

## SCHEDULE 1 –COMFORT LETTER

The Directors  
Tritax Eurobox Plc  
(the “**Company**”)

Jefferies International Limited  
Jefferies GmbH  
Van Lanschot Kempen Wealth Management N.V.  
Akur Limited  
(together the “**Banks**”)

(the Company and the Banks together the “**Addressees**”)

19<sup>th</sup> February 2021

Dear Sirs,

### **PROSPECTUS TO BE PUBLISHED BY THE COMPANY**

We refer to the prospectus (the “**Prospectus**”) to be published by the Company.

We confirm that we have given and not withdrawn our consent to:

- (i) the publication of the Prospectus and the references to our name in the attached final version of the Prospectus initialled for identification;
- (ii) the inclusion of our valuation report dated [date] in respect of property owned by the Company (the “**Valuation Report**”) and/or extracts therefrom in the attached final version of the Prospectus initialled for identification and the references thereto and to our name in the form and context in which they are included in the Prospectus;

We also hereby consent to the inclusion in the Prospectus of a declaration, and accept responsibility, as required by paragraph 5.3.2R(2)(f) of the Prospectus Regulation Rules and item 1.2 of Annex 1 to the Commission Delegated Regulation (EU) no. 2019/980 (as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018), that, to the best of our knowledge, the information contained in those parts of the Prospectus for which we are responsible is, to the best of our knowledge and belief, in accordance with the facts and contains no omission likely to affect its import.

We confirm that our Valuation Report complies with Rule 5.4.5G of the Prospectus Regulation Rules and paragraphs 128 to 130 of the ESMA update of the CESR recommendations for the consistent implementation of the European Commission Regulation (EC) No 809/2004 implementing the Prospectus Directive (as now applicable to the Prospectus Regulation (EU) 2017/1129 (as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018)) (ESMA/2013/319).

We have reviewed the information contained in the Prospectus which relates to information contained in the Valuation Report and confirm that the information presented is accurate, balanced, complete, not inconsistent with the Valuation Report, and we confirm that the items in the Prospectus that have been extracted from the Valuation Report have been properly and accurately extracted from the Valuation Report.



We also confirm that:

- a. we are not aware of any other matter in relation to our valuation of the property to which the Valuation Report relates which is not disclosed in our Valuation Report and which we consider is required to be drawn to your attention);
- b. we are not aware of any other matter in relation to our valuation of the property to which the Valuation Report relates which is not disclosed in the Prospectus and which we consider is required to be drawn to your attention in the context of the requirement for the Prospectus to contain all information necessary to enable investors to make an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the Company and its group.

We have valued the property interests in the Properties and confirm that since the effective date of the Valuation Report, we have not become aware (having made enquiry of the Company) of any material change since the Valuation Date in any matter relating to the Properties which in our opinion would have a material effect on the Market Value of the Properties as at the date of this letter and in relation to market conditions and movements in property markets in which the Properties are located, we do not consider any movement in respect of the Properties constitute a material change to the Market Value reported.

We confirm that we have acted as an external valuer (as defined in the RICS Valuation – Professional Standards (latest edition)) for the purpose of valuing the Property pursuant to the terms of the letter of engagement with the Addressees dated 18 February 2021.

We further hereby consent to the Valuation Report being put on public display in accordance with item 21.1 of Annex I to the Commission Delegated Regulation (EU) 2019/980 (as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018).

Yours faithfully,

For and on behalf of Jones Lang LaSalle Limited

A handwritten signature in black ink, appearing to read "Christian Luft", written in a cursive style.

**Christian Luft**  
Director