

STRICTLY PRIVATE AND CONFIDENTIAL

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

9 April 2024

Dear Sirs / Madams

Recommended all-share combination of Tritax Big Box REIT Plc and UK Commercial Property REIT Limited ("UKCM") to be effected by means of a court-sanctioned scheme of arrangement under Part VIII of the Companies (Guernsey) Law, 2008 (the "Combination").

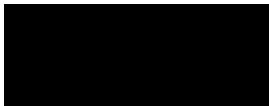
We refer to the scheme document to be issued to shareholders of UKCM on or around 9 April 2024, in connection with the Combination (the "Scheme Document").

The Scheme Document includes certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) ("J.P. Morgan").

J.P. Morgan hereby gives its consent to the publication of the Scheme Document with the inclusion therein of references to its name in the form and context in which it appears.

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

Yours faithfully,



J.P. Morgan Securities PLC