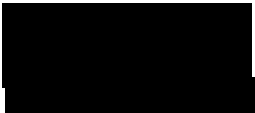




CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard
Direct Line
Email
Our Ref



Tritax Big Box REIT plc
72 Broadwick Street
London
W1F 9QZ
(hereinafter referred to as “Tritax” or the “Company”)

and

Jefferies International Limited
100 Bishopsgate
London
EC2N 4JL
(in their capacity as sponsor and lead financial adviser to the Company)

and

J.P. Morgan Securities plc
25 Bank Street
Canary Wharf
London
E14 5JP
(in their capacity as joint financial adviser to the Company)

and

Akur Limited
66 St James’s Street
London
SW1A 1NE
(in their capacity as joint financial adviser to the Company)

and

UK Commercial Property REIT Limited
PO Box 255
Trafalgar Court Les Banques
St Peter Port
Channel Islands



**GY1 3QL
Guernsey
(hereinafter referred to as "UK Commercial Property")**

and

**N.M. Rothschild & Sons Limited
New Court, St Swithin's Lane
London
EC4N 8AL
(in their capacity as lead financial adviser to UK Commercial
Property)**

and

**Numis Securities Limited (trading as Deutsche Numis)
45 Gresham Street
London
EC2V 7BF
(in their capacity as joint financial adviser to UK Commercial
Property)**

(and all the above collectively referred to as "the Addressees")

09 April 2024

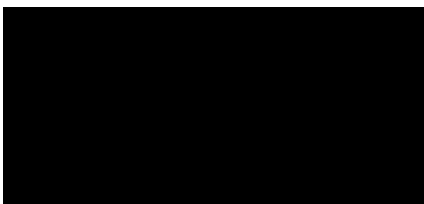
Dear Ladies and Gentlemen,

PROVISION OF VALUATION SERVICES IN CONNECTION WITH A SCHEME DOCUMENT

We refer to the scheme document published by UK Commercial Property (the "Scheme Document") on the date of this letter in connection with the recommended all-share offer by the Company for the entire issued and to be issued ordinary share capital of UK Commercial Property.

We hereby give our consent to the inclusion in the Scheme Document of our valuation report dated 09 April 2024, with a valuation date of 31 December 2023 in respect of properties owned by the Company's group (the "Valuation Report") and the references thereto and to our name, in the form and context in which they are included, as shown in the version of the Scheme Document, received on 5 April 2024 a copy of which we have initialled for identification.

Yours faithfully,



For and on behalf of CBRE Limited