

**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:   | URBAN LOGISTICS REIT 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:  | 08 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:<br>LONDONMETRIC PROPERTY 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:  | 1p ordinary       |              |                   |              |
|--|-------------------|--------------|-------------------|--------------|
|  | Interests         |              | Short Positions   |              |
|  | Number            | (%)          | Number            | (%)          |
| (1) Relevant securities owned and/or controlled:                                   | 12,759,462        | 2.74%        | 2,463,798         | 0.53%        |
| (2) Cash-settled derivatives: and/or controlled:                                   | 2,081,289         | 0.45%        | 12,492,164        | 2.69%        |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0                 | 0.00%        | 0                 | 0.00%        |
| <b>TOTAL:</b>  | <b>14,840,751</b> | <b>3.19%</b> | <b>14,955,962</b> | <b>3.22%</b> |

- (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 |
|----------------------------|---------------|----------------------------|--------------------------------------|-------------------------------------|
| 1p ordinary                | Purchase      | 683,112                    | 1.4760 GBP                           | 1.4560 GBP                          |
| 1p ordinary                | Sale          | 568,170                    | 1.4763 GBP                           | 1.4560 GBP                          |

- (b) Cash-settled derivative transactions

| Class of relevant security | Product description | Nature of dealing | Number of reference securities | Price per unit |
|----------------------------|---------------------|-------------------|--------------------------------|----------------|
|----------------------------|---------------------|-------------------|--------------------------------|----------------|

|             |      |                  |         |            |
|-------------|------|------------------|---------|------------|
| 1p ordinary | SWAP | Decreasing Short | 36,239  | 1.4573 GBP |
| 1p ordinary | SWAP | Decreasing Short | 1,859   | 1.4619 GBP |
| 1p ordinary | SWAP | Decreasing Short | 7,500   | 1.4629 GBP |
| 1p ordinary | SWAP | Decreasing Short | 150     | 1.4631 GBP |
| 1p ordinary | SWAP | Decreasing Short | 673     | 1.4639 GBP |
| 1p ordinary | SWAP | Decreasing Short | 3,100   | 1.4658 GBP |
| 1p ordinary | SWAP | Decreasing Short | 11,831  | 1.4704 GBP |
| 1p ordinary | SWAP | Decreasing Short | 4,244   | 1.4718 GBP |
| 1p ordinary | SWAP | Decreasing Short | 367     | 1.4763 GBP |
| 1p ordinary | SWAP | Decreasing Short | 21      | 1.5000 GBP |
| 1p ordinary | SWAP | Increasing Short | 18,271  | 1.4560 GBP |
| 1p ordinary | SWAP | Increasing Short | 35,318  | 1.4578 GBP |
| 1p ordinary | SWAP | Increasing Short | 32,420  | 1.4581 GBP |
| 1p ordinary | SWAP | Increasing Short | 2,794   | 1.4652 GBP |
| 1p ordinary | SWAP | Increasing Short | 55,849  | 1.4658 GBP |
| 1p ordinary | SWAP | Increasing Short | 94,465  | 1.4666 GBP |
| 1p ordinary | SWAP | Increasing Short | 56,504  | 1.4697 GBP |
| 1p ordinary | SWAP | Increasing Short | 249     | 1.4704 GBP |
| 1p ordinary | SWAP | Increasing Short | 14,504  | 1.4715 GBP |
| 1p ordinary | SWAP | Increasing Short | 1,245   | 1.4721 GBP |
| 1p ordinary | CFD  | Increasing Long  | 284,670 | 1.4560 GBP |
| 1p ordinary | CFD  | Increasing Long  | 14,773  | 1.4644 GBP |
| 1p ordinary | CFD  | Increasing Long  | 3,631   | 1.4678 GBP |
| 1p ordinary | CFD  | Decreasing Long  | 42,328  | 1.4739 GBP |
| 1p ordinary | CFD  | Decreasing Long  | 21,297  | 1.4751 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:<br>(i) the voting rights of any relevant securities under any option;<br>or<br>(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:                                 | 09 May 2025                          |
| Contact name:                                       | Large Holdings Regulatory Operations |
| Telephone number:                                   | 020 3134 7213                        |

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