



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

9 April 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 scheme document that is to be published by the Company on or around the date hereof in connection with the Combination (the "**Scheme Document**").

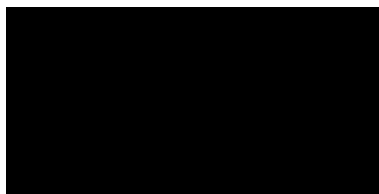
In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we have given and not withdrawn our consent to the inclusion of references to our name in the Scheme Document in each case in the form and context in which it appears.

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

Yours faithfully

For and on behalf of

**N.M. Rothschild & Sons Limited**



Sam Green