	Lormor Limited
Howden Joinery Properties Ltd	Gosport	Units 1&2, Number 1, Quay Lane, Gosport, PO12 4LJ	25/07/2011	24/07/2026	Saxon Estates Limited
Howden Joinery Properties Ltd	Grantham	15/16, Henry Bell Industrial Estate, Dysart Road, Grantham, NG31 7DB	20/10/2000	30/10/2026	Henry Bell Holdings Ltd
Howden Joinery Properties Ltd	Grantham	15/16, Henry Bell Industrial Estate, Dysart Road, Grantham, NG31 7DB	26/07/2004	30/10/2026	Henry Bell Holdings Ltd
Howden Joinery Properties Ltd	Gravesend	Unit E1 & E2, West Mill Imperial Bus Pk, Gravesend, DA11 0DL	16/10/2000	06/07/2025	L & C Commercial Ltd
Howden Joinery Properties Ltd	Gravesend	Unit E1 & E2, West Mill Imperial Bus Pk, Gravesend, DA11 0DL	07/04/2015	06/04/2025	L & C Commercial Ltd
Howden Joinery Properties Ltd	Grays (Rlo 2)	Unit 8 Cliffside Trade Park, Motherwell Way, West Thurrock, RM20 3XD	21/08/2006	20/08/2021	Shell Pension Trust Ltd
Howden Joinery Properties Ltd	Great Cambridge Road	Unit 2 Great Cambridge Ind Est, Enfield, EN1 1SH	09/12/1983	24/03/2020	Segro (Great Cambridge Industrial Estate) Limited
Howden Joinery Properties Ltd	Great Yarmouth (Rlo)	Unit 2 & 4 Coopers, Bessemer Way, Great Yarmouth, NR31 ONE	12/01/2015	11/01/2030	Oakville Homes Limited
Howden Joinery Properties Ltd	Great Yarmouth (Rlo)	Unit 2 & 4 Coopers, Bessemer Way, Great Yarmouth, NR31 ONE	05/10/2015	04/10/2025	Oakville Homes Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Greenford	1, Dimsdale Trade Estate, 401-9 Oldfield Lane North, Greenford, UB6 0NB	25/03/2001	28/09/2026	Dorset County Council Pension Fund
Howden Joinery Properties Ltd	Greenford	1, Dimsdale Trade Estate, 401-9 Oldfield Lane North, Greenford, UB6 0NB	25/03/2001	28/09/2026	Dorset County Council Pension Fund
Howden Joinery Properties Ltd	Greenock	Block 6, Unit 1, Mackenzie Str., Cappelow Industrial Estate, Greenock, PA15 2TQ	11/08/2001	10/08/2021	Cappelow Investments Limited
Howden Joinery Properties Ltd	Grimsby	Units 11,14-17 Acorn Industrial Estate, Birchin Way, Grimsby, DN31 2SG	04/10/2014	24/12/2019	Acer Regional Properties Ltd
Howden Joinery Properties Ltd	Grimsby	Units 11,14-17 Acorn Industrial Estate, Birchin Way, Grimsby, DN31 2SG	04/10/2014	24/12/2019	Acer Regional Properties Ltd
Howden Joinery Properties Ltd	Grimsby	Units 11,14-17 Acorn Industrial Estate, Birchin Way, Grimsby, DN31 2SG	04/10/2014	24/12/2019	Acer Regional Properties Ltd
Howden Joinery Properties Ltd	Grimsby	Units 11,14-17 Acorn Industrial Estate, Birchin Way, Grimsby, DN31 2SG	21/01/2016	24/12/2019	Acer Regional Properties Ltd
Howden Joinery Properties Ltd	Guildford	1&2, Moorfields Centre, Slyfield Industrial Estate, Guildford, GU1 1RA	13/09/1996	12/09/2021	Essex County Council
Howden Joinery Properties Ltd	Guildford	1&2, Moorfields Centre, Slyfield Industrial Estate, Guildford, GU1 1RA	03/01/2012	12/09/2021	Essex County Council
Howden Joinery Properties Ltd	Guisborough	Unit 1 Victoria Court, Rectory Lane, Guisborough, TS14 7GA	15/10/2007	14/10/2022	Shaun Muir Racing Limited
Howden Joinery Properties Ltd	Hailsham	Units F1 & F2 Ropemaker Park, South Road, Hailsham, BN27 3GY	25/03/2008	24/03/2023	Kalmax Ltd
Howden Joinery Properties Ltd	Hainault	Unit 2, 40-44 Peregrine Road, Hainault, IG6 3SR	05/06/2008	04/06/2023	WG Robinson & Sons Ltd
Howden Joinery Properties Ltd	Halesowen	U5&6 Block 2 Shenstone T. Estate, Bromsgrove Road, Halesowen, B63 3XB	30/04/2018	29/04/2028	A And J Mucklow And Co
Howden Joinery Properties Ltd	Halesowen	U5&6 Block 2 Shenstone T. Estate, Bromsgrove Road, Halesowen, B63 3XB	30/04/2018	29/04/2028	A And J Mucklow And Co

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Halifax	A, Feather Diesel Services, Pellion Lane, Halifax, HX1 5NN	25/12/2000	24/12/2015	The Woodland Buildings Inv Co
Howden Joinery Properties Ltd	Halifax	A, Feather Diesel Services, Pellion Lane, Halifax, HX1 5NN	04/07/2016	03/07/2026	The Railway Enginemen's Assurance Society Limited
Howden Joinery Properties Ltd	Hall Green	1 Spring Road, Hall Green, Solihull, Hall Green, B11 3DR	14/08/2000	26/08/2025	Mosstone Ltd & Cabbyl Ltd
Howden Joinery Properties Ltd	Hamilton	1 Dalziel Court, Hillhouse Industrial Estate, Hamilton, ML3 9SN	17/07/2001	17/07/2021	Ashtenne Industrial Fund Nomin
Howden Joinery Properties Ltd	Harlesden	Unit 15 Gateway Trading Estate, Hythe Road, Harlesden, NW10 6RJ	20/05/2005	19/05/2020	NW10 Properties
Howden Joinery Properties Ltd	Harlow	20 Burnt Mill Ind Estate, Off Elizabeth Way, Harlow, CM20 2HS	12/09/2003	11/09/2018	SLA Property Company Ltd
Howden Joinery Properties Ltd	Harlow	20 Burnt Mill Ind Estate, Off Elizabeth Way, Harlow, CM20 2HS	25/03/2004	24/03/2019	SLA Property Company Ltd
Howden Joinery Properties Ltd	Harrogate	Units B, C, D & E Claro Way, Harrogate, HG1 4DE	13/07/1998	24/12/2025	D B Fisher And J Fisher
Howden Joinery Properties Ltd	Harrogate	Units B, C, D & E Claro Way, Harrogate, HG1 4DE	17/03/2003	24/12/2025	Mr G K & Mrs B Raw & Buckle Ba
Howden Joinery Properties Ltd	Harrow	Unit 6, Barratt Way Industrial Estate, Harrow, HA3 5TJ	19/09/2006	18/09/2026	Capitol Industrial Four B.V.
Howden Joinery Properties Ltd	Hartlepool	8-15, Longhill Ind Estate, Belle Vue Way, Hartlepool, TS25 1PX	29/05/2001	28/05/2021	United UK Propco 9 S.A.R.L
Howden Joinery Properties Ltd	Hartlepool	8-15, Longhill Ind Estate, Belle Vue Way, Hartlepool, TS25 1PX	15/07/2004	28/05/2021	United UK Propco 9 S.A.R.L
Howden Joinery Properties Ltd	Hartlepool	8-15, Longhill Ind Estate, Belle Vue Way, Hartlepool, TS25 1PX	08/04/2005	28/05/2021	United UK Propco 9 S.A.R.L
Howden Joinery Properties Ltd	Haslingden	A1-A5, Three Point Business Pk, Charles Lane, Haslingden, BB4 5EH	24/09/2001	23/09/2021	Hurstwood Developments Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Haslingden	A1-A5, Three Point Business Pk, Charles Lane, Haslingden, BB4 5EH	24/09/2004	23/09/2021	Hurstwood Developments Ltd
Howden Joinery Properties Ltd	Hastings	Unit C Theaklen Drive, Ponswood Industrial Estate, Hastings, TN38 9AZ	08/10/2004	08/10/2024	Offerfair Limited
Howden Joinery Properties Ltd	Havant	U7 & U10 Hayward Business Ctr, New Lane, Havant, PO9 2NL	09/11/2007	08/11/2022	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Havant	U7 & U10 Hayward Business Ctr, New Lane, Havant, PO9 2NL	01/10/2015	08/11/2022	Legal & General Property Partn
Howden Joinery Properties Ltd	Haverfordwest	Unit C Plot 17 East Estate, Withybush Ind Estate, Haverfordwest, SA62 4BW	21/09/2012	20/09/2027	Pembrokeshire County Council
Howden Joinery Properties Ltd	Haverhill	U 4, 5 & 6, Moonhall Bus Pk, Helions Bumpstead Road, Haverhill, CB9 7AA	31/01/2014	30/01/2029	LCP Real Estate Ltd
Howden Joinery Properties Ltd	Hawick	Unit 5, Burnfoot Ind Estate, Hawick, TD9 8SL	30/11/2007	29/11/2022	SRA Ventures Ltd
Howden Joinery Properties Ltd	Hawkhurst	U 4 Hawkhurst Station Bus Pk, Gills Green, Cranbrook, TN18 5BD	12/10/2007	11/10/2022	Kent Woodware Co Ltd
Howden Joinery Properties Ltd	Haydock	Unit 2 Pye Close, Old Boston Trading Estate, Haydock, WA11 9SJ	12/10/2018	11/10/2033	Powerhouse Propco II S.A.R.L
Howden Joinery Properties Ltd	Hayes	U 6, Clayton Business Centre, Trevor Road, Hayes, UB3 1RT	15/09/2014	14/09/2029	The Local Authorities Mutual Investment Trust
Howden Joinery Properties Ltd	Haywards Heath	Unit 3, 30 Bridge Road, Haywards Heath, RH16 1TX	05/11/2018		Casper Scientific Limited
Howden Joinery Properties Ltd	Hedge End	Unit 7 Waterloo Ind Estate, Hedge End, Southampton, SO30 2QT	07/06/2010	06/06/2025	BMW (UK) Trustees Limited
Howden Joinery Properties Ltd	Hemel Hempstead	U 3 & 4 Saracen Industrial Est, Mark Road, Hemel Hempstead, HP2 7BJ	24/03/2004	23/03/2019	Metro Property Unit Trust PLC
Howden Joinery Properties Ltd	Hereford	11B,C D Widemarsh Trade Park, Holmer Road, Hereford, HR4 9RX	27/10/2015	26/10/2025	F55 Sterling Portfolio S.a.r.l

