



BDO LLP
55 Baker Street
London
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The Directors
Tritax Big Box REIT plc
72 Broadwick Street
London
W1F 9QZ

9 April 2024

Jefferies International Limited
100 Bishopsgate
London
EC2N 4JL

Dear Sir or Madam

Recommended All-Share Combination of Tritax Big Box REIT plc (the “Company”) and UK Commercial Property REIT Limited (“UKCM”)

We refer to the quantified financial benefits statement made by the directors of the Company (the “**Directors**”) and our report thereon set out in Part B of Appendix 4 of the Rule 2.7 Announcement made by the Directors dated 21 March 2024.

We also refer to the statement by the Directors confirming that the quantified financial benefits statement remains valid as contained in the scheme document to be sent to the shareholders of UKCM dated 9 April 2024.

We confirm that our report dated 21 March 2024, referred to above, continues to apply.

This letter is required by Rule 27.2(d)(ii) of the City Code on Takeovers and Mergers and is given for the purpose of complying with that rule and for no other purpose.

Save for any responsibility which we may have to those persons to whom this letter is expressly addressed, to the fullest extent permitted by law we do not assume any responsibility and will not accept any liability to any other person for any loss suffered by any such other person as a result of, arising out of, or in connection with this letter.

Yours faithfully



BDO LLP

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