

11 January 2024

LONDONMETRIC PROPERTY PLC (the “Company”)

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(the “Addressees”)

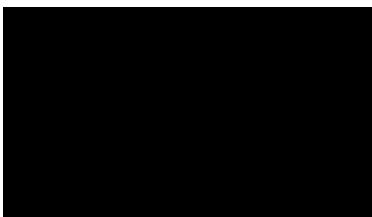
Dear All

We refer to:

1. 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; and
2. our valuation report dated 11 January 2024 in respect of properties owned by the Company (the “Report”), which values such properties as at 31 December 2023 (the “Valuation Date”).

For the purpose of Rule 29.5 of the Code, we hereby confirm that, as at the date of this letter, we have not become aware, having made due and careful enquiry of the Company, of any material change since the Valuation Date in any matter relating to any of the properties covered by our Report which in our opinion would result in an updated valuation at the date of the publication of the Announcement being materially different to that set out in the Report.

Yours faithfully



For and on behalf of Savills Advisory Services Limited



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