

The Directors
Drum Income Plus REIT plc
Level 13
Broadgate Tower
20 Primrose Street
London EC2A 2EW

Our ref: D182\011\ANC\DAA
EH10120798.1

Your ref:

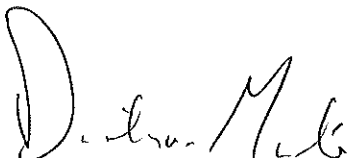
28 September 2021

Dear Sirs

Proposed all-share acquisition of Drum Income Plus REIT plc (the "Company") by Custodian REIT plc ("Custodian") by way of a court-sanctioned scheme of arrangement of the Company (the "Acquisition")

We hereby consent to the inclusion of our name in the form and context in which it appears in the Company's circular to shareholders relating to the Acquisition to be published on or around 28 September 2021.

Yours faithfully


Dickson Minto W.S.