



The Board of Directors
Great Portland Estates plc
33 Cavendish Square
London
W1G 0PW
United Kingdom

24 May 2024

Dear Sirs / Madams,

Proposed rights issue by Great Portland Estates plc (the “Company”).

We write to you regarding the Prospectus to be published by the Company on or around 24 May 2024, in connection with the proposed rights issue by the Company (the "**Prospectus**").

Banco Santander, S.A. hereby confirms that it has given and not withdrawn its consent to the publication of the Prospectus with the inclusion of its name and references thereto, in the form and context in which they appear.

Yours faithfully



Javier Mata, Managing Director



Simon Payne, Equity Syndicate Europe

For and on behalf of

Banco Santander, S.A.