

FORM 8.5 (EPT/NON-RI)
PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY AN
EXEMPT PRINCIPAL TRADER WITHOUT RECOGNISED INTERMEDIARY ("RI") STATUS
(OR WHERE RI STATUS IS NOT APPLICABLE)
Rule 8.5 of the Takeover Code (the "Code")

1. KEY INFORMATION

| | | |
|-----|---|--|
| (a) | Name of exempt principal trader: | BARCLAYS CAPITAL SECURITIES LTD |
| (b) | Name of offeror/offeree in relation to whose relevant securities this form relates: | BALANCED COMMERCIAL PROPERTY TRUST LTD |
| (c) | Name of the party to the offer with which exempt principal trader is connected | BALANCED COMMERCIAL PROPERTY TRUST LTD |
| (d) | Date position held/dealing undertaken: | 23 Aug 2024 |
| (e) | In addition to the company in 1(b) above, is the exempt principal trader making disclosures in respect of any other party to the offer? | NO |

2. POSITIONS OF THE EXEMPT PRINCIPAL TRADER

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing (if any)

| Class of relevant security: | 1p ordinary | | | |
|--|------------------|--------------|-----------------|--------------|
| | Interests | | Short Positions | |
| | Number | (%) | Number | (%) |
| (1) Relevant securities owned and/or controlled: | 1,266,741 | 0.18% | 709,184 | 0.10% |
| (2) Cash-settled derivatives: | 305,579 | 0.04% | 118,795 | 0.02% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 1,572,320 | 0.22% | 827,979 | 0.12% |

(b) Rights to subscribe for new securities (including directors and other executive options)

| | |
|---|--|
| Class of relevant security in relation to which subscription right exists | |
| Details, including nature of the rights concerned and relevant percentages: | |

3. DEALINGS (IF ANY) BY THE EXEMPT PRINCIPAL TRADER

(a) Purchase and sales

| Class of relevant security | Purchase/sale | Total number of securities | Highest price per unit paid/received | Lowest price per unit paid/received |
|----------------------------|---------------|----------------------------|--------------------------------------|-------------------------------------|
| 1p ordinary | Purchase | 71146 | 0.8910 GBP | 0.8880 GBP |
| 1p ordinary | Sale | 101471 | 0.8919 GBP | 0.8888 GBP |

(b) Cash-settled derivative transactions

| Class of relevant security | Product description | Nature of dealing | Number of reference securities | Price per unit |
|----------------------------|---------------------|-------------------|--------------------------------|----------------|
| 1p ordinary | CFD | Increasing Long | 21,870 | 0.8890 GBP |
| 1p ordinary | CFD | Increasing Long | 210 | 0.8914 GBP |
| 1p ordinary | CFD | Decreasing Long | 22,080 | 0.8904 GBP |
| 1p ordinary | SWAP | Decreasing Short | 7,793 | 0.8888 GBP |
| 1p ordinary | SWAP | Increasing Short | 783 | 0.8939 GBP |
| 1p ordinary | SWAP | Decreasing Long | 795 | 0.8880 GBP |
| 1p ordinary | SWAP | Decreasing Long | 8,044 | 0.8890 GBP |
| 1p ordinary | SWAP | Decreasing Long | 1,252 | 0.8900 GBP |
| 1p ordinary | SWAP | Decreasing Short | 1,711 | 0.8839 GBP |
| 1p ordinary | SWAP | Decreasing Short | 10,437 | 0.8885 GBP |
| 1p ordinary | SWAP | Decreasing Short | 39,441 | 0.8889 GBP |
| 1p ordinary | SWAP | Decreasing Short | 566 | 0.8919 GBP |
| 1p ordinary | SWAP | Decreasing Short | 4,079 | 0.8938 GBP |

| Instrument | Contract | Position | Quantity | Value |
|-------------|----------|-----------------|----------|------------|
| 1p ordinary | SWAP | Decreasing Long | 5,640 | 0.8890 GBP |
| 1p ordinary | SWAP | Decreasing Long | 1,640 | 0.8910 GBP |

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

| Class of relevant security | Product description | Writing, purchasing, selling, varying etc | Number of securities to which option relates | Exercise price per unit | Type | Expiry date | Option money paid/received per unit |
|----------------------------|---------------------|---|--|-------------------------|------|-------------|-------------------------------------|
| | | | | | | | |

(ii) Exercising

| Class of relevant security | Product description | Exercising/ exercised against | Number of securities | Exercise price per unit |
|----------------------------|---------------------|-------------------------------|----------------------|-------------------------|
| | | | | |

(d) Other dealings (including subscribing for new securities)

| Class of relevant security | Nature of Dealings | Details | Price per unit (if applicable) |
|----------------------------|--------------------|---------|--------------------------------|
| | | | |

4. OTHER INFORMATION

(a) Indemnity and other dealings arrangements

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|--|
| <p>Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer:</p> <p style="text-align: center;">NONE</p> |
|--|

(b) Agreements, arrangements or understandings relating to options or derivatives

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|---|
| <p>Details of any agreement, arrangement or understanding, formal or informal, between the exempt principal trader making the disclosure and any other person relating to:</p> <p>(i) the voting rights of any relevant securities under any option; or</p> <p>(ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced:</p> <p style="text-align: center;">NONE</p> |
|---|

(c) Attachments

| | |
|---|--------------------------------------|
| Is a Supplemental Form 8 (Open Positions) attached? | NO |
| Date of disclosure: | 27-Aug-24 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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