



CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard
Direct Line
Email
Our Ref



Project Sergio

LondonMetric Property Plc
1 Curzon Street
London
W1J 5HB
(hereinafter referred to as “LondonMetric” or the “Company”)

and

Peel Hunt LLP
100 Liverpool Street
London
EC2M 2AT
(in their capacity as sponsor, joint financial adviser and broker
to the Company)

and

Barclays Bank Plc
1 Churchill Place
London
E14 5HP
(in their capacity as lead financial adviser and broker to the
Company)

and

J.P. Morgan Securities Plc
25 Bank Street
Canary Wharf
London
E14 5JP
(in their capacity as joint financial adviser and broker to the
Company)

and

LXi REIT Plc
8th Floor, 100 Bishopsgate
London
EC2N 4AG

(hereinafter referred to as “LXi”)

and

Lazard & Co., Limited
50 Stratton Street
London
W1J 8LL
(in their capacity as lead financial adviser and Rule 3 Adviser to
LXi)

and

Jefferies International Limited
100 Bishopsgate
London
EC2N 4JL
(in their capacity as financial adviser and corporate broker to
LXi)

(and all the above collectively referred to as “the Addressees”)

11 January 2024

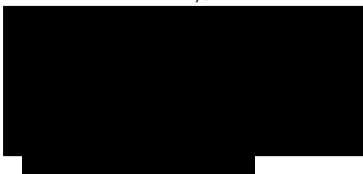
Dear Ladies and Gentlemen,

PROVISION OF VALUATION SERVICES IN CONNECTION WITH PROJECT SERGIO

We refer to an announcement made pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the “Announcement”) by the Company on the date of this letter in connection with the recommended offer by the Company for the entire issued and to be issued ordinary share capital of LXi.

We hereby give our consent to the inclusion in the Announcement of our valuation report dated 11 January 2024, with a valuation date of 31 December 2023, in respect of properties owned by the Company and the references thereto and to our name, in the form and context in which they are included, as shown in the version dated 10.01.2024, received on 10.01.2024 at 1324 and referenced Rule 2.7 announcement (Project Sergio)(687220716.14) (002) (compared with Rule 2.7 announcement (Project Sergio)(687220716.17)), a copy of which we have initialled for identification.

Yours faithfully,



RICS Registered Valuer

For and on behalf of CBRE Limited