

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:	12 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		Short Positions	
	Interests	Number (%)	Number	(%)
(1) Relevant securities owned and/or controlled:	6,595,766	1.42%	6,330,189	1.36%
(2) Cash-settled derivatives: and/or controlled:	5,906,824	1.27%	6,069,911	1.31%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	12,502,590	2.69%	12,400,100	2.67%

(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	1,679,852	1.5298 GBP	1.4562 GBP
1p ordinary	Sale	1,678,295	1.5280 GBP	1.4957 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	Increasing Long	37,539	1.4957 GBP
1p ordinary	SWAP	Increasing Long	6,400	1.4977 GBP
1p ordinary	SWAP	Increasing Long	2,810	1.4979 GBP
1p ordinary	SWAP	Increasing Long	18,800	1.4987 GBP
1p ordinary	SWAP	Increasing Long	43,261	1.4990 GBP
1p ordinary	SWAP	Increasing Long	246,162	1.4992 GBP
1p ordinary	SWAP	Increasing Long	72,604	1.4998 GBP
1p ordinary	SWAP	Increasing Long	21,219	1.4999 GBP
1p ordinary	SWAP	Increasing Long	35,570	1.5000 GBP
1p ordinary	SWAP	Increasing Long	193,960	1.5004 GBP
1p ordinary	SWAP	Increasing Long	60,350	1.5032 GBP
1p ordinary	SWAP	Increasing Long	13,298	1.5033 GBP
1p ordinary	SWAP	Increasing Long	46,870	1.5039 GBP
1p ordinary	SWAP	Increasing Long	79,304	1.5040 GBP
1p ordinary	SWAP	Increasing Long	191	1.5053 GBP
1p ordinary	SWAP	Increasing Long	26,000	1.5055 GBP
1p ordinary	SWAP	Increasing Long	16,800	1.5073 GBP
1p ordinary	SWAP	Increasing Long	36,950	1.5085 GBP
1p ordinary	SWAP	Increasing Long	8,200	1.5086 GBP
1p ordinary	SWAP	Increasing Long	15,700	1.5096 GBP
1p ordinary	SWAP	Increasing Long	448,302	1.5100 GBP
1p ordinary	SWAP	Increasing Long	175,389	1.5137 GBP
1p ordinary	SWAP	Increasing Long	6,476	1.5194 GBP
1p ordinary	SWAP	Increasing Long	5,165	1.5214 GBP
1p ordinary	SWAP	Increasing Long	4,114	1.5248 GBP
1p ordinary	SWAP	Increasing Long	10,400	1.5256 GBP
1p ordinary	SWAP	Increasing Long	3,500	1.5276 GBP
1p ordinary	SWAP	Decreasing Long	59	1.4560 GBP
1p ordinary	SWAP	Decreasing Long	11	1.5000 GBP
1p ordinary	SWAP	Decreasing Long	463,176	1.5026 GBP
1p ordinary	SWAP	Decreasing Long	4,268	1.5030 GBP
1p ordinary	SWAP	Decreasing Long	3,095	1.5033 GBP
1p ordinary	SWAP	Decreasing Long	167,862	1.5042 GBP
1p ordinary	SWAP	Decreasing Long	21,887	1.5043 GBP
1p ordinary	SWAP	Decreasing Long	324,221	1.5095 GBP
1p ordinary	SWAP	Decreasing Long	9,991	1.5261 GBP
1p ordinary	CFD	Decreasing Short	175,465	1.5080 GBP
1p ordinary	CFD	Increasing Short	109,573	1.5032 GBP
1p ordinary	CFD	Increasing Short	112,566	1.5039 GBP
1p ordinary	CFD	Increasing Short	6,203	1.5129 GBP
1p ordinary	CFD	Increasing Short	45,351	1.5227 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:
(i) the voting rights of any relevant securities under any option;
or
(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:	13 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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