

Investec Bank plc  
30 Gresham Street  
London  
EC2V 7QP

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

Our ref:

Your ref:

8 September 2023

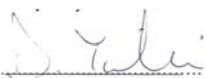
Dear Sirs,

**Ediston Property Investment Company plc (the "Company")**

We refer to the circular (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, 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We hereby confirm that we have given and not withdrawn our consent to the inclusion of the references to our name in the Circular in the form and context in which they appear.

Yours faithfully



David Yovichic

For and on behalf of

**Investec Bank plc**