

Care REIT plc
The Scalpel
18th Floor
52 Lime Street
London
EC3M 7AF

Jefferies International Limited
100 Bishopsgate
London
EC2N 4JL

31 March 2025

Dear Sirs

RULE 29 VALUATION – SCHEME DOCUMENT

This letter is addressed to the directors of Care REIT plc and Jefferies International Limited.

We refer to the valuation report containing the valuation of the properties prepared by us for the Company dated 31 December 2024 (the "**Valuation Report**") for inclusion in the Scheme Document pursuant to Rule 29.1(d) of the City Code on Takeovers and Mergers (the "**Code**") (the "**Scheme Document**").

We confirm that C&W has given and not withdrawn its consent to:

- (i) the publication of the Scheme Document and the references to our name in the form and context in which they appear in the attached proof of the Scheme Document which we have signed for identification;
- (ii) the inclusion of its valuation report dated 31 December 2024 in respect of properties owned by the Company and its subsidiaries in the form and context in which it appears in the attached proof of the Scheme Document which we have signed for identification; and
- (iii) the inclusion of its valuation report dated 31 December 2024 in respect of properties owned by the Company and its subsidiaries, on any websites as required pursuant to the Code.

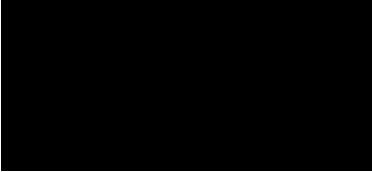
We hereby authorise the contents of that part of the Scheme Document comprising such references to our name.

We hereby consent to the inclusion in the Scheme Document of a declaration, as required by the Code, that, to the best of our knowledge and belief (having taken all reasonable care to ensure that such is the case) the information contained in those parts of the Scheme Documentation for which we are responsible is in accordance with the facts and that it does not omit anything likely to affect the import of the information.

We confirm that our Valuation Report complies with the requirements of Rule 29 of the Code.

We further hereby consent to our Valuation Report being published on the website of the Company in accordance with the Code.

Yours faithfully



For and on behalf of
Cushman & Wakefield Debenham Tie Leung Limited