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Herne Bay	Units 6, 7 & 8, Altra Park, Herne Bay, CT6 6GZ	04/05/2016	03/05/2031	Trustees of the Charge Stables Ltd 1996 Retired Benefits Sch
Howden Joinery Properties Ltd	Hertford	Unit 17, Merchant Drive, Mead Lane, Hertford, SG13 7AY	27/08/2008	26/08/2023	GIM Investment Trustees Ltd
Howden Joinery Properties Ltd	Hessle Road	Units 2 & 3 Hub Business Park, Havelock Street, Hull, HU3 4JH	08/10/2010	07/10/2025	Scruton & Co (Builders) Ltd
Howden Joinery Properties Ltd	Hexham	Unit 1, Bridge End Industrial Estate, Hexham, NE46 4DQ	21/06/2006	20/06/2021	Michael Martin Jackson
Howden Joinery Properties Ltd	Heywood	Units 1-3 Lemon Park Ind Est, Green Lane, Heywood, OL10 2EW	20/05/2016	19/05/2031	W E Haselden & Son Limited
Howden Joinery Properties Ltd	Highbury	U9 & 10 Frogmore Ind Estate, Kelvin Road, London, N5 2PW	29/02/2012	28/02/2027	Imperial Tobacco Pension Trust
Howden Joinery Properties Ltd	Highbury	U9 & 10 Frogmore Ind Estate, Kelvin Road, London, N5 2PW	29/02/2012	28/02/2027	Imperial Tobacco Pension Trust
Howden Joinery Properties Ltd	High Wycombe Cressex	U11 M40 Industrial Centre, Coronation Rd, Cressex Bus Pk, High Wycombe, HP12 3RS	13/08/2015	12/08/2030	Stargas & Beegas Nominees Ltd
Howden Joinery Properties Ltd	High Wycombe (Rlo)	Units 3-7, Wye Estate, London Road, High Wycombe, HP11 1LH	20/10/2015	19/10/2030	Linerear Limited
Howden Joinery Properties Ltd	Hillsborough	U1&2 Claywheels Lane Industrial Estate, Claywheels Lane, Hillsborough, Sheffield, S6 1LZ	31/08/2012	30/08/2027	Ribston UK Industrial Property (Nominee 1 & 2) Ltd
Howden Joinery Properties Ltd	Hinckley	Faraday Road, Harrowbrook Ind Estate, Hinckley, LE10 3DE	27/10/2008	26/10/2023	Jordan Developments (UK) Ltd
Howden Joinery Properties Ltd	Hitchin	4 Hillgate, Wilbury Way, Hitchin, SG4 0RY	13/04/2017	12/04/2032	Prime Estates Limited
Howden Joinery Properties Ltd	Hockley	Units 2 & 3, Eldon Way Trading Estate, Hockley, SS5 4AD	16/12/2015	15/12/2030	LCP Investments Ltd
Howden Joinery Properties Ltd	Hoddesdon	Unit 7, Trident Industrial Estate, Pindar Road, Hoddesdon, EN11 0WZ	10/11/2016	09/11/2031	Coal Pension Properties Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Hollinwood	Unit 1A Victoria Trading Estate, Drury Lane, Oldham, OL9 7PJ	31/07/2017	30/07/2032	Eric Wright Group Ltd
Howden Joinery Properties Ltd	Honiton	A,B,C & D Heathpark Industrial Estate, Gloucester Crescent, Honiton, EX14 1DB	15/11/2004	14/11/2019	Selectfew Ltd
Howden Joinery Properties Ltd	Hook	Unit 6 The Rose Estate, Osborn Way, Hook, RG27 9UT	01/10/2018	30/09/2028	Kingmere Limited
Howden Joinery Properties Ltd	Hornsey	Unit A, Cranford Way, Hornsey, N8 9DG	01/09/2015	31/08/2030	T Christofi & D N Joseph
Howden Joinery Properties Ltd	Horsham	Unit B Foundry Lane, Horsham, RH13 5PX	08/11/2004	07/11/2019	Standard Life Investments (SLIPT) Ltd Partnership
Howden Joinery Properties Ltd	Horwich	Unit 11, Lodge Bank Ind Estate, Horwich, BL6 5HY	25/07/2011	24/07/2026	Millfield Estates (Bolton) Limited
Howden Joinery Properties Ltd	Hounslow	D17 - D19 National Works Industrial Estate, Bath Road, Hounslow, TW4 7EA	12/12/2016	11/12/2031	Legal & General Property Partn
Howden Joinery Properties Ltd	Hove	Unit B & C Peacock Industrial Estate, Davigdor Road, Hove, BN3 1SF	19/02/2008	18/02/2023	Palace Street Developments
Howden Joinery Properties Ltd	Hub Avonmouth	Unit 11, IO Centre, Moorend Farm Avenue, Avonmouth, BS11 0QL	17/05/2017	30/03/2025	BAE Systems 2000 Pension Plan Trusteed Ltd
Howden Joinery Properties Ltd	Hub Brighton	Calibration House, 17-19 Cecil Pashley Way, Shoreham-By-Sea, BN43 5FF	12/11/2018	07/07/2028	Flight Calibration Services Ltd
Howden Joinery Properties Ltd	Huddersfield (Rlo)	Units 4, 5A & 5B QM Ind Park, Old Fieldhouse Lane, Huddersfield, HD2 1AG	20/12/2016	19/12/2031	Marino Bevilacqua
Howden Joinery Properties Ltd	Hull	B1-B3 Copenhagen Road, Sutton Fields Ind Estate, Hull, HU7 0XQ	31/03/2003	30/07/2028	Brigdale Ltd
Howden Joinery Properties Ltd	Huntingdon	Units 5 & 6, St Margaret Way, Stukeley Meadows Ind Estate, Huntingdon, PE29 6EB	14/10/2002	17/07/2028	Capel House Property Trust Limited
Howden Joinery Properties Ltd	Huyton	Unit 3 Huyton Trade Estate, Wilson Road, Huyton, Liverpool, L36 6JG	24/09/2007	23/09/2022	Derwent Holdings Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Ilford	350 - 362 High Road, Ilford, IG1 1QP	03/02/2018	02/02/2028	Pigeon (Ilford) Limited
Howden Joinery Properties Ltd	Ilfracombe	Unit 1 Wilderbrook Way, Mullacott Industrial Estate, Ilfracombe, EX34 8PL	23/02/2016	22/02/2031	Clyst Holdings Ltd
Howden Joinery Properties Ltd	Ilkeston	Units 1-3, Delta Court, Merlin Way, Quarry Hill Ind Es, Ilkeston, DE7 4RA	22/06/2015	21/06/2030	Wulstan Capital (Marden) LLP
Howden Joinery Properties Ltd	Ilminster	Unit 3 Slape Ind Estate, Station Road, Ilminster, TA19 9BL	26/04/2012	25/04/2027	Yonder Hill
Howden Joinery Properties Ltd	Invergordon	Unit 2, Inverbreakie Industrial Estate, Invergordon, IV18 0QR	07/02/2007	06/02/2022	WPC Truff 18-7 BV
Howden Joinery Properties Ltd	Inverness	Units 1 & 2, 6 Henderson Road, Inverness, IV1 1SN	06/03/2000	04/03/2025	John Gunn & Sons Ltd
Howden Joinery Properties Ltd	Inverurie	Harlaw Way, Harlaw Road Industrial Estate, Inverurie, AB51 4SG	08/03/2004	07/03/2019	BE Traist Properties
Howden Joinery Properties Ltd	Ipswich (Rlo)	Unit 8, Crompton Road, Hadleigh Road Industrial Estat, Ipswich, IP2 0UQ	20/12/2013	01/01/2029	Langney Road Investments Ltd
Howden Joinery Properties Ltd	Irlam	U 4,5 & 6 Fairhills Busines, Woodrow Way, Irlam, M44 6ZQ	01/11/2013	31/10/2028	Orbit Investment (Properties)
Howden Joinery Properties Ltd	Irlam	U 4,5 & 6 Fairhills Busines, Woodrow Way, Irlam, M44 6ZQ	14/01/2015	13/01/2025	Orbit Investment (Properties)
Howden Joinery Properties Ltd	Irvine	13/15 Telford Place, Sth Newmoor Industrial Estate, Irvine, KA11 4HW	24/06/2002	23/06/2027	Ashtenne Caledonia Limited
Howden Joinery Properties Ltd	Isle Of Skye	Dunvegan Road, Portree, Isle Of Skye, IV51 9HF	23/08/2004	22/08/2019	Skye Developments Ltd
Howden Joinery Properties Ltd	Isle of Wight	56, Manners View, Dodnor Industrial Estate, Isle of Wight, PO30 5FA	13/12/1996	24/03/2021	R Hanslip
Howden Joinery Properties Ltd	Keighley (Rlo)	Unit A Trafalgar Park, Admiral Way, Lawkholme Lane, Keighley, BD21 3JX	31/12/2004	30/12/2019	IPM Personal Pensions Trustees

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Kelso	Pinnaclehill Industrial Estate, Kelso, TD5 8DW	03/11/2005	02/11/2020	Trustees of Crawford Ltd SSAS
Howden Joinery Properties Ltd	Kendal	1A & 2B Mintsfeet Place, Mintsfeet Road North, Kendal, LA9 6LL	04/01/2005	03/01/2025	Mintsfeet Ltd
Howden Joinery Properties Ltd	Kendal	1A & 2B Mintsfeet Place, Mintsfeet Road North, Kendal, LA9 6LL	12/12/2017	03/01/2025	Mintsfeet Ltd
Howden Joinery Properties Ltd	Kenley	U1 Kenley Business Park, Bushey Close off Old Barn Lane, Kenley, CR8 5AU	17/04/2015	16/04/2030	Hampshire County Council
Howden Joinery Properties Ltd	Kentish Town	Units A & B Asphaltic Works, Regis Road, Kentish Town, NW5 3EW	02/06/2003	24/03/2023	Streamline Properties Group In
Howden Joinery Properties Ltd	Kentish Town	Units A & B Asphaltic Works, Regis Road, Kentish Town, NW5 3EW	01/09/2005	23/03/2023	Streamline Properties Group In
Howden Joinery Properties Ltd	Keswick	Southey Hill Trading Estate, Southey Lane, Keswick, CA12 5ND	11/07/2001	24/12/2023	Harrison Carrock Limited
Howden Joinery Properties Ltd	Kettering	2 & 4, Baron Avenue, Telford Way, Kettering, NN16 8UW	09/04/2001	08/04/2021	Eskmuir Securities Limited
Howden Joinery Properties Ltd	Kettering	2 & 4, Baron Avenue, Telford Way, Kettering, NN16 8UW	18/08/2011	08/04/2021	Eskmuir Securities Limited
Howden Joinery Properties Ltd	Keynsham	Unit 3 Ashmead Industrial Estate, Ashmead Road, Keynsham, BS31 1TU	31/03/2018	30/03/2033	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Kidderminster	1 & 2, Worcester Road, Kidderminster, DY10 1HY	24/06/1997	23/06/2022	Kent Kraft Estates Ltd
Howden Joinery Properties Ltd	Kidderminster	1 & 2, Worcester Road, Kidderminster, DY10 1HY	18/10/1996	17/10/2021	Kent Kraft Estates Ltd
Howden Joinery Properties Ltd	Kidlington	U1 & 4 Cherwell Business Cntr, Station Field In Es,Rowles Way, Kidlington, OX5 1LA	24/05/2013	23/05/2028	Peter Ligertwood t/a Manx Ventures
Howden Joinery Properties Ltd	Kidlington	U1 & 4 Cherwell Business Cntr, Station Field In Es,Rowles Way, Kidlington, OX5 1LA	16/05/2018	15/05/2028	NWB Properties Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Kilmarnock (Rio)	Block 5, Unit 9, Glencairn Industrial Estate, Kilmarnock, KA1 4AZ	17/11/2014	16/11/2029	IO2 PROPCO LLP
Howden Joinery Properties Ltd	Kingsbridge (Rio)	Unit 8B & Unit A, Station Yard Industrial Estate, Kingsbridge, TQ7 1ES	01/09/2002	30/08/2023	Mr & Mrs KRJ Davy
Howden Joinery Properties Ltd	Kingsbridge (Rio)	Unit 8B & Unit A, Station Yard Industrial Estate, Kingsbridge, TQ7 1ES	01/02/1997	30/08/2023	Kingsalton Limited
Howden Joinery Properties Ltd	Kings Cross	143 Caledonian Road, Kings Cross, N1 0SL	30/07/2013	29/07/2028	G R Kinally
Howden Joinery Properties Ltd	Kings Cross	143 Caledonian Road, Kings Cross, N1 0SL	14/07/2016	22/07/2028	G R Kinally
Howden Joinery Properties Ltd	Kingsditch	Units W & W1, Kingsville Road, Kingsditch Trading Estate, Cheltenham, GL51 9PB	25/03/2014	24/03/2029	Legal & General Property Partn
Howden Joinery Properties Ltd	Kings Lynn	U2B, 3 & 4 St Andrews Court, Hardwick Industrial Estate, Kings Lynn, PE30 4LS	27/08/2013	26/08/2023	Jomar Properties Ltd
Howden Joinery Properties Ltd	Kings Lynn	U2B, 3 & 4 St Andrews Court, Hardwick Industrial Estate, Kings Lynn, PE30 4LS	10/10/2017	26/08/2023	Jomar Properties Ltd
Howden Joinery Properties Ltd	Kingston	5, Fairfield Industrial Estate, Villiers Road, Kingston, KT1 3AY	13/09/1995	11/05/2027	Plumbing Pensions (UK) Ltd
Howden Joinery Properties Ltd	Kingston Park	5B & 5C Airport Industrial Estate, Kingston Park, Newcastle upon Tyne, NE3 2EF	19/08/2011	18/08/2026	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Kingstown	Unit 28, Leabank Road, Kingstown Industrial Estate, Carlisle, CA3 0HB	13/12/2012	12/04/2027	Cumbria Truck Centre Ltd
Howden Joinery Properties Ltd	Kinning Park	14-16 Houston Place, Kingston Bridge Trading Estate, Glasgow, G5 8SG	10/09/2014	09/09/2029	Glasgow Industrial Owners LLP
Howden Joinery Properties Ltd	Kirkcaldy	Unit 3 Hayfield Place, Hayfield Industrial Estate, Kirkcaldy, KY2 5DH	21/02/2005	20/02/2020	Frederick Wilson (Props) Ltd
Howden Joinery Properties Ltd	Kirkintilloch	3A,3B/4, Old Mill Park Industrial Estate, Kirkintilloch, Kirkintilloch, G66 1SS	19/03/2001	27/08/2024	M7 Real Estate Investment Partners III Propco Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Kirk Sandall	Unit 7 Century Close, Kirk Sandall Industrial Estate, Doncaster, DN3 1TR	27/04/2015	26/04/2030	Hilliarys Commercial (No 1) Limited
Howden Joinery Properties Ltd	Knaresborough	Unit 1, Manse Lane Industrial Estate, Knaresborough, HG5 8LF	18/10/2011	17/10/2026	Rossett Holdings Limited
Howden Joinery Properties Ltd	Knowsley	Unit 1 The Web Complex, Admin Rd, Knowsley Ind Park, Knowsley, L33 7TA	23/06/2015	22/06/2020	Knowsley Metropolitan Borough Council
Howden Joinery Properties Ltd	Knutsford	Unit E Parkgate Industrial Estate, Marlborough Close, Knutsford, WA16 8XN	29/09/2012	28/09/2022	G Steinberg c/o Oasis Ret Serv
Howden Joinery Properties Ltd	Lancaster	Unit 50 Lune Industrial Estate, Thetis Road, Lancaster, LA1 5QP	24/08/2012	23/08/2027	Executors of Maureen Cadman estate
Howden Joinery Properties Ltd	Launceston	C2, Quarry Crescent, Pennygillam Industrial Estate, Launceston, PL15 7PF	18/07/2014	17/07/2024	N S M & J M Simmons
Howden Joinery Properties Ltd	Leamington Spa	1 & 2 Block C, Harriott Drive, Heatcote Industrial Estate, Leamington Spa, CV34 6TJ	09/10/2015	08/10/2025	JAT Estates Ltd
Howden Joinery Properties Ltd	Leatherhead - Clearance DG25	2-4, Rydon Business Centre, Barnett Wood Lane, Leatherhead, KT22 7DJ	24/06/2001	23/06/2021	Lagentium Estates Limited
Howden Joinery Properties Ltd	Leatherhead (Rlo)	Unit A, Imperial Park, Leatherhead, KT22 7TA	27/10/2016	26/10/2031	Universities Superannuation Scheme Ltd
Howden Joinery Properties Ltd	Leechmere	4-6, Carrmere Road, Leechmere Ind Est, Sunderland, SR2 9TW	29/07/2002	21/12/2027	United UK Real Estate Investment Industrial Holdings 2 Ltd
Howden Joinery Properties Ltd	Leeds	C1, B2, B1, A1 Nortech Centre, Sheepscar Street, Leeds, LS7 1AQ	10/01/2015	09/01/2025	Legal & General Property Partn
Howden Joinery Properties Ltd	Leeds	C1, B2, B1, A1 Nortech Centre, Sheepscar Street, Leeds, LS7 1AQ	10/01/2015	09/01/2025	Legal & General Property Partn
Howden Joinery Properties Ltd	Leeds	C1, B2, B1, A1 Nortech Centre, Sheepscar Street, Leeds, LS7 1AQ	23/06/2017	09/01/2025	Legal & General Property Partn
Howden Joinery Properties Ltd	Leeds Copley (Rlo)	Unit D Copley Hill Trading Estate, Whitehall Road, Leeds, LS12 1HE	05/01/2004	04/01/2019	Brigdale Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Leeds Hunslet	Units 1 & 2 Indigo Court, Sussex Avenue, Hunslet, Leeds, LS10 2AL	12/05/2016	11/05/2031	South Parade Properties Limited
Howden Joinery Properties Ltd	Leek	Unit 8 Leekbrook Industrial Estate, Leekbrook Way, Leek, ST13 7AP	29/09/2015	28/09/2030	N W Buttress T/A Longshaw Estates
Howden Joinery Properties Ltd	Leicester	9&10 Chartwell Drive Chartwell, Wigston, Leicester, LE18 2FL	29/09/2013	28/09/2023	Denton & Co Trustees Ltd
Howden Joinery Properties Ltd	Leicester	9&10 Chartwell Drive Chartwell, Wigston, Leicester, LE18 2FL	29/09/2013	28/09/2023	Culsom UK & Sansom Enterprises
Howden Joinery Properties Ltd	Leicester City	Unit D, 15 Ealing Road, Leicester, LE2 7SZ	29/10/2018	28/10/2033	Legal & General Property Partn
Howden Joinery Properties Ltd	Leigh	2, 5 & 6, Acorn Court, Butt Street, Leigh, WN7 3DD	18/06/2001	17/06/2026	Acorn Investments (Leigh) Ltd
Howden Joinery Properties Ltd	Leigh	2, 5 & 6, Acorn Court, Butt Street, Leigh, WN7 3DD	28/06/2004	17/06/2026	Acorn Investments (Leigh) Ltd
Howden Joinery Properties Ltd	Leighton Buzzard	U G3 Chiltern Trading Estate, Grovebury Road, Leighton Buzzard, LU7 4TU	27/09/2007	26/09/2022	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Leominster	Glendower Road, Southern Avenue Ind Est, Leominster, HR6 ORL	25/09/2006	24/09/2021	Wills Engineering
Howden Joinery Properties Ltd	Letchworth	4 Dunhams Court, Dunhams Lane, Letchworth, SG6 1WB	20/05/2001	19/03/2026	Dunhams Court Letchworth LLP
Howden Joinery Properties Ltd	Lewes	Unit 3 Southdowns Industrial Estate, Brooks Road, Lewes, BN7 2FB	20/01/2003	16/04/2028	Zurich Assurance Ltd
Howden Joinery Properties Ltd	Lewisham	U25-27 Chiltonian Industrial Estate, Manor Lane, Lee, London, SE12 0TX	12/05/2012	11/05/2022	Diageo Pension Trust Ltd
Howden Joinery Properties Ltd	Lewisham	U25-27 Chiltonian Industrial Estate, Manor Lane, Lee, London, SE12 0TX	10/08/2018	11/05/2022	Diageo Pension Trust Ltd
Howden Joinery Properties Ltd	Leyland	Unit 3, Titan Way, Leyland, PR26 7EW	24/06/2002	23/06/2017	Peregrine Developments Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Leyton	2 & 3, Orient Industrial Park, Simonds Road, Leyton, E10 7DE	18/11/2015	17/11/2025	Sun Life Assurance Co of Canada
Howden Joinery Properties Ltd	Lichfield	Units 3 & 4, Prospect Place, Britannia Enterprise park, Lichfield, WS14 9UX	25/03/1986	17/07/2021	Wynnstay Properties PLC
Howden Joinery Properties Ltd	Lichfield	Units 3 & 4, Prospect Place, Britannia Enterprise park, Lichfield, WS14 9UX	25/03/1986	17/07/2021	Wynnstay Properties PLC
Howden Joinery Properties Ltd	Lincoln	Tritton Road, Lincoln, LN6 7QY	30/03/1998	29/03/2023	Steven Anthony Shaw - Kingfield Solicitors
Howden Joinery Properties Ltd	Linlithgow	Mill Road Industrial Estate, Linlithgow Bridge, Linlithgow, EH49 7SF	28/10/2005	27/10/2020	West Lothian Council
Howden Joinery Properties Ltd	Lisburn DI02	Unit 2, Riverside Commercial C, Young Street, Lisburn, BT27 5EA	11/12/2018	10/12/2033	Coby Developments Limited
Howden Joinery Properties Ltd	Liskeard	Units 2&3 St Marys Trading Est, Moorswater, Liskeard, PL14 4LJ	21/03/2014	20/03/2029	G J Crocker
Howden Joinery Properties Ltd	Littlehampton	Unit N7 Riverside Ind Estate, Bridge Road, Littlehampton, BN17 5DF	14/06/2012	13/06/2022	Estate Incomes Limited
Howden Joinery Properties Ltd	Liverpool	4,5 & 6 Erskine Industrial Estate, Trafalgar Way, Liverpool, L6 1NA	25/05/2001	24/05/2026	L & C Commercial Ltd
Howden Joinery Properties Ltd	Liverpool	4,5 & 6 Erskine Industrial Estate, Trafalgar Way, Liverpool, L6 1NA	01/07/2002	24/05/2026	L & C Commercial Ltd
Howden Joinery Properties Ltd	Livingston	4D & 4E Grange Road, Houstoun Industrial Estate, Livingston, EH54 5DE	21/02/2000	27/11/2031	Starcrest Properties Limited
Howden Joinery Properties Ltd	Llanelli	Unit 1b Llanelli Ind Park, Troserch Road, Llangennech, Llanelli, SA14 8DZ	08/11/2010	07/11/2025	Pontrilas Packaging Ltd
Howden Joinery Properties Ltd	Llanishen	Units 10A & B Cheviot Close, Cardiff Business Park, Cardiff Llanishen, CF14 5JA	23/09/2002	22/09/2027	Zurich Assurance Ltd
Howden Joinery Properties Ltd	Lockwood	Unit 1 & 2 Riverbank Works, Colne Road, Huddersfield, HD1 3AY	03/09/2007	02/09/2022	Oakhurst 35 Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Lockwood	Unit 1 & 2 Riverbank Works, Colne Road, Huddersfield, HD1 3AY	22/11/2007	02/09/2022	Oakhurst 35 Ltd
Howden Joinery Properties Ltd	Longbridge	Parsonage Drive, Crofton Hackett, Longbridge, Birmingham, B45 8AS	26/10/2012	25/10/2027	Exchange Capital Ltd
Howden Joinery Properties Ltd	Long Eaton	Unit 1 Whelton Business Park, Forbes Close, Fields Farm Road, Long Eaton, Nottingham, NG10 1PX	02/05/2012	01/05/2027	Trustee - Nelson Packaging Ltd
Howden Joinery Properties Ltd	Loughborough (Rlo)	Units 25 & 26, Swingbridge Trading Estate, Loughborough, LE11 5JF	12/11/2015	11/11/2025	Craigard (Loughborough) Limited
Howden Joinery Properties Ltd	Louth	1 & 2, Belvoir Court, Fairfield Ind Estate, Louth, LN11 0UD	01/06/1997	15/09/2026	Sir Reresby Sitwell Life Inter
Howden Joinery Properties Ltd	Louth	1 & 2, Belvoir Court, Fairfield Ind Estate, Louth, LN11 0UD	19/09/2018	15/09/2026	Sir Reresby Sitwell Life Inter
Howden Joinery Properties Ltd	Lowestoft	Unit 50 Pinbush Road, South Lowestoft Ind Est, Lowestoft, NR33 7NL	31/08/2007	30/08/2022	Overseas Interests Inc
Howden Joinery Properties Ltd	Ludlow	Orleton Road, Ludlow Business Park, Ludlow, SY8 1XF	07/01/2019	06/01/2034	D & D Commercial Property Limited
Howden Joinery Properties Ltd	Luton	13 & 14, Stadium Estate, Craddock Road, Luton, LU4 0JF	12/10/2014	11/10/2024	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Luton Thistle Road	U15,16 & 17 Windmill Trading Estate, Thistle Road, Luton, LU1 3XJ	07/02/2012	06/02/2027	Three Rivers Prop Inv Ltd
Howden Joinery Properties Ltd	Luton Thistle Road	U15,16 & 17 Windmill Trading Estate, Thistle Road, Luton, LU1 3XJ	13/04/2015	06/02/2027	Three Rivers Prop Inv Ltd
Howden Joinery Properties Ltd	Lymington	Unit 110 Ampress Park, Southampton Road, Lymington, SO41 8XN	29/09/2002	28/09/2027	Muxworthy Lymington LLP
Howden Joinery Properties Ltd	Lytham St Annes	Scafell Road, Queenway Industrial Estate, Lytham St Annes, FY8 3HE	11/06/2001	10/06/2021	Highassets Ltd
Howden Joinery Properties Ltd	Macclesfield	Adelaide House, Adelaide Street, Macclesfield, SK10 2QS	04/06/2016	03/06/2026	Roman Lodge Estates (Telford)

