

LAZARD

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

21 May 2024

Dear Sirs / Madams,

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

We refer to the Prospectus to be dated on or around 24 May 2024 in respect of the proposed rights issue by the Company, a near final draft of which is attached.

We hereby consent to, and authorise, the inclusion in the Prospectus of the references to our name in the form and context in which they appear.

Yours faithfully



for and on behalf of

Lazard & Co., Limited