

66 ST JAMES'S STREET, LONDON, SW1A 1NE, UK

STRICTLY PRIVATE AND CONFIDENTIAL

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

9 April 2024

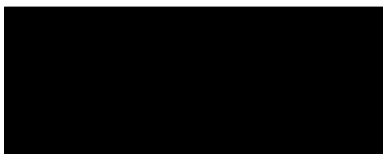
Dear Sirs / Madams

Recommended all-share combination of Tritax Big Box REIT Plc and UK Commercial Property REIT Limited 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 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In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn consent to the issue of the Scheme Document with the inclusion of our name and references thereto, in the form and context to which they appear.

Yours faithfully



for and on behalf of
Akur Limited