

Letter of Direction - Annual General Meeting to be held on 17 June 2019

To be effective, all letters of direction must be lodged with the Company's Registrars at:
Computershare Investor Services (Guernsey) Limited, The Pavilions, Bridgwater Road, Bristol BS99 6ZY, 5 business days prior to the Annual General Meeting.

Explanatory Notes:

1. The Letter of Direction has been sent to you to enable arrangements to be made for you to attend the Annual General Meeting of Ordinary Shareholders, if you so wish, as a proxy or authorised representative of the Nominee and, if you do not wish to attend, to obtain your voting instructions in respect of the Shares. A proxy or authorised representative is entitled to vote on a poll, to speak at an Annual General Meeting of Ordinary Shareholders and to vote on a show of hands. A poll will not necessarily be held on a resolution. If you wish to attend the Meeting, you must tick the 'Intention To Attend' box overleaf.
2. If you do not wish to attend, but would like the proxy votes attaching to the Shares to be exercised on a poll, you must delete paragraph (a) on the Letter of Direction. You should then complete the voting instructions boxes on the Letter of Direction by placing a cross in the appropriate box in favour of or against the resolution in question, if you wish the proxy votes attaching to the Shares to be exercised in a particular manner on a poll.
3. To be effective, the Letter of Direction, duly completed, must be returned in the envelope provided so as to be received not less than 5 business days prior to the Meeting.
4. If you are a joint participant in the Plan, only the first-named joint participant should sign the Letter of Direction. Other joint participants are not entitled to participate in any way at the Meeting, but will be able to attend.
5. The 'Vote Withheld' option is provided to enable a Plan participant to instruct the Nominee to withhold the proxy votes attaching to your Shares on any particular resolution. 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 votes 'For' and 'Against' the resolution.
6. Any alterations made in this form should be initialled.

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

Letter of Direction

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



To: Aberdeen Asset Managers Limited (the "Manager")

Terms used in this Letter of Direction have the meaning given to them in the Terms and Conditions of the Aberdeen Standard Investment Trust Share Plan, the Aberdeen Standard Investment Plan for Children or the Aberdeen Standard Investment Trust Individual Savings Account, as the case may be (the "Plan(s)").

I, being a participant in the Plan and the beneficial owner under it of shares (the "Shares") in UK COMMERCIAL PROPERTY REIT LIMITED (the "Company"), hereby instruct the Manager, in relation to the Annual General Meeting of the Company to be held on 17 June 2019 at 11:00 am, and at any adjournment thereof, (the "Meeting"), as follows:

*(a) I wish to attend the Meeting and hereby request the Manager to appoint me as proxy or authorised representative in respect of the Shares to enable me to attend and to vote in all circumstances at the Meeting (see note 1)

OR

*(b) I wish to procure the Nominee to lodge the proxy votes attaching to the shares to be exercised on the resolutions to be put to the Meeting as follows (please indicate by placing a cross in the appropriate box):

** Delete either (a) or (b). If you complete both (a) and (b), the Nominee will give priority to your request to attend the Meeting over any voting instructions given by you in (b).*

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. To approve the dividend policy of the Company as set out in the Annual Report.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. To receive and approve the Directors' Remuneration Policy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. To receive and adopt the Directors' Remuneration Report for the year to 31 December 2018.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. To re-appoint Deloitte LLP as Auditor to the Company until the conclusion of the next Annual General Meeting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. To authorise the Directors to determine the Auditor's remuneration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. To re-elect Mr Ayre as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. To re-elect Mr McCullagh as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. To re-elect Mrs Platts as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. To re-elect Mr Wilson as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. To elect Ms Littlejohns as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. To elect Mr Fowlds as a Director of the Company.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature

Date

DD / MM / YY

In the case of joint shareholders, only one holder need sign. In the case of a corporation, the Form of Direction should be signed by a duly authorised official whose capacity should be stated, or by an attorney.

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