

Banco Santander, S.A. London Branch
2 Triton Square
Regent's Place,
London NW1 3AN

For the attention of:

LXi REIT plc
8th Floor 100 Bishopsgate
London
EC2N 4AG

6 February 2024

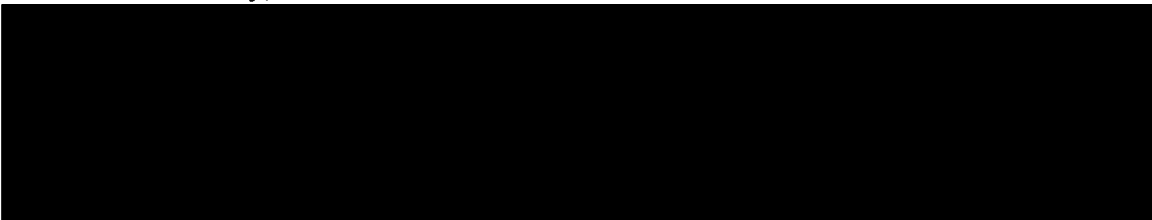
Dear Sir/Madam,

Re: Recommended all-share merger of LXi REIT plc and LondonMetric Property plc to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006 (the "Merger")

We refer to the scheme document in relation to the Merger (the "**Scheme Document**") proposed to be published on or around the date of this letter and the announcement of the publication of the Scheme Document (the "**Announcement**") to be released shortly after the publication of the Scheme Document.

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Scheme Document and/or the Announcement with the inclusion of and the references to our name in the form and context in which they appear.

Yours faithfully,



Ting Le Deng

Oliver Tucker

Authorised signatories

For and on behalf of

Banco Santander, S.A. London Branch