

Board of Directors
Urban Logistics REIT plc
Central Square,
29 Wellington Street,
Leeds,
United Kingdom,
LS1 4DL

Attention: Mr Nigel Rich CBE, Chairman

9 May 2025

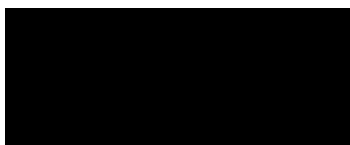
Dear Sirs,

Publication of the Rule 2.7 Announcement (the “Announcement”) in connection with the recommended acquisition of Urban Logistics REIT plc (the “Company”) by LondonMetric Property plc to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006 (the “Offer”)

We refer to the Announcement to be published and sent to the Company’s shareholders on or around 9 May 2025 in connection with the Offer, a copy of which is attached hereto, and to the references in the Announcement to Berenberg.

We hereby confirm that we have given and not withdrawn our consent to the issue of the Announcement with the inclusion therein of our name in the form and context in which they are included.

Yours faithfully,



For and on behalf of
Joh. Berenberg, Gossler & Co. KG, London Branch

JOH. BERENBERG, GOSSLER & CO. KG

London Branch • Investment Bank

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Joh. Berenberg, Gossler & Co. KG is a Kommanditgesellschaft (a German form of limited partnership) established under the laws of the Federal Republic of Germany registered with the Commercial Register at the Local Court of the City of Hamburg

under registration number HRA 42659 with its registered office at Neuer Jungfernstieg 20, 20354 Hamburg, Germany.

A list of partners is available for inspection at our London Branch: 60 Threadneedle Street, London EC2R 8HP.

Authorised by the German Federal Financial Supervisory Authority (BaFin) and authorised and regulated by the Financial Conduct Authority, firm reference number 959302.