

Additional Holders:

The General Meeting of Balanced Commercial Property Trust Limited ("BCPT" or the "Company") will be held at 10.15 a.m. on 25 October 2024 (or as soon thereafter as the Court Meeting (as adjourned or postponed, if applicable) has been concluded) at the building of the Company's UK legal advisers, Dickson Minto LLP, at Dashwood House, 69 Old Broad Street, London EC2M 1QS.

Shareholder Reference Number

Please detach this portion before posting this proxy form

Form of Proxy – Balanced Commercial Property Trust Limited General Meeting to be held on 25 October 2024



Cast your Proxy online 24/7 ...It's fast, easy and secure!
www.investorcentre.co.uk/eproxy

You will be asked to enter the Control Number, Shareholder Reference Number (SRN) and PIN shown above and agree to certain terms and conditions. You can view the Scheme Document and notice of the Balanced Commercial Property Trust Limited General Meeting online at: www.columbiathreadneedle.co.uk/bcpt-strategic-review/.

Control Number: 920389

SRN:

PIN:

To be effective, all proxy appointments must be lodged with Computershare Investor Services (Guernsey) Limited (the "Registrar") at:
Computershare Investor Services (Guernsey) Limited, c/o The Pavilions, Bridgwater Road, Bristol, United Kingdom BS99 6ZY by 10.15 a.m. on 23 October 2024.

Explanatory Notes:

1. Full details of the resolution to be proposed at the General Meeting, with explanatory notes, are set out in the shareholder circular made available to members of the Company ("BCPT Shareholders") on 30 September 2024 (the "Scheme Document"). Unless otherwise defined, all capitalised words and phrases in this Form of Proxy and these Explanatory Notes shall have the meanings given to them in the Scheme Document.
2. Pursuant to Regulation 41 of the Uncertificated Securities (Guernsey) Regulations 2009, entitlement to attend, speak and vote at the General Meeting and the number of votes which may be cast thereat will be determined by reference to the register of members of the Company (the "Register of Members") at 6.00 p.m. on 23 October 2024 (or, if the General Meeting is adjourned or postponed, at 6.00 p.m. on the date which is two non-Business Days prior to the date set for the adjourned or postponed meeting). Changes to entries on the Register of Members after that time shall be disregarded in determining the rights of any person to attend, speak and vote at the General Meeting.
3. If someone else signs your Form of Proxy on your behalf, the power of attorney or other authority under which it is signed (or a notarially certified copy of such power of attorney or authority), must accompany the Form of Proxy. In the case of a corporation, your Form of Proxy must be executed either under the corporation's common seal or be signed on its behalf by an attorney or officer duly authorised, stating their capacity (e.g. director, secretary). In the case of joint holders, only the holder elected by such joint holders to represent them and vote in their name (or, where no such election has been made, the person whose name stands first in the Register of Members in respect of that joint holding) will be entitled to vote in respect of the relevant joint holding. Any vote cast by such joint holder shall be accepted to the exclusion of the votes of the other joint holders.
4. Every Shareholder has the right to appoint the chairman of the General Meeting (the "Chairman") (or some other person(s)) as his or her proxy to exercise all or any of his or her rights, to attend, speak and vote on their behalf at the General Meeting. If the proxy is being appointed in relation to less than your full voting entitlement, please enter in the box on the reverse hereof the number of shares in relation to which the proxy is authorised to act as your proxy. If left blank, the proxy will be deemed to be appointed in respect of your full voting entitlement.
5. The completion and return of this Form of Proxy (or transmission of a proxy appointment or voting instruction electronically, through CREST or by any other procedure described in the Scheme Document) will not prevent you from attending, speaking, asking questions and voting at the General Meeting in person. If a member attends the meeting and votes, any proxy appointment will be terminated and the proxy vote disregarded in respect of those shares so voted.
6. To be valid, this Form of Proxy must be returned so as to be received by the Registrar at Computershare Investor Services (Guernsey) Limited, c/o The Pavilions, Bridgwater Road, Bristol, United Kingdom BS99 6ZY or electronically through the share portal service at www.investorcentre.co.uk/eproxy, no later than 10.15 a.m. on 23 October 2024 (or in the case of an adjourned or postponed meeting not later than 48 hours (excluding any non-Business Days) prior to the time and date set for the adjourned or postponed meeting). This Form of Proxy cannot be handed to the Chairman of the General Meeting or the Registrar on the day of the General Meeting.
7. To appoint more than one proxy in respect of a different share or shares, an additional Form of Proxy may be obtained by contacting the Registrar's helpline on +44 (0)370 707 4040 or you may photocopy this Form of Proxy. Please indicate in the box on the reverse the number of shares in relation to which they are authorised to act as your proxy. Please also indicate by marking the box provided if the proxy instruction is one of multiple instructions being given. All Forms of Proxy must be signed and should be returned together in the same envelope (if possible).
8. Please indicate with an 'X' to show how you wish your vote to be cast. If you mark an 'X' in more than one box, this Form of Proxy will be invalid. If returned without an indication as to how the proxy shall vote on any particular matter, the proxy will exercise his/her discretion as to whether, and if so how, he/she votes (or if this Form of Proxy has been issued in respect of a designated account for a shareholder, the Chairman will exercise his/her discretion as to whether, and if so how, he/she votes). Unless otherwise instructed, the person appointed as proxy will exercise his/her discretion as to any other business (including amendments to the Scheme and any procedural matters, including any resolution to adjourn) which may come before the General Meeting.
9. The 'Vote Withheld' option overleaf is provided to enable you to abstain on the resolutions. However, it should be noted that a 'Vote Withheld' is not a vote in law and will not be counted in the calculation of the proportion of the votes 'For' and 'Against' the resolution.
10. To appoint one or more proxies or to give an instruction to a proxy (whether previously appointed or otherwise) via the CREST system, CREST messages must be received by the issuer's agent (ID number 3RA50) not later than 48 hours before the time appointed for holding the General Meeting (or, in the case of an adjourned or postponed meeting, the adjourned or postponed meeting). For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp generated by the CREST system) from which the issuer's agent is able to retrieve the message. The Company may treat as invalid a proxy appointment sent by CREST in the circumstances set out in Regulation 34 of the Uncertificated Securities (Guernsey) Regulations 2009.
11. The above is how your address appears on the Register of Members of the Company. If this information is incorrect please ring the helpline of the Registrar on +44 (0)370 707 4040 to request a change of address form or go to www.investorcentre.co.uk to use the Registrar's online "Investor Centre" service.
12. A corporation which is a shareholder can by resolution of its directors or other governing body appoint one or more corporate representatives who may exercise, on its behalf, all its powers as a member (other than to appoint a proxy) provided that no more than one corporate representative exercises powers over the same share.
13. This Form of Proxy must be signed in order to be valid. Any alterations made to this Form of Proxy should be initialled.
14. If you have any questions relating to this Form of Proxy, please ring the Registrars' helpline on +44 (0)370 707 4040. This helpline cannot provide advice on the merits of the resolution or the Scheme nor give any financial, legal or taxation advice.

