



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

21 March 2024

Dear Sirs,

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

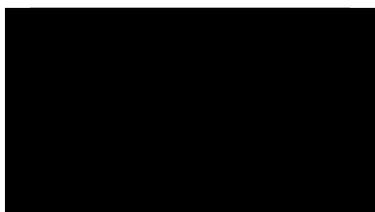
We refer to the announcement under Rule 2.7 of the City Code on Takeovers and Mergers that is to be issued on or around the date hereof in connection with the Combination (the "**Rule 2.7 Announcement**").

In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we have given and not withdrawn our consent to the inclusion of references to our name in the Rule 2.7 Announcement in each case in the form and context in which it appears.

We hereby also consent to this letter being made available for inspection.

Yours very truly

For and on behalf of
N.M. Rothschild & Sons Limited



Sam Green