

THIS NOTIFICATION IS BEING SENT TO YOU, AS AN EMPLOYEE OF LONDONMETRIC PROPERTY PLC, AS REQUIRED UNDER RULE 2.11(B)(II) OF THE CITY CODE ON TAKEOVERS AND MERGERS (THE “CODE”)

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, IN, INTO OR FROM ANY JURISDICTION WHERE TO DO SO WOULD CONSTITUTE A VIOLATION OF THE RELEVANT LAWS OR REGULATIONS OF SUCH JURISDICTION.

11 January 2024

To: The employees of LondonMetric Property plc (the “Company”)

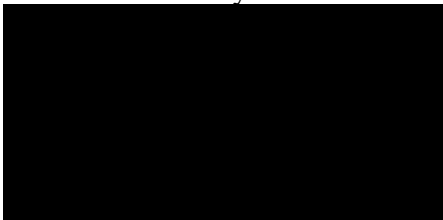
As you may be aware, the Company and LXi REIT plc (“**LXi**”) have announced today that they have reached agreement on the terms of a recommended all-share offer pursuant to which the Company will acquire the entire issued and to be issued ordinary share capital of LXi by way of a scheme of arrangement under Part 26 of the Companies Act 2006 (the “**Combination**”).

In accordance with rule 2.11 of the Code, the announcement by the Company and LXi of the Combination (the “**Announcement**”) will be made readily available on the Company’s website at <https://www.londonmetric.com/investors> as soon as possible and in any event no later than 12 noon on 12 January 2024.

A copy of this letter, the Announcement and all other information, documents and announcements relating to the Combination will remain available on the website during the offer period. For the avoidance of doubt, the content of the Company’s website is not incorporated into, and does not form part of, this communication. This communication is not to be taken as a summary of the information in the Announcement and should not be regarded as a substitute for reading the Announcement in full.

You are not required to take any action in connection with this notification or the Announcement.

Yours sincerely



LondonMetric Property plc