Kindly Note: This Form of Proxy is issued only to the addressee(s) and is specific to the unique designated account printed hereon. This personalised form is not transferable between different (i) account holders; or (ii) uniquely designated accounts. The Company and Computershare Investor Services (Guernsey) Limited accept no liability for any instruction that does not comply with these conditions.

All Named Holders

Form of Proxy

Please complete this box only if you wish to appoint a third party proxy other than the Chairman of the General Meeting as your proxy. Please leave this box blank if you want to select the Chairman. Do not insert your own name(s).

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I/We hereby appoint the Chairman of the General Meeting OR the person indicated in the box above as my/our proxy to attend, speak and vote in respect of my/our full voting entitlement* on my/our behalf at the General Meeting of Balanced Commercial Property Trust Limited to be held at the building of the Company's UK legal advisers, **Dickson Minto LLP, at Dashwood House, 69 Old Broad Street, London EC2M 1QS on 25 October 2024 at 10.15 a.m.** (or as soon thereafter as the Court Meeting (as adjourned or postponed, if applicable) has been concluded) and at any adjourned or postponed meeting.

* For the appointment of more than one proxy, please refer to Explanatory Note 7 (see front) and enter the number of shares in respect of which the proxy is appointed in the box below.

Please mark here to indicate that this proxy appointment is one of multiple appointments being made.

Please use a **black** pen. Mark with an **X** inside the box as shown in this example.



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Number of shares over which the proxy is appointed.

Special Resolution

1. For the purposes of giving effect to the Scheme:

- the directors of the Company (or a duly authorised committee of the directors) be authorised to take all such action as they may consider necessary, desirable or appropriate for carrying the Scheme into full effect; and
- with effect from the passing of the Resolution, the articles of incorporation of the Company be amended by the adoption and inclusion of a new article 56, as set out in the notice of General Meeting.

For	Against	Vote Withheld
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I/We instruct my/our proxy as indicated on this Form of Proxy. Unless otherwise instructed the proxy may vote as he or she sees fit or abstain in relation to any business of the General Meeting.

Signature

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Date

DD / MM / YY

In the case of a corporation, this Form of Proxy must be given under its common seal or be signed on its behalf by an attorney or officer duly authorised, stating their capacity (e.g. director, secretary).