

## 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**

<b>(a) Full name of discloser:</b>	Qube Research & Technologies Limited
<b>(b) Owner or controller of interests and short positions disclosed, if different from 1(a):</b> <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	Â
<b>(c) Name of offeror/offeree in relation to whose relevant securities this form relates:</b> <i>Use a separate form for each offeror/offeree</i>	LondonMetric Property plc
<b>(d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:</b>	Â
<b>(e) Date position held/dealing undertaken:</b> <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	09-05-2025
<b>(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer?</b> <i>If it is a cash offer or possible cash offer, state "N/A"</i>	Yes - Urban Logistics REIT plc Â

**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)**

<b>Class of relevant security:</b>	10p ordinary			
Â	<b>Interests</b>		<b>Short positions</b>	
Â	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>(1) Relevant securities owned and/or controlled:</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>
<b>(2) Cash-settled derivatives:</b>				
Â	<b>0</b>	<b>0.0</b>	<b>15,028,093</b>	<b>0.73</b>
<b>(3) Stock-settled derivatives (including options) and agreements to purchase/sell:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Â				
<b>TOTAL:</b>	<b>0</b>	<b>0.0</b>	<b>15,028,093</b>	<b>0.73</b>

*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)**

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

**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**

<b>Class of relevant security</b>	<b>Purchase/sale</b>	<b>Number of securities</b>	<b>Price per unit (GBp)</b>
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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	1114	192.95
10p ordinary	Equity swap	increasing a short position	1883	192.15
10p ordinary	Equity swap	increasing a short position	2074	192.70
10p ordinary	Equity swap	increasing a short position	2648	191.60
10p ordinary	Equity swap	increasing a short position	5042	193.00
10p ordinary	Equity swap	increasing a short position	5077	192.00
10p ordinary	Equity swap	increasing a short position	6960	191.70
10p ordinary	Equity swap	increasing a short position	7484	191.30
10p ordinary	Equity swap	increasing a short position	7527	191.80
10p ordinary	Equity swap	increasing a short position	9166	191.50
10p ordinary	Equity swap	increasing a short position	9277	192.50
10p ordinary	Equity swap	increasing a short position	10382	191.20
10p ordinary	Equity swap	increasing a short position	11704	192.40
10p ordinary	Equity swap	increasing a short position	12237	192.60
10p ordinary	Equity swap	increasing a short position	12742	190.90
10p ordinary	Equity swap	increasing a short position	15283	191.00
10p ordinary	Equity swap	increasing a short position	19169	192.10
10p ordinary	Equity swap	increasing a short position	19572	191.40
10p ordinary	Equity swap	increasing a short position	21442	192.20
10p ordinary	Equity swap	increasing a short position	28488	192.30
10p ordinary	Equity swap	increasing a short position	29967	191.10
10p ordinary	Equity swap	increasing a short position	31993	191.90
10p ordinary	Equity swap	increasing a short position	75255	192.90
10p ordinary	Equity swap	increasing a short position	107076	190.80
10p ordinary	Equity swap	decreasing a short position	795	190.70
10p ordinary	Equity swap	decreasing a short position	2697	191.45
10p ordinary	Equity swap	decreasing a short position	3210	191.35
10p ordinary	Equity swap	decreasing a short position	4142	191.85
10p ordinary	Equity swap	decreasing a short position	6521	191.05
10p ordinary	Equity swap	decreasing a short position	8227	192.60
10p ordinary	Equity swap	decreasing a short position	8599	192.90
10p ordinary	Equity swap	decreasing a short position	9607	191.75
10p ordinary	Equity swap	decreasing a short position	10191	192.50
10p ordinary	Equity swap	decreasing a short position	10698	191.25
10p ordinary	Equity swap	decreasing a short position	12982	192.40
10p ordinary	Equity swap	decreasing a short position	13327	192.20
10p ordinary	Equity swap	decreasing a short position	15805	191.55
10p ordinary	Equity swap	decreasing a short position	16513	192.30
10p ordinary	Equity swap	decreasing a short position	17241	191.65
10p ordinary	Equity swap	decreasing a short position	17338	192.10
10p ordinary	Equity swap	decreasing a short position	21917	190.90
10p ordinary	Equity swap	decreasing a short position	48281	191.70
10p ordinary	Equity swap	decreasing a short position	69946	191.90
10p ordinary	Equity swap	decreasing a short position	93486	192.00
10p ordinary	Equity swap	decreasing a short position	102243	191.60

10p ordinary	Equity swap	decreasing a short position	107008	191.00
10p ordinary	Equity swap	decreasing a short position	121871	191.80
10p ordinary	Equity swap	decreasing a short position	132977	191.50
10p ordinary	Equity swap	decreasing a short position	211852	191.30
10p ordinary	Equity swap	decreasing a short position	228797	191.10
10p ordinary	Equity swap	decreasing a short position	235221	191.40
10p ordinary	Equity swap	decreasing a short position	275911	191.20
10p ordinary	Equity swap	decreasing a short position	942368	191.15
10p ordinary	Equity swap	decreasing a short position	1683500	183.62
10p ordinary	Equity swap	decreasing a short position	1683500	191.46

**(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	Â0

**(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	Â0	0	0

**4. OTHER INFORMATION**

**(a) Indemnity and other dealing arrangements**

<p><b>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:</b></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>Â</p> <p>None</p> <p>Â</p>
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**(b) Agreements, arrangements or understandings relating to options or derivatives**

<p><b>Details of any agreement, arrangement or understanding, formal or informal, between the person making the disclosure and any other person relating to:</b></p> <p><b>(i) the voting rights of any relevant securities under any option; or</b></p> <p><b>(ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:</b></p> <p><i>If there are no such agreements, arrangements or understandings, state "none"</i></p> <p>Â</p> <p>None</p> <p>Â</p>
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**(c) Attachments**

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	12-05-2025
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](http://www.thetakeoverpanel.org.uk).*

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