

**STRICTLY PRIVATE AND CONFIDENTIAL**

The Board of Directors  
Tritax Big Box REIT Plc  
72 Broadwick Street  
London  
W1F 9QZ

8 April 2024

Dear Sirs / Madams

**Publication of the Scheme Document for the recommended all-share combination of Tritax Big Box REIT Plc ("BBOX") and UK Commercial Property REIT Limited ("UKCM") (the "Scheme Document").**

We write to you regarding the Scheme Document to be issued to shareholders of UKCM on or around 9 April 2024, in connection with the proposed all-share combination of BBOX and UKCM (the "**Combination**").

Jefferies International Limited hereby confirms that it has given and not withdrawn its consent to the issue of the Scheme Document with the inclusion of its name, and references thereto, in the form and context in which they appear.

We also hereby confirm, solely for the purposes of Rule 27.2(d)(ii) of the UK City Code on Takeovers and Mergers, our report in connection with the Quantified Financial Benefits Statement, included in Part C of Appendix 4 of the Rule 2.7 announcement issued in connection with the Combination on 21 March 2024, continues to apply.

This letter is for your information and should not be relied upon by any other person.

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

Yours faithfully

[REDACTED]

for and on behalf of

**Jefferies International Limited**