21 March 2025

LONDONMETRIC PROPERTY PLC

LONDONMETRIC ASSIGNED BBB+ INVESTMENT GRADE RATING BY FITCH

LondonMetric Property Plc ("LondonMetric" or "Company") is pleased to announce that it has been assigned a first time Long-Term Issuer Default Rating (IDR) of 'BBB+' by Fitch Ratings ('Fitch'), with a Stable Outlook and a senior unsecured rating of 'A-'. The senior unsecured rating applies to LondonMetric's existing US Private Placement notes in issue.

Fitch's Rating Action Commentary is available at www.fitchratings.com/site/pr/10302505 and at www.londonmetric.com/investors/report-presentation/year/2025.

LondonMetric was advised on the credit rating by Rothschild & Co.

Martin McGann, Finance Director of LondonMetric, commented:
"This BBB+ investment grade credit rating reflects the Company's significant scale and strong balance sheet, as well as its alignment to structurally supported sectors and assets that generate reliable, repetitive and growing income. It gives us greater optionality for future debt issuances and will allow us to benefit from more attractive financing rates in the future."

For further information, please contact:

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About LondonMetric Property Plc
LondonMetric is the UK's leading triple net lease REIT with a £6 billion portfolio aligned to structurally supported sectors of logistics, healthcare, convenience, entertainment and leisure. It owns and manages desirable real estate that meets occupiers' demands, delivers reliable, repetitive and growing income-led returns and outperforms over the long term.

Further information is available at www.londonmetric.com

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