

**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:	09 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: 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:	6,688,539	1.44%	5,976,217	1.28%
(2) Cash-settled derivatives and/or controlled:	5,448,656	1.17%	6,154,279	1.32%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,137,195	2.61%	12,130,496	2.61%

- (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	2,560,517	1.5260 GBP	1.4680 GBP
1p ordinary	Sale	12,143,859	1.5260 GBP	1.4552 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	3,000,000	1.4552	GBP
1p ordinary	SWAP	Decreasing Short	3,000,000	1.4992	GBP
1p ordinary	SWAP	Decreasing Short	6,700	1.5001	GBP
1p ordinary	SWAP	Decreasing Short	24,750	1.5055	GBP
1p ordinary	SWAP	Decreasing Short	30,327	1.5061	GBP
1p ordinary	SWAP	Decreasing Short	673,846	1.5075	GBP
1p ordinary	SWAP	Decreasing Short	12,500	1.5077	GBP
1p ordinary	SWAP	Decreasing Short	1,825,628	1.5080	GBP
1p ordinary	SWAP	Decreasing Short	492,247	1.5082	GBP
1p ordinary	SWAP	Decreasing Short	14,500	1.5085	GBP
1p ordinary	SWAP	Decreasing Short	118,964	1.5090	GBP
1p ordinary	SWAP	Decreasing Short	42,726	1.5092	GBP
1p ordinary	SWAP	Decreasing Short	73,219	1.5095	GBP
1p ordinary	SWAP	Decreasing Short	32,791	1.5099	GBP
1p ordinary	SWAP	Decreasing Short	529,109	1.5101	GBP
1p ordinary	SWAP	Decreasing Short	10,634	1.5109	GBP
1p ordinary	SWAP	Decreasing Short	349,489	1.5113	GBP
1p ordinary	SWAP	Decreasing Short	41,083	1.5115	GBP
1p ordinary	SWAP	Decreasing Short	40,400	1.5118	GBP
1p ordinary	SWAP	Decreasing Short	14,054	1.5125	GBP
1p ordinary	SWAP	Decreasing Short	8,900	1.5135	GBP
1p ordinary	SWAP	Decreasing Short	5,600	1.5140	GBP
1p ordinary	SWAP	Decreasing Short	29,900	1.5155	GBP
1p ordinary	SWAP	Decreasing Short	23,975	1.5164	GBP
1p ordinary	SWAP	Decreasing Short	29,000	1.5165	GBP
1p ordinary	SWAP	Decreasing Short	301,634	1.5171	GBP
1p ordinary	SWAP	Decreasing Short	69,000	1.5175	GBP
1p ordinary	SWAP	Opening Long	42,300	1.5176	GBP
1p ordinary	SWAP	Increasing Long	193,405	1.5177	GBP
1p ordinary	SWAP	Increasing Long	16,831	1.5181	GBP
1p ordinary	SWAP	Increasing Long	356,456	1.5183	GBP
1p ordinary	SWAP	Increasing Long	10,900	1.5185	GBP
1p ordinary	SWAP	Increasing Long	110,900	1.5195	GBP
1p ordinary	SWAP	Increasing Long	3,047	1.5203	GBP
1p ordinary	SWAP	Increasing Long	32,916	1.5210	GBP
1p ordinary	SWAP	Increasing Long	29,500	1.5215	GBP
1p ordinary	SWAP	Increasing Long	4,306	1.5218	GBP
1p ordinary	SWAP	Increasing Long	1,564	1.5221	GBP
1p ordinary	SWAP	Increasing Long	36,500	1.5225	GBP
1p ordinary	SWAP	Increasing Long	59,850	1.5230	GBP
1p ordinary	SWAP	Increasing Long	26,700	1.5235	GBP
1p ordinary	SWAP	Increasing Long	30,700	1.5236	GBP
1p ordinary	SWAP	Increasing Long	2,524	1.5239	GBP
1p ordinary	SWAP	Increasing Long	2,558	1.5240	GBP
1p ordinary	SWAP	Decreasing Long	2,298	1.5097	GBP
1p ordinary	SWAP	Decreasing Long	2,175	1.5099	GBP
1p ordinary	SWAP	Decreasing Long	29,414	1.5100	GBP
1p ordinary	SWAP	Decreasing Long	90,874	1.5115	GBP
1p ordinary	SWAP	Decreasing Long	165	1.5120	GBP
1p ordinary	SWAP	Decreasing Long	94,212	1.5140	GBP
1p ordinary	SWAP	Decreasing Long	522,519	1.5141	GBP
1p ordinary	SWAP	Decreasing Long	1,912	1.5147	GBP
1p ordinary	SWAP	Decreasing Long	4,300	1.5152	GBP
1p ordinary	SWAP	Decreasing Long	9,510	1.5162	GBP
1p ordinary	SWAP	Decreasing Long	2,596	1.5173	GBP
1p ordinary	SWAP	Decreasing Long	9,704	1.5183	GBP
1p ordinary	SWAP	Decreasing Long	1,607	1.5193	GBP
1p ordinary	SWAP	Decreasing Long	1,957	1.5200	GBP
1p ordinary	SWAP	Decreasing Long	13,535	1.5234	GBP
1p ordinary	SWAP	Decreasing Long	2,464	1.5240	GBP
1p ordinary	CFD	Increasing Long	1,834	1.5119	GBP
1p ordinary	CFD	Decreasing Long	366,458	1.5126	GBP
1p ordinary	CFD	Opening Short	855,920	1.5139	GBP
1p ordinary	CFD	Increasing Short	46,895	1.5192	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	Product description	Exercising/ exercised against	Number of	Exercise price per
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security		EXERCISE AGAINST	securities	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

<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

<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; 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:	12 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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