

J.P.Morgan

CR United Bidco Ltd
c/o CareTrust REIT, Inc
Suite 300
905 Calle Amanecer
San Clemente
CA 92673
United States

2 April 2025

Dear Sirs,

Recommended Cash Acquisition of Care REIT plc by CR United Bidco Ltd (to be implemented by way of a scheme of arrangement under Part 26 of the Companies Act 2006) (the "Transaction")

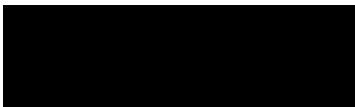
We refer to the scheme document (the "Scheme Document") and the announcement relating to the publication of the Scheme Document (the "Announcement") to be published on or around 2 April 2025, in connection with the Transaction, copies of which are attached hereto.

The Scheme Document and Announcement include certain references to J.P. Morgan Securities LLC together with its affiliate J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) (together, "J.P. Morgan").

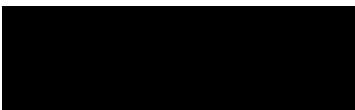
J.P. Morgan hereby gives its consent to the publication of the Scheme Document and Announcement with the inclusion therein of references to its name, in the form and context in which they appear. We hereby also consent to this letter being made available for inspection solely for the purpose of ensuring compliance with Rule 26 of the Code.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully,



J.P. Morgan Securities LLC



J.P. Morgan Securities plc

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