

**ESR Europe Private Markets Limited**

**STRICTLY PRIVATE AND CONFIDENTIAL**

The Directors  
Regional REIT Limited (the “Company”)  
Mont Crevelt House  
Bulwer Avenue  
St. Sampson  
Guernsey  
GY2 4LH

27 June 2024

Dear Directors

**Prospectus dated on or about the date of this letter prepared in connection with the placing, overseas placing and open offer of up to 1,105,149,821 ordinary shares in the Company and the admission of such shares to the premium listing segment of the Official List of the Financial Conduct Authority and to trading of such shares on the premium segment of the Main Market for listed securities of London Stock Exchange plc and appended to this letter (the “Prospectus”).**

We hereby consent to the issue of the Prospectus, with the inclusion therein of our name in the form and context in which it is included in the Prospectus.

Yours faithfully

DocuSigned by:

*Roun Barry*

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Authorised signatory  
on behalf of ESR Europe Private Markets Limited