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The Directors
LondonMetric Property Plc
One Curzon Street
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6 February 2024

Our ref: CFID/SH/APK/H138

Peel Hunt LLP
100 Liverpool Street
London
EC2M 2AT

Dear Sir or Madam

LondonMetric Property Plc (the “Company”) and its subsidiary undertakings (together the “Group”)

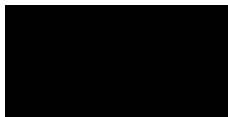
Combined prospectus and class 1 circular dated 6 February 2024 (the “Prospectus”)

We have given and not withdrawn our consent to the inclusion in the Prospectus issued by the Company of our accountant’s report on the historical financial information on Secure Income REIT plc dated 6 February 2024 and our report relating to the pro forma financial information for the six months ended 30 September 2023 dated 6 February 2024 in the form and context in which they are included.

Our consent is required by item 13.4.1R(6) of the listing rules made by the Financial Conduct Authority for the purposes of part VI of the Financial Services and Markets Act 2000 and item 1.3 of Annex 3 of the UK version of Commission Delegated Regulation (EU) 2019/980 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council and is given for the purpose of complying with these provisions and for no other purpose.

We also hereby authorise the contents of the reports referred to above which are included in the Prospectus for the purposes of Prospectus Regulation Rule 5.3.2R(2)(f).

Yours faithfully



BDO LLP
Chartered Accountants