

LAZARD

Strictly Private & Confidential

The Board of Directors
LXi REIT plc
8th Floor
100 Bishopsgate
London
EC2N 4AG

11 January 2024

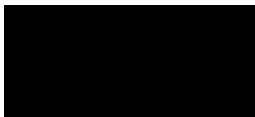
Dear Sirs / Madams,

Recommended all-share merger of LXi REIT plc (“LXi”) and LondonMetric Property plc (“LondonMetric”) to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006 (the “Merger”).

We refer to the Rule 2.7 announcement to be dated on or around 11 January 2024 relating to the Merger (the “Announcement”), a near final draft of which is attached.

In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the issue of the Announcement with the inclusion of our name and reference thereto, in the form and context in which they appear.

Yours faithfully,



for and on behalf of
Lazard & Co., Limited