

15 November 2024

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

Director / PDMR Shareholding

Urban Logistics announces that Bruce Anderson, Independent Non-Executive Director, has purchased 10,000 shares in the Company, at a price of 110.74 pence per Ordinary Share.

As a result, Bruce Anderson's interest in the share capital of the Company is 100,000 Ordinary Shares.

The notification below, made in accordance with the requirements of the UK Market Abuse Regulation, provides 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	Bruce Anderson	
2	Reason for the notification		
a)	Position/status	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	Ordinary Shares of £0.01 each	
	Identification code	ISIN: GB00BYV8MN78	
b)	Nature of the transaction	Acquisition of 10,000 Ordinary Shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		110.74	10,000
d)	Aggregated information		
	- Aggregated volume		
	- Price	N/A - Single Transaction	
e)	Date of the transaction	12 November 2024	

f)	Place of the transaction	XLON - London Stock Exchange
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