

FORM 8.3

**PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY
A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR MORE**

Rule 8.3 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Qube Research & Technologies Limited
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	Urban Logistics REIT plc
(d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:	
(e) Date position held/dealing undertaken: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	30-04-2025
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	Yes - LondonMetric Property plc

2. POSITIONS OF THE PERSON MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(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:	1p ordinary			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0.0	0	0.0
(2) Cash-settled derivatives:				
	5,498,337	1.18	0	0.0
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0	0	0
TOTAL:	5,498,337	1.18	0	0.0

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

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

Class of relevant security in relation to which subscription right exists:	0
Details, including nature of the rights concerned and relevant percentages:	0

3. DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE

Where there have been dealings in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 3(a), (b), (c) or (d) (as appropriate) for each additional class of relevant security dealt in.

The currency of all prices and other monetary amounts should be stated.

(a) Purchases and sales

Class of relevant security	Purchase/sale	Number of securities	Price per unit (GBP)
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(b) Cash-settled derivative transactions

Class of relevant security	Product description <i>e.g. call option</i>	Nature of dealing <i>e.g. opening/closing a long/short position, increasing/reducing a long/short position</i>	Number of securities	Exercise price per unit (GBp)
1p ordinary	Equity swap	increasing a long position	1	145.16
1p ordinary	Equity swap	increasing a long position	1	145.18
1p ordinary	Equity swap	increasing a long position	1	145.18
1p ordinary	Equity swap	increasing a long position	1	145.21
1p ordinary	Equity swap	increasing a long position	1	145.24
1p ordinary	Equity swap	increasing a long position	1	145.38
1p ordinary	Equity swap	increasing a long position	1	145.39
1p ordinary	Equity swap	increasing a long position	1	145.39
1p ordinary	Equity swap	increasing a long position	1	145.42
1p ordinary	Equity swap	increasing a long position	2	144.93
1p ordinary	Equity swap	increasing a long position	2	145.19
1p ordinary	Equity swap	increasing a long position	2	145.21
1p ordinary	Equity swap	increasing a long position	2	145.40
1p ordinary	Equity swap	increasing a long position	2	145.40
1p ordinary	Equity swap	increasing a long position	2	145.40
1p ordinary	Equity swap	increasing a long position	3	145.18
1p ordinary	Equity swap	increasing a long position	3	145.21
1p ordinary	Equity swap	increasing a long position	3	145.21
1p ordinary	Equity swap	increasing a long position	3	145.39
1p ordinary	Equity swap	increasing a long position	4	145.04
1p ordinary	Equity swap	increasing a long position	4	145.19
1p ordinary	Equity swap	increasing a long position	4	145.20
1p ordinary	Equity swap	increasing a long position	4	145.22
1p ordinary	Equity swap	increasing a long position	5	145.20
1p ordinary	Equity swap	increasing a long position	5	145.40
1p ordinary	Equity swap	increasing a long position	5	145.40
1p ordinary	Equity swap	increasing a long position	6	145.02
1p ordinary	Equity swap	increasing a long position	7	145.40
1p ordinary	Equity swap	increasing a long position	8	144.98
1p ordinary	Equity swap	increasing a long position	8	145.19
1p ordinary	Equity swap	increasing a long position	8	145.21
1p ordinary	Equity swap	increasing a long position	8	145.40
1p ordinary	Equity swap	increasing a long position	9	145.20
1p ordinary	Equity swap	increasing a long position	9	145.40
1p ordinary	Equity swap	increasing a long position	10	145.01
1p ordinary	Equity swap	increasing a long position	10	145.20
1p ordinary	Equity swap	increasing a long position	10	145.40
1p ordinary	Equity swap	increasing a long position	10	145.40
1p ordinary	Equity swap	increasing a long position	11	145.20
1p ordinary	Equity swap	increasing a long position	13	145.00
1p ordinary	Equity swap	increasing a long position	13	145.20
1p ordinary	Equity swap	increasing a long position	13	145.40
1p ordinary	Equity swap	increasing a long position	14	145.20
1p ordinary	Equity swap	increasing a long position	14	145.20
1p ordinary	Equity swap	increasing a long position	14	145.40

[illegible]