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Maidenhead	Unit 4, St Peters Road, Maidenhead, SL6 7QU	24/06/2005	23/06/2020	BMW (UK) Trustees Ltd
Howden Joinery Properties Ltd	Maidstone	Unit 2 & 3, Haslemere Estate, Sutton Road, Parkwood, Maidstone, ME15 9NL	05/06/2015	04/06/2030	CBRE Global Investors Trustee Ltd
Howden Joinery Properties Ltd	Maidstone	Unit 2 & 3, Haslemere Estate, Sutton Road, Parkwood, Maidstone, ME15 9NL	05/06/2015	04/06/2030	CBRE Global Investors Trustee Ltd
Howden Joinery Properties Ltd	Maldon	Unit D Riverside Industrial Estate, Mill Lane, Maldon, CM9 4LD	15/02/2008	14/02/2023	Trigina Limited
Howden Joinery Properties Ltd	Maldon	Unit D Riverside Industrial Estate, Mill Lane, Maldon, CM9 4LD	25/02/2016	14/02/2023	Trigina Limited
Howden Joinery Properties Ltd	Malton	A, Pyramid Estate, Showfield Lane, Malton, YO17 6BT	22/10/2001	21/10/2026	Pyramid Systems (Holdings) Ltd
Howden Joinery Properties Ltd	Malvern	Unit 8b, Spring Lane Industrial Estate, Malvern, WR14 1BY	08/04/2016	07/04/2031	H & A Properties (Malvern) Limited
Howden Joinery Properties Ltd	Manchester	4 & 5 Manchester Ind Park, Oldham Road, Newton Heath, Manchester, M40 5AX	05/04/2016	04/04/2026	P S Dawson & W M Smith
Howden Joinery Properties Ltd	Mansfield	1, 2 & 4 Kings Mill Way, Mansfield, NG18 5ER	08/02/1999	07/10/2019	Mansfield District Council
Howden Joinery Properties Ltd	Mansfield	1, 2 & 4 Kings Mill Way, Mansfield, NG18 5ER	27/09/2004	07/10/2019	Mansfield District Council
Howden Joinery Properties Ltd	Mansfield Woodhouse	Hallamway, Old Mill Lane Ind Est, Mansfield Woodhouse, NG19 9BG	27/10/2014	26/10/2029	Kalm Investments Ltd
Howden Joinery Properties Ltd	March	Unit 15, Westry Avenue, March, PE15 0BN	31/10/2006	30/10/2026	London & Lincolnshire Investments Limited
Howden Joinery Properties Ltd	Margate	Twoll Road, Margate, CT9 5FG	24/06/2008	23/06/2023	MP & JM German
Howden Joinery Properties Ltd	Market Harborough	G2 & G3 Welland Business Park, Valley Way, Market Harborough, LE16 7PS	14/07/2006	13/07/2026	Market Harborough (Valley Way)

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Market Harborough	G2 & G3 Welland Business Park, Valley Way, Market Harborough, LE16 7PS	07/04/2006	13/07/2026	Market Harborough (Valley Way)
Howden Joinery Properties Ltd	Martlesham Heath	Unit 2, 25 Anson Road, Martlesham Heath, Ipswich, IP5 3RG	07/03/2007	06/03/2022	Redwood (Light Industrial) Propco SARL
Howden Joinery Properties Ltd	Matlock	Unit 2, Tansley View, Old Coach Rd, Brookfield Industrial Estate, Tansley, Matlock, DE4 5ND	07/03/2014	06/03/2029	D & R M Wood
Howden Joinery Properties Ltd	Melton Mowbray	Dee Close, Thorpe Road, Melton Mowbray, LE13 1SQ	15/11/2010	14/11/2025	Melton Building Supplies
Howden Joinery Properties Ltd	Merry Hill	45-47, Enterprise Trading Estate, Pedmore Road, Merry Hill, DY5 1TX	29/09/2003	28/09/2018	A And J Mucklow And Co
Howden Joinery Properties Ltd	Merry Hill	45-47, Enterprise Trading Estate, Pedmore Road, Merry Hill, DY5 1TX	29/09/2003	28/09/2018	A And J Mucklow And Co
Howden Joinery Properties Ltd	Merthyr Tydfil	Units 1,28/29 Pant Industrial Estate, Dowlais, Merthyr Tydfil, CF48 2SR	14/10/2010	13/10/2025	DW, BW & AW Jones
Howden Joinery Properties Ltd	Merton (Rlo)	Unit 12 Nelson Trading Estate, Morden Road, Merton, SW19 3BL	17/08/2015	16/08/2025	Aviva Life & Pensions UK Ltd
Howden Joinery Properties Ltd	Middlesbrough	6 Brewsdale Road, Lawson Industrial Estate, Middlesbrough, TS3 6QL	25/03/2003	24/03/2018	Cleveland Cable Company (Holdi
Howden Joinery Properties Ltd	Middleton	Unit 1 Rule Business Park, Grimshaw Lane, Middleton, Manchester, M24 2AE	01/02/2007	31/01/2022	Property North West Ltd
Howden Joinery Properties Ltd	Milton Keynes	6b & 7 Bleitchley Trade Centre, V4 Watling Street, Milton Keynes, MK6 4AE	31/07/2017	30/07/2027	PIF Trade Limited Partnership
Howden Joinery Properties Ltd	Minworth	Unit E3, Stockton Close, Minworth Trade Park, Minworth, Sutton Coldfield, B76 1DH	22/11/2010	21/11/2025	Berkeley Square Common Invest
Howden Joinery Properties Ltd	Mitcham	Unit 14 Wates Way, Willow Lane Industrial Park, Mitcham, CR4 4HR	17/05/2016	16/05/2031	Capital Industrial One BV
Howden Joinery Properties Ltd	Mold	Unit 1, Broncoed Business Park, Mold, CH7 1HP	11/02/2015	10/02/2030	Whitley Estates Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Montrose (Rlo)	Unit 1, Waldron Road, Montrose, DD10 9BD	13/03/2017	12/03/2032	JJKS Estates Ltd
Howden Joinery Properties Ltd	Morecambe (Rlo)	Units 2a-d Northgate Busin Pk, White Lund Industrial Estate, Morecambe, LA3 3AY	01/12/2009	30/11/2024	PGW Developments Ltd
Howden Joinery Properties Ltd	Moreton	Restoration House, Tarran Way Industrial Estate, Moreton, Wirral, CH46 4TT	13/11/2006	12/11/2021	Clifton Hill Properties 2 Limited
Howden Joinery Properties Ltd	Morley	Bruntcliffe Lane, Morley, Leeds, LS27 0LZ	28/01/2015	27/01/2030	Erivan Holdings Limited
Howden Joinery Properties Ltd	Morpeth	New Builds Unit, Coopies Lane Industrial Estate, Morpeth, NE61 6JN	26/11/2001	25/11/2021	Framcourt Developments Ltd
Howden Joinery Properties Ltd	Mount Pleasant	Hedon Road, Mount Pleasant, Hull, HU9 1HA	20/05/2013	19/05/2028	Nagra Properties Ltd
Howden Joinery Properties Ltd	Mount Vernon	2206 London Road, Mount Vernon, Glasgow, G32 8YQ	31/10/2008	30/10/2023	Acretree Ltd
Howden Joinery Properties Ltd	Musselburgh (Rlo)	U1A, 2 & 3 Phase V, Newhailes Industrial Estate, Musselburgh, EH21 6SY	15/07/2003	15/07/2023	Willowsweep Ltd
Howden Joinery Properties Ltd	Musselburgh (Rlo)	U1A, 2 & 3 Phase V, Newhailes Industrial Estate, Musselburgh, EH21 6SY	01/09/2003	15/07/2023	Willowsweep Ltd
Howden Joinery Properties Ltd	Nairn	Tom Semple Rd, Balmakeith Industrial Estate, Nairn, IV12 5QW	21/10/2013	20/10/2028	R & E A Henderson
Howden Joinery Properties Ltd	Nelson	U2 Valley Forge Business Park, Reedyford Road, Nelson, BB9 8TU	14/02/2006	13/02/2021	Jayar SA Pension Fund
Howden Joinery Properties Ltd	Newark	Brunel Drive, Newark, NG24 2DU	26/02/2001	25/02/2026	Taylor Lindsey Ltd
Howden Joinery Properties Ltd	Newark	Brunel Drive, Newark, NG24 2DU	26/02/2011	25/02/2021	Newark Estates Limited
Howden Joinery Properties Ltd	Newbridge	Units 3 & 4, Block B, Clifton Trading Estate, Newbridge, EH28 8TP	28/11/2007	27/11/2022	Hampshire County Council

