

The Directors
Fairview International plc
Eastcastle House
27-28 Eastcastle Street
London
W1W 8DH

Reference: BB/32119

3 October 2024

Optiva Securities Limited
7 Harp Lane
London
EC3R 7DP

Dear Sirs

Fairview International plc ("the Company") - Admission to the Official List (by way of a Standard Listing under Chapter 14 of the Listing Rules) and to trading on the main market for listed securities of the London Stock Exchange (the "Proposed Transaction")

Consent Letter

This letter is provided under the terms of and in accordance with our engagement letter dated 1 February 2024 (the "Engagement Letter") in connection with the Proposed Transaction.

We hereby give our consent to the inclusion in the prospectus dated 3 October 2024 issued by the Company (the "Prospectus") for:

- the purposes of item 18.3.1 of Annex 1, section 18 of the UK version of the Commission Delegated Regulation (EU) 2019/980 supplementing Regulation (EU) 2017/1129 which is part of UK law by virtue of the European Union (Withdrawal) Act 2018 (the "UK CDR") our accountant's report on the historical financial information of the company as set out in Part X Section a of the Prospectus;
- the purposes of item 18.3.1 of Annex 1, section 18 of the UK CDR our accountant's report on the historical financial information of the subsidiaries as set out in Part X of the Prospectus;
- the purposes of Section 3 of Annex 20 of the UK CDR our letters relating to the unaudited pro-forma financial information as set out in Part XI of the Prospectus; and

Offices: London and Godalming

Principals - Chartered Accountants: Gurvir Cheema, Lauren Gilman, Tim Hardy, Stewart Jell, Steve Joberns, Joe Kinton, Shane Moloney, Hannah Van Ross, Rob Wood.
Other Principals: Steve Foster (Managing), Ben Bidnell, Terry Bourne, Peter Conneely, Nancy Cruickshanks, Steve Harlon, Dean Hardy, David Hartles, Mike Lockett, Mark Richardson.

Shipleys LLP is a limited liability partnership, registered number OC317129 in England & Wales.
Registered office: 10 Orange Street, Haymarket, London WC2H 7DQ
Regulated by the Institute of Chartered Accountants in England and Wales for a range of investment business activities.

A member of AGN International Limited. An association of separate and independent accounting and consulting firms.

- the references to our name in the form and context in which they are included, as shown in the attached proof of the Prospectus.

We also hereby consent for the above-mentioned documents to be put on public display in accordance with item 21 of Annex 1 of the UK CDR.

Finally, we confirm that in compliance with item 1.2 of Annex 11 of the UK CDR we are responsible for Parts X and XI of the Prospectus and declare that we have taken all reasonable care to ensure that the information contained in these parts is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

Yours faithfully

A handwritten signature in black ink that reads "Shipleys LLP". The signature is written in a cursive, slightly slanted style.

Shipleys LLP