1p ordinary	Equity swap	increasing a long position	100	145.40
1p ordinary	Equity swap	increasing a long position	108	145.00
1p ordinary	Equity swap	increasing a long position	116	145.40
1p ordinary	Equity swap	increasing a long position	124	145.40
1p ordinary	Equity swap	increasing a long position	125	145.10
1p ordinary	Equity swap	increasing a long position	131	144.80
1p ordinary	Equity swap	increasing a long position	132	145.20
1p ordinary	Equity swap	increasing a long position	132	145.30
1p ordinary	Equity swap	increasing a long position	136	144.80
1p ordinary	Equity swap	increasing a long position	136	145.00
1p ordinary	Equity swap	increasing a long position	141	144.80
1p ordinary	Equity swap	increasing a long position	141	145.40
1p ordinary	Equity swap	increasing a long position	149	145.40
1p ordinary	Equity swap	increasing a long position	150	145.20
1p ordinary	Equity swap	increasing a long position	160	145.50
1p ordinary	Equity swap	increasing a long position	169	145.00
1p ordinary	Equity swap	increasing a long position	169	145.50
1p ordinary	Equity swap	increasing a long position	170	144.90
1p ordinary	Equity swap	increasing a long position	188	144.90
1p ordinary	Equity swap	increasing a long position	200	145.10
1p ordinary	Equity swap	increasing a long position	205	144.80
1p ordinary	Equity swap	increasing a long position	207	145.00
1p ordinary	Equity swap	increasing a long position	208	144.80
1p ordinary	Equity swap	increasing a long position	220	145.20
1p ordinary	Equity swap	increasing a long position	249	145.20
1p ordinary	Equity swap	increasing a long position	255	145.00
1p ordinary	Equity swap	increasing a long position	260	145.20
1p ordinary	Equity swap	increasing a long position	293	145.10
1p ordinary	Equity swap	increasing a long position	294	145.10
1p ordinary	Equity swap	increasing a long position	340	145.30
1p ordinary	Equity swap	increasing a long position	395	145.50
1p ordinary	Equity swap	increasing a long position	442	145.20
1p ordinary	Equity swap	increasing a long position	476	145.00
1p ordinary	Equity swap	increasing a long position	504	145.40
1p ordinary	Equity swap	increasing a long position	526	145.10
1p ordinary	Equity swap	increasing a long position	544	145.40
1p ordinary	Equity swap	increasing a long position	554	145.20
1p ordinary	Equity swap	increasing a long position	659	145.10
1p ordinary	Equity swap	increasing a long position	742	145.00
1p ordinary	Equity swap	increasing a long position	795	144.80
1p ordinary	Equity swap	increasing a long position	888	145.10
1p ordinary	Equity swap	increasing a long position	939	145.00
1p ordinary	Equity swap	increasing a long position	997	145.20
1p ordinary	Equity swap	increasing a long position	1093	145.30
1p ordinary	Equity swap	increasing a long position	1108	145.10
1p ordinary	Equity swap	increasing a long position	1111	145.40
1p ordinary	Equity swap	increasing a long position	1140	145.20
1p ordinary	Equity swap	increasing a long position	1511	145.40
1p ordinary	Equity swap	increasing a long position	1728	145.00
1p ordinary	Equity swap	increasing a long position	1933	145.30

1p ordinary	Equity swap	increasing a long position	2149	144.80
1p ordinary	Equity swap	increasing a long position	2505	144.80
1p ordinary	Equity swap	increasing a long position	2674	145.80
1p ordinary	Equity swap	increasing a long position	4611	145.00
1p ordinary	Equity swap	increasing a long position	7322	145.40
1p ordinary	Equity swap	increasing a long position	9172	145.00
1p ordinary	Equity swap	increasing a long position	9430	145.40
1p ordinary	Equity swap	increasing a long position	11997	145.20
1p ordinary	Equity swap	increasing a long position	13830	145.20
1p ordinary	Equity swap	increasing a long position	15271	145.00
1p ordinary	Equity swap	increasing a long position	26806	145.00
1p ordinary	Equity swap	increasing a long position	53234	145.60
1p ordinary	Equity swap	increasing a long position	121302	145.20
1p ordinary	Equity swap	increasing a long position	804311	145.40

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

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description <i>e.g. call option</i>	Writing, purchasing, selling, varying etc.	Number of securities to which option relates	Exercise price per unit (GBP)	Type <i>e.g. American, European etc.</i>	Expiry date	Option money paid/ received per unit
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(ii) Exercise

Class of relevant security	Product description <i>e.g. call option</i>	Exercising/ exercised against	Number of securities	Exercise price per unit
0	0	0	0	Â 0

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

Class of relevant security	Nature of dealing <i>e.g. subscription, conversion</i>	Details	Price per unit (if applicable)
0	Â 0	0	0

4. OTHER INFORMATION

(a) Indemnity and other dealing 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 person making the disclosure and any party to the offer or any person acting in concert with a party to the offer: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i> Â None Â
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(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the person 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 or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i> Â None Â

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?		NO
Date of disclosure:	01-05-2025	
Contact name:	Janice Falcao	
Telephone number:	00442033140679	

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panelâ€™s Market Surveillance Unit is available for consultation in relation to the Codeâ€™s disclosure requirements on +44 (0)20 7638 0129. The Code can be viewed on the Panelâ€™s website at www.thetakeoverpanel.org.uk.

View source version on businesswire.com: <https://www.businesswire.com/news/home/20250501548503/en/>

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