

9 May 2025

Dear Sirs

URBAN LOGISTICS REIT PLC (THE “COMPANY”) (COMPANY NUMBER: 09907096)

Recommended cash and share offer by LondonMetric Property plc (“LondonMetric”) for the entire issued and to be issued ordinary share capital of the Company (the “Acquisition”)

We refer to the Rule 2.7 announcement (the “**Announcement**”), to be released on or around 9 May 2025, in connection with the proposed cash and share offer by LondonMetric to acquire the entire issued and to be issued ordinary share capital of the Company not already held by LondonMetric.

We hereby consent to the release of the Announcement with the inclusion therein of the references to ourselves in the form and context in which they appear.

Yours faithfully



For and on behalf of
Panmure Liberum Limited