

# J.P.Morgan CAZENOVE

STRICTLY PRIVATE AND CONFIDENTIAL

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

09 May 2025

Dear Sirs

**Recommended cash and share acquisition of Urban Logistics REIT plc by LondonMetric Property plc (“LondonMetric”) (the “Acquisition”)**

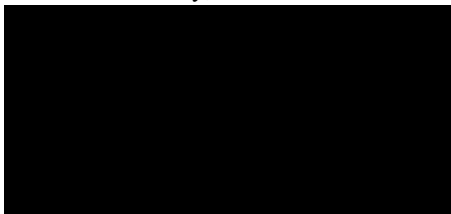
We refer to the announcement to be issued under Rule 2.7 of the City Code on Takeovers and Mergers on or around 09 May 2025 in connection with the Acquisition (the “Announcement”).

The Announcement includes certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) (“J.P. Morgan”).

J.P. Morgan hereby gives its consent to the publication of the Announcement (and further confirms that it has not withdrawn its consent) with the inclusion therein of references to its name in the form and context in which it appears.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully,



For and on behalf of J.P. Morgan Securities plc