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Newbury	3 & 4 Hambridge Lane, Newbury, RG14 5TU	27/09/2014	26/09/2024	Metro Property Unit Trust
Howden Joinery Properties Ltd	Newcastle Scotswood	Unit 4 Newcastle Trade Centre, Off Scotswood Rd, Penn Street, Newcastle (Scotswood), NE4 7BG	16/12/2002	15/12/2017	PIF Trade Limited Partnership
Howden Joinery Properties Ltd	Newcastle Under Lyme	Units 33 & 34 Rosevale Road, Parkhouse Industrial Estate West, Newcastle Under Lyme, ST5 7EF	08/05/2007	07/05/2022	BNP Paribas Securities Service
Howden Joinery Properties Ltd	Newhaven	Unit A, Ranalah Industrial Estate, New Road, Newhaven, BN9 0EH	08/10/2002	07/10/2022	IOGP Limited Partnership
Howden Joinery Properties Ltd	Newmarket	Newmarket Business Park, Studlands Park Avenue, Newmarket, CB8 7ER	23/08/2004	22/08/2019	Multi-let Industrial Property Unit Trust
Howden Joinery Properties Ltd	Newport	1 & 6, Maesglas Industrial Estate, Off Docks Way, Newport, NP20 2NN	26/08/1997	28/09/2018	Arundel House Estates Ltd
Howden Joinery Properties Ltd	Newport	1 & 6, Maesglas Industrial Estate, Off Docks Way, Newport, NP20 2NN	29/11/2011	28/09/2018	Arundel House Estates Ltd
Howden Joinery Properties Ltd	Newport East	21a, Leeway Industrial Estate, Newport, NP19 4SL	31/10/2013	30/10/2028	Tracey Jayne Jones
Howden Joinery Properties Ltd	Newquay	Unit 3, Treloggan Road Industrial Est, Newquay, TR7 2SX	03/08/2009	02/08/2024	EIC (Exeter) Limited
Howden Joinery Properties Ltd	New Romney	Units 20 & 21, Mountfield Road Industrial Estate, New Romney, TN28 8LH	09/07/2007	08/07/2022	Bliby Plastics Limited
Howden Joinery Properties Ltd	Newton Abbot	U 23 Olympus Business Park, Kingsteignton Road, Newton Abbot, TQ12 2SN	14/10/2011	13/10/2026	Seashore Leisure Ltd
Howden Joinery Properties Ltd	Newtown	11/12, Mochdre Industrial Estate, Newtown, SY16 4LE	18/06/2001	17/06/2026	Sundorne Products (Llanidloes) Ltd
Howden Joinery Properties Ltd	Northallerton	16 Standard Way, Standard Way Industrial Estate, Northallerton, DL6 2XE	20/11/2015	19/11/2021	Mike Taylor Developments Ltd
Howden Joinery Properties Ltd	Northampton	16 Harvey Reeves Road, St James Mill Road Industrial Estate, Northampton, NN5 5JR	01/12/1997	30/11/2017	Pattishall Properties Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Northampton	16 Harvey Reeves Road, St James Mill Road Industrial Estate, Northampton, NN5 5JR	07/12/2015	06/12/2020	CHIP (FIVE) Limited
Howden Joinery Properties Ltd	Northampton Caswell House	Caswell House, Gowerton Road, Brackmills Industrial Estate, Northampton, NN4 7BW	03/11/2003	02/11/2023	Ravenswell Limited
HJ Corporate Services	Northampton - Marlin House	D, Brackmills Business Park, Caswell Road, Brackmills, NN4 0PW	25/12/1988	24/12/2022	Norwich U Linked Life Ass Ltd
Howden Kitchen Properties Ltd	Northampton NDC & The Grove	Liliput Road, Brackmills, Northampton, NN4 7DT	17/03/1989	24/03/2025	Dominion Corporate Trustees
Howden Kitchen Properties Ltd	Northampton Pinnacle A	Unit A, Pinnacle 15, Northampton,	17/06/2015	16/06/2022	British Overseas Bank Nominees & WGTC Nominees
Howden Joinery Properties Ltd	North Colchester	Units 7 & 8, Cowdray Trade Park, Mason Road, Colchester, CO1 1BX	15/04/2014	14/04/2029	F&C Commercial Prop Holdings
Howden Joinery Properties Ltd	North Lincoln	Outer Circle Road, (Former Listers Toyota), Lincoln, LN2 4JA	01/07/2013	30/06/2028	DK & JK Properties Ltd
Howden Joinery Properties Ltd	North Muirton	U16-19 Acorn Business Centre, Arran Road, Perth, PH1 3DZ	19/05/2017	18/05/2032	Northern Trust Company Ltd
Howden Joinery Properties Ltd	North Peterborough	U1 Lincoln Rd Industrial Estate, Brassey Close, Peterborough, PE1 2AZ	17/05/2013	16/05/2028	IPIF Feeder Unit Trust
Howden Joinery Properties Ltd	North Watford	Chiltern Estate, Imperial Way, Watford, WD24 4YX	10/01/2011	09/01/2026	Leafy Hill Ltd
Howden Joinery Properties Ltd	Northwich	The Brookedge Centre, Warrington Old Road, Northwich, CW9 5LH	08/08/2012	07/08/2027	Cheshire West & Chester B C
Howden Joinery Properties Ltd	Norwich	93 Whiffler Road, Norwich, NR3 2AW	19/12/2000	18/12/2025	Shallosquare Limited
Howden Joinery Properties Ltd	Nottingham	A2 & A3, Crossgate Drive, Queens Drive Industrial Estate, Nottingham, NG2 1LT	13/07/1998	22/07/2018	Sheet Anchor Investments Limited
Howden Joinery Properties Ltd	Nottingham	A2 & A3, Crossgate Drive, Queens Drive Industrial Estate, Nottingham, NG2 1LT	27/09/2011	22/07/2018	Sheet Anchor Investments Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
HJ Corporate Services	Nottingham HDC	Willow Farm Business Park, Castle Donnington, Nottingham, DE74 2NN	14/04/2000	13/04/2025	Sydney & Castle Donnington Pro
Howden Joinery Properties Ltd	Nuffield	Units 7-10, Nuffield Close, Cambridge, CB4 1SS	10/05/2011	09/05/2026	Friends Life Ltd
Howden Joinery Properties Ltd	Nuneaton	Units 1,2 & 3 Holman Way, Trident Business Park, Nuneaton, CV11 4PN	21/02/2005	20/02/2025	I L Barry & Union Pension
Howden Joinery Properties Ltd	Nuneaton	Units 1,2 & 3 Holman Way, Trident Business Park, Nuneaton, CV11 4PN	21/02/2005	20/02/2025	Glenvarloch Estates Ltd
Howden Joinery Properties Ltd	Oban	Sinclair Drive, Oban, PA34 4DR	26/08/2002	25/08/2022	Tregunter Properties Ltd
Howden Joinery Properties Ltd	Okehampton	Units 3 & 4, North Road Industrial Estate, Okehampton, EX20 1BQ	16/04/2008	15/04/2023	IOGP Limited Partnership
Howden Joinery Properties Ltd	Oldham	H&J, Oldham Central Trading Park, Cromford Street, Oldham, OL1 4EB	07/02/2003	06/02/2028	MRC Pension Trust Ltd
Howden Joinery Properties Ltd	Old Wolverton	Unit 8 Canon Industrial Park, Deans Road, Old Wolverton, MK12 5NA	17/01/2008	16/01/2023	Verity Trustees Ltd
Howden Joinery Properties Ltd	Openshaw	20 & 21 Clayton Court, City Works, Ashton Old Road, Openshaw, M11 2NB	18/07/2016	17/07/2031	Network Space Limited
Howden Joinery Properties Ltd	Openshaw	20 & 21 Clayton Court, City Works, Ashton Old Road, Openshaw, M11 2NB	18/07/2016	17/07/2031	Network Space Limited
Howden Joinery Properties Ltd	Ormskirk	U 7 & 8, The Hattersley Centre, Burscough Road, Ormskirk, L39 2AN	11/08/2008	10/08/2023	Hattersley Centre SARL
Howden Joinery Properties Ltd	Orpington (Rio)	I & J Brook Industrial Park, Mill Brook Road, St Mary Cray, Orpington, BR5 3TX	26/06/2002	28/09/2027	Royal Sun Alliance Property In
Howden Joinery Properties Ltd	Orpington (Rio)	I & J Brook Industrial Park, Mill Brook Road, St Mary Cray, Orpington, BR5 3TX	05/09/2005	28/09/2027	Phoenix Life Limited
Howden Joinery Properties Ltd	Oswestry	Radfords Field, Maesbury Road Industrial Estate, Oswestry, SY10 8RA	14/02/2000	07/04/2026	Foxhall Enterprises

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Oxford	2B, 3 & 4 Horspath Trading Estate, Pony Road, Oxford, OX4 2RD	27/03/2000	25/08/2025	G L Saunders & Q D Saunders
Howden Joinery Properties Ltd	Oxford	2B, 3 & 4 Horspath Trading Estate, Pony Road, Oxford, OX4 2RD	27/03/2015	26/03/2025	Robert Cort & Son (Props) Ltd
Howden Joinery Properties Ltd	Oxford	2B, 3 & 4 Horspath Trading Estate, Pony Road, Oxford, OX4 2RD	10/08/2018	09/08/2028	Peter Ligertwood t/a Manx Ventures
Howden Joinery Properties Ltd	Paignton	Crocker House (Unit 2), Yalberton Ind Est, Aspen Way, Paignton, TQ4 7QR	06/05/2010	05/05/2025	Inter-line (South West) Ltd
Howden Joinery Properties Ltd	Paisley	Units 6,7,8 Baltic Business Pk, Murray Street, Paisley, PA3 1QG	03/05/2006	02/05/2021	Sunflower Industrial Property Nominee & Nominee 2 Limited
Howden Joinery Properties Ltd	Park Royal	10, Grand Union Industrial Estate, Abbey Road, Park Royal, NW10 7UL	04/09/1995	24/03/2019	HEREF Leopard Poyle Ltd
Howden Joinery Properties Ltd	Peasmarsh	Unit 1 Weyvern Park, Old Portsmouth Rd, Peasmarsh, Guildford, GU3 1NA	20/12/2016	19/12/2031	Spinnaker Nominees Ltd subsidiary of IBM UK Pension Trust
Howden Joinery Properties Ltd	Peckham	22-24, Kent Park Industrial Estate, Ruby Street, Peckham, SE15 1LR	10/04/2000	11/10/2020	Fitzroy Properties Ltd
Howden Joinery Properties Ltd	Peckham	22-24, Kent Park Industrial Estate, Ruby Street, Peckham, SE15 1LR	22/03/2013	20/11/2017	Old Hall Street Properties Limited
Howden Joinery Properties Ltd	Pembroke	13-15, Gt Honeyborough Industrial Estate, Neyland, Pembroke, SA73 1SE	03/05/2001	02/05/2026	P and R Estates
Howden Joinery Properties Ltd	Penge	Unit 1 Oakfield Road Industrial Estate, Oakfield Road, London, SE20 8RA	23/07/2018	22/07/2033	Legal & General Property Partn
Howden Joinery Properties Ltd	Penicuik	Unit 1, Eastfield Industrial Estate, Penicuik, EH26 8HA	13/04/2004	12/04/2019	Featherwood Services Ltd
Howden Joinery Properties Ltd	Penrith	Unit 11 Hartness Road, Gilwilly Industrial Estate, Penrith, CA11 9BD	28/08/2001	27/08/2026	S M & S D Dixon
Howden Joinery Properties Ltd	Penzance	Long Rock Industrial Estate, Long Rock, Penzance, TR20 8HX	08/04/2005	07/04/2020	Questmap Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Perry Barr	Unit 2, Perry Park Industrial Estate, Birmingham, B42 1BT	21/06/2017	20/06/2032	Legal & General Property Partn
Howden Joinery Properties Ltd	Perth	76 Edinburgh Road, Off Manson Road, Perth, PH2 8LN	16/11/1998	15/11/2018	Ossipee Ltd
Howden Joinery Properties Ltd	Peterborough	24 Harvester Way, Fengate, Peterborough, PE1 5UT	01/09/1997	21/08/2018	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Peterhead	Blackhouse Industrial Estate, Peterhead, AB42 1BW	15/10/2001	14/10/2021	Fulton Properties Limited
Howden Joinery Properties Ltd	Peterlee	Units 3 & 4 Bracken Hill, South West Ind Estate, Peterlee, SR8 2LS	02/08/2005	01/08/2020	OM Properties Investment Co
Howden Joinery Properties Ltd	Petersfield	U 10 & 11 Petersfield Bus Park, Bedford Road, Petersfield, GU32 3QA	19/02/2018	18/02/2028	Wynnstay Properties PLC
Howden Joinery Properties Ltd	Petersfield	U 10 & 11 Petersfield Bus Park, Bedford Road, Petersfield, GU32 3QA	19/02/2018	18/02/2028	Wynnstay Properties PLC
Howden Joinery Properties Ltd	Plymouth	54 Oreston Road, Oreston, Plymouth, PL9 7JQ	21/07/1997	20/07/2027	Wakeham Investments Ltd
Howden Joinery Properties Ltd	Plymouth Marsh Mills	89 St Modwen Road, Plymouth, PL6 8LH	15/07/2016	14/07/2031	Granite Associates Limited
Howden Joinery Properties Ltd	Pocklington	Pocklington Airfield Industrial, Pocklington, York, YO42 1NR	07/08/2017	06/08/2032	Helmsley Securities as trustee for Wolds Syndicate
Howden Joinery Properties Ltd	Pollokshaws	45 Hags Road, Pollokshaws, Glasgow, G41 4AP	30/03/2015	29/03/2030	Wordie Properties Ltd
Howden Joinery Properties Ltd	Pontefract	Unit 11, Baileysgate Industrial Estate, Pontefract, WF8 2LN	16/09/2002	15/09/2022	Brigdale Ltd
Howden Joinery Properties Ltd	Pontypool	U 2 & 3 Pontnewynydd Industrial Estate, Pontnewynydd, Pontypool, NP4 6YW	07/07/2010	06/07/2025	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Poole (Rlo)	12 & 13, Fleets Industrial Estate, Off Willis Way, Poole, BH15 3ST	29/07/2002	27/03/2028	Ankers & Rawlings Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Portchester	16 Castle Trading Estate, Portchester, Fareham, PO16 9SF	05/10/2018	04/10/2028	Sally Bishop
Howden Joinery Properties Ltd	Port Dundas	Unit 6 The Point, Hamiltonhill, Glasgow, G22 5HT	04/04/2005	03/04/2020	Kames Capital UK Active Value II Nominee 1 & 2 Ltd
Howden Joinery Properties Ltd	Porth	Unit 1 Select Industrial Park, Aberllechau Road, Wattstown, Porth, CF39 0PB	06/07/2012	05/07/2027	Safegold Properties Limited
Howden Joinery Properties Ltd	Porthmadog	Units 20 & 21, Penamser Industrial Estate, Porthmadog, LL49 9NZ	12/07/2007	11/07/2022	BW SIPP Limited
HJ Joinery Group	Portman Square	1st Floor, 40 Portman Square, London, W1H 6LT	21/02/2012	25/10/2024	GMR Infrastructure (UK) Ltd
Howden Joinery Properties Ltd	Portsmouth	Farlington Industrial Estate, Fitzherbert Road, Portsmouth, PO6 1RU	21/09/1995	28/09/2021	Apperly Estates Limited
Howden Joinery Properties Ltd	Port Talbot	Unit 17 Baglan Industrial Estate, Aberafon Road, Port Talbot, SA12 7DJ	02/08/2005	15/06/2026	The Prudential Assurance Co Lt
Howden Joinery Properties Ltd	Potters Bar	Cranbourne Avenue, Cranbourne Industrial Estate, Potters Bar, EN6 3JN	26/05/2015	25/05/2030	IPM Personal Pension Trustees Ltd
Howden Joinery Properties Ltd	Poultton le Fyde	Units 1, 2 & 3 Millenium Court, Furness Drive, Poultton le Fyde, FY6 8JS	02/05/2000	01/05/2025	S J Gartside
Howden Joinery Properties Ltd	Poultton le Fyde	Units 1, 2 & 3 Millenium Court, Furness Drive, Poultton le Fyde, FY6 8JS	14/10/2002	01/05/2025	S J Gartside
Howden Joinery Properties Ltd	Preston	2,3 & 4, Preston Trade Park, Ribbleson Ln, Preston, PR1 5AU	26/09/2013	25/09/2023	Threadneedle Prop Unit Trust
Howden Joinery Properties Ltd	Preston	2,3 & 4, Preston Trade Park, Ribbleson Ln, Preston, PR1 5AU	04/07/2017	03/07/2027	Threadneedle Property Unit Trust
Howden Joinery Properties Ltd	Preston Farm	Unit 2B Opus Park, Preston Farm Industrial Estate, Stockton, TS18 3SD	31/07/2013	30/07/2028	TWS Property Ltd
Howden Joinery Properties Ltd	Prestonfield	Unit E Prestonfield Park, 38 Kings Haugh, Edinburgh, EH16 5UY	01/09/2008	31/08/2023	Aviva Insurance Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Putney	3 Keswick Road, Putney, SW15 2HL	20/06/1995	19/06/2020	Liamond Property Inv Co Ltd
Howden Joinery Properties Ltd	Quedgeley	Units 4 & 5, Woodrow Way Trade Centre, Quedgeley, GL2 5DX	03/07/2013	02/07/2028	IPIF Trade Limited Partnership
Howden Joinery Properties Ltd	Queensferry	Vitago House, Glendale Avenue, Sandycroft, Queensferry, CH5 2QP	25/06/2007	24/06/2022	Pitman Property Devs Ltd
Howden Joinery Properties Ltd	Radcliffe	U4&5 Bracken Trade Park, Dumers Lane, Bury, BL9 9QP	24/07/2015	24/07/2030	Alden Green Limited
Howden Joinery Properties Ltd	Radstock	U F Third Ave, Westfield Industrial Estate, Midsomer Norton, Radstock, BA3 4XD	31/10/2018	30/10/2033	Ken Biggs Limited
Howden Joinery Properties Ltd	Ramsgate	1 Anson Close, Pysons Road Industrial Estate, Ramsgate, CT10 2YB	07/08/2015	06/08/2025	J F Simons
Howden Kitchen Properties Ltd	Raunds	Unit 6 Warth Park, Raunds, Northampton,	04/07/2016	03/07/2046	Tritax Acquisition 24 Limited
Howden Joinery Properties Ltd	Rayleigh	75 & 73 Stadium Trading Estate, Stadium Way, Rayleigh, SS7 3TS	10/12/2012	20/07/2023	Audley Management
Howden Joinery Properties Ltd	Rayleigh	75 & 73 Stadium Trading Estate, Stadium Way, Rayleigh, SS7 3TS	21/07/2013	20/07/2023	Gerald Brian & Miriam Halibard
Howden Joinery Properties Ltd	Reading	Units 14 & 12, Stadium Industrial Estate, Stadium Way, Reading, RG30 6BX	06/10/1997	18/09/2026	SHP Opportunity Fund General P
Howden Joinery Properties Ltd	Reading	Units 14 & 12, Stadium Industrial Estate, Stadium Way, Reading, RG30 6BX	19/09/2016	18/09/2026	SHP Opportunity Fund General P
Howden Joinery Properties Ltd	Reading South	Unit 8 Nimrod Industrial Estate, Nimrod Way, Reading, RG2 0EB	19/10/2007	18/10/2022	Astom Pension Trust Limited
Howden Joinery Properties Ltd	Redcar	Limerick Road, Dormanstown, Redcar, TS10 5JU	02/10/2003	01/10/2023	Bhagat And Sons Pte Ltd
Howden Joinery Properties Ltd	Reddish	U 3,4 & 5 Hammond Business Park, Hammond Avenue, Reddish, SK4 1PQ	16/04/2007	15/04/2022	Trustees of Parkside Pension

