



**Eastdil Secured International Limited**  
One Berkeley Street, London W1J 8DJ, UK  
+44 (0) 20 7074 4950  
www.eastdilsecured.com

**Starlight Bidco Limited**

Redwood House  
St Julian's Avenue  
St Peter Port  
GY1 1WA  
Guernsey  
("BidCo")

04 September 2024

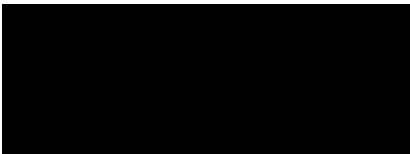
Dear Sirs,

**Recommended cash acquisition for Balanced Commercial Property Trust Limited ("BCPT") by BidCo (the "Transaction")**

We refer to the announcement to be dated on or around 04 September 2024 in relation to the Transaction (the "**2.7 Announcement**").

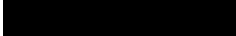
We hereby confirm that we have given and not withdrawn our consent to the publication of the 2.7 Announcement with the inclusion of the references to our name in the form and context in which they appear.

Yours faithfully,



For and on behalf of

**Eastdil Secured International Limited**

Name: 

Title: 