

09 May 2023

PRIVATE AND CONFIDENTIAL

Civitas Social Housing PLC
6th Floor
65 Gresham Street
London EC2V 7NQ

FAO: Michael Wrobel - Chairman

Panmure Gordon (UK) Limited
40 Gracechurch Street
London, EC3V 0BT

FAO: Sapna Shah

Liberum Capital Limited
Ropemaker Place
25 Ropemaker Street
London EC2Y 9LY

FAO: Tim Medak & Mark Harrison

Dear Sirs,

**Consent Letter In Relation To The Takeover Code Documentation To
Be Published By The Company In Relation To A Proposed Cash Offer
(The “Transaction”)**

We refer to the valuation report dated 9 May 2023 containing the valuation of the properties owned by the Company prepared by us for the Company (the “Valuation”, and the report, “Valuation Report”), for inclusion in the announcement to be published by the Company and Wellness Unity Limited (the “Bidder”) pursuant to Rule 2.7 of the City Code on Takeovers and Mergers (the “Takeover Code”) (the “Rule 2.7 Announcement”) in connection with the Transaction.

We confirm that Jones Lang LaSalle Ltd has given and not withdrawn its consent to:

- i) the inclusion in the Announcement of the references to our name contained therein in the form and context in which they appear;

Jones Lang LaSalle Limited
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- ii) the publication in the Rule 2.7 Announcement of our Valuation Report, and various references therein to JLL and to our Report, in the form and context in which they appear in the Rule 2.7 Announcement, of which we seen a draft; and
- iii) the inclusion of the Valuation Report on any websites as required pursuant to Rules 26 and 29 of the Takeover Code.

For the purposes of the Takeover Code, we are responsible for the Valuation Report and accept responsibility for the information contained in the Valuation Report. We also confirm that our Valuation Report complies with the requirements of Rule 29 of the Takeover Code.

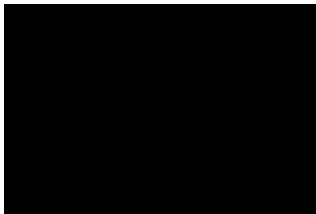
We confirm that, having taken all reasonable care to ensure that such is the case, the information contained in the Valuation Report for which we are responsible, to the best of our knowledge is in accordance with the facts and contains no omission likely to affect its import. We hereby consent to the inclusion of a declaration to this effect in the Rule 2.7 Announcement.

For the purposes of Rule 29.5 of the Code, we hereby confirm that there is no material difference between the values stated in our Valuation Report and the values that would be stated were the Valuation Date the date of the Rule 2.7 Announcement.

In our experience, specialist supported housing has been one of the most resilient sectors through the recent period of economic and financial market turbulence, and should continue to be so relative to other property asset classes, given the underlying characteristics of high demand, reliable sources of income and relatively long, index-linked leases.

We confirm that we have acted as an 'external valuer' (as defined in the RICS Valuation – Global Standards 2022) for the purpose of valuing the properties pursuant to the terms of the letter of engagement addressed to the Company dated 5 May 2023.

Yours faithfully



Richard Petty FRICS
Head of UK Living Advisory
For and on behalf of Jones Lang LaSalle Limited