

22 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 Civitas Social Housing plc (the “Company”) prepared by us for the Company (the “Valuation”, and the report, “Valuation Report”), for inclusion in the offer document to be published by the Company and Wellness Unity Limited (the “Bidder”) (“Offer Document”) 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We confirm that Jones Lang LaSalle Ltd has given and not withdrawn its consent to: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 Offer Document of the references to our name contained therein in the form and context in which they appear;
- ii) the publication in the Offer Document 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 Offer Document, of which we seen a draft; and

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- 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.

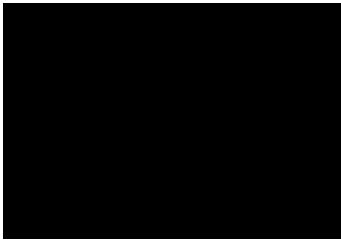
We confirm that, having taken all reasonable care to ensure that such is the case, the information contained in the Valuation Report for which we are responsible, to the best of our knowledge is in accordance with the facts and contains no omission likely to affect its import. We hereby consent to the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

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 Offer Document.

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**