

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

6 February 2024

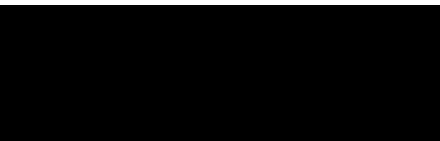
Dear Sirs / Madams

**Recommended all-share merger of LXi REIT PLC (“LXi”) 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: (i) the scheme document to be posted by LXi to shareholders of LXi on or around 6 February 2024 in connection with the Merger (the "**Scheme Document**"); 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In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the issue of the Scheme Document and the Publication Announcement, in each case, with the inclusion of references to our name in the form and context in which they appear.

Yours faithfully



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For and on behalf of **Jefferies International Limited**,

Paul Bundred, Managing Director