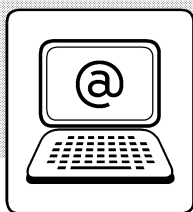


Form of Proxy - Annual General Meeting to be held on 17 June 2019



Cast your Proxy online...It's fast, easy and secure!

www.investorcentre.co.uk/eproxy

Control Number: 915791 SRN:

PIN:

You will be asked to enter the Control Number, Shareholder Reference Number (SRN) and PIN and agree to certain terms and conditions.

View the Annual Report online: www.ukcpt.co.uk/

Register at www.investorcentre.co.uk - manage your shareholding online, the easy way!

**To be effective, all proxy appointments must be lodged with the Company's Registrars at:
Computershare Investor Services (Guernsey) Limited c/o, The Pavilions, Bridgwater Road, Bristol BS99 6ZY by 13 June 2019 at 11.00 am.**

Explanatory Notes:

1. Every holder has the right to appoint some other person(s) of their choice, who need not be a shareholder, as his proxy to exercise all or any of his rights, to attend, speak and vote on their behalf at the meeting. If you wish to appoint a person other than the Chairman or Company Secretary, please insert the name of your chosen proxy holder in the space provided (see reverse). If the proxy is being appointed in relation to less than your full voting entitlement, please enter in the box next to the proxy holder's name (see reverse) the number of shares in relation to which they are authorised to act as your proxy. If returned without an indication as to how the proxy shall vote on any particular matter, the proxy will exercise his discretion as to whether, and if so how, he votes (or if this proxy form has been issued in respect of a designated account for a shareholder, the proxy will exercise his discretion as to whether, and if so how, he votes).
2. To appoint more than one proxy, an additional proxy form(s) may be obtained by contacting the Registrar's helpline on 0370 707 4040 or you may photocopy this form. Please indicate in the box next to the proxy holder's name (see reverse) the number of shares in relation to which they are authorised to act as your proxy. Please also indicate by marking the box provided if the proxy instruction is one of multiple instructions being given. All forms must be signed and should be returned together in the same envelope.
3. The 'Vote Withheld' option overleaf is provided to enable you to abstain on any particular resolution. However, it should be noted that a 'Vote Withheld' is not a vote in law and will not be counted in the calculation of the proportion of the votes 'For' and 'Against' a resolution.
4. Pursuant to Regulation 41 of the Uncertificated Securities (Guernsey) Regulations 2009, entitlement to attend and vote at the meeting and the number of votes which may be cast thereat will be determined by reference to the Register of Members of the Company at

close of business on the day which is two business days before the day of the meeting. Changes to entries on the Register of Members after that time shall be disregarded in determining the rights of any person to attend and vote at the meeting.

5. To appoint one or more proxies or to give an instruction to a proxy (whether previously appointed or otherwise) via the CREST system, CREST messages must be received by the issuer's agent (ID number 3RA50) not later than 11.00 am on 13 June 2019. For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp generated by the CREST system) from which the issuer's agent is able to retrieve the message. The Company may treat as invalid a proxy appointment sent by CREST in the circumstances set out in Regulation 34 of the Uncertificated Securities (Guernsey) Regulations 2009.
6. The above is how your address appears on the Register of Members. If this information is incorrect please ring the Registrar's helpline on 0370 707 4040 to request a change of address form or go to www.investorcentre.co.uk to use the online Investor Centre service.
7. Any alterations made to this form should be initialled.
8. The completion and return of this form will not preclude a member from attending the meeting and voting in person.
9. To allow effective continuation of the meeting (or any adjourned meeting), if it is apparent to the Chairman that no Shareholders will be present in person or by proxy, other than by proxy in the Chairman's favour, the Chairman may appoint a substitute to act as proxy in their stead for any Shareholder, provided that such substitute proxy shall vote on the same basis as the Chairman.

Kindly Note: This form is issued only to the addressee(s) and is specific to the unique designated account printed hereon. This personalised form is not transferable between different: (i) account holders; or (ii) uniquely designated accounts. The Company and Computershare Investor Services (Guernsey) Limited accept no liability for any instruction that does not comply with these conditions.

All Named Holders

Form of Proxy

Please complete this box only if you wish to appoint a third party proxy other than the Chairman or the Company Secretary.
Please leave this box blank if you want to select the Chairman or the Company Secretary. Do not insert your own name(s).

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I/We hereby appoint the Chairman of the Meeting or the Company Secretary OR the person indicated in the box above as my/our proxy to attend, speak and vote in respect of my/our full voting entitlement* on my/our behalf at the Annual General Meeting of UK COMMERCIAL PROPERTY REIT LIMITED to be held at **the offices of Aberdeen Standard Investments, Bow Bells House, 1 Bread Street, London EC4M 9HH** on **17 June 2019** at **11.00 am**, and at any adjourned meeting.

* For the appointment of more than one proxy, please refer to Explanatory Note 2 (see front).

☐ Please mark here to indicate that this proxy appointment is one of multiple appointments being made.

Please use a **black** pen. Mark with an **X** inside the box as shown in this example.



Ordinary Resolutions

- | | For | Against | Vote Withheld |
|--|--------------------------|--------------------------|--------------------------|
| 1. To approve and adopt the Report of the Directors and auditor and the financial statements for the year ended 31 December 2018. | ☐ | ☐ | ☐ |
| 2. To approve the dividend policy of the Company as set out in the Annual Report. | ☐ | ☐ | ☐ |
| 3. To receive and approve the Directors' Remuneration Policy. | ☐ | ☐ | ☐ |
| 4. To receive and adopt the Directors' Remuneration Report for the year to 31 December 2018. | ☐ | ☐ | ☐ |
| 5. That, with effect from 1 January 2019, the aggregate fees paid to the directors for their services as directors of the Company shall not exceed £400,000 per annum. | ☐ | ☐ | ☐ |
| 6. To re-appoint Deloitte LLP as Auditor to the Company until the conclusion of the next Annual General Meeting. | ☐ | ☐ | ☐ |
| 7. To authorise the Directors to determine the Auditor's remuneration. | ☐ | ☐ | ☐ |
| 8. To re-elect Mr Ayre as a Director of the Company. | ☐ | ☐ | ☐ |
| 9. To re-elect Mr McCullagh as a Director of the Company. | ☐ | ☐ | ☐ |
| 10. To re-elect Mrs Platts as a Director of the Company. | ☐ | ☐ | ☐ |
| 11. To re-elect Mr Wilson as a Director of the Company. | ☐ | ☐ | ☐ |
| 12. To elect Ms Littlejohns as a Director of the Company. | ☐ | ☐ | ☐ |
| 13. To elect Mr Fowlds as a Director of the Company. | ☐ | ☐ | ☐ |

Special Resolutions

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 14. To authorise the Company, in accordance with the Companies (Guernsey) Law, 2008, as amended to make market acquisitions, as per the terms set out in the notice of the meeting. | ☐ | ☐ | ☐ |
| 15. That the Directors of the Company be and they are hereby generally empowered to allot ordinary shares in the Company, as per the terms set out in the notice of the meeting. | ☐ | ☐ | ☐ |

I/We instruct my/our proxy as indicated on this form. Unless otherwise instructed the proxy may vote as he or she sees fit or abstain in relation to any business of the meeting.

Signature

Date

DD / MM / YY

In the case of a corporation, this proxy must be given under its common seal or be signed on its behalf by an attorney or officer duly authorised, stating their capacity (e.g. director, secretary).

