

LXi REIT plc
8th Floor 100 Bishopsgate
London, EC2N 4AG
United Kingdom

11 January 2024

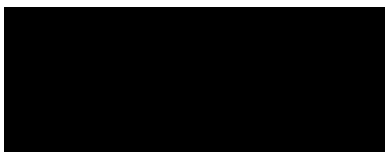
Dear Sirs / Madams

**Recommended all-share merger of LXi REIT PLC and LondonMetric Property PLC
("LondonMetric") (the "Offer").**

We refer to the Rule 2.7 announcement to be issued by LondonMetric on or around 11 January 2024 in relation to the Offer (the "**Announcement**").

We hereby confirm that we have given and not withdrawn our consent to the inclusion in the Announcement of references to our name in the form and context in which they appear.

Yours faithfully



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For and on behalf of **Jefferies International Limited**,

Paul Bundred, Managing Director