

J.P.Morgan CAZENOVE

The Directors
LondonMetric Property Plc
1 Curzon Street
London
W1J 5HD

6 February 2024

Dear Sir / Madam,

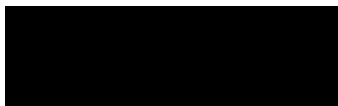
Recommended all-share merger between LondonMetric Property plc (“LondonMetric”) and LXi REIT plc (“LXi”), to be effected by means of a Court-sanctioned Scheme of Arrangement under Part 26 of the Companies Act 2006 (the “Acquisition”)

We refer to the Scheme Document to be published on or around 6 February 2024 in connection with the Acquisition (the “Scheme Document”), and the RNS announcement relating to the Scheme Document (the “Announcement”), copies of which are attached hereto.

The Scheme Document and the Announcement includes certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) (“J.P. Morgan”).

J.P. Morgan hereby gives its consent to the publication of the Scheme Document and the Announcement with the inclusion therein of references to its name, in the form and context in which they appear. We hereby also consent to this letter being made available for inspection solely for the purpose of ensuring compliance with Rule 26 of the City Code on Takeovers and Mergers. This letter is for your information only and should not be relied upon by any other person.

Yours faithfully,



J.P. Morgan Securities plc