

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>	LondonMetric Property 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>	02-05-2025
(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 - Urban Logistics REIT 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:	10p ordinary			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0.0	0	0.0
(2) Cash-settled derivatives:				
	0	0.0	21,682,293	1.05
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0	0	0
TOTAL:	0	0.0	21,682,293	1.05

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)
10p ordinary	Equity swap	increasing a short position	70	194.20
10p ordinary	Equity swap	increasing a short position	402	195.30
10p ordinary	Equity swap	increasing a short position	705	194.00
10p ordinary	Equity swap	increasing a short position	1133	195.40
10p ordinary	Equity swap	increasing a short position	2531	195.10
10p ordinary	Equity swap	increasing a short position	5382	195.20
10p ordinary	Equity swap	increasing a short position	5990	193.40
10p ordinary	Equity swap	increasing a short position	6168	194.60
10p ordinary	Equity swap	increasing a short position	6885	194.40
10p ordinary	Equity swap	increasing a short position	8467	194.90
10p ordinary	Equity swap	increasing a short position	9132	194.30
10p ordinary	Equity swap	increasing a short position	14937	194.80
10p ordinary	Equity swap	increasing a short position	21079	195.00
10p ordinary	Equity swap	increasing a short position	74619	193.90
10p ordinary	Equity swap	decreasing a short position	528	195.30
10p ordinary	Equity swap	decreasing a short position	570	195.20
10p ordinary	Equity swap	decreasing a short position	589	194.50
10p ordinary	Equity swap	decreasing a short position	898	194.80
10p ordinary	Equity swap	decreasing a short position	1112	193.60
10p ordinary	Equity swap	decreasing a short position	1513	193.20
10p ordinary	Equity swap	decreasing a short position	1536	194.10
10p ordinary	Equity swap	decreasing a short position	3227	194.70
10p ordinary	Equity swap	decreasing a short position	4273	193.70
10p ordinary	Equity swap	decreasing a short position	5447	193.80
10p ordinary	Equity swap	decreasing a short position	5489	194.00
10p ordinary	Equity swap	decreasing a short position	10464	194.40
10p ordinary	Equity swap	decreasing a short position	12967	194.30
10p ordinary	Equity swap	decreasing a short position	16060	194.60
10p ordinary	Equity swap	decreasing a short position	49409	194.20
10p ordinary	Equity swap	decreasing a short position	139189	193.90

(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	Ä 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)
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0	0	0	0
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4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

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

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

(c) Attachments

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

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

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

View source version on businesswire.com: <https://www.businesswire.com/news/home/20250505469159/en/>

Qube Research & Technologies LTD

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