4 December 2024

Urban Logistics REIT Plc

("Urban Logistics" or the "Company")

Transaction in Own Shares

Urban Logistics announces that yesterday it purchased 475,000 ordinary shares of 1 penny par value in the capital of the Company ("Ordinary Shares") at an average price of 108.1618 pence per Ordinary Share, with the lowest price paid being 107.6 pence and the highest price paid being 108.4 pence. The repurchased Ordinary Shares will be held in Treasury.

Following the repurchase, the Company has 471,975,411 Ordinary Shares in issue and 2,215,000 Ordinary Shares in Treasury.

Therefore, the total number of shares in circulation which hold voting rights in the Company is 469,760,411 Ordinary Shares and this figure (469,760,411) may be used by shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company under the FCA's Disclosure Guidance and Transparency Rules.

For further information, please contact:

Company Matters - Company Secretary	+44 (0) 333 300 1932
Burson Buchanan - Financial PR	
Helen Tarbet	+44 (0) 7872 604453
Simon Compton	+44 (0) 7979 497324
George Beale	+44 (0) 7450 295099
G10 Capital Limited (part of IQ-EQ) - AIFM	+44 (0) 20 397 5450
Graham Fletcher	

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