

STRICTLY PRIVATE AND CONFIDENTIAL

Board of Directors
CT Property Trust Limited
PO Box 255
Trafalgar Court
Les Banques
St. Peter Port
Guernsey GY1 3QL

FAO: [REDACTED]

04 May 2023

Dear [REDACTED]

Confidentiality agreement dated 22 June 2022 between (1) CT Property Trust Limited (the “Company”) and (2) LondonMetric Property Plc (the “Confidentiality Agreement”)

I refer to: (1) the Confidentiality Agreement; and (2) a valuation book prepared by LondonMetric Property Plc (“**LondonMetric**”) for March 2023 (containing certain valuation reports prepared by CBRE and Savills) (the “**Valuation Book**”). Unless the context requires otherwise, terms defined in the Confidentiality Agreement have the same meanings when used in this letter.

To further assist the Company's evaluation and negotiation of the Purpose, LondonMetric is prepared to make available the Valuation Book (which the Company acknowledges is commercially sensitive to LondonMetric), on the condition that the Company agrees to be bound by and accept the provisions of this letter. The Valuation Book will only be provided in the electronic data room hosted by CMS Cameron McKenna Nabarro Olswang LLP entitled "Project Bude" in a folder entitled "Valuation Book" (the “**Valuation Book Folder**”).

In consideration of LondonMetric agreeing to make available the Valuation Book to the Company, the Company hereby agrees as follows:

- (i) the only persons who shall have access to the Valuation Book Folder shall be: (i) the directors of the Company (the “**Directors**”); (ii) employees of Panmure Gordon advising the Company in connection with the Purpose (and who need to access the Valuation Book for the Purpose) (the “**PG Recipients**”); (iii) employees and partners of Dickson Minto advising the Company in connection with the Purpose (and who need to access the Valuation Book for the Purpose) (the “**DM Recipients**”); and (iv) employees of Cushman & Wakefield advising the Company in connection with the Purpose (and who need to access the Valuation Book for the Purpose) (together, the “**Permitted Recipients**”);

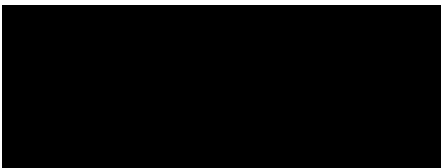
- (ii) the Company shall procure that each of the Permitted Recipients comply with all the provisions of this letter as if each were a party to this letter and had undertaken the same obligations as are undertaken by the Company, and the Company shall be responsible for any breach of the provisions of this letter by any such person;
- (iii) the Company shall procure that only the Permitted Recipients shall have access to the Valuation Book and none of them shall pass or disclose (whether verbally, in writing or otherwise) the Valuation Book to: (a) Columbia Threadneedle Investment Business Limited (the “**Investment Manager**”), any member of the Investment Manger’s Group or any funds managed or advised by the Investment Manager (and the general partners of such funds) (together, the “**CT Group**”); or (b) any other person; and
- (iv) the Company shall require the Permitted Advisers to keep a record of all persons with access to the Valuation Book Folder and shall provide this record to LondonMetric upon written request (with email being sufficient).

Cushman & Wakefield may report on the Valuation Book in written reports (“**Reports**”) only to the board of directors of the Company, the PG Recipients and the DM Recipients. The Company agrees that the Reports may only be used for the Purpose and may not be disclosed to any member of the CT Group or any other person. The Reports may not be used for any other purpose, including, without limitation, any use that would be to the competitive advantage of the Company.

Without prejudice to the foregoing, the Company acknowledges and agrees that the Valuation Book and the Reports are all "Confidential Information" for the purposes of the Confidentiality Agreement.

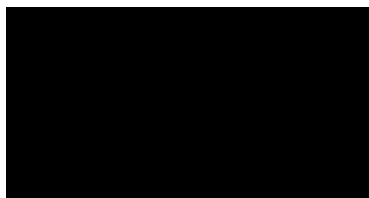
Please countersign below to indicate your acknowledgement and agreement to the terms of this letter.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

LondonMetric Property Plc

Agreed and accepted by:



CT Property Trust Limited

Date: 4. May 2023