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Reddish	U 3,4 & 5 Hammond Business Pk, Hammond Avenue, Reddish, SK4 1PQ	10/02/2012	15/04/2022	CMS Mailings Limited
Howden Joinery Properties Ltd	Redditch	5, Enfield Industrial Estate, Enfield, Redditch, B97 6BG	10/08/2001	09/08/2021	Pagion Trading Limited
Howden Joinery Properties Ltd	Redhill	1&2 A, Trowers Way Centre, Redhill, RH1 2LP	28/07/2000	28/09/2025	British & Foreign Wharf Compan
Howden Joinery Properties Ltd	Redruth	Unit 14, Cardrew Industrial Estate, Cardrew Way, Redruth, TR15 1SS	04/07/2014	03/07/2029	Trustees of Infoteam Pension S
Howden Joinery Properties Ltd	Retford	Ava House, Hallcroft Road, Retford, DN22 7SS	08/05/2015	07/05/2030	Sheffield Mutual Friendly Society
Howden Joinery Properties Ltd	Rhyl	Unit 1, Parc Brickfield, Rhyl, LL18 2AZ	13/06/2013	12/06/2028	Townson Pension Scheme
Howden Joinery Properties Ltd	Ringwood	Units 5 & 6, Carvers Industrial Estate, Southampton Road, Ringwood, BH24 1JS	16/05/2014	15/05/2029	AGA Rangemaster Commingled Fund
Howden Joinery Properties Ltd	Ripon	4 - 8 Camphill Close, Dallamires Industrial Estate, Ripon, HG4 1QY	26/11/2001	25/11/2021	New Hall Estates
Howden Joinery Properties Ltd	Rochdale	Unit 11 Scotts Industrial Park, Fishwick Street, Rochdale, OL16 5NA	06/10/2003	05/10/2018	Paloma 1 (Industrial II) Trustee 1 & Trustee 2
Howden Joinery Properties Ltd	Romford	2-3, King George Close, Off Eastern Avenue, Romford, RM7 7PM	23/06/2005	22/06/2020	UK Property Fund (Anley Trustees Limited)
Howden Joinery Properties Ltd	Romsey	Unit 2, Romsey Industrial Estate, Greatbridge Road, Romsey, SO51 0HR	09/01/2019	08/01/2029	Goulden Properties Limited
Howden Joinery Properties Ltd	Ross On Wye	U 9 & 10 Alton Business Park, Alton Road, Ross On Wye, HR9 5NB	17/09/2007	16/09/2022	Woodfield Developments Ltd
Howden Joinery Properties Ltd	Rotherham	2,4,6 & 8 Stadium Court, Barbot Hall Industrial Estate, Rotherham, S62 6EW	24/03/2003	23/03/2018	Wykeland Properties Ltd
Howden Joinery Properties Ltd	Rotherham Canklow	A1 & A2, Canklow Meadows Industrial Estate, West Bawtry Road, Rotherham, S60 2XL	03/06/2015	02/06/2030	Ernest V Waddington Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Royston	Unit 22 Greenfield, Orchard Road, Royston, SG8 5JZ	15/02/2007	14/02/2022	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	Rugby	62-66 Somers Road, Rugby, CV22 7DH	29/09/2013	28/09/2023	Flack Investments Ltd
Howden Joinery Properties Ltd	Rugby	62-66 Somers Road, Rugby, CV22 7DH	29/09/2013	28/09/2023	Jacobsen Investments Ltd
Howden Joinery Properties Ltd	Ruislip	Units 4 & 5, Westgate 40, Bradfield Road, Ruislip, HA4 0NU	05/11/2007	04/11/2022	Aberdeen Property Trust
Howden Joinery Properties Ltd	Runcorn	Picow Farm Road, Runcorn, WA7 4UG	22/04/2016	21/04/2031	W E Haselden & Son Limited
Howden Kitchen Properties Ltd	Runcorn	Astmoor Ind Estate, Astmoor Road, Runcorn, WA7 1PQ	13/05/2016	18/08/2042	OXW Catalina (Logistics II) Limited
Howden Joinery Properties Ltd	Rustington	Unit B2 Rustington Trading Estate, Dominion Way, Rustington, BN16 3HQ	02/03/2016	01/03/2031	Store Property Investments Limited
Howden Joinery Properties Ltd	Rutherglen	3 & 4, Shawfield Ind Estate, Rutherglen, G73 1DB	02/11/2000	01/11/2020	Deeview Investments Ltd
Howden Joinery Properties Ltd	Rutherglen	3 & 4, Shawfield Ind Estate, Rutherglen, G73 1DB	08/08/2005	01/11/2020	Deeview Investments Ltd
Howden Joinery Properties Ltd	Saffron Walden	Unit 6, Knight Park, Saffron Walden, CB10 2SG	10/07/2015	09/07/2030	Acrokool Limited
Howden Joinery Properties Ltd	Salford	B & C Houston Park Montford St., Salford EnterpriseZone, Salford, M50 2RP	24/06/2014	23/06/2024	London & Lincolnshire Pension
Howden Joinery Properties Ltd	Salford	B & C Houston Park Montford St., Salford EnterpriseZone, Salford, M50 2RP	24/06/2014	23/06/2024	Parque Investment Company Ltd
Howden Joinery Properties Ltd	Salfords	U2 & 3 Orchard Business Centre, Bonehurst Road, Redhill, RH1 5EL	13/03/2015	12/03/2025	M&G UK Property Nominees 1 & 2
Howden Joinery Properties Ltd	Salisbury	3 & 4 Edison Road, Churchfields Industrial Estate, Salisbury, SP2 7NU	01/11/2013	31/10/2023	Swanwell Property Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Saltash	Tamar View Industrial Estate, Saltash, PL12 6LD	22/02/2005	21/02/2020	Holne Chase Properties Ltd
Howden Joinery Properties Ltd	Sandown	U D10 Spithead Business Park, Newport Road, Sandown, PO36 9PH	02/04/2017	01/04/2032	Casper Douglas Properties (Lake) Ltd
Howden Joinery Properties Ltd	Sandy	Unit 3 Gateshead Close &, Unit 7B Country Works, Sandy, SG19 1RS	14/11/2006	24/12/2021	Ereira Mendoza Pension Scheme
Howden Joinery Properties Ltd	Sandy	Unit 3 Gateshead Close &, Unit 7B Country Works, Sandy, SG19 1RS	30/09/2015	29/09/2021	Underground Systems Ltd
Howden Joinery Properties Ltd	Scarborough	Unit 1, Seamer Road Trade Park, Seamer Road, Scarborough, YO12 4EA	10/08/2016	24/03/2027	ACS Pension Scheme
Howden Joinery Properties Ltd	Scunthorpe	1-2 Eastgate Park, Queensway Industrial, Arkwright Way, Scunthorpe, DN16 1AE	11/10/2010	10/10/2020	Northern Trust Company Ltd
Howden Kitchen Properties Ltd	Scunthorpe - Menasha Way	Units 2,4,6 Menasha Way, Queensferry Enterprise Park, Scunthorpe, DN16 3RT	25/12/1986	24/12/2021	Mrs V J N Davenport
Howden Joinery Properties Ltd	Scunthorpe Parkway	U16-18 Parkway Business Park, Mannaberg Way, Scunthorpe, DN15 8XF	03/01/2019	02/01/2034	Venture Business Parks Limited
Howden Kitchen Properties Ltd	Scunthorpe - Part of Plot 18	Hollyrood Drive, Skippingdale Industrial Estate, Scunthorpe, DN15 8NN	25/12/1986	24/12/2021	Mrs V J N Davenport
Howden Joinery Properties Ltd	Seacroft	U 2c2, Seacroft Industrial & Trade Park, Coal Rd, Leeds Outer Ring Rd, Leeds, LS14 2AQ	21/10/2013	20/10/2028	Metro Property Unit Trust PLC
Howden Joinery Properties Ltd	Seaford	Units 6-7, Cradle Hill Industrial Estate, Seaford, BN25 3JE	05/02/2018	04/02/2028	Bruce Frith & Jacqueline Frith
Howden Joinery Properties Ltd	Segensworth	Unit 3 Matrix Park, Talbot Road, Segensworth, Fareham, PO15 5AP	19/08/2016	18/08/2031	Legal & General Property Partn
Howden Joinery Properties Ltd	Selby	Vivars Way, Canal Road, Selby, YO8 8BE	19/11/2001	18/11/2021	Julie Catherine Campey
Howden Joinery Properties Ltd	Selby	Vivars Way, Canal Road, Selby, YO8 8BE	19/09/2016	18/09/2031	Primeasset Limited

