
Subject: Manor Farm Heathrow - Executed Exclusivity Agreement with Data Centre Operator

From:

Sent: Wednesday, October 15, 2025 6:24:43 PM

To:

Cc:

Subject: Manor Farm Heathrow - Executed Exclusivity Agreement with Data Centre Operator

Caution: External email.

This is to confirm that Manor Farm Propco Ltd has entered into a formal exclusivity agreement with a multinational data centre operator. This follows the extensive operator engagement process outlined by CBRE in their letter (supporting document CD 11 – Appellant Rebuttal Evidence – Appendices Page 1) and extensive due diligence undertaken by the operator.

The Exclusivity Agreement was signed on Monday 13th October 2025 between Manor Farm Propco and the DC operator, whose identity has to remain confidential for commercial reasons.

Terms have been agreed with the DC operator to lease the Manor Farm facility on a powered shell basis. Legals are progressing and it is expected that a conditional contract between Manor Farm Propco and the DC Operator will be exchanged as soon as possible and prior to the Secretary of State's decision. The lease would then be entered into as soon as the contract is unconditional, after the Secretary of State decision.

Yours sincerely

Development Director, Tritax Big Box REIT plc
Partner - Tritax Management LLP

