

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:	LONDONMETRIC PROPERTY 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:	13 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: URBAN LOGISTICS REIT 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:	10p ordinary			
	Interests		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	14,586,544	0.71%	20,409,037	0.99%
(2) Cash-settled derivatives: and/or controlled:	19,236,281	0.94%	12,434,781	0.61%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	33,822,825	1.65%	32,843,818	1.60%

- (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
10p ordinary	Purchase	4,122,750	1.9030 GBP	1.8730 GBP
10p ordinary	Sale	2,113,625	1.9030 GBP	1.8740 GBP

- (b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit
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10p ordinary	SWAP	Opening Long	58,723	1.8855 GBP
10p ordinary	SWAP	Increasing Long	136	1.8782 GBP
10p ordinary	SWAP	Increasing Long	83,945	1.8799 GBP
10p ordinary	SWAP	Increasing Long	53,548	1.8800 GBP
10p ordinary	SWAP	Increasing Long	4,803	1.8804 GBP
10p ordinary	SWAP	Increasing Long	102,468	1.8805 GBP
10p ordinary	SWAP	Increasing Long	5,415	1.8830 GBP
10p ordinary	SWAP	Increasing Long	8,298	1.8832 GBP
10p ordinary	SWAP	Increasing Long	11,388	1.8842 GBP
10p ordinary	SWAP	Increasing Long	24,412	1.8850 GBP
10p ordinary	SWAP	Increasing Long	10,554	1.8852 GBP
10p ordinary	SWAP	Increasing Long	53,187	1.8854 GBP
10p ordinary	SWAP	Increasing Long	5,293	1.8861 GBP
10p ordinary	SWAP	Increasing Long	73	1.8862 GBP
10p ordinary	SWAP	Increasing Long	122,899	1.8866 GBP
10p ordinary	SWAP	Increasing Long	12,879	1.8879 GBP
10p ordinary	SWAP	Increasing Long	21,718	1.8883 GBP
10p ordinary	SWAP	Increasing Long	723,435	1.8886 GBP
10p ordinary	SWAP	Increasing Long	1,377	1.8900 GBP
10p ordinary	SWAP	Increasing Long	983	1.8920 GBP
10p ordinary	SWAP	Increasing Long	1,859	1.8930 GBP
10p ordinary	SWAP	Increasing Long	720	1.8939 GBP
10p ordinary	SWAP	Increasing Long	1,341	1.8940 GBP
10p ordinary	SWAP	Decreasing Long	1,189	1.8750 GBP
10p ordinary	SWAP	Decreasing Long	711	1.8761 GBP
10p ordinary	SWAP	Decreasing Long	648,110	1.8800 GBP
10p ordinary	SWAP	Decreasing Long	7,883	1.8801 GBP
10p ordinary	SWAP	Decreasing Long	45,299	1.8811 GBP
10p ordinary	SWAP	Decreasing Long	6,552	1.8813 GBP
10p ordinary	SWAP	Decreasing Long	65,817	1.8827 GBP
10p ordinary	SWAP	Decreasing Long	39,179	1.8830 GBP
10p ordinary	SWAP	Decreasing Long	300,000	1.8840 GBP
10p ordinary	SWAP	Decreasing Long	4,268	1.8843 GBP
10p ordinary	SWAP	Decreasing Long	11,013	1.8845 GBP
10p ordinary	SWAP	Decreasing Long	419,299	1.8863 GBP
10p ordinary	SWAP	Decreasing Long	43,502	1.8873 GBP
10p ordinary	SWAP	Decreasing Long	208,000	1.8874 GBP
10p ordinary	SWAP	Decreasing Long	54,189	1.8876 GBP
10p ordinary	SWAP	Decreasing Long	616,008	1.8877 GBP
10p ordinary	SWAP	Decreasing Long	100,691	1.8879 GBP
10p ordinary	SWAP	Decreasing Long	77,318	1.8908 GBP
10p ordinary	SWAP	Decreasing Long	24,482	1.8914 GBP
10p ordinary	SWAP	Decreasing Long	898	1.8920 GBP
10p ordinary	SWAP	Decreasing Long	1,865	1.8938 GBP
10p ordinary	CFD	Increasing Long	29,845	1.8800 GBP
10p ordinary	CFD	Increasing Long	113,705	1.8866 GBP
10p ordinary	CFD	Increasing Long	8,501	1.8870 GBP
10p ordinary	CFD	Increasing Long	8,925	1.8880 GBP
10p ordinary	CFD	Increasing Long	72,746	1.8883 GBP
10p ordinary	CFD	Increasing Long	49,979	1.8948 GBP
10p ordinary	CFD	Decreasing Long	40,214	1.8729 GBP
10p ordinary	CFD	Opening Short	747,674	1.8800 GBP
10p ordinary	CFD	Increasing Short	4,311	1.8865 GBP
10p ordinary	CFD	Increasing Short	191,296	1.8894 GBP
10p ordinary	CFD	Increasing Short	997	1.8941 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	Nature of Dealings	Details	Price per unit (if
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security			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:	14 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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