



21 June 2017

Dear Shareholder

YOU CAN CHOOSE TO RECEIVE SHAREHOLDER COMMUNICATIONS ONLINE

The Companies Act 2006 allows us to use our website to communicate with shareholders. Reports and accounts, notices of shareholder meetings and any other documents that are required to be sent to shareholders ("Shareholder Information") are at the same time published in the investors section on our website at www.custodianreit.com.

We would like to use our website as the default method of publication of Shareholder Information. This will reduce the number of documents sent by post, not only resulting in cost savings to the Company, but also reducing the impact that the printing and distribution of documents has on the environment.

If you wish to receive shareholder information electronically, you can take no further action and we will notify you by post each time a document has been placed on our website.

You can opt to receive these notifications by email instead by returning the reply slip, with Option a) selected and providing an email address.

You can still receive (at no cost) physical copies of Shareholder Information. If you wish to do this, please return the reply slip with Option b) selected.

The reply slip must be returned by 28 days after the above date. If you have not responded by this time, we will assume you wish to receive shareholder information electronically and you will no longer receive physical copies in the post.

Thank you for helping to reduce costs to the Company and minimise its environmental impact.

Nathan Imlach

Company Secretary

Please return to:

FREEPOST CAPITA SAS (no stamp required)

a) I wish to receive email notifications from Custodian REIT plc

b) I wish to continue to receive physical copies of communications from Custodian REIT plc

Name: _____

Address: _____

Email address – if choosing option a): _____

Investor code: _____ (to be inserted)

Signature: _____