

15 November 2024

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

Director / PDMR Shareholding

Urban Logistics announces that Nigel Rich, Independent Non-Executive Chairman, has purchased 40,000 shares in the Company, at a price of 110.5 pence per Ordinary Share.

As a result, Nigel Rich's interest in the share capital of the Company is 630,536 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	Nigel Rich	
2	Reason for the notification		
a)	Position/status	Independent Non-Executive Chairman (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 40,000 Ordinary Shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		110.5p	35,000
		110.5p	5,000
d)	Aggregated information		
	- Aggregated volume	40,000	
	- Price	110.5p	
e)	Date of the transaction	13 November 2024	

f)	Place of the transaction	XLON - London Stock Exchange
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