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Starlight Bidco Limited

Redwood House
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Guernsey
("BidCo")

30 September 2024

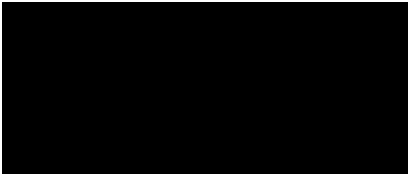
Dear Sirs,

Recommended cash acquisition for Balanced Commercial Property Trust Limited ("BCPT") by BidCo (the "Transaction")

We refer to the scheme document to be dated on or around 30 September 2024 in relation to the Transaction (the "**Scheme Document**").

We hereby confirm that we have given and not withdrawn our consent to the publication of the Scheme Document with the inclusion of the references to our name in the form and context in which they appear.

Yours faithfully,



For and on behalf of

Eastdil Secured International Limited

