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Barclays.com

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

Attn: Board of Directors

23 May 2025

Dear Sirs/Madams,

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

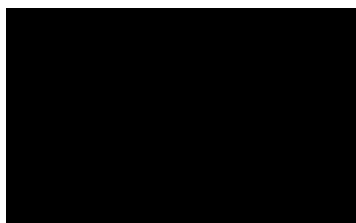
We refer to the scheme document to be posted by Urban Logistics REIT PLC on or around the date of this letter in connection with the Transaction (the "Scheme Document").

We hereby confirm that we have given and not withdrawn our consent to the inclusion in the Scheme Document of references to our name in the form and context in which they appear.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

We also confirm that we consent to this letter being made available for inspection.

Yours faithfully,



.....
Name: [REDACTED]

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