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To: LondonMetric Property PLC
One Curzon Street
London W1J 5HB
United Kingdom

Attn: Board of Directors

9 May 2025

Dear Sirs/Madams,

RECOMMENDED CASH AND SHARE ACQUISITION OF URBAN LOGISTICS REIT PLC BY LONDONMETRIC PROPERTY PLC (THE "TRANSACTION")

We refer to the Rule 2.7 announcement in relation to the Transaction (the "**Announcement**") proposed to be issued on or around 9 May 2025.

We hereby confirm that we have given and not withdrawn our consent to the publication of the Announcement with the inclusion of the references to our name in the form and context in which they appear.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,



Name:



For and on behalf of Barclays Bank PLC, acting through its Investment Bank