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For the attention of:

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

23 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 scheme document to be sent to shareholders of Urban Logistics in connection with the recommended cash and share offer by LondonMetric for the entire issued and to be issued share capital of Urban Logistics dated on or around the date of this letter (the "Scheme Document").

We hereby consent to the issue of the Scheme Document with the inclusion therein of our name and references to ourselves, in each case in the form and context in which they appear.

Yours faithfully

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Date of signature .....23 May 2025.....

for and on behalf of Peel Hunt LLP