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Independent Assurance Statement
Provided by ISOS Group, Inc.

To the Management Team of LondonMetric Property Plc:

ISOS Group, Inc. ["ISOS" or "we"] were engaged by LondonMetric Property Plc ["Client" or "LondonMetric"] to conduct moderate level type 2 assurance of environmental data to be reported in its 2026 GRESB Real Estate Assessment, Annual Report and Responsible Business Report ["Reported Information"], covering the period beginning January 1, 2025 and ending December 31, 2025 ("CY25").

We have performed our moderate assurance engagement in accordance with the AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). Our review was limited to the Reported Information comprising of:

- Energy consumption
- GHG emissions (Scope 1, Scope 2 location-based, Scope 3 Category 13)
- Water use
- Waste management

We have not performed any procedures with respect to other sustainability-related information to be reported in its 2026 GRESB Real Estate Assessment, Annual Report or9 Responsible Business Report and, therefore, no conclusion on information outside of this scope of work is expressed.

Boundary

Organizational Boundary	LondonMetric is a British property company, owning logistics platforms alongside a grocery-led long income portfolio.
Assurance Boundary	The boundary of assurance included all five hundred fifty-seven (557) of the Client's properties located in the United Kingdom.
GHG Emissions Consolidation Approach	The GHG emissions boundary followed the operational control methodology specified in the GHG Protocol.

LondonMetric's responsibilities

The Company's management are responsible for:

- Preparing the data in accordance with generally accepted reporting practices,
- The accuracy and completeness of the information reported,
- The design, implementation and maintenance of internal controls relevant to the preparation of the report to provide confidence that the report is free from material misstatement, whether due to fraud or error,
- Ensuring the data performance is fairly stated in accordance with the applicable criteria and for the content and statements contained therein.

Methodology and Criteria

The assurance procedures undertaken were to determine the strength of the systems in place and the quality and reliability of the Reported Information. ISOS Group:

- Engaged a sample of individuals responsible for performance measurement,
- Evaluated the organization's sustainability data management and governance systems and adherence to AA1000 AccountAbility Principles, and
- Validated alignment to standard reporting protocols to ensure accurate claims to the methodology and approach used.
- To verify quantitative claims, both at the aggregate level and on a sample basis, and test accuracy, consistency, completeness, and reliability, ISOS Group:
    1. Conducted a portfolio assessment analyzing performance results to uncover any errors, misstatements, gaps, or performance anomalies,
    2. Selected a group of properties for detailed testing and analysis, including cross-reference to source data to uncover variances and address any exclusions and other limitations, and
    3. Brought all findings to the Client's attention to address and confirmed resolution of any material misstatements.

Limitations and Exclusions

The following limitations and exclusions regarding the Reported Information were observed during the engagement. It was determined that these do not materially impact the performance criteria or assurance conclusion.

- Greenhouse gas quantification is unavoidably subject to inherent uncertainty because of both scientific and estimation uncertainty and for other non-financial performance information the precision of different measurement techniques may also vary. Furthermore, the nature and methods used to determine such information, as well as the measurement criteria and the precision thereof, may change over time.
- Some scope 1 GHG emission sources (i.e., refrigerant releases, mobile combustion sources, emergency generators) have been excluded from this review, in alignment with the guidelines for the 2026 GRESB Real Estate Assessment.
- There were instances where annual performance is reported in the aggregate, limiting the opportunity for data analysis and the ability to uncover data errors, gaps, or anomalies. Additional evidence was gathered to support the data reported.
- Reviews pertaining to the completeness and capture of all utility meters at properties, particularly those attributed to tenant spaces, is limited to what is disclosed in data management systems.
- No visit to the Client's headquarters or facilities was conducted throughout this engagement.

Findings and Conclusions

Based on the process and procedures conducted regarding the quality and reliability of the Reported Information, there is no evidence that the Reported Information is not materially correct and provide a fair representation of the Client's environmental impacts to stakeholders for the stated period and reporting boundary.

Findings and conclusions concerning adherence to the AA1000 AccountAbility Principles include:

Inclusivity	LondonMetric identifies investors, occupiers, employees, suppliers and communities as key stakeholders. Engagement is embedded in its Responsible Business approach, overseen by the ESG Committee, and used to inform sustainability priorities, asset planning, development specifications and solar deployment. Outcomes are tracked through participation, energy data coverage and goal progress, then reported through the Annual Report, GRESB and TCFD disclosures.
Materiality	LondonMetric aligns materiality with the GRESB Materiality Framework and a 2019 externally supported assessment, reviewed annually. Topics are prioritized by stakeholder relevance and financial or operational impact. Results are disclosed in the Annual Report and inform net-zero strategy, climate risk reporting and capital allocation.
Responsiveness	LondonMetric addresses material topics through its Net Zero Carbon Roadmap, investment appraisal processes and green lease clauses. Climate risks are assessed using TCFD-aligned scenario analysis and integrated into the enterprise risk register. Board-approved targets are cascaded to operational teams, ESG KPIs are reflected in Executive Director remuneration, and progress is reported through the Annual Sustainability Report, Annual Report and GRESB submission.
Impact	LondonMetric measures impacts across emissions, energy, water and embodied carbon using asset-level data aggregated through internal spreadsheets and third-party platforms. Metrics inform sustainability-linked capex planning, net-zero pathways, EPC compliance, solar suitability and MEES risk assessments. Progress disclosed annually includes Scope 1 and 2 net zero by 2027, portfolio-wide Scopes 1–3 net zero by 2050, 92% EPC A–C coverage and eight new solar installations in 2026.

Observations and Recommendations

Observations and recommendations include:

- Reported figures may rely on unaudited tenant-reported data. Tenant data may be reported using annualized figures, reducing the opportunity for data analysis to uncover data errors, gaps, or anomalies.

Restriction of use

This assurance report is provided exclusively to the Client under the terms of our engagement, including agreed disclosure arrangements, and may only be reproduced in its entirety. Our work is intended solely to address the matters outlined in this moderate assurance report and is not intended for any other purpose. Any third party, accessing or relying on this report, does so at its own risk. To the fullest extent permitted by law, we disclaim any responsibility or liability to any party other than the Client for our work, this report, or the conclusions stated herein.

Statement of Competency and Independence

ISOS Group is an independent professional services firm that specializes in the provision of external assurance services. Our team of experts have the technical expertise and competency to conduct assurance to the AA1000 assurance standard, which meets the criteria for assurance of sustainability information. The assurance team has extensive experience in conducting assurance engagements over sustainability-related information, systems and processes.

No member of the assurance team has any business relationship with the Client, its directors or managers beyond the scope of this assignment. We conducted this assurance independently and, to our knowledge, without any conflicts of interest. ISOS Group upholds a strong code of ethics, ensuring high professional standards in all business activities.

Signed on behalf of ISOS Group: San Diego, California – USA, June 29, 2026.

Brian Noveck
VP Sustainability Services, PCSAP

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