

BEAUMONT
CORNISH
Limited

BUILDING 3, 566 CHISWICK HIGH ROAD, LONDON, W4 5YA
TEL: 0207 628 3396 FAX: 0207 628 3393

The Directors
The Cardiff Property Plc
56 Station Road
Egham
Surrey
TW20 9LF

24 November 2020

**Approval of waiver under Rule 9
of the Takeover Code
incorporating a
Notice of General Meeting**

Dear Sirs and Madam

We refer to the circular concerning a renewal of the approval of a waiver under Rule 9 of the City Code on Takeovers and Mergers dated 24 November 2020 as referred to above (the "**Circular**").

Beaumont Cornish Limited is acting as a Rule 3 Adviser to the Company and has given and not withdrawn its written consent to the issue of the Circular with the inclusion of its name and references to it in the form and context in which they appear.

Yours faithfully



For and on behalf of
Beaumont Cornish Limited