

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:	30 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: 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:	8,630,628	0.42%	28,708,732	1.40%
(2) Cash-settled derivatives: and/or controlled:	27,518,814	1.34%	6,367,562	0.31%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	36,149,442	1.76%	35,076,294	1.71%

- (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) Purchases and sales

Class of relevant security	Purchase/sale	Total number of securities	Highest price per unit paid/received	Lowest price per unit paid/received
10p ordinary	Purchase	3,908,330	1.9230 GBP	1.9060 GBP
10p ordinary	Sale	3,792,403	1.9233 GBP	1.9052 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	6,519	1.9052 GBP
10p ordinary	SWAP	Increasing Long	8,527	1.9130 GBP
10p ordinary	SWAP	Increasing Long	2,666	1.9137 GBP
10p ordinary	SWAP	Increasing Long	125	1.9152 GBP
10p ordinary	SWAP	Increasing Long	637	1.9159 GBP
10p ordinary	SWAP	Increasing Long	2,009	1.9169 GBP
10n ordinary	SWAP	Increasing Long	2,807	1.9173 GBP

10p ordinary	SWAP	Increasing Long	280,650	1.9185	GBP
10p ordinary	SWAP	Increasing Long	280,650	1.9199	GBP
10p ordinary	SWAP	Increasing Long	21,252	1.9211	GBP
10p ordinary	SWAP	Increasing Long	71,791	1.9216	GBP
10p ordinary	SWAP	Increasing Long	123,516	1.9229	GBP
10p ordinary	SWAP	Increasing Long	593,724	1.9230	GBP
10p ordinary	SWAP	Decreasing Long	7,309	1.9116	GBP
10p ordinary	SWAP	Decreasing Long	297	1.9120	GBP
10p ordinary	SWAP	Decreasing Long	26,998	1.9135	GBP
10p ordinary	SWAP	Decreasing Long	60,133	1.9139	GBP
10p ordinary	SWAP	Decreasing Long	67,648	1.9144	GBP
10p ordinary	SWAP	Decreasing Long	160,563	1.9150	GBP
10p ordinary	SWAP	Decreasing Long	1,204	1.9151	GBP
10p ordinary	SWAP	Decreasing Long	94,296	1.9152	GBP
10p ordinary	SWAP	Decreasing Long	8,213	1.9153	GBP
10p ordinary	SWAP	Decreasing Long	1,600	1.9158	GBP
10p ordinary	SWAP	Decreasing Long	45,500	1.9159	GBP
10p ordinary	SWAP	Decreasing Long	56,609	1.9171	GBP
10p ordinary	SWAP	Decreasing Long	781	1.9174	GBP
10p ordinary	SWAP	Decreasing Long	2,163	1.9175	GBP
10p ordinary	SWAP	Decreasing Long	10,333	1.9187	GBP
10p ordinary	SWAP	Decreasing Long	34,298	1.9195	GBP
10p ordinary	SWAP	Decreasing Long	7,167	1.9204	GBP
10p ordinary	SWAP	Decreasing Long	585,615	1.9207	GBP
10p ordinary	SWAP	Decreasing Long	185,000	1.9209	GBP
10p ordinary	SWAP	Decreasing Long	642	1.9210	GBP
10p ordinary	SWAP	Decreasing Long	13,787	1.9225	GBP
10p ordinary	SWAP	Decreasing Long	6,800	1.9227	GBP
10p ordinary	SWAP	Decreasing Long	35,808	1.9230	GBP
10p ordinary	CFD	Increasing Long	18,647	1.9097	GBP
10p ordinary	CFD	Increasing Long	37,928	1.9228	GBP
10p ordinary	CFD	Decreasing Long	95,694	1.9125	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

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 the exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer:
NONE

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

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

(c) Attachments	
Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	01 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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