

**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: | 01 May 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: | 8,702,679 | 0.42% | 28,898,684 | 1.41% |
| (2) Cash-settled derivatives and/or controlled: | 27,758,947 | 1.35% | 6,430,409 | 0.31% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 36,461,626 | 1.77% | 35,329,093 | 1.72% |

- (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 | 538,090 | 1.9442 GBP | 1.9210 GBP |
| 10p ordinary | Sale | 655,991 | 1.9450 GBP | 1.9193 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 | 4,900 | 1.9193 GBP |
| 10p ordinary | SWAP | Increasing Long | 487 | 1.9239 GBP |
| 10p ordinary | SWAP | Increasing Long | 524 | 1.9274 GBP |
| 10p ordinary | SWAP | Increasing Long | 438 | 1.9281 GBP |
| 10p ordinary | SWAP | Increasing Long | 9,981 | 1.9320 GBP |
| 10p ordinary | SWAP | Increasing Long | 280,600 | 1.9337 GBP |
| 10p ordinary | SWAP | Increasing Long | 10,660 | 1.9377 GBP |
| 10p ordinary | SWAP | Increasing Long | 43,860 | 1.9385 GBP |
| 10p ordinary | SWAP | Increasing Long | 2,221 | 1.9427 GBP |
| 10p ordinary | SWAP | Increasing Long | 28,718 | 1.9439 GBP |
| 10p ordinary | SWAP | Increasing Long | 107,723 | 1.9440 GBP |
| 10p ordinary | SWAP | Decreasing Long | 265 | 1.9210 GBP |
| 10p ordinary | SWAP | Decreasing Long | 1,794 | 1.9270 GBP |
| 10p ordinary | SWAP | Decreasing Long | 100 | 1.9280 GBP |
| 10p ordinary | SWAP | Decreasing Long | 586 | 1.9331 GBP |
| 10p ordinary | SWAP | Decreasing Long | 94,605 | 1.9354 GBP |
| 10p ordinary | SWAP | Decreasing Long | 7,190 | 1.9386 GBP |
| 10p ordinary | SWAP | Decreasing Long | 9,468 | 1.9388 GBP |
| 10p ordinary | SWAP | Decreasing Long | 866 | 1.9401 GBP |
| 10p ordinary | SWAP | Decreasing Long | 36,957 | 1.9404 GBP |
| 10p ordinary | SWAP | Decreasing Long | 36,287 | 1.9406 GBP |
| 10p ordinary | SWAP | Decreasing Long | 14,683 | 1.9431 GBP |
| 10p ordinary | SWAP | Decreasing Long | 27,001 | 1.9440 GBP |
| 10p ordinary | SWAP | Decreasing Long | 3,634 | 1.9442 GBP |
| 10p ordinary | CFD | Opening Short | 79,390 | 1.9327 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 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:</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;</p> <p>or</p> <p>(ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced:</p> |
| NONE |

(c) Attachments

| | |
|---|--------------------------------------|
| Is a Supplemental Form 8 (Open Positions) attached? | NO |
| Date of disclosure: | 02 May 2025 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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