

Deutsche Bank Group
Deutsche Numis



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

Deutsche Numis
45 Gresham Street
London
EC2V 7BF
Tel +44 (0)20 7260 1000

21 March 2024

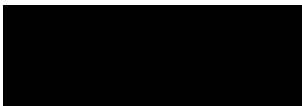
Dear Directors,

Recommended all-share combination of UK Commercial Property REIT Limited (the "Company") and Tritax Big Box REIT plc ("BBOX") by way of a court-sanctioned scheme of arrangement of the Company under Part VIII of the Companies (Guernsey) Law, 2008 (the "Proposed Transaction")

We refer to the announcement under Rule 2.7 of the City Code on Takeovers and Mergers (the "**Takeover Code**") to be issued on or around the date of this letter in respect of the Proposed Transaction (the "**Rule 2.7 Announcement**").

In accordance with Rule 23.2 of the Takeover Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.7 Announcement with the inclusion of our name and the references thereto in the form and context in which they appear.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

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