

Soiltechnics Limited
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Date: 5th February 2026
Your Ref:
Our Ref: L-STR4832-003-LOR

Dear Sirs,

Re: Ground Investigation to Proposed redevelopment, Eaton Court, 104-112 Oxford Road, Reading
Our Reports STR4832-P01 dated August 2019 and STR4832-G01 dated September 2021 (the Reports)

We confirm the ground investigation referred to above was undertaken on behalf of Cannon Capital Development Limited **(the Client)** and reported on the dates shown. Now on confirmation that the Client is dissolved and no longer trading, and that the addressee hereto has acquired control of the development site, we confirm that in consideration of the payment of four hundred and ninety-five pounds (£495.00) receipt of which is hereby acknowledged, the addressee hereto and any assignee **(the Beneficiary)** may rely upon the Report as if the Beneficiary was the original instructing client, and receives benefit of an irrevocable royalty free non-exclusive licence to use the Report for any purpose connected with the development, provided that we shall not be liable for any such use by the Beneficiary other than for the purpose for which the Report was originally produced.

We further confirm that the investigations and reporting were undertaken in accordance with the proposals dated July 2019 directed to the Client, and followed (subject to the reasonable skill and care of a competent geotechnical consultant) the procedures expected on investigations of this nature at the date of the Report. We further warrant that we exercised reasonable skill and care in executing the investigations and subsequent reporting.

All investigations and reporting were tailored to the specific development brief provided by the Client. Should there be any significant change to ground conditions on site, or the should the actual built development differ in scale, location, type or intent from the original brief, the Report may no longer be fit for purpose. We accept no liability whatsoever for any use made of the Report other than for the purpose for which it was originally provided to the Client, but we would be pleased to advise the Beneficiary regarding any such issues of suitability.

We confirm that we will maintain professional indemnity insurance of £5m (five million pounds) in the annual aggregate with unlimited reinstatement (but with an inner limit of £5m without reinstatement for claims relating to asbestos or pollution), for 6 years from the date of issue of the Report, provided always that such insurance is available to the market at commercially reasonable rates.

We shall be entitled to raise the equivalent rights in defence of liability against the Beneficiary as we would against the Client under the appointment.

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The Beneficiary may assign the benefit of this agreement:

(a) on two occasions only to any person and any further assignment shall be with the Consultant's prior written consent (such consent not to be unreasonably withheld or delayed); and

(b) without counting as an assignment to and from a company within the same group of companies as the Beneficiary for so long as that assignee company remains within the same group of companies as the Beneficiary.

Our total liability under or in connection with this letter whether in contract or tort or in negligence or for breach of statutory duty or otherwise, as far as is permitted by law, shall not exceed the limit of our professional indemnity insurance cover stated above.

We shall have no greater or longer lasting liability to the Beneficiary under this Letter than we would have had if the Beneficiary and the Client jointly had appointed us and absent this letter.

No action or proceeding for any breach of this reliance on the Report shall be commenced against this company after the expiry of 6 years from the date of the Report.

Yours faithfully,



Director for Soiltechnics Limited.

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