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AKUR
CAPITAL

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STRICTLY PRIVATE AND CONFIDENTIAL

The Board of Directors
Tritax Big Box REIT Plc
72 Broadwick Street
London
W1F 9QZ

21 March 2024

Dear Sirs / Madams

Recommended all-share combination of Tritax Big Box REIT Plc and UK Commercial Property REIT Limited to be effected by means of a court-sanctioned scheme of arrangement under Part VIII of the Companies (Guernsey) Law, 2008 (the "Combination").

We refer to the announcement to be issued on or around the date hereof in connection with the Combination (the "**Announcement**") pursuant to Rule 2.7 the City Code on Takeovers and Mergers (the "**Code**").

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn consent to the issue of the Announcement with the inclusion of our name and reference thereto, in the form and context to which they appear.

Yours faithfully


for and on behalf of
Akur Limited