

PEEL HUNT

100 Liverpool Street, London EC2M 2AT

+44 (0)20 7418 8900

www.peelhunt.com

Strictly Private and Confidential

For the attention of:

The Board of Directors
LondonMetric Property plc
1 Curzon Street
London
W1J 5HB

6 February 2024

Dear Sirs/Madams

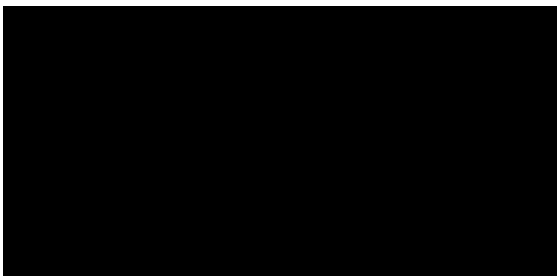
RECOMMENDED ALL-SHARE MERGER OF LXI REIT PLC ("LXI") AND LONDONMETRIC PROPERTY PLC ("LONDONMETRIC")

We refer to the combined circular and prospectus to be sent to shareholders of LondonMetric in connection with the recommended all-share merger of LXi and LondonMetric on or around the date of this letter (the "Combined Circular and Prospectus").

We hereby consent to the issue of the Combined Circular and Prospectus with the inclusion therein of our name and references to ourselves, in each case in the form and context in which they appear.

This letter is for your information only and should not be relied upon by any other person.

Yours sincerely



For and on behalf of Peel Hunt LLP