

The Directors
Capital & Counties Properties PLC
Regal House
14 James Street
London
WC2E 8BU

15 June 2022

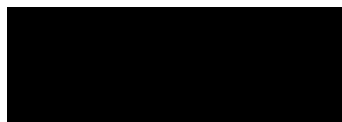
Dear Sirs / Madams,

Recommended all-share merger of Capital & Counties Properties PLC (the “Company”) and Shaftesbury PLC (“Shaftesbury”) to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006.

We write to you regarding the announcement to be published by the Company and Shaftesbury on or around 16 June 2022 pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the “**2.7 Announcement**”), in connection with the proposed merger of the Company and Shaftesbury.

Jefferies International Limited hereby confirms that it has given and not withdrawn its consent to the issue of the 2.7 Announcement with the inclusion of its name and references thereto, in the form and context in which they appear.

Yours faithfully



Ed Matthews, Managing Director

For and on behalf of

Jefferies International Limited