

KINMONT

Strictly Private & Confidential

The Board of Directors
Urban Logistics REIT plc
29 Wellington Street
Leeds
LS1 4DL

9 May 2025

Dear Sirs / Madams,

Recommended cash and share acquisition of Urban Logistics REIT plc (“Urban Logistics”) by LondonMetric Property plc (“LondonMetric”) to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006 (the “Acquisition”).

We refer to the announcement to be dated on or around 9 May 2025 relating to the Acquisition (the “**Announcement**”) pursuant to Rule 2.7 the City Code on Takeovers and Mergers (the “**Code**”), a near final draft of which is attached and initialled by us for identification purposes.

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the inclusion in the Announcement of our name and reference thereto, in the form and context in which they appear.

Yours faithfully,



for and on behalf of
Kinmont Limited

KINMONT LIMITED

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