

6 February 2024

**LONDONMETRIC PROPERTY PLC (the “Company”)**

1 Curzon Street  
London  
W1J 5HB

**PEEL HUNT LLP**

100 Liverpool Street  
London  
EC2M 2AT

**BARCLAYS BANK PLC**

1 Churchill Place  
London  
E14 5HP

**J.P. MORGAN SECURITIES PLC**

25 Bank Street  
Canary Wharf  
London  
E14 5JP

**LXI REIT PLC (“LXi”)**

8th Floor, 100 Bishopsgate  
London  
EC2N 4AG

**LAZARD & CO., LIMITED**

50 Stratton Street  
London  
W1J 8LL

**JEFFERIES INTERNATIONAL LIMITED**

100 Bishopsgate  
London  
EC2N 4JL

(the “Addressees”)

Dear All

We refer to:

1. a scheme document (the “Scheme Document”) to be published on or about the date of this letter in connection with the recommended all-share offer by the Company for the entire issued and to be issued ordinary share capital of LXI; and
2. our valuation report dated 6 February 2024 in respect of properties owned by the Company (the “Report”), which values such properties as at 31 December 2023 (the “Valuation Date”).

For the purpose of Rule 29.5 of the Code, we hereby confirm that, as at the date of this letter, we have not become aware, having made due and careful enquiry of the Company, of any material change since the Valuation Date in any matter relating to any of the properties covered by our Report which in our opinion would result in an updated valuation at the date of the publication of the Scheme Document being materially different to that set out in the Report.

Yours faithfully

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Claire Magowan MRICS  
Head of Portfolio Valuation  
For and on behalf of Savills Advisory Services Limited

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

Claire Magowan MRICS  
E: cmagowan@savills.com  
DL: +44 (0) 20 7409 8091

33 Margaret Street W1G 0JD  
T: +44 (0) 20 7499 8644  
F: +44 (0) 20 7495 3773  
savills.com

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD