

Banco Santander, S.A. London Branch  
2 Triton Square  
Regent's Place,  
London NW1 3AN

For the attention of:

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

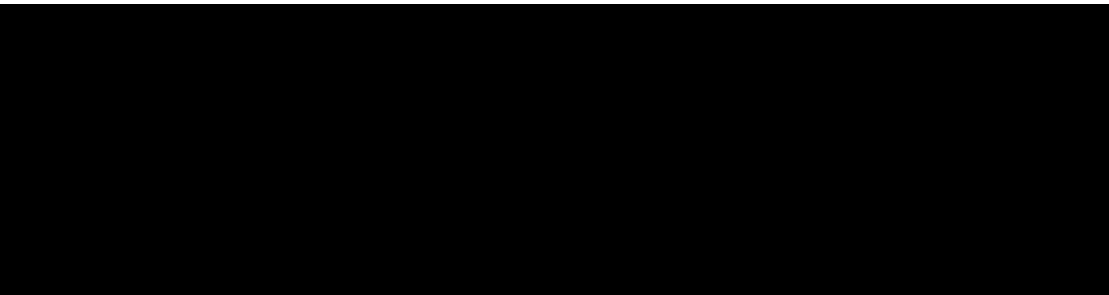
11 January 2024

Dear Sir/Madam,

**Re: 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 announcement pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the "Code") in relation to the Merger (the "**2.7 Announcement**") proposed to be issued on or around the date of this letter.

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.7 Announcement with the inclusion of and the references to our name in the form and context in which they appear.



Ting Le Deng

Oliver Tucker

**Authorised signatories**

**For and on behalf of**

**Banco Santander, S.A. London Branch**