



The Directors
Great Portland Estates plc
33 Cavendish Square
London
W1G 0PW

Merrill Lynch International
2 King Edward Street
London
EC1A 1HQ

24 May 2024

Dear Ladies and Gentlemen

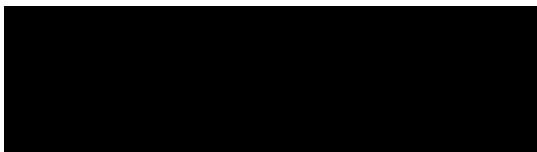
Great Portland Estates plc (the “Company”)

We have given and not withdrawn our consent to the inclusion in the prospectus dated 24 May 2024 issued by the Company (the “**Prospectus**”) of our Accountants’ Report on the Unaudited Pro Forma Financial Information set out under Part XVII, Section B.

Our consent is required by item 1.3 of Annex 3 of the PR Regulation and is given for the purpose of complying with that provision and for no other purpose.

We also hereby authorise the contents of the report referred to above which is included in the Prospectus for the purposes of item 5.3.2R (2)(f) of the Prospectus Regulation Rules issued by the Financial Conduct Authority.

Yours faithfully



PricewaterhouseCoopers LLP
Chartered Accountants

*PricewaterhouseCoopers LLP, 1 Embankment Place, London, WC2N 6RH
T: +44 (0) 2075 835 000, F: +44 (0) 2072 124 652, www.pwc.co.uk*

PricewaterhouseCoopers LLP is a limited liability partnership registered in England with registered number OC303525. The registered office of PricewaterhouseCoopers LLP is 1 Embankment Place, London WC2N 6RH. PricewaterhouseCoopers LLP is authorised and regulated by the Financial Conduct Authority for designated investment business.