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6 February 2019

Re. Offer by Thalassa Holdings Limited for Local Shopping REIT plc

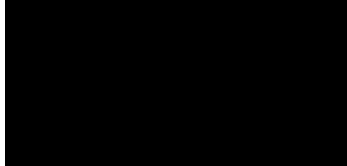
Dear Sirs

We refer to the Rule 2.7 announcement (the “**Announcement**”) to be issued by the Company on or about 6 February 2019 and the references to our name contained therein. A copy of the Announcement is attached to this letter and has been initialed by us for identification purposes only.

We hereby consent to the issue of the Announcement and the references to our name contained therein in the form and context in which they appear.

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

Yours faithfully



Henrik Persson

Corporate Finance Director  
finnCap Ltd