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Strictly Private and Confidential

For the attention of:

The Board of Directors
LondonMetric Property plc
1 Curzon Street
London
W1J 5HB

11 January 2024

Dear Sirs/Madams

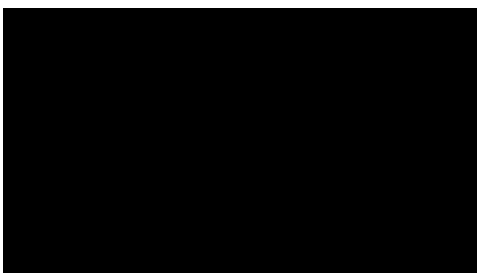
RECOMMENDED ALL-SHARE MERGER OF LXI REIT PLC ("LXI") AND LONDONMETRIC PROPERTY PLC ("LONDONMETRIC")

We refer to the Rule 2.7 announcement pursuant to The City Code of Takeovers and Mergers in relation to the recommended all-share merger of LXI and LondonMetric on or around the date of this letter (the "Rule 2.7 Announcement").

We hereby consent to the issue of the Rule 2.7 Announcement with the inclusion therein of our name and references to ourselves, in each case 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 sincerely



For and on behalf of Peel Hunt LLP