M DICKSON MINTO

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

4 September 2024

Dear Sirs and Madams

Recommended cash acquisition of Balanced Commercial Property Trust Limited (the "Company") by Starlight Bidco Limited ("Bidco") by way of a court-sanctioned scheme of arrangement of the Company (the "Proposed Acquisition")

We refer to the announcement under Rule 2.7 of the City Code on Takeovers and Mergers (the "**Code**") to be released by Bidco and the Company on or around the date of this letter in respect of the Proposed Acquisition (the "**Rule 2.7 Announcement**").

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.7 Announcement with the inclusion of our name and the references thereto in the form and context in which they appear.

Yours/faithfully

For and on behalf of **Dickson Minto Advisers LLP**