

23 May 2025

Dear Sirs

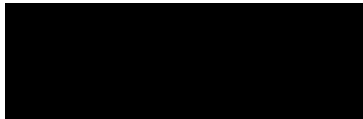
URBAN LOGISTICS REIT PLC (THE “COMPANY”) (COMPANY NUMBER: 09907096)

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 consent to the inclusion in the circular dated the date of this letter (the “**Scheme Document**”), in connection with the recommended cash and share offer by LondonMetric Property plc for the entire issued and to be issued ordinary share capital of Urban Logistics REIT plc to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006, to our name in the form and context in which it appears.

We hereby also consent to this letter being made available for inspection.

Yours faithfully



For and on behalf of
Panmure Liberum Limited