

The Board of Directors
Balanced Commercial Property Trust Limited
PO Box 255
Trafalgar Court
Les Banques
St Peter Port
Guernsey GY1 3QL

4 September 2024

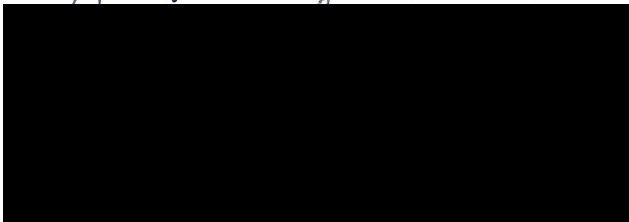
Dear Sirs and Madams

Recommended cash acquisition of Balanced Commercial Property Trust Limited (the "Company") by Starlight Bidco Limited ("Bidco") by way of a court-sanctioned scheme of arrangement of the Company (the "Proposed Acquisition")

We refer to the announcement under Rule 2.7 of the City Code on Takeovers and Mergers (the "**Code**") to be released by Bidco and the Company on or around the date of this letter in respect of the Proposed Acquisition (the "**Rule 2.7 Announcement**").

In accordance with Rule 23.2 of the Code, we hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.7 Announcement with the inclusion of our name and the references thereto in the form and context in which they appear.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

For and on behalf of

Dickson Minto Advisers LLP