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FOR IMMEDIATE RELEASE

15 April 2025

Urban Logistics REIT plc

Withdrawal of Requisition

The Board of Urban Logistics REIT plc ("Urban Logistics" or the "Company") welcomes the announcement this morning by Achilles Investment Company Limited withdrawing its requisition for a general meeting following the announcement by the Company yesterday in connection with the possible offer from LondonMetric Property plc ("LondonMetric").

As announced on 14 April 2025, the Board of Urban Logistics and its advisers have entered into discussions with LondonMetric in relation to a possible recommended offer for the Company and confirmatory due diligence is underway. There can be no certainty that any offer for Urban Logistics will be made. A further announcement will be made in due course. In the meantime, Urban Logistics shareholders are advised to take no action.

In accordance with Rule 2.6(a) of the Code, LondonMetric must by no later than 5.00 pm (London time) on 9 May 2025 either announce a firm intention to make an offer for Urban Logistics in accordance with Rule 2.7 of the Code or announce that it does not intend to make an offer for Urban Logistics, in which case the announcement will be treated as a statement to which Rule 2.8 of the Code applies. This deadline can only be extended with the consent of the Panel on Takeovers and Mergers (the "Panel") in accordance with Rule 2.6(c) of the Code.

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Rule 26.1 information

In accordance with Rule 26.1 of the Code, a copy of this announcement will be made available free of charge, subject to certain restrictions relating to persons resident in restricted jurisdictions, on Urban Logistics' website at www.urbanlogisticsreit.com/investors/ no later than 12 noon (London time) on the business day following the date of this announcement.

For the avoidance of doubt, the contents of the website referred to in this announcement are not incorporated into, and do not form part of, this announcement.

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