



Strictly private and confidential

To:

Capital & Counties Properties PLC
Regal House,
14 James Street,
London,
United Kingdom,
WC2E 8BU

For the attention of: Ian Hawksworth, Situl Jobanputra

16th June 2022

Dear Sirs

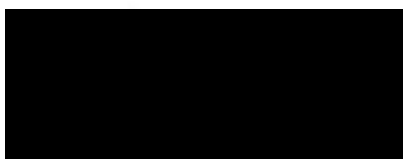
Project Berlin

HSBC Bank plc ("**HSBC**" or "**we**") refer to the proposed offer to be made by Capital & Counties Properties PLC for the entire issued share capital of Shaftesbury PLC (the "**Offer**"), details of which will be made public by way of a press announcement of Capital & Counties Properties PLC's intention to make the Offer which has been prepared in accordance with Rule 2.7(c) of the City Code on Takeovers and Mergers and which will be issued by Capital and Counties Properties PLC on 16th June 2022 (the "**Rule 2.7 Announcement**").

We attach, for the purposes of identification, a copy of the Rule 2.7 Announcement in final form.

We consent to the inclusion in the Rule 2.7 Announcement of references to our name in the form and context in which they appear.

Yours faithfully



Alex Thomas,
Managing Director, UK Investment Banking

For and on behalf of HSBC Bank plc

Attached: Rule 2.7 Announcement dated 16th June

HSBC Bank plc

8 Canada Square, London E14 5HQ

Tel: 0207 991 8888

Registered in England number 14259. Registered Office: 8 Canada Square, London E14 5HQ

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