

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:	14 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:	14,459,877	0.70%	21,035,531	1.02%
(2) Cash-settled derivatives: and/or controlled:	19,911,088	0.97%	12,362,593	0.60%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	34,370,965	1.67%	33,398,124	1.63%

- (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	1,405,066	1.8960 GBP	1.8720 GBP
10p ordinary	Sale	2,158,227	1.8920 GBP	1.8736 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	Increasing Long	3,323	1.8736 GBP
10p ordinary	SWAP	Increasing Long	42	1.8808 GBP
10p ordinary	SWAP	Increasing Long	1,166	1.8810 GBP
10p ordinary	SWAP	Increasing Long	6,040	1.8819 GBP
10p ordinary	SWAP	Increasing Long	96,858	1.8822 GBP
10p ordinary	SWAP	Increasing Long	253,008	1.8826 GBP
10p ordinary	SWAP	Increasing Long	19,199	1.8829 GBP
10p ordinary	SWAP	Increasing Long	39,596	1.8851 GBP
10p ordinary	SWAP	Increasing Long	11,177	1.8858 GBP
10p ordinary	SWAP	Increasing Long	4,201	1.8869 GBP
10p ordinary	SWAP	Increasing Long	9,072	1.8873 GBP
10p ordinary	SWAP	Increasing Long	10,497	1.8883 GBP
10p ordinary	SWAP	Increasing Long	4,002	1.8896 GBP
10p ordinary	SWAP	Increasing Long	30,343	1.8898 GBP
10p ordinary	SWAP	Increasing Long	14,230	1.8899 GBP
10p ordinary	SWAP	Increasing Long	246,952	1.8900 GBP
10p ordinary	SWAP	Decreasing Long	140,043	1.8739 GBP
10p ordinary	SWAP	Decreasing Long	13,028	1.8740 GBP
10p ordinary	SWAP	Decreasing Long	17,189	1.8781 GBP
10p ordinary	SWAP	Decreasing Long	446	1.8787 GBP
10p ordinary	SWAP	Decreasing Long	40,256	1.8806 GBP
10p ordinary	SWAP	Decreasing Long	25,507	1.8810 GBP
10p ordinary	SWAP	Decreasing Long	2,834	1.8830 GBP
10p ordinary	SWAP	Decreasing Long	23,375	1.8844 GBP
10p ordinary	SWAP	Decreasing Long	11,027	1.8845 GBP
10p ordinary	SWAP	Decreasing Long	9,355	1.8856 GBP
10p ordinary	SWAP	Decreasing Long	208,000	1.8861 GBP
10p ordinary	SWAP	Decreasing Long	6,770	1.8862 GBP
10p ordinary	SWAP	Decreasing Long	285,367	1.8875 GBP
10p ordinary	SWAP	Decreasing Long	134,282	1.8877 GBP
10p ordinary	SWAP	Decreasing Long	26,700	1.8891 GBP
10p ordinary	SWAP	Decreasing Long	22,600	1.8892 GBP
10p ordinary	SWAP	Decreasing Long	37,814	1.8900 GBP
10p ordinary	SWAP	Decreasing Long	1,939	1.8960 GBP
10p ordinary	CFD	Decreasing Short	31,029	1.8804 GBP
10p ordinary	CFD	Decreasing Short	118,272	1.8827 GBP
10p ordinary	CFD	Decreasing Short	55,314	1.8840 GBP
10p ordinary	CFD	Decreasing Short	3,296	1.8889 GBP
10p ordinary	CFD	Decreasing Short	113,647	1.8898 GBP
10p ordinary	CFD	Opening Long	148,378	1.8899 GBP
10p ordinary	CFD	Increasing Long	668,262	1.8900 GBP
10p ordinary	CFD	Decreasing Long	76,023	1.8769 GBP
10p ordinary	CFD	Decreasing Long	57,558	1.8875 GBP
10p ordinary	CFD	Decreasing Long	796	1.8881 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:	15 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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