



SHORE CAPITAL
CAPITAL MARKETS

Cassini House
57 St. James's Street
London
SW1A 1LD

STRICTLY PRIVATE AND CONFIDENTIAL

The Directors
Highcroft Investments PLC
Lambourne House
311-321 Banbury Road
Oxford
OX2 7JH

24 April 2025

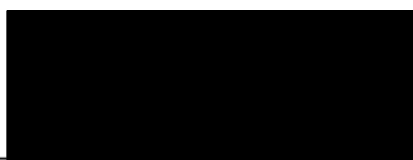
Dear Sirs,

Recommended acquisition of Highcroft Investments PLC (the "Company") by LondonMetric Property plc ("LondonMetric")

We refer to the scheme document dated 24 April 2025 issued in connection with the acquisition of the Company by LondonMetric (the "**Scheme Document**").

In accordance with Rule 23.2 of the Code, we confirm that we have given and not withdrawn our consent to the inclusion of our letter and our name and the references thereto in the Scheme Document in the form and context in which they appear.

Yours faithfully,



For and on behalf of
Shore Capital and Corporate Limited

Shore Capital & Corporate Limited

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Registered No. 2083043 | Registered Address: Cassini House, 57 St James's Street, London SW1A 1LD