

24 April 2025



LONDONMETRIC PROPERTY PLC (the "Company")

1 Curzon Street
London
W1J 5HB

PEEL HUNT LLP

100 Liverpool Street
London
EC2M 2AT

HIGHCROFT INVESTMENTS PLC

Lambourne House
311 - 321 Banbury Road
Oxford
OX2 7JH

SHORE CAPITAL AND CORPORATE LIMITED

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

Ollie King MRICS
E: oking@savills.com
DL: +44 (0) 7972 000209

15 Finsbury Circus
London, EC2M 7EB

T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

(the "Addressees")

Dear All

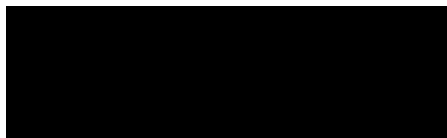
We refer to:

1. a scheme document (the "Scheme Document") published on the date of this letter in connection with the recommended all-share offer by the Company for the entire issued share capital of Highcroft Investments Plc; and
2. our valuation report dated 24 April 2025 in respect of properties owned by the Company (the "Report"), which values such properties as at 31 March 2025 (the "Valuation Date").

We note that between the Valuation Date and the date of this letter, the property known as Wickes, Blaby Road, Wigston has been sold.

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



Ollie King MRICS
Director - Portfolio Valuation
For and on behalf of Savills Advisory Services Limited

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

Savills Advisory Services Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 06215875.
Registered office: 33 Margaret Street, London, W1G 0JD