

J.P.Morgan CAZENOVE

Strictly confidential

LondonMetric Property Plc
One Curzon Street
London
W1J 5HB
United Kingdom

30 May 2019

Dear Sirs

Recommended cash and share offer for A&J Mucklow Plc (“A&J Mucklow”) by LondonMetric Property Plc (“LondonMetric”) (the “Acquisition”)

We refer to the Scheme Document to be released by LondonMetric on or around 30 May 2019, in connection with the Acquisition, a copy of which is attached hereto and initialled by us for the purposes of identification (the “Announcement”).

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”).

We hereby confirm that J.P. Morgan has given and not withdrawn its consent to the publication of the Announcement with the inclusion therein of references to its name in the form and context in which they appear.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Bronson Albery
Managing Director
For and on behalf of J.P. Morgan Securities plc