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The Directors
A&J Mucklow Group plc
(referred to as the “**Company**”)

The Directors
Numis Securities Limited
The London Stock Exchange Building
10 Paternoster Square
London, EC4M 7LT

The Directors
Peel Hunt LLP
Moor House
120 London Wall
London, EC2Y 5ET

The Directors
J P Morgan Securities PLC
25 Bank Street
Canary Wharf
London E14 5JP

The Directors
LondonMetric Property plc (LMP)

(together, the “**Addressees**”)

Private and Confidential

30 May 2019
Dear Sirs

A&J Mucklow Group plc (the Company) – Offer Document Consent Letter

We refer to the valuation of properties prepared by us for the addressees of this letter for the purpose of inclusion in the combined class 1 circular and prospectus to be published by LMP (“**Prospectus**”), the firm offer announcement to be published in accordance with Rule 2.7 of the City Code on Takeover and Mergers (the “**Announcement**”) and the scheme document to be published by the Company (“**Scheme Document**”) (the Announcement, Prospectus and Scheme Document, together the “**Offer Documents**”) in connection with the recommended offer by LondonMetric Property plc for the entire issued and to be issued ordinary share capital of the Company to be effected by way of a scheme of arrangement (the “**Combination**”) (the “**Summary Valuation Report**”).

We hereby confirm that consent to the inclusion of the Summary Valuation Report and any extracts or

references thereto in the form previously approved by us in the Offer Documents and the reference to our name in the form and context in which they are included in the Offer Documents.

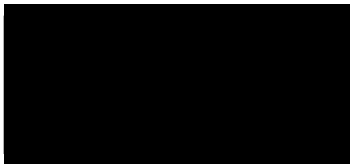
Furthermore, we consent to the valuations, the Summary Valuation Report or extracts of the Summary Valuation Report (and references thereto) being included in various marketing documents prepared by you in connection with the Combination provided that we are given reasonable notice to approve the form and context in which our valuation or the relevant Summary Valuation Report appears and provided that such marketing documents make it clear that we accept responsibility for the valuation and/or the Summary Valuation Report alone and not for any other part of such marketing documents.

It is important that the Summary Valuation Report is not used out of context or for purposes for which they were not intended. We shall have no responsibility or liability to any party in the event that the Summary Valuation Report is used outside of the Purpose.

Capitalised terms not otherwise defined in the Consent Letter shall have the meaning given to them in the Instruction Letter.

Yours faithfully

For and on behalf of Cushman & Wakefield Debenham Tie Leung Limited



Jeremy Payne BSc MRICS

Partner

RICS Registered Valuer