

J.P.Morgan CAZENOVE

The Directors
LondonMetric Property Plc
One Curzon Street
London
W1J 5HB
United Kingdom

19 June 2023

Dear Sir / Madam,

Recommended offer for CT Property Trust Limited by LondonMetric Property Plc (the “Acquisition”)

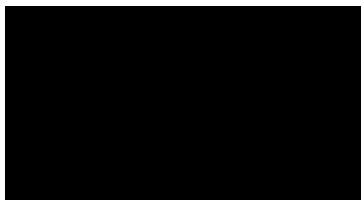
We refer to the scheme document (the “Scheme Document”) and the announcement relating to the publication of the Scheme Document (“the Announcement”) to be published by CT Property Trust Limited on or around 19 June 2023, in connection with the Acquisition, copies of which are attached hereto.

The Scheme Document and Announcement include certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) (“J.P. Morgan”).

J.P. Morgan hereby gives its consent to the publication of the Scheme Document and Announcement with the inclusion therein of references to its 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 acknowledge that a copy of this letter shall be published on the website of LondonMetric Property Plc as required by the City Code on Takeovers and Mergers.

Yours faithfully,



J.P. Morgan Securities plc

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