

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 pursuant to Rule 2.7 the City Code on Takeovers and Mergers (the "**Announcement**").

We hereby confirm that we have given and not withdrawn our consent to the issue of the Announcement with the inclusion of the references to our name in the form and context in which it appears.

Yours faithfully



for and on behalf of

Jefferies International Limited