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6 March 2019

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

Dear Sirs,

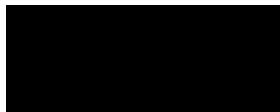
**Publication of Offer Document in relation to the acquisition of Local Shopping REIT plc  
("LSR") by Thalassa Holdings Ltd ("Thalassa")**

We refer to the Offer Document to be posted by Thalassa on 6 March 2019 (the "**Offer Document**") 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We hereby confirm that we have given and not withdrawn our consent to the publication of the Offer Document with the inclusion of the references made in it to our name in the form and context in which they appear.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