

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

30 September 2024

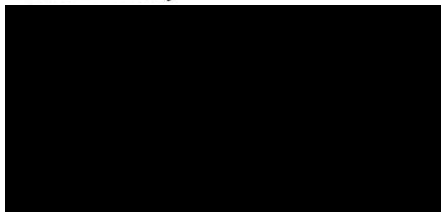
Dear Sirs and Madams

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

We refer to the scheme document to be sent to shareholders of the Company on or around the date of this letter (the "**Scheme Document**") in connection with the Proposed Acquisition.

In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the issue of the Scheme Document with the inclusion of our name and the references thereto in the form and context in which they appear.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