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Sevenoaks (Rio)	U1 Bat and Ball Enterprise Ctr, Bat and Ball Road, Sevenoaks, TN14 5LJ	10/07/2017	09/07/2032	Legal & General Property Partn
Howden Joinery Properties Ltd	Shadwell	44-48 Brodlove Lane, Shadwell, London, E1W 3DB	24/03/2016	23/03/2031	Zvi Silver
Howden Joinery Properties Ltd	Sheffield	3 Sheffield Industrial Estate, Surbiton Street, Sheffield, S9 2DN	26/07/1984	18/09/2024	PIF Trade Limited Partnership
Howden Joinery Properties Ltd	Sheffield Halfway	1B & 2B, Meadowbrook Pk Industrial Es., Station Road, Holbrook, Sheffield, S20 3PJ	08/05/2015	07/05/2030	John Lewis Partn Pension Tr Ltd
Howden Joinery Properties Ltd	Sheffield Halfway	1B & 2B, Meadowbrook Pk Industrial Es., Station Road, Holbrook, Sheffield, S20 3PJ	08/05/2015	07/05/2030	John Lewis Partn Pension Tr Ltd
Howden Joinery Properties Ltd	Sheffield Parkway	Parkway Close, off Parkway Avenue, Sheffield, S9 4WJ	03/05/2018	02/05/2033	Tolladine Estates Ltd
Howden Joinery Properties Ltd	Shipley	Unit 8 Acorn Park Industrial Estate, Charlestown, Shipley, BD17 7SW	31/07/2018	30/07/2033	Harpenden Holdings Limited
Howden Joinery Properties Ltd	Shoreham-By-Sea	Unit 4 The Malthouse Estate, Brighton Road, Shoreham-By-Sea, BN43 6RJ	08/11/2013	07/11/2028	Summerbrook Ltd
Howden Joinery Properties Ltd	Shrewsbury	6 Lancaster Road, Harlescott, Shrewsbury, SY1 3JG	08/05/1997	04/03/2019	LAF Holdings Ltd
Howden Joinery Properties Ltd	Sidcup	Unit 10 Ruxley Corner Industrial Estate, Edgington Way, Sidcup, DA14 5BL	24/04/2007	23/04/2022	Phoenix Life Limited
Howden Joinery Properties Ltd	Sighthill	6 & 9 Bankhead Crossway North, Sighthill, Edinburgh, EH11 4BP	16/01/2001	15/01/2026	The Standard Life Assurance Co
Howden Joinery Properties Ltd	Sighthill	6 & 9 Bankhead Crossway North, Sighthill, Edinburgh, EH11 4BP	09/11/1982	10/11/2026	The Standard Life Assurance Co
Howden Joinery Properties Ltd	Sittingbourne	Units 7C & 7D Trinity Trading Estate, Tribune Drive, Sittingbourne, ME10 2PD	03/11/2003	02/11/2018	St James Place UK Plc
Howden Joinery Properties Ltd	Skegness	Hawthorn Road, off Heath Road, Skegness, PE25 3TD	29/07/2002	24/12/2027	W L M Agencies Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Skipton	Plot 1, Airedale Business Park, Ghyll Way, Skipton, BD23 2TZ	28/07/2003	25/10/2028	Hyperion Holdings Ltd
Howden Joinery Properties Ltd	Sleaford	111 East Road, Sleaford, NG34 7EH	03/07/2007	02/07/2022	Henry Lax Ltd
Howden Joinery Properties Ltd	Slough	Huntsman House, Whitenham Close, Slough, SL2 5EG	14/02/2001	01/11/2021	Colliers Wood Investments
Howden Joinery Properties Ltd	Solihull	U6 The Highlands, Maidwell Drive, Cranmore Boulevard, Solihull, B90 4QN	26/04/2012	25/04/2027	IBM UK Pension Trust Ltd
Howden Joinery Properties Ltd	Southall	2C & 2D Great West Trade Park, Armstrong Way, Southall, UB2 4SD	09/05/2007	08/05/2022	Universities Superannuation Sc
Howden Joinery Properties Ltd	Southampton	9/11, 15 & 17 City Industrial Park, Southern Road, Southampton, SO15 1HG	24/05/1996	23/06/2028	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Southampton	9/11, 15 & 17 City Industrial Park, Southern Road, Southampton, SO15 1HG	24/06/1985	23/06/2028	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Southampton	9/11, 15 & 17 City Industrial Park, Southern Road, Southampton, SO15 1HG	25/03/2012	23/06/2028	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	South Croydon	Unit 9 Swift Centre, Imperial Way, Croydon, CR0 4RR	06/11/2006	05/11/2021	Redwood (Light Industrial) Propco SARL
Howden Joinery Properties Ltd	Southend (Rlo)	U 11D,E & F The Wheelwrights, Temple Farm Industrial Estate, Southend On Sea, SS2 5RD	15/03/2007	14/03/2022	Petchey Industrial Holdings Lt
Howden Joinery Properties Ltd	Southend (Rlo)	U 11D,E & F The Wheelwrights, Temple Farm Industrial Estate, Southend On Sea, SS2 5RD	25/03/2014	24/03/2024	Petchey Industrial Holdings Lt
Howden Joinery Properties Ltd	Southgate	Unit 3 Brunswick Ind Estate, Brunswick Way, Southgate, N11 1JL	16/01/2003	28/09/2019	U K Insurance Ltd
Howden Joinery Properties Ltd	South Norwich	U12,13&14 White Lodge Trading Estate, Hall Road, Norwich, NR4 6DB	30/07/2010	29/07/2025	The Crown Estate
Howden Joinery Properties Ltd	South Norwich	U12,13&14 White Lodge Trading Estate, Hall Road, Norwich, NR4 6DB	08/08/2016	29/07/2025	The Crown Estate

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Southport	7, 9-14 Blowick Pk Industrial Estate, Crowland Street, Southport, PR9 7RU	16/10/2015	15/10/2025	K3 Property Investments Limited
Howden Joinery Properties Ltd	Southport	7, 9-14 Blowick Pk Industrial Estate, Crowland Street, Southport, PR9 7RU	16/10/2015	15/10/2025	K3 Property Investments Limited
Howden Joinery Properties Ltd	Southsea	U 1-4 Partnership Park, Fratton Way, Southsea, PO4 8DF	04/09/2006	03/09/2021	Portsmouth & S E Hampshire
Howden Joinery Properties Ltd	Southsea	U 1-4 Partnership Park, Fratton Way, Southsea, PO4 8DF	12/10/2012	03/09/2021	Ian Paul Andrew & Steven Richard Scanlon
Howden Joinery Properties Ltd	South Shields	Throckley Way, Middlefields Industrial Estate, South Shields, NE34 0NU	17/11/2003	16/11/2023	Mr & Mrs Patel
Howden Joinery Properties Ltd	Sowerby Bridge	Fielden Works, Walton Street, Sowerby Bridge, HX6 1AN	14/03/2018	13/03/2033	Colin Exley, David Alan Harrison & John Edmund Senior
Howden Joinery Properties Ltd	Sowton	Unit C1, Eagle Way, Sowton Industrial Estate, Exeter, EX2 7HY	15/07/2015	14/07/2030	Imperial Tobacco Pension Trustees Ltd & Imperial Inv Ltd
Howden Joinery Properties Ltd	Spalding	Unit6 Wardentree Court, Wardentree Lane, Pinchbeck, Spalding, PE11 3UG	23/03/2007	22/03/2022	Melbourne Street Properties Lt
Howden Joinery Properties Ltd	Speke	Unit 1 Pheonix Park, off Goodlass Road, Speke, L24 9HJ	04/09/2006	03/09/2021	Hamilton Heath Estates Limited
Howden Joinery Properties Ltd	Stafford	St Albans Road Industrial Estate, Stafford, ST16 3DR	17/02/2003	16/02/2023	Mutley Property (Holdings) Ltd
Howden Joinery Properties Ltd	St. Albans (Rlo)	Unit 10 Brick Knoll Park, Ashley Road, St Albans, AL1 5UG	26/04/2004	25/04/2019	Leicestershire County Council
Howden Joinery Properties Ltd	Stamford	Stamford Business Park, Ryhall Road, Stamford, PE9 1XT	09/09/2017	08/09/2022	Stamford Property Company Ltd
Howden Joinery Properties Ltd	Stanmore	494-496 Honeypot Lane, Stanmore, HA7 1LR	30/06/2016	29/06/2036	Johnson Group Limited
Howden Joinery Properties Ltd	Stanningley	r/o 99 Bradford Road, Stanningley, Pudsey, LS28 6AT	13/06/2007	12/06/2027	Jack Lunn (Properties) Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Staples Corner	U8 & 9, 1000 North Circular Road, Staples Corner Business Pk, London, NW2 7JP	09/02/2010	08/02/2025	Standard Life Investments
Howden Joinery Properties Ltd	Staples Corner	U8 & 9, 1000 North Circular Road, Staples Corner Business Pk, London, NW2 7JP	17/01/2013	08/02/2025	RBS Pension Trustee Ltd
Howden Joinery Properties Ltd	St. Austell	Stennack Road, Holmbush Industrial Estate, St Austell, PL25 3JQ	01/08/2005	31/07/2020	ELC (Exeter) Limited
Howden Joinery Properties Ltd	Stevenage	Unit 2, IO Centre, Arlington Business Park, Stevenage, SG1 2BD	21/06/2005	24/03/2026	Aptonlink Ltd
Howden Joinery Properties Ltd	St. Helens	1B, Delphwood Drive, Sherdely Industrial Estate, St Helens, WA9 5JE	05/02/2001	23/03/2026	The Baybutt Pension Fund
Howden Joinery Properties Ltd	Stirchley	27,28 & 29, Stirchley Trading Estate, Hazelwell Road, Stirchley, B30 2PF	25/03/2005	24/03/2025	A And J Mucklow And Co
Howden Joinery Properties Ltd	Stirling	Unit 2, 16 Munro Road, Springkerse Industrial Estate, Stirling, FK7 7UU	01/08/1998	31/07/2023	Wordie Properties Ltd
Howden Joinery Properties Ltd	St. Ives	Units 1 & 2, Edison Road, St Ives, PE27 3LF	30/08/2007	28/02/2023	Trevor Toys Limited
Howden Joinery Properties Ltd	St. Ives	Units 1 & 2, Edison Road, St Ives, PE27 3LF	30/08/2007	28/02/2023	Trevor Toys Limited
Howden Joinery Properties Ltd	St. Neots	23B&C Little End Road, Eaton Socon, St Neots, PE19 8JH	12/01/2006	11/01/2026	Huntingdonshire District Council
Howden Joinery Properties Ltd	Stockport	7,8,10,12&13 Hillgate Bus Cent, Swallow Street, Stockport, SK1 3AU	14/11/2001	13/11/2026	Ashbank Property Co Ltd
Howden Joinery Properties Ltd	Stockport	7,8,10,12&13 Hillgate Bus Cent, Swallow Street, Stockport, SK1 3AU	04/03/2005	13/11/2026	Ashbank Property Co Ltd
Howden Joinery Properties Ltd	Stockport	7,8,10,12&13 Hillgate Bus Cent, Swallow Street, Stockport, SK1 3AU	23/09/2016	22/09/2026	Ashbank Property Co Ltd
Howden Joinery Properties Ltd	Stockton On Tees	Portrack Industrial Estate, Portrack Grange Road, Stockton on Tees, TS18 2PH	16/11/2005	15/11/2020	High Assets Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Stockton On Tees	Portrack Industrial Estate, Portrack Grange Road, Stockton on Tees, TS18 2PH	08/11/2014	07/11/2024	Lexton Investments Ltd
Howden Joinery Properties Ltd	Stoke	Waterloo Road, Cobridge, Stoke, ST6 3HX	08/12/1997	24/10/2028	Bedingfield & Gater Ltd
Howden Joinery Properties Ltd	Stoke	Waterloo Road, Cobridge, Stoke, ST6 3HX	08/12/1997	24/10/2028	P W Gater
Howden Joinery Properties Ltd	Stonehaven	Unit 6 Spurryhillcock Industrial Estate, Broomhill Road, Stonehaven, AB39 2NH	26/05/2015	25/05/2030	DI & K Groundwater
Howden Joinery Properties Ltd	Stourbridge	J1 & J2 Stourbridge Industrial Estate, Mill Race Lane, Stourbridge, DY8 1JN	15/07/2008	14/07/2023	L & C Commercial Ltd
Howden Joinery Properties Ltd	Stranraer	Black Parks Industrial Estate, Commerce Road, Stranraer, DG9 7DD	22/10/2001	21/10/2021	Kostwise Ltd
Howden Joinery Properties Ltd	Stratford (Rlo)	U 2 & 3, Avenue Farm Industrial Estate, Birmingham Road, Stratford Upon Avon, CV37 0HR	06/11/2013	05/11/2028	Stratford-upon-Avon Town Trust
Howden Joinery Properties Ltd	Stretford	Unit 2 Stretford Motorway Estate, Barton Dock Road, Stretford, Manchester, M32 0ZH	16/11/2009	15/11/2024	Zurich Assurance Limited
Howden Joinery Properties Ltd	Strood	Gemini House, Maritime Close, Medway City Estate, Strood, ME2 4DJ	06/06/2008	05/06/2023	John Sampson Limited
Howden Joinery Properties Ltd	Stroud	Units 1-7 Wicliffe Industrial Estate, Chestnut Lane, Stroud, GL5 3EN	10/01/2011	09/01/2026	JJ & KJ Webb & S Lawrence
Howden Joinery Properties Ltd	Sudbury	Units 7 & 8, Adison Road, Sudbury, CO10 2YW	03/09/2007	02/09/2022	A & B Glass Directors Executiv
Howden Joinery Properties Ltd	Sunderland (Rlo)	Site F2, Alexandra Avenue, Sunderland Enterprise Park, Sunderland, SR5 2TF	07/01/2011	22/11/2018	Central Manchester Holdings Limited
Howden Joinery Properties Ltd	Sutton	Unit 3, Tradeway Centre, 17 Kimpton Parkway, Sutton, SM3 9QS	12/11/2014	11/11/2029	Schroder UK ProPERT Fund
Howden Joinery Properties Ltd	Sutton	Unit 3, Tradeway Centre, 17 Kimpton Parkway, Sutton, SM3 9QS	09/10/2014	08/10/2029	Standard Life Investments

