

12 November 2024

Urban Logistics REIT plc
("Urban Logistics" or the "Company")

Director / PDMR Shareholding

Urban Logistics announces that Richard Moffitt, Non-Independent Non-Executive Director, purchased 89,285 shares in the Company at a price of 111.94 pence per Ordinary Share, on 8 November 2024; and that Jonathan Gray, Non-Executive Chairman of the Company's Investment Adviser Logistics Asset Management LLP, purchased 25,000 shares in the Company at a price of 110.88 pence per Ordinary Share, on 12 November 2024.

As a result, Richard Moffitt's interest in the share capital of the Company is 1,556,591 Ordinary Shares and Jonathan Gray's interest in the share capital of the Company is 118,822 Ordinary Shares.

The notifications below, made in accordance with the requirements of the UK Market Abuse Regulation, provide further detail.

Notification of Transactions by Persons Discharging Managerial Responsibilities (PDMR) and Persons Closely Associated with them

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Richard Moffitt	
2	Reason for the notification		
a)	Position/status	Non-Independent Non-Executive Director (PDMR)	
b)	Initial notification/ Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Urban Logistics REIT plc	
b)	LEI	213800P6ODJW2UFNDC37	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares of £0.01 each ISIN: GB00BYV8MN78	
b)	Nature of the transaction	Acquisition of 89,285 Ordinary Shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		111.94p	89,285
d)	Aggregated information - Aggregated volume - Price	N/A - single transaction	
e)	Date of the transaction	8 November 2024	

f)	Place of the transaction	London Stock Exchange (XLON)

Notification of Transactions by Persons Discharging Managerial Responsibilities (PDMR) and Persons Closely Associated with them

1	Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Jonathan Gray	
2	Reason for the notification		
a)	Position/status	Non-Executive Chairman of the Company's Investment Adviser Logistics Asset Management LLP (PDMR)	
b)	Initial notification/ Amendment	Initial Notification	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	Urban Logistics REIT plc	
b)	LEI	213800P6ODJW2UFNDC37	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of £0.01 each	
	Identification code	ISIN: GB00BYV8MN78	
b)	Nature of the transaction	Acquisition of 25,000 Ordinary Shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		110.88p	25,000
d)	Aggregated information		
	- Aggregated volume		
	- Price	N/A - single transaction	
e)	Date of the transaction	12 November 2024	
f)	Place of the transaction	London Stock Exchange (XLON)	

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