

# LAZARD

## Strictly Private & Confidential

The Board of Directors  
LXi REIT plc  
8<sup>th</sup> Floor  
100 Bishopsgate  
London  
EC2N 4AG

6 February 2024

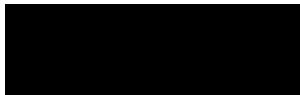
Dear Sirs / Madams,

**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: (i) the scheme document to be dated and sent to shareholders of LXi on or around 6 February 2024 relating to the Merger (the “**Scheme Document**”), a copy of which is attached; and (ii) the announcement of publication of the Scheme Document to be released by LXi on or around 6 February 2024 (the “**Publication Announcement**”).

In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the issue of the Scheme Document and the Publication Announcement, in each case, with the inclusion of our name and reference thereto, in the form and context in which they appear.

Yours faithfully,



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for and on behalf of  
Lazard & Co., Limited