

The Board of Directors
Great Portland Estates plc
33 Cavendish Square
London
W1G 0PW
United Kingdom

24 May 2024

Dear Sirs / Madams,

Proposed rights issue by Great Portland Estates plc (the "Company").

We write to you regarding the Prospectus to be published by the Company on or around 24 May 2024, in connection with the proposed rights issue by the Company (the "**Prospectus**").

J.P. Morgan Securities plc hereby confirms that it has given and not withdrawn its consent to the publication of the Prospectus with the inclusion of its name and references thereto, in the form and context in which they appear.

Yours faithfully

Virginie de Grivel Nigam, Managing Director, Head of UK&I Equity Capital Markets



For and on behalf of

J.P. Morgan Securities plc

J.P. Morgan Securities plc

25 Bank Street, Canary Wharf, London, E14 5JP

Tel: +44 (0)20 7742 4000 • Fax: +44 (0)20 3493 0684

Registered in England & Wales No. 2711006. Registered Office 25 Bank Street, Canary Wharf, London, E14 5JP.

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority