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LondonMetric Property Plc
1 Curzon Street
London
W1J 5HB
(hereinafter referred to as “LondonMetric” or the “Company”)

and

Peel Hunt LLP
100 Liverpool Street
London
EC2M 2AT
(in their capacity as sponsor, joint financial adviser and broker
to the Company)

and

Barclays Bank Plc
1 Churchill Place
London
E14 5HP
(in their capacity as lead financial adviser and broker to the
Company)

and

J.P. Morgan Securities Plc
25 Bank Street
Canary Wharf
London
E14 5JP
(in their capacity as joint financial adviser and broker to the
Company)

and



LXi REIT Plc
8th Floor, 100 Bishopsgate
London
EC2N 4AG
(hereinafter referred to as “LXi”)

and

Lazard & Co., Limited
50 Stratton Street
London
W1J 8LL
(in their capacity as lead financial adviser to LXi)

and

Jefferies International Limited
100 Bishopsgate
London
EC2N 4JL
(in their capacity as financial adviser and corporate broker to LXi)

(and all the above collectively referred to as “the Addressees”)

6 February 2024

Dear Ladies and Gentlemen,

VALUATION OF A PORTFOLIO OF PROPERTIES HELD BY LONDONMETRIC IN CONNECTION WITH THE RECOMMENDED OFFER BY LONDONMETRIC FOR THE ENTIRE ISSUED AND TO BE ISSUED ORDINARY SHARE CAPITAL OF LXI

We refer to the scheme document that is to be sent to the shareholders of LXi (the “Scheme Document”) on the date of this letter in connection with the recommended offer by LondonMetric for the entire issued and to be issued ordinary share capital of LXi.

We hereby give our consent to the inclusion in Schedule 1 of the Scheme Document of our valuation report dated 6 February 2024, with a valuation date of 31 December 2023, in respect of a portfolio of properties owned by LondonMetric (the “Valuation Report”) and the references thereto and to our name, in the form and context in which they are included, as shown in the version dated 1.2.24, received on 02 February 2024 at 1822 and referenced c121135BLS, a copy of which we have initialled for identification.

We hereby also consent to the Valuation Report and this letter being made available for inspection on the following websites, www.LondonMetric.com and www.LXiREIT.com in accordance with Rule 26.3 (f) of the City Code for Takeovers and Mergers.



Yours faithfully,

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Nick Butler BSc (Hons) MRICS

Executive Director

RICS Registered Valuer

For and on behalf of CBRE Limited