

**LondonMetric Property Plc**  
**1 Curzon Street**  
**London**  
**W1J 5HB**

(hereinafter referred to as “the Company”)

and

**Peel Hunt LLP**  
**100 Liverpool Street**  
**London**  
**EC2M 2AT**

(in their capacity as financial adviser to the Company)

and

**CT Property Trust Limited**  
**PO Box 255**  
**Trafalgar Court**  
**Les Banques**  
**St Peter Port**  
**Guernsey**  
**GY1 3QL**

(hereinafter referred to as “CT”)

and

**Panmure Gordon (UK) Limited**  
**40 Gracechurch Street**  
**London**  
**EC3V 0BT**

(in their capacity as joint financial adviser and rule 3 adviser to CT)

and

**Dickson Minto Advisers**  
**Broadgate Tower**  
**20 Primrose Street**  
**London**  
**EC2A 2EW**

(in their capacity as joint financial adviser to CT)

(and all the above collectively referred to as “the Addressees”)

19 June 2023

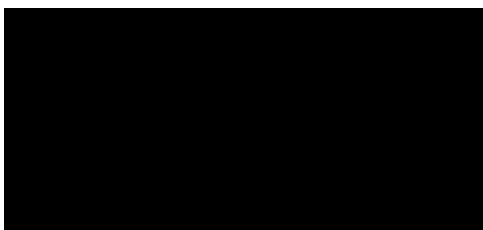
Dear Ladies and Gentlemen,

## PROVISION OF VALUATION SERVICES IN CONNECTION WITH PROJECT BUDE

We refer to a scheme document (the "Scheme Document") that is to be sent to the shareholders of CT on the date of this letter in connection with the recommended offer for the entire issued ordinary share capital of CT.

We hereby give our consent to the inclusion in the Scheme Document of our valuation report, with a valuation date of 31 March 2023 and dated 19 June 2023, in respect of properties owned by the Company and the references thereto and to our name, in the form and context in which they are included, as shown in the version Proof 7: 16.06.2023, received on 16 June 2023 at 18:38 and referenced Proof 7: 16.06.2023, a copy of which we have initialled for identification.

Yours faithfully,



For and on behalf of CBRE Limited