

J.P.Morgan CAZENOVE

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**"), a copy of which is attached hereto.

The Announcement includes certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) ("**J.P. Morgan**").

J.P. Morgan hereby gives its 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. This letter is for your information only and should not be relied upon by any other person.

Yours faithfully



J.P. Morgan Securities PLC