

11 January 2024

**LONDONMETRIC PROPERTY PLC (the “Company”)**

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London  
W1J 5HB

**PEEL HUNT LLP**

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London  
EC2M 2AT

**BARCLAYS BANK PLC**

1 Churchill Place  
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E14 5HP

**J.P. MORGAN SECURITIES PLC**

25 Bank Street  
Canary Wharf  
London  
E14 5JP

**LXI REIT PLC (“LXi”)**

8th Floor, 100 Bishopsgate  
London  
EC2N 4AG

**LAZARD & CO., LIMITED**

50 Stratton Street  
London  
W1J 8LL

**JEFFERIES INTERNATIONAL LIMITED**

100 Bishopsgate  
London  
EC2N 4JL

(the “Addressees”)

Dear All

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

We hereby:

1. give our consent to the inclusion in the Announcement of our valuation report dated 11 January 2024 in respect of properties owned by the Company (the “Report”) and the references thereto and to our name, in the form and context in which they appear;
2. for the purposes of the Code we accept responsibility for the Report and are responsible to the Addressees for the information contained in the Report and, to the best of our knowledge (having taken all reasonable care to ensure that such is the case), the information contained in the Report is in accordance with the facts and contains no omissions likely to affect its import;
3. confirm that the Report refers to the position at the date it was originally issued, and we have not taken nor are we obliged to take any action to review or to update the Report;
4. with the exception of the Report, and only to the extent permitted by applicable law, we do not accept any liability in relation to any part of the Announcement, any documents referenced in the Announcement or any other information issued by any of the Addressees or any other person in connection with the transaction described in the Announcement;
5. confirm that our valuation and the Report have been prepared in accordance with Rule 29 of the Code; and

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

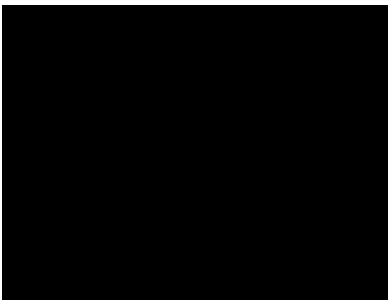
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6. confirm that we have no material interest in the Company and we are acting as an “external valuer” as defined in the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, and where applicable, with the UK National Supplement effective 14 January 2019.

Yours faithfully



For and on behalf of Savills Advisory Services Limited