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For the attention of:

The Board of Directors
LondonMetric Property plc
1 Curzon Street
London
W1J 5HB

24 April 2025

Dear Sirs/Madams

Recommended all-share acquisition of Highcroft Investments plc (“Highcroft”) by LondonMetric Property plc (“LondonMetric”) to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006 (the “Acquisition”)

We refer to the scheme document to be sent to shareholders of Highcroft in connection with the recommended all-share offer by LondonMetric for the entire issued and to be issued share capital of Highcroft dated on or around the date of this letter (the “Scheme Document”).

We hereby consent to the issue of the Scheme Document with the inclusion therein of our name and references to ourselves, in each case 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,

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for and on behalf of Peel Hunt LLP

Date of signature: 24 April 2025