

FORM 8.5 (EPT/NON-RI)

PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY AN
EXEMPT PRINCIPAL TRADER WITHOUT RECOGNISED INTERMEDIARY ("RI") STATUS

(OR WHERE RI STATUS IS NOT APPLICABLE)

Rule 8.5 of the Takeover Code (the "Code")

1. KEY INFORMATION

| | | |
|-----|---|---|
| (a) | Name of exempt principal trader: | BARCLAYS CAPITAL SECURITIES LTD |
| (b) | Name of offeror/offeree in relation to whose relevant securities this form relates: | LONDONMETRIC PROPERTY PLC |
| (c) | Name of the party to the offer with which exempt principal trader is connected | LONDONMETRIC PROPERTY PLC |
| (d) | Date position held/dealing undertaken: | 24 Apr 2025 |
| (e) | In addition to the company in 1(b) above, is the exempt principal trader making disclosures in respect of any other party to the offer? | YES: HIGHCROFT INVESTMENTS PLC URBAN LOGISTICS REIT PLC |

2. POSITIONS OF THE EXEMPT PRINCIPAL TRADER

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing (if any)

| | | | | |
|--|--------------|-------|-----------------|-------|
| Class of relevant security: | 10p ordinary | | | |
| | Interests | | Short Positions | |
| | Number | (%) | Number | (%) |
| (1) Relevant securities owned and/or controlled: | 7,530,622 | 0.37% | 27,945,093 | 1.36% |
| (2) Cash-settled derivatives: | 26,629,914 | 1.30% | 5,250,654 | 0.26% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 34,160,536 | 1.66% | 33,195,747 | 1.62% |

(b) Rights to subscribe for new securities (including directors and other executive options)

| | |
|---|--|
| Class of relevant security in relation to which subscription right exists | |
| Details, including nature of the rights concerned and relevant percentages: | |

3. DEALINGS (IF ANY) BY THE EXEMPT PRINCIPAL TRADER

(a) Purchase and sales

| | | | | |
|----------|--|-------|---------------|-----------------------|
| Class of | | Total | Highest price | Lowest price per unit |
|----------|--|-------|---------------|-----------------------|

| relevant security | Purchase/sale | number of securities | per unit paid/received | lowest price per unit paid/received |
|-------------------|---------------|----------------------|------------------------|-------------------------------------|
| 10p ordinary | Purchase | 1045318 | 1.9270 GBP | 1.9050 GBP |
| 10p ordinary | Sale | 1467870 | 1.9270 GBP | 1.9056 GBP |

(b) Cash-settled derivative transactions

| Class of relevant security | Product description | Nature of dealing | Number of reference securities | Price per unit |
|----------------------------|---------------------|-------------------|--------------------------------|----------------|
| 10p ordinary | SWAP | Increasing Long | 5,800 | 1.9056 GBP |
| 10p ordinary | SWAP | Increasing Long | 198,365 | 1.9097 GBP |
| 10p ordinary | SWAP | Increasing Long | 120,931 | 1.9117 GBP |
| 10p ordinary | SWAP | Increasing Long | 119,576 | 1.9119 GBP |
| 10p ordinary | SWAP | Increasing Long | 16,746 | 1.9120 GBP |
| 10p ordinary | SWAP | Increasing Long | 7,756 | 1.9121 GBP |
| 10p ordinary | SWAP | Increasing Long | 95,229 | 1.9143 GBP |
| 10p ordinary | SWAP | Increasing Long | 11,161 | 1.9150 GBP |
| 10p ordinary | SWAP | Increasing Long | 1,527 | 1.9151 GBP |
| 10p ordinary | SWAP | Increasing Long | 33,347 | 1.9160 GBP |
| 10p ordinary | SWAP | Increasing Long | 1,680 | 1.9175 GBP |
| 10p ordinary | SWAP | Increasing Long | 22,802 | 1.9185 GBP |
| 10p ordinary | SWAP | Increasing Long | 62,076 | 1.9186 GBP |
| 10p ordinary | SWAP | Increasing Long | 36,760 | 1.9194 GBP |
| 10p ordinary | SWAP | Increasing Long | 3,695 | 1.9225 GBP |
| 10p ordinary | SWAP | Increasing Long | 309 | 1.9239 GBP |
| 10p ordinary | SWAP | Decreasing Long | 560 | 1.9050 GBP |
| 10p ordinary | SWAP | Decreasing Long | 7,733 | 1.9080 GBP |
| 10p ordinary | SWAP | Decreasing Long | 23,432 | 1.9093 GBP |
| 10p ordinary | SWAP | Decreasing Long | 4,309 | 1.9102 GBP |
| 10p ordinary | SWAP | Decreasing Long | 1,027 | 1.9108 GBP |
| 10p ordinary | SWAP | Decreasing Long | 28,155 | 1.9119 GBP |
| 10p ordinary | SWAP | Decreasing Long | 148,172 | 1.9120 GBP |
| 10p ordinary | SWAP | Decreasing Long | 88,675 | 1.9121 GBP |
| 10p ordinary | SWAP | Decreasing Long | 11,441 | 1.9124 GBP |
| 10p ordinary | SWAP | Decreasing Long | 61,598 | 1.9140 GBP |
| 10p ordinary | SWAP | Decreasing Long | 13,065 | 1.9153 GBP |
| 10p ordinary | SWAP | Decreasing Long | 620 | 1.9156 GBP |
| 10p ordinary | SWAP | Decreasing Long | 9,106 | 1.9158 GBP |
| 10p ordinary | SWAP | Decreasing Long | 90,619 | 1.9169 GBP |
| 10p ordinary | SWAP | Decreasing Long | 182,055 | 1.9192 GBP |
| 10p ordinary | SWAP | Decreasing Long | 8,371 | 1.9200 GBP |
| 10p ordinary | SWAP | Decreasing Long | 2,582 | 1.9218 GBP |
| 10p ordinary | CFD | Increasing Long | 2,346 | 1.9060 GBP |
| 10p | CFD | Increasing | 33 | 1.9061 GBP |

