

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:	15 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:	15,403,868	0.75%	21,229,265	1.03%
(2) Cash-settled derivatives: and/or controlled:	20,100,778	0.98%	13,307,296	0.65%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	35,504,646	1.73%	34,536,561	1.68%

- (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	3,283,642	1.9300 GBP	1.8850 GBP
10p ordinary	Sale	2,544,885	1.9300 GBP	1.8760 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	5,151	1.8977 GBP
10p ordinary	SWAP	Increasing Long	877	1.9080 GBP
10p ordinary	SWAP	Increasing Long	97,394	1.9087 GBP
10p ordinary	SWAP	Increasing Long	265,384	1.9098 GBP
10p ordinary	SWAP	Increasing Long	31,439	1.9161 GBP
10p ordinary	SWAP	Increasing Long	74,208	1.9166 GBP
10p ordinary	SWAP	Increasing Long	26,549	1.9171 GBP
10p ordinary	SWAP	Increasing Long	275,609	1.9181 GBP
10p ordinary	SWAP	Increasing Long	21,799	1.9189 GBP
10p ordinary	SWAP	Increasing Long	57,104	1.9194 GBP
10p ordinary	SWAP	Increasing Long	108,442	1.9298 GBP
10p ordinary	SWAP	Increasing Long	190,524	1.9300 GBP
10p ordinary	SWAP	Decreasing Long	11,500	1.8830 GBP
10p ordinary	SWAP	Decreasing Long	186	1.8850 GBP
10p ordinary	SWAP	Decreasing Long	319,864	1.8897 GBP
10p ordinary	SWAP	Decreasing Long	20,292	1.8920 GBP
10p ordinary	SWAP	Decreasing Long	2,679	1.8922 GBP
10p ordinary	SWAP	Decreasing Long	698	1.8923 GBP
10p ordinary	SWAP	Decreasing Long	1,958	1.8960 GBP
10p ordinary	SWAP	Decreasing Long	17,957	1.8980 GBP
10p ordinary	SWAP	Decreasing Long	3,946	1.9019 GBP
10p ordinary	SWAP	Decreasing Long	1,510	1.9051 GBP
10p ordinary	SWAP	Decreasing Long	62,367	1.9067 GBP
10p ordinary	SWAP	Decreasing Long	5,110	1.9075 GBP
10p ordinary	SWAP	Decreasing Long	780	1.9080 GBP
10p ordinary	SWAP	Decreasing Long	37,745	1.9099 GBP
10p ordinary	SWAP	Decreasing Long	4,713	1.9114 GBP
10p ordinary	SWAP	Decreasing Long	3,467	1.9125 GBP
10p ordinary	SWAP	Decreasing Long	104,463	1.9158 GBP
10p ordinary	SWAP	Decreasing Long	920	1.9159 GBP
10p ordinary	SWAP	Decreasing Long	243,122	1.9175 GBP
10p ordinary	SWAP	Decreasing Long	52,400	1.9176 GBP
10p ordinary	SWAP	Decreasing Long	10,496	1.9177 GBP
10p ordinary	SWAP	Decreasing Long	208,000	1.9180 GBP
10p ordinary	SWAP	Decreasing Long	10,428	1.9183 GBP
10p ordinary	SWAP	Decreasing Long	359,693	1.9187 GBP
10p ordinary	SWAP	Decreasing Long	4,789	1.9193 GBP
10p ordinary	SWAP	Decreasing Long	1,932	1.9197 GBP
10p ordinary	SWAP	Decreasing Long	511,314	1.9233 GBP
10p ordinary	SWAP	Decreasing Long	12,812	1.9295 GBP
10p ordinary	CFD	Increasing Long	22,613	1.8930 GBP
10p ordinary	CFD	Increasing Long	67,587	1.8983 GBP
10p ordinary	CFD	Increasing Long	25,050	1.9000 GBP
10p ordinary	CFD	Increasing Long	51,712	1.9214 GBP
10p ordinary	CFD	Decreasing Long	43,440	1.9037 GBP
10p ordinary	CFD	Decreasing Long	17,874	1.9300 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

or understandings, 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:	16 May 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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