

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”)

24 May 2023

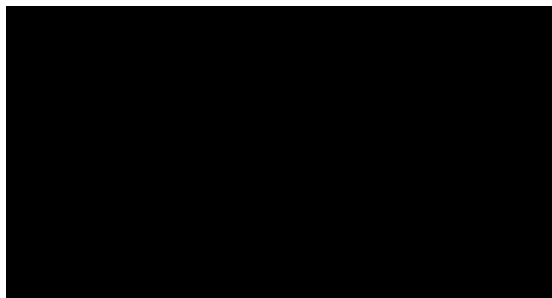
Dear Ladies and Gentlemen,

PROVISION OF VALUATION SERVICES IN CONNECTION WITH PROJECT BUDE

We refer to an announcement made pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the “Announcement”) 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 Announcement of our valuation report dated 31 March 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 dated 24 May 2023, received on 23 May 2023 at 18:44 and referenced Rule 2.7 Announcement (Project Bude)(680220261_14) (compared with 680220261_17)-1, a copy of which we have initialled for identification.

Yours faithfully,



RICS Registered Valuer

For and on behalf of CBRE Limited