| | | | | |
|--------------|-----|-----------------|--------|------------|
| ordinary | | Long | | |
| 10p ordinary | CFD | Increasing Long | 32,674 | 1.9120 GBP |
| 10p ordinary | CFD | Increasing Long | 26,949 | 1.9122 GBP |
| 10p ordinary | CFD | Increasing Long | 34,795 | 1.9130 GBP |
| 10p ordinary | CFD | Increasing Long | 32,509 | 1.9208 GBP |
| 10p ordinary | CFD | Increasing Long | 28,323 | 1.9216 GBP |
| 10p ordinary | CFD | Decreasing Long | 2,585 | 1.9060 GBP |
| 10p ordinary | CFD | Decreasing Long | 33 | 1.9061 GBP |
| 10p ordinary | CFD | Decreasing Long | 34,602 | 1.9121 GBP |
| 10p ordinary | CFD | Decreasing Long | 34,795 | 1.9130 GBP |
| 10p ordinary | CFD | Decreasing Long | 2,075 | 1.9158 GBP |
| 10p ordinary | CFD | Decreasing Long | 64,151 | 1.9164 GBP |
| 10p ordinary | CFD | Decreasing Long | 793 | 1.9207 GBP |

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

| Class of relevant security | Product description | Writing, purchasing, selling, varying etc | Number of securities to which option relates | Exercise price per unit | Type | Expiry date | Option money paid/ received per unit |
|----------------------------|---------------------|---|--|-------------------------|------|-------------|--------------------------------------|
| | | | | | | | |

(ii) Exercising

| Class of relevant security | Product description | Exercising/ exercised against | Number of securities | Exercise price per unit |
|----------------------------|---------------------|-------------------------------|----------------------|-------------------------|
| | | | | |

(d) Other dealings (including subscribing for new securities)

| Class of relevant security | Nature of Dealings | Details | Price per unit (if applicable) |
|----------------------------|--------------------|---------|--------------------------------|
| | | | |

4. OTHER INFORMATION

(a) Indemnity and other dealings arrangements

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|--|
| <p>Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by</p> <p>the exempt principal trader making the disclosure and any party</p> <p>to the offer or any person acting in concert with a party to the offer:</p> |
| NONE |

(b) Agreements, arrangements or understandings relating to options or derivatives

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|---|
| <p>Details of any agreement, arrangement or understanding, formal or informal, between the exempt principal trader making the disclosure and any other person relating to:</p> <p>(i) the voting rights of any relevant securities under any option; or</p> <p>(ii) the voting rights of future acquisition or disposal of any relevant securities to which</p> |
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|-------------------------------|
| any derivative is referenced: |
| NONE |

(c) Attachments

| | |
|---|--------------------------------------|
| Is a Supplemental Form 8 (Open Positions) attached? | NO |
| Date of disclosure: | 25 Apr 2025 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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