

STRICTLY PRIVATE & CONFIDENTIAL

The Directors
Ediston Property Investment Company plc
The Scalpel
52 Lime Street
London
EC3M 7AF

Our ref: E155\221\ANM\DAA
DM658245.1

8 September 2023

Dear Sirs

Ediston Property Investment Company plc (the "Company")

We refer to the circular relating to the Company to be published on or around the date of this letter in respect of the proposed sale by the Company of the entire issued share capital of both EPIC (No. 1) Limited and EPIC (No. 2) Limited, being the entities that between them hold, directly, the entirety of the Company's property portfolio, to RI UK 1 Limited, a wholly owned subsidiary of Realty Income Corporation (the "**Circular**"), a copy of which is attached and initialled by us for identification purposes.

We hereby confirm that we have given and not withdrawn our consent to the issue of the Circular with the references to our name in the form and context in which they appear.

Yours faithfully

DocuSigned by:

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For and on behalf of
Dickson Minto Advisers

Dashwood House, 69 Old Broad Street, London EC2M 1QS

EWAN C. GILCHRIST ALLAN FRASER DOUGLAS A. ARMSTRONG JOHN B. PENTLAND PAUL J. QUINN ALASDAIR J. PROUDFOOT ANDREW A. NICOLSON
CATHERINE M. CHRISTIE HARRIET G. BALLOCH CRAIG D. ROBERTS NICOLA A. MITCHELL MICHAEL J. ROBERTSON

BRUCE W. MINTO OBE (CHAIR)

DICKSON MINTO W.S. IS AUTHORISED AND REGULATED BY THE FINANCIAL CONDUCT AUTHORITY.