

The Directors
LXi REIT plc
6th Floor 125 London Wall
London
EC2Y 5AS
United Kingdom

11 May 2022

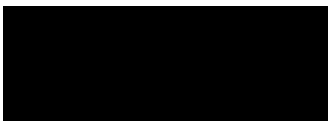
Dear Sirs / Madams,

Recommended share offer with a partial cash alternative for Secure Income REIT Plc (the “Company”) by LXi REIT plc (“Bidco”) to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006.

We write to you regarding the announcement to be published by the Company and Bidco on or around 11 May 2022 pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the “**2.7 Announcement**”), in connection with the proposed acquisition of the Company by Bidco.

Jefferies International Limited (“**Jefferies**”) hereby confirms that it has given and not withdrawn its consent to the issue of the 2.7 Announcement with the inclusion of its name and references thereto, in the form and context in which they appear.

Yours faithfully



Paul Bundred

For and on behalf of

Jefferies International Limited