

3 March 2025

PICTON PROPERTY INCOME LIMITED
('Picton' or the 'Company')
LEI: 213800RYE59K9CKR4497
Transaction in Own Shares

Picton Property Income Limited announces it has purchased for cancellation the following number of its Ordinary Shares through Stifel Nicolaus Europe Limited:

| | |
|--------------------------------------|--------------------------------|
| Ordinary Shares: | PICTON PROPERTY INCOME LIMITED |
| Date of purchase: | 28 February 2025 |
| Number of Ordinary Shares purchased: | 361,660 |
| Trading venue: | London Stock Exchange |
| Lowest price per share (p): | 64.1 |
| Highest price per share (p): | 65.1 |
| Average price paid per share (p): | 64.6 |

Following this transaction, the Company has 541,163,433 Ordinary Shares in issue.

This number represents the total voting rights in the Company and may be used by shareholders as the denominator for the calculations by which they can determine if they are required to notify their interest in, or a change to their interest in the Company under the Financial Conduct Authority's Disclosure Guidance and Transparency Rules.

For further information:

Picton

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About Picton

Established in 2005, Picton is listed on the main market of the London Stock Exchange and is a constituent of a number of EPRA indices including the FTSE EPRA Nareit Global Index.

Picton owns and actively manages a £737 million UK commercial property portfolio, invested across 48 assets and with around 350 occupiers (as at 31 December 2024).

Through an occupier focused, opportunity led approach, Picton aims to be one of the consistently best performing diversified UK REITs and has delivered upper quartile outperformance and a consistently higher income return than the MSCI Quarterly Property Index since launch.

With a portfolio strategically positioned to capture income and capital growth, currently weighted towards the industrial sector, Picton's agile business model provides flexibility to adapt to evolving market trends over the long-term.

Picton has a responsible approach to business and is committed to being net zero carbon by 2040.

For more information please visit: www.picton.co.uk

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