



Barclays Bank PLC  
1 Churchill Place, Canary Wharf,  
London, E14 5HP,  
United Kingdom

Tel +44 (0) 20 7623 2323  
Barclays.com

To: LondonMetric Property PLC  
One Curzon Street  
London W1J 5HB  
United Kingdom

Attn: Board of Directors

11 January 2024

Dear Sirs/Madams,

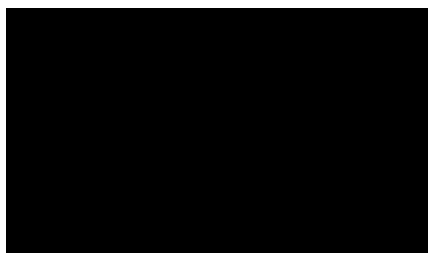
**RECOMMENDED ALL-SHARE MERGER OF LXI REIT PLC AND LONDONMETRIC PROPERTY PLC (THE "TRANSACTION")**

We refer to the Rule 2.7 announcement in relation to the Transaction (the "Announcement") proposed to be issued on or around 11 January 2024.

We hereby confirm that we have given and not withdrawn our consent to the publication of the Announcement with the inclusion of the references to our name in the form and context in which they appear.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully,



For and on behalf of Barclays Bank PLC, acting through its Investment Bank