

THE FOLLOWING ANNOUNCEMENT IS BEING MADE PURSUANT TO THE REQUIREMENTS OF RULE 19.6(C) OF THE CITY CODE ON TAKEOVERS AND MERGERS (THE "CODE"), WHICH, INTER ALIA, REQUIRES A PARTY TO AN OFFER TO MAKE AN ANNOUNCEMENT AT THE END OF A PERIOD OF 12 MONTHS FROM THE DATE ON WHICH THE OFFER PERIOD ENDED CONFIRMING WHETHER IT HAS TAKEN, OR NOT TAKEN, THE COURSE OF ACTION SET OUT IN ITS STATED INTENTIONS

6 March 2025

LONDONMETRIC PROPERTY PLC

Confirmation with respect to stated post-offer intentions with regard to LXI REIT plc

LondonMetric Property Plc ("**LondonMetric**"), announces that, further to the completion of its recommended all-share merger with LXI REIT plc ("**LXi**") (pursuant to which LondonMetric acquired the entire issued and to be issued ordinary share capital of LXI), which was implemented by way of a scheme of arrangement under Part 26 of the Companies Act 2006 and which became effective on 5 March 2024, the board of directors of LondonMetric has duly confirmed in writing to The Panel on Takeovers and Mergers in accordance with the requirements of Rule 19.6(c) of the Code that LondonMetric has complied with its post-offer intention statements made pursuant to Rules 2.7(c)(viii) and 24.2 of the Code, as originally detailed in LondonMetric's announcement of 11 January 2024 and LXI's scheme document published on 6 February 2024.

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