

Thalassa Holdings Limited,
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6 March 2019

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

Dear Sirs,

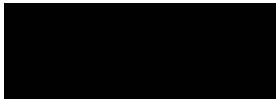
**Publication of Prospectus equivalent document in relation to Thalassa Holdings Ltd
("Thalassa")**

We refer to the Prospectus equivalent document to be posted by Thalassa on 6 March 2019 (the "**Prospectus**") and the references to our name contained therein.

We hereby confirm that we have given and not withdrawn our consent to the publication of the Prospectus with the inclusion of the references made in it to our name in the form and context in which they appear.

This letter should not be relied upon by any other person.

Yours faithfully

A black rectangular redaction box covering the signature of Henrik Persson.

Henrik Persson

Corporate Finance Director
finncap Ltd