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Swanley	Unit 1 Gateway Trading Estate, London Road, Swanley, BR8 8GA	19/10/2007	18/10/2027	Cambridge University Endowment Fund
Howden Joinery Properties Ltd	Swansea	8,9&10 Plasmarl Industrial Estate, Beauford Road, Swansea, SA6 8JG	26/02/1997	10/10/2019	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Swansea	8,9&10 Plasmarl Industrial Estate, Beauford Road, Swansea, SA6 8JG	11/10/2004	10/10/2019	Industrial Property Inves Fund
Howden Joinery Properties Ltd	Swansea	8,9&10 Plasmarl Industrial Estate, Beauford Road, Swansea, SA6 8JG	31/07/2014	10/10/2019	Legal & General Property Partn
Howden Joinery Properties Ltd	Swansea Cwmdu	U34 & 34A, Cwmdu Industrial Estate, Carmarthen Road, Gendros, Swansea, SA5 8JF	23/10/2014	22/10/2029	Cwmdu Parc Limited
Howden Joinery Properties Ltd	Swindon	22 Bramble Road, Techno Trading Estate, Swindon, SN2 8HB	16/01/2002	15/01/2027	Blackrock Industrial Trust
Howden Joinery Properties Ltd	Swindon West	Units 10,11,12 & 13, Westmead Industrial Estate, Swindon, SN5 7YT	14/10/2011	13/10/2026	Fish Brothers Prop Inv LLP
Howden Joinery Properties Ltd	Swinton	Marriott Road, Swinton, S64 8BP	23/09/2013	22/09/2028	Wulstan Capital UK Opportuniti
Howden Joinery Properties Ltd	Sydenham (Rlo)	U4 & 5 Sydenham Industrial Estate, Kangley Bridge Rd, Lower Sydenham, SE26 5BA	22/05/2012	21/05/2027	IPIF Feeder Unit Trust
Howden Joinery Properties Ltd	Sydenham (Rlo)	U4 & 5 Sydenham Industrial Estate, Kangley Bridge Rd, Lower Sydenham, SE26 5BA	22/05/2012	21/05/2027	IPIF Feeder Unit Trust
Howden Joinery Properties Ltd	Talbot Green	G1 & G2 Coedcae Lane Industrial Estate, Coedcae Lane, Pontyclun, CF72 9HG	10/05/2018	09/05/2033	Wagner Developments Limited
Howden Joinery Properties Ltd	Tamworth	Clarke House, 3 Brent, Tame Valley Industrial Estate, Wilnecote, Tamworth, B77 5DF	30/09/2013	29/09/2028	Windowman Group Limited
Howden Joinery Properties Ltd	Taunton	1, 2 & 3 Merlin Ind Park, Priorswood, Taunton, TA2 8DG	21/08/2017	20/08/2027	Scotsgrove Holdings Ltd
Howden Joinery Properties Ltd	Tavistock	Plymouth Road Ind Est, Tavistock, PL19 9QN	23/10/2008	22/10/2023	Kenwyn Estate Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Team Valley	Unit 1, Kingsway Interchange, Eleventh Avenue, Team Valley, Gateshead, NE11 0JY	26/09/2014	25/09/2029	UK Land Estates Ltd
Howden Joinery Properties Ltd	Telford	Unit A1, Stafford Park 4, Telford, TF3 3BA	23/10/2014	22/10/2024	Mardan (Norwich) Limited
Howden Joinery Properties Ltd	Tewkesbury	Unit 7A Delta Drive, Tewkesbury Ind Estate, Tewkesbury, GL20 8HB	18/07/2011	17/07/2026	IO2 PROPCO LLP
Howden Joinery Properties Ltd	Thetford	7B & C Burrell Way, London Road Industrial Estate, Thetford, IP24 3RW	01/10/2001	07/12/2026	Threadneedle Property Unit Tru
Howden Joinery Properties Ltd	Thetford	7B & C Burrell Way, London Road Industrial Estate, Thetford, IP24 3RW	22/04/2015	21/04/2016	FCC Recycling (UK) Limited
Howden Joinery Properties Ltd	Thirsk	Unit 5 Concept Business Court, Allendale Road, Thirsk, YO7 3NY	20/10/2006	19/10/2021	P&J Properties (Yorkshire) Ltd
Howden Joinery Properties Ltd	Thornaby	Unit 55B Perry Avenue, Teesside Estate, Thornaby, TS17 9LN	27/07/2018	26/07/2033	North East Property Partnership Ltd
Howden Joinery Properties Ltd	Thornbury	Units 22-24, Thornbury Industrial Estate, Cooper Road, Thornbury, BS35 3UP	08/10/2018	07/10/2033	CIP Threadneedle UK Property N
Howden Joinery Properties Ltd	Thorne	Kyle Works,, King Edward Road, Thorne, Doncaster, DN8 4EA	15/10/2018	14/10/2033	Charles Patrick Jones
Howden Kitchen Properties Ltd	Thorne	Unit A Strata Capitol Park, Omega Boulevard, Thorne, Doncaster, DN8 5TX	16/07/2015	15/07/2020	London Metric Logistics Limited
Howden Joinery Properties Ltd	Thornliebank	U1, Thornliebank Ind Est, Spiersbridge Lane, Glasgow, G46 8NL	30/05/2006	29/05/2026	Namulas Pension Trustees Ltd
Howden Joinery Properties Ltd	Thurmaston	11 Wenlock Way, Troon Industrial Estate, Leicester, LE4 9HU	27/10/2003	26/10/2018	C Wesson Ltd
Howden Joinery Properties Ltd	Thurso	Units 1-3, Ormlie Industrial Estate, Thurso, KW14 7QU	09/09/2002	08/09/2022	Momentum Pensions Limited
Howden Joinery Properties Ltd	Tile Hill	Fletchamstead Highway, Tile Hill, Coventry, CV4 9BY	13/12/2018	17/10/2033	HSS Hire Group Limited

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Tiverton	U1 Tiverton Trade Centre, Lowman Way, Tiverton, EX16 6TG	25/12/2006	24/12/2021	Shell Trust (UK Property) Ltd
Howden Joinery Properties Ltd	Tonbridge	Unit 402 Postern Industrial Estate, Vale Road, Tonbridge, TN9 1SW	18/10/2006	17/10/2021	Industrial Property Inv fund
Howden Joinery Properties Ltd	Torquay	Torre Station Yard, Newton Road, Torquay, TQ2 5DD	22/09/1997	21/09/2022	Ellis And Jacobs
Howden Joinery Properties Ltd	Tottenham	U6 St Georges Industrial Estate, White Hart Lane, Tottenham, N22 5QL	18/09/2006	17/09/2021	Hampshire County Council
Howden Joinery Properties Ltd	Totton	Unit 3 South Hampshire Industrial Park, Brunel Road, Totton, Southampton, SO40 3SA	01/07/2011	30/06/2026	AXA UK Pension Trustees Limited
Howden Joinery Properties Ltd	Trowbridge (Rlo)	Unit 5, Kennet Way, Trowbridge, BA14 8BL	14/03/2005	24/12/2026	A E Securities Ltd
Howden Joinery Properties Ltd	Trowbridge (Rlo)	Unit 5, Kennet Way, Trowbridge, BA14 8BL	01/10/2015		Inspects Limited
Howden Joinery Properties Ltd	Truro	1 Lighterage Hill, Newham, Truro, TR1 2XR	15/10/2013	14/10/2023	Whetter Properties
Howden Joinery Properties Ltd	Tunbridge Wells (Rlo)	Unit 14 & 15 Spa Industrial Park, Lonfield Road, Tunbridge Wells, TN2 3EN	26/09/2008	25/09/2025	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Tunbridge Wells (Rlo)	Unit 14 & 15 Spa Industrial Park, Lonfield Road, Tunbridge Wells, TN2 3EN	12/01/2016	25/09/2025	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Twickenham	Unit B, Twickenham Trading Estate, Rugby Road, Twickenham, TW1 1DQ	01/10/2013	30/09/2028	Alphalarch Limited
Howden Joinery Properties Ltd	Tyne Tunnel	Unit J1(B) Hamar Close, Tyne Tunnel Trading Estate, North Shields, NE29 7XB	27/07/2018	26/07/2033	UK Land Estates Ltd
Howden Joinery Properties Ltd	Uckfield (Rlo)	4 & 6 Bellbrook Industrial Estate, Bell Lane, Uckfield, TN22 1QL	11/01/2016	10/01/2031	A I O'Neill & J J Atkins
Howden Joinery Properties Ltd	Upminster	Unit 21 Upminster Trading Park, Warley Street, Upminster, RM14 3PJ	16/01/2017	15/01/2027	Dennis Gordon Harding

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Uttoxeter	Eastfields Road, Dovefields Industrial Estate, Uttoxeter, ST14 8AL	22/02/2008	21/02/2023	Bridgwater Bros Holdings Ltd
Howden Joinery Properties Ltd	Uxbridge	4&5, Cowley Mill Trading Est, Longbridge Way, Uxbridge, UB8 2YG	12/07/2014	11/07/2024	Redwood (Light Industrial) Propco SARL
Howden Joinery Properties Ltd	Wakefield (Rlo)	1 Thomas Lane, Wakefield, WF1 5QJ	01/08/2011	31/07/2026	Andrew Guy & David Hornsby
Howden Joinery Properties Ltd	Walkden	U 36 & 37 Oakhill Trading Est, Devonshire Road, Walkden, Manchester, M28 3PT	04/12/2017	03/12/2027	Blackrock Industrial Trust
Howden Joinery Properties Ltd	Walsall	Green Lane, Birchills, Walsall, WS2 8JG	11/06/2002	10/06/2022	Imperial Properties Midlands L
Howden Joinery Properties Ltd	Walthamstow	Unit B & C, 101 Blackhorse lane, Walthamstow, E17 6DJ	07/11/2012	06/11/2022	Milton Property Investments Lt
Howden Joinery Properties Ltd	Walton On Thames	Units 9A-C, Lyon Road, Hersham Trading Estate, Hersham, KT12 3PU	15/07/2015	14/07/2030	Samuel Gary Nagioff
Howden Joinery Properties Ltd	Wandsworth	4 & 5, Sergeants Industrial Estate, 102 Garatt Lane, Wandsworth, SW18 4DJ	24/06/1997	23/06/2022	The Manny Davidson Trust
Howden Joinery Properties Ltd	Wardley	Unit 12, Holloway Drive, Wardley Industrial Estate, Worsley, M28 2LA	08/10/2015	07/10/2030	Breck Developments Limited
Howden Joinery Properties Ltd	Wareham	Unit 10, Ryan Business Park, Sandford Lane, Wareham, BH20 4DY	17/03/2014	16/03/2029	Tilstone Industrial Limited
Howden Joinery Properties Ltd	Warminster	Plot A3, Stephens Way, Warminster Business Park, Warminster, BA12 8SR	23/07/2013	22/07/2028	Acuity Estates Limited
Howden Joinery Properties Ltd	Warmley	U4&5 Tower Lane Business Park, Warmley, Bristol, BS30 8FL	03/10/2007	02/10/2022	SPK (Bristol) Ltd (Atlantic Linin Services)
Howden Joinery Properties Ltd	Warmley	U4&5 Tower Lane Business Park, Warmley, Bristol, BS30 8FL	28/03/2018	02/10/2022	Atlantic Linen Services Limited
Howden Joinery Properties Ltd	Warrington	1C Lyon Ind Est, New Cut Lane, Warrington, WA1 4AG	15/12/1999	13/06/2025	Estuary Group Ltd

HI Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Waterlooville	Unit 3, Aysgarth Road, Waterlooville, PO7 7UG	07/03/2014	06/03/2029	Tradeamp Limited
Howden Joinery Properties Ltd	Watford	2 & 3 Olds Approach, Tolpits Lane, Watford, WD18 9TD	24/06/2007	17/09/2027	Unit 2 (Rickmansworth) Limited
Howden Joinery Properties Ltd	Welham Green	U3 Apex Point, Travellers Lane, Welham Green, North Mymms, Hatfield, AL9 7HB	19/03/2014	18/03/2029	Zurich Assurance Ltd
Howden Joinery Properties Ltd	Wellingborough	15-19 Meadow Close, Ise Valley Industrial Estate, Wellingborough, NN8 4BH	01/12/2003	30/11/2018	Jelmac Properties Ltd
Howden Joinery Properties Ltd	Wellington	Unit 5C Westpark, Chelston, Wellington, TA21 9AD	24/10/2017	23/10/2032	Summerfield Developments (SW) Limited
Howden Joinery Properties Ltd	Welwyn	Unit 2 Primepoint, Bessemer Road, Welwyn, AL7 1FE	29/09/2002	28/09/2022	Sweetland Properties Ltd
Howden Joinery Properties Ltd	West Bowling	1 Sanderson Court, Bowling Old Lane/Gower Street, Bradford, BD5 7JL	24/06/2002	23/06/2017	Bradford Trident Ltd
Howden Joinery Properties Ltd	West Bromwich	1 Junction One Industrial Estate, Birmingham Road, West Bromwich, B70 6RR	25/12/2008	23/12/2023	Stokesy & Co Estates Ltd
Howden Joinery Properties Ltd	Westbrook	Unit 17 Taurus Park, Europa Boulevard, Westbrook, Warrington, WA5 7ZT	02/05/2014	01/05/2029	Sunflower UK Industrial Property II LP
Howden Joinery Properties Ltd	West Norwood	3 Knights Hill Square, West Norwood, London, SE27 0HP	03/09/2007	02/09/2022	SMP Group PLC
Howden Joinery Properties Ltd	Weston Super Mare	C1 & C2, Oldmixon Crescent, Weston Super Mare, BS24 9AY	14/09/2013	13/09/2023	Organon Pension Trustees Ltd for Baker SIPP
Howden Joinery Properties Ltd	West Slough	88 Bestobell Road, Slough, SL1 4SZ	09/11/2018	08/11/2028	Slough Trading Estate Limited
Howden Joinery Properties Ltd	Wetherby	Sandbeck Way, Sandbeck Industrial Estate, Wetherby, LS22 7DN	24/09/2001	24/09/2026	M H Whittaker & Son Ltd
Howden Joinery Properties Ltd	Weybridge	1, Hamm Moor Lane, Addlestone, Weybridge, KT15 2SD	14/12/1999	13/12/2019	City of Edinburgh Council

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Weymouth	81, 81A & 81B Lynch Lane, Weymouth, DT4 9DN	01/07/2013	30/06/2023	Weymouth Harbour Estates Ltd
Howden Joinery Properties Ltd	Weymouth	81, 81A & 81B Lynch Lane, Weymouth, DT4 9DN	01/07/2013	30/06/2023	Weymouth Harbour Estates Ltd
Howden Joinery Properties Ltd	Weymouth	81, 81A & 81B Lynch Lane, Weymouth, DT4 9DN	01/01/2015	30/06/2023	Weymouth Harbour Estates Ltd
Howden Joinery Properties Ltd	Whitby	Fairfield Way, Stainsacre Lane Ind Estate, Whitby, YO22 4PU	19/11/2001	18/11/2021	Narcissus Investments Limited
Howden Joinery Properties Ltd	Whitchurch	Unit 2, Mullbry Business Park, Shakespeare Way, Whitchurch, SY13 1LJ	13/11/2014	12/11/2024	McPhillips (Holdings) Limited
Howden Joinery Properties Ltd	Whitehaven	Meadow Road, Whitehaven, CA28 9HT	15/06/2001	14/06/2021	Highassets Ltd
Howden Joinery Properties Ltd	Whitstable	Trinity House, 160-166 John wilson Bus Pk, Whitstable, CT5 3RA	24/04/2015	09/08/2022	M L & J S Hills
Howden Joinery Properties Ltd	Wickford	U 7 Capitol Industrial Centre, Fulmar Way, Wickford, SS11 8YW	23/10/2015	22/10/2030	Threadneedle Pensions Ltd
Howden Joinery Properties Ltd	Widnes	Violet Street, Finlan Road, Widnes, WA8 7RZ	24/07/2000	23/07/2025	Alfred Jones (Warrington) Ltd
Howden Joinery Properties Ltd	Wigan	1&2 Edith St & 1-4 Mason St, Off Miry Lane, Wigan, WN6 7TG	22/04/2015	21/04/2025	Marldon Holdings
Howden Joinery Properties Ltd	Willenhall	A & E, Key Industrial Park, Planetary Road, Willenhall, WV13 3YA	07/10/1998	06/10/2013	Grocola Plc
Howden Joinery Properties Ltd	Willenhall	A & E, Key Industrial Park, Planetary Road, Willenhall, WV13 3YA	29/09/2003	06/10/2018	Tomco Executive Pension Scheme
Howden Joinery Properties Ltd	Willesden	Units 2 & 3 Chapman Park Ind E, 378 High Road, London, NW10 2DY	25/08/2016	24/08/2031	Legal & General Prop Ptnrs
Howden Joinery Properties Ltd	Wimbledon	Unit 5, 43 Weir Road, Durnsford Industrial Estate, Wimbledon, SW19 8UG	22/03/2017	21/03/2032	Lancashire County Council

