



Barclays Bank PLC  
1 Churchill Place, Canary Wharf,  
London, E14 5HP,  
United Kingdom

Tel +44 (0) 20 7623 2323  
Barclays.com

To: LondonMetric Property PLC  
One Curzon Street  
London W1J 5HB  
United Kingdom

Attn: Board of Directors

6 February 2024

Dear Sirs/Madams,

**RECOMMENDED ALL-SHARE MERGER OF LXI REIT PLC AND LONDONMETRIC PROPERTY PLC (THE  
“TRANSACTION”)**

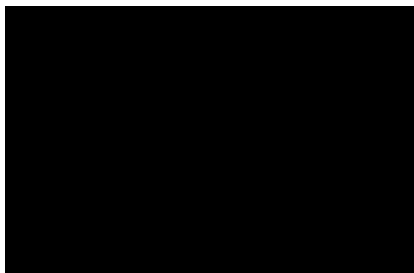
We refer to the prospectus to be posted by LondonMetric Property PLC on or around the date of this letter in connection with the Transaction (the “Prospectus”).

We hereby confirm that we have given and not withdrawn our consent to the inclusion in the Prospectus of references to our name in the form and context in which they appear.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.

We also confirm that we consent to this letter being made available for inspection.

Yours faithfully,



.....  
Name:

For and on behalf of Barclays Bank PLC, acting through its Investment Bank