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Strictly Private and Confidential

For the attention of:

LondonMetric Property plc
1 Curzon Street
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W1J 5HB

19 June 2023

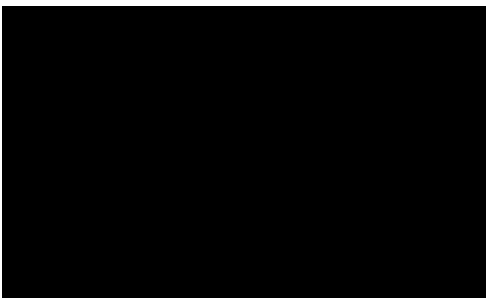
Dear Sir/Madam

RECOMMENDED ALL-SHARE OFFER FOR CT PROPERTY TRUST LIMITED ("CTPT") BY LONDONMETRIC PROPERTY PLC ("LONDONMETRIC")

We refer to the scheme document to be sent to shareholders of CTPT in connection with the recommended all-share offer by LondonMetric for the entire issued and to be issued share capital of CTPT 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



For and on behalf of Peel Hunt LLP