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Winchester	1&2 Wykeham Industrial Estate, Moorside Road, Winchester, SO23 7RX	01/11/2002	24/12/2017	Blackrock Industrial Trust
Howden Joinery Properties Ltd	Windsor (Rlo)	Units 9 & 10, Vansittart Estate, Windsor, SL4 1SE	28/04/2017	27/04/2032	Thames Properties Limited
Howden Joinery Properties Ltd	Winsford	U1&3 Navigation Park, Road One, Winsford Ind Estate, Winsford, CW7 3RL	17/08/2007	16/08/2022	Powerhouse
Howden Joinery Properties Ltd	Winsford	U1&3 Navigation Park, Road One, Winsford Ind Estate, Winsford, CW7 3RL	10/03/2016	16/08/2022	Powerhouse
Howden Joinery Properties Ltd	Wisbech	Unit 1 Foster Business Park, 79 Boleness Road, Wisbech, PE13 2XQ	21/10/2013	20/10/2023	Foster Property Developments Limited
Howden Joinery Properties Ltd	Wishaw	Unit 2, Plot C1 Excelsior Park, Canyon Road, Wishaw, ML2 0EG	26/05/2006	25/05/2021	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Witham	Units A & B, Eastways Industrial Estate, Witham, CM8 3YE	16/05/2016	15/05/2031	Spinnaker Nominees Ltd subsidiary of IBM UK Pension Trust
Howden Joinery Properties Ltd	Witney	Units 12 & 13, Avenue One, Station Lane, Witney, OX28 4XZ	01/12/1997	30/11/2022	British Overseas Bank Nominees & WGTC Nominees
Howden Joinery Properties Ltd	Witney	Units 12 & 13, Avenue One, Station Lane, Witney, OX28 4XZ	30/07/2009	30/11/2022	British Overseas Bank Nominees & WGTC Nominees
Howden Joinery Properties Ltd	Woking	U20 Goldsworth Park Trading Estate, Kestrel Way, Woking, GU21 3BA	22/11/2004	21/11/2019	Coal Pension Properties Ltd
Howden Joinery Properties Ltd	Woking	U20 Goldsworth Park Trading Estate, Kestrel Way, Woking, GU21 3BA	13/06/2016	28/03/2026	HSS Hire Group Limited
Howden Joinery Properties Ltd	Wokingham	U2 Fishponds Industrial Estate, Fishponds Road, Wokingham, RG41 2QJ	22/05/2007	21/05/2022	Metro Property Unit Trust
Howden Joinery Properties Ltd	Wolverhampton	Unit 1 Shaw Road, Bushbury, Wolverhampton, WV10 9LA	05/07/2010	04/07/2025	Halstead Holder Limited
Howden Joinery Properties Ltd	Woodley	Unit 1, Base 329, Headley Road East, Woodley, Reading, RG5 4AZ	10/06/2013	09/06/2028	Rookman Properties Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Worcester	2,4,5,6 Countrywide Trading Estate, Sherriff Street, Worcester, WR4 9AB	26/03/2017	25/03/2032	OU Investment Management
Howden Joinery Properties Ltd	Worcester	2,4,5,6 Countrywide Trading Estate, Sherriff Street, Worcester, WR4 9AB	26/03/2017	25/03/2032	OU Investment Management
Howden Joinery Properties Ltd	Worcester	2,4,5,6 Countrywide Trading Estate, Sherriff Street, Worcester, WR4 9AB	25/03/2017	24/03/2032	OU Investment Management
Howden Joinery Properties Ltd	Worcester	2,4,5,6 Countrywide Trading Estate, Sherriff Street, Worcester, WR4 9AB	18/08/2016	17/08/2031	OU Investment Management
Howden Joinery Properties Ltd	Worcester South	Unit 10 Venture Business Park, Weir Lane, Worcester, WR2 4AY	14/10/2013	13/10/2028	Lansdowne-Rodway Estates Ltd
Howden Joinery Properties Ltd	Workington	Unit 11 New Yard, Clay Flats Industrial Estate, Workington, CA14 3YE	13/03/2000	28/11/2027	Northern Trust Company Ltd
Howden Joinery Properties Ltd	Worksop	1,2 & 3 Dukeries Way, Worksop, S81 7DW	24/06/2017	23/06/2027	PKS
Howden Joinery Properties Ltd	Worthing (Rlo)	24-26 Broadwater Trading Estate, Southdownview Road, Worthing, BN14 8NZ	01/03/2014	29/02/2024	J R Estates Limited
Howden Joinery Properties Ltd	Wrexham	Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL	02/07/2001	01/07/2021	Poplar Properties (Wrexham) Lt
Howden Joinery Properties Ltd	Wrexham	Rhosddu Industrial Estate, Old Rhosrobin, Wrexham, LL11 4YL	10/02/2003	01/07/2021	Poplar Properties (Wrexham) Lt
Howden Joinery Properties Ltd	Wythenshawe	Sanderson House, 9 Ledson Road, Roundthorne Industrial Estate, Wythenshawe, M23 9GB	21/11/2016	20/11/2031	SLA Property Company Limited
Howden Joinery Properties Ltd	Yarm Road	U 2 & 3 Yarm Road Trade Park, Barrington Way, Darlington, DL1 4WF	02/06/2016	01/06/2031	Burt Boulton Holdings Limited
Howden Joinery Properties Ltd	Yate	D & F, Stover Trading Estate, Bristol, Yate, BS37 5PB	27/06/2015	26/06/2025	Royal London Mutual Ins Soc Ltd
Howden Joinery Properties Ltd	Yeadon	U2A & 2 B Moorfield Close & U2 Moorfield House, Yeadon, LS19 7BN	07/01/2004	06/01/2019	L H Wilson Ltd

HJ Group Company	Property Name	Address	Start Date	End Date	Landlord
Howden Joinery Properties Ltd	Yeadon	U2A & 2 B Moorfield Close & U2 Moorfield House, Yeadon, LS19 7BN	21/09/2015	20/09/2030	Harry Watson Clough
Howden Joinery Properties Ltd	Yeovil (Rlo)	Unit 6 Gazelle Road, Lynx Trading Estate, Yeovil, BA20 2PJ	22/01/2013	21/01/2028	R Mattes & D Jaye (as Trustees)
Howden Joinery Properties Ltd	York (Rlo)	12, 22,23 & 24 Alexandra Court, James Street, York, YO10 3DP	15/07/2015	12/11/2025	H B Raylor & Co Ltd
Howden Joinery Properties Ltd	York (Rlo)	12, 22,23 & 24 Alexandra Court, James Street, York, YO10 3DP	13/11/2015	12/11/2025	H B Raylor & Co Ltd
Howden Kitchen Properties Ltd	Brighton	[•]	[•]	31/03/2019	[•]
Howden Kitchen Properties Ltd	Brighton	[•]	[•]	31/12/2019	[•]

SCHEDULE 3 Howdens Shares

Subsidiary	Issued Share Capital	Shareholder(s)
Howden Joinery Limited	100,000,000 Ordinary Shares	Howden Joinery Holdings Limited

SCHEDULE 4 Deed of Accession

THIS DEED OF ACCESSION is dated [•]

BETWEEN:

- (1) [•] (registered in England and Wales with company number [•]) (the **New Chargor**);
- (2) **HOWDEN JOINERY GROUP PLC** (registered in England and Wales with company number 02128710) (the **Company**) for itself and as agent for and on behalf of each of the other Chargors presently party to the Supplemental Debenture (as defined below); and
- (3) **WELLS FARGO CAPITAL FINANCE (UK) LIMITED** (registered in England and Wales with company number 02656007) (the **Security Trustee**).

BACKGROUND:

- (A) The Company and others as Chargors entered into a supplemental debenture dated [•] 2019 (as supplemented and amended from time to time, the **Supplemental Debenture**) in favour of the Security Trustee.
- (B) The New Chargor has at the request of the Company and after giving due consideration to the terms and conditions of the Finance Documents and the Supplemental Debenture and satisfying itself that there are reasonable grounds for believing that the entry into this Deed by it will be of benefit to it, decided in good faith and for the purpose of carrying on its business to enter into this Deed and thereby become a Chargor under the Supplemental Debenture.
- (C) The Chargors and the Security Trustee intend that this document take effect as a deed notwithstanding that it may be executed under hand.

IT IS AGREED:

1. Terms defined in and definitions incorporated in, the Supplemental Debenture have the same meaning when used in this Deed.
2. The New Chargor agrees to become a party to and bound by the terms of the Supplemental Debenture as a Chargor with immediate effect and so that the Supplemental Debenture shall be read and construed for all purposes as if the New Chargor had been an original party to the Supplemental Debenture in the capacity of Chargor (but so that the security created consequent on such accession shall be created on the date of this Deed).
3. The New Chargor undertakes to be bound by all of the covenants and agreements in the Supplemental Debenture which are expressed to be binding on a Chargor.
4. The New Chargor grants to the Security Trustee the assignments, charges, mortgages and other Security Interests described in the Supplemental Debenture as being granted, created or made by Chargors under the Supplemental Debenture to the intent that its assignments, charges, mortgages and other Security Interests shall be effective and binding upon it and its property and assets and shall not in any way be avoided, discharged or released or otherwise adversely affected by any ineffectiveness or invalidity of the Supplemental Debenture or of any other party's execution of the Supplemental Debenture or any other Deed of Accession, or by any avoidance, invalidity, discharge or release of any guarantee, assignment or charge contained in the Supplemental Debenture or in any other Deed of Accession.
5. The Supplemental Debenture and this Deed shall be read and construed as one to the extent and so that references in the Supplemental Debenture to:

- (a) "this Deed" and similar phrases shall be deemed to include this Deed;
 - (b) "Schedule 2" shall be deemed to include a reference to Part I of the Schedule to this Deed; and
 - (c) "Schedule 3" shall be deemed to include a reference to Part II of the Schedule to this Deed.
6. The Company, for itself and as agent for and on behalf of the other Chargors under the Supplemental Debenture, agrees and consents to all of the matters provided for in this Deed.
7. Without limiting the generality of the other provisions of this Deed and the Supplemental Debenture, pursuant to the terms of this Deed and the Supplemental Debenture, the New Chargor as security for the payment and performance of the Secured Liabilities, and in the manner specified in Clause 1.2(f) of the Supplemental Debenture:
- (a) charges to the Security Trustee by way of legal mortgage all of the property (if any) now belonging to it brief descriptions of which are specified in Schedule 2 (*Mortgaged Property*) to the Supplemental Debenture and/or Part I of the Schedule to this Deed; and
 - (b) mortgages and charges and agrees to mortgage and charge to the Security Trustee by way of first mortgage all of the stocks, shares and other securities (if any) brief descriptions of which are specified in Part II of the Schedule to this Deed (which shall from today's date form part of the Howdens Shares for the purposes of the Supplemental Debenture).

This Deed and all non-contractual obligations arising out of it shall be governed by and construed in accordance with English law.

This Deed has been entered into as a deed on the date stated at the beginning of this Deed.

SCHEDULE TO THE DEED OF ACCESSION

Part I (Mortgaged Property)

[•]

Part II (Howdens Shares)

[•]

SIGNATORIES
[to the Deed of Accession]

The New Chargor

Executed as a deed by)
[•] LIMITED)
)
Director

In the presence of:

Signature of witness
Name
Address
Occupation

The Company

Executed as a deed by)
HOWDEN JOINERY GROUP PLC)
for itself and as agent for the other)
Chargors party to the Supplemental Debenture)
Director

In the presence of:

Signature of witness
Name
Address
Occupation

The Security Trustee

WELLS FARGO CAPITAL FINANCE (UK) LIMITED

By:

SIGNATORIES

The Company

Executed as a deed by
HOWDEN JOINERY GROUP PLC

)
)
)

Director

In the presence of:

Signature of witness

Name

Address

Occupation

JENNIFER BRANTHAM
40 PORTMAN SQUARE
W1H 6LT
SOLICITOR

The Other Chargors

Executed as a deed by
GALIFORM LIMITED

)
)
)

Director

In the presence of:

Signature of witness

Name

Address

Occupation

J. BRANTHAM
40 PORTMAN SQUARE
W1H 6LT
SOLICITOR

Executed as a deed by
**HOWDEN JOINERY CORPORATE SERVICES
LIMITED**

)
)
)
)

Director

In the presence of:

Signature of witness

Name

Address

Occupation

J. BRANTHAM
40 PORTMAN SQUARE
W1H 6LT
SOLICITOR

Executed as a deed by
HOWDEN JOINERY HOLDINGS LIMITED

)
)
)

[Redacted]
Director

In the presence of:

Signature of witness

[Redacted]

Name

J. BURHAM
40 PORTMAN SQUARE

Address

W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN JOINERY INTERNATIONAL
HOLDINGS LIMITED

)
)
)
)

[Redacted]
Director

In the presence of:

Signature of witness

[Redacted]

Name

JENNIFER BURHAM
40 PORTMAN SQUARE

Address

W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN JOINERY LIMITED

)
)
)

[Redacted]
Director

In the presence of:

Signature of witness

[Redacted]

Name

JENNIFER BURHAM
40 PORTMAN SQUARE

Address

W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN JOINERY PEOPLE SERVICES
LIMITED

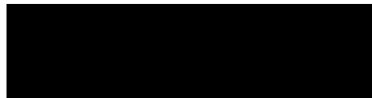
)
)
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Director

In the presence of:

Signature of witness



Name

JENNIFER BURNHAM

Address

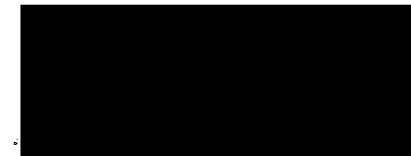
40 PORTMAN SQUARE
W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN JOINERY PROPERTIES
LIMITED

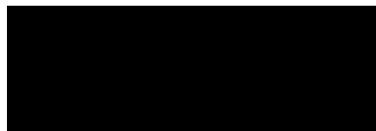
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Director

In the presence of:

Signature of witness



Name

JENNIFER BURNHAM

Address

40 PORTMAN SQUARE
W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN KITCHENS LIMITED

)
)
)



Director

In the presence of:

Signature of witness



Name

JENNIFER BURNHAM

Address

40 PORTMAN SQUARE
W1H 6LT

Occupation

SOLICITOR

Executed as a deed by
HOWDEN KITCHENS PROPERTIES LIMITED



Director

In the presence of:

Signature of witness



Name

JENNIFER
BURNHAM
40 PORTMAN SQUARE
W1H 6LT

Address

Occupation

SOLICITOR

The Security Trustee

WELLS FARGO CAPITAL FINANCE (UK) LIMITED

By:

