

TR-1: Standard form for notification of major holdings

**1. Issuer Details**

**ISIN**

GB00BYV8MN78

**Issuer Name**

URBAN LOGISTICS REIT PLC

**UK or Non-UK Issuer**

UK

**2. Reason for Notification**

An acquisition or disposal of voting rights

**3. Details of person subject to the notification obligation**

**Name**

JPMorgan Chase & Co.

**City of registered office (if applicable)**

**Country of registered office (if applicable)**

US

**4. Details of the shareholder**

| Name                       | City of registered office | Country of registered office |
|----------------------------|---------------------------|------------------------------|
| J.P. Morgan Securities plc |                           |                              |

**5. Date on which the threshold was crossed or reached**

14-May-2025

**6. Date on which Issuer notified**

16-May-2025

**7. Total positions of person(s) subject to the notification obligation**

|   | % of voting rights attached to shares (total of 8.A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights held in issuer |
|---|--|---|--------------------------------|--|
| Resulting situation on the date on which threshold was crossed or reached | 5.790225   | 0.286942  | 6.077167                       | 28264536                                     |
| Position of previous notification (if applicable)                         | 6.197644   | 0.309635  | 6.507279                       |  |

**8. Notified details of the resulting situation on the date on which the threshold was**

**crossed or reached**

**8A. Voting rights attached to shares**

| Class/Type of shares ISIN code(if possible) | Number of direct voting rights (DTR5.1) | Number of indirect voting rights (DTR5.2.1) | % of direct voting rights (DTR5.1) | % of indirect voting rights (DTR5.2.1) |
|---|---|---|------------------------------------|--|
| GB00BYV8MN78                                |   | 26929740                                    |                                    | 5.790225                               |
| Sub Total 8.A                               | 26929740                                |   | 5.790225%                          |  |

**8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))**

| Type of financial instrument | Expiration date | Exercise/conversion period | Number of voting rights that may be acquired if the instrument is exercised/converted | % of voting rights |
|------------------------------|-----------------|----------------------------|---|--------------------|
|                              |                 |                            |   |                    |
| Sub Total 8.B1               |                 |                            |   |                    |

**8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))**

| Type of financial instrument | Expiration date | Exercise/conversion period | Physical or cash settlement | Number of voting rights | % of voting rights |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
| Cash-settled Equity Swap     | 29/08/2025      | 29/08/2025                 | Cash                        | 192                     | 0.000041           |
| Cash-settled Equity Swap     | 30/09/2025      | 30/09/2025                 | Cash                        | 76938                   | 0.016538           |
| Cash-settled Equity Swap     | 11/03/2026      | 11/03/2026                 | Cash                        | 345869                  | 0.074356           |
| Cash-settled Equity Swap     | 27/03/2026      | 27/03/2026                 | Cash                        | 16562                   | 0.003555           |
| Cash-settled Equity Swap     | 02/04/2026      | 02/04/2026                 | Cash                        | 211985                  | 0.045577           |
| Cash-settled Equity Swap     | 08/05/2026      | 08/05/2026                 | Cash                        | 90183                   | 0.019365           |
| Cash-settled Equity Swap     | 11/06/2026      | 11/06/2026                 | Cash                        | 105660                  | 0.022716           |
| Cash-settled Equity Swap     | 02/07/2026      | 02/07/2026                 | Cash                        | 64760                   | 0.013922           |
| Cash-settled Equity Swap     | 16/10/2026      | 16/10/2026                 | Cash                        | 195943                  | 0.042130           |
| Cash-settled Equity Swap     | 04/05/2027      | 04/05/2027                 | Cash                        | 167068                  | 0.035921           |

|                          |            |            |      |         |           |
|--------------------------|------------|------------|------|---------|-----------|
| Cash-settled Equity Swap | 30/05/2028 | 30/05/2028 | Cash | 59636   | 0.012821  |
| Sub Total 8.B2           |            |            |      | 1334796 | 0.286942% |

## 9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

| Ultimate controlling person | Name of controlled undertaking | % of voting rights if it equals or is higher than the notifiable threshold | % of voting rights through financial instruments if it equals or is higher than the notifiable threshold | Total of both if it equals or is higher than the notifiable threshold |
|-----------------------------|--------------------------------|--|--|---|
| JPMorgan Chase & Co.        | J.P. Morgan Securities plc     | 5.790225   |  | 6.077167%   |
| JPMorgan Chase & Co.        | J.P. Morgan SE                 |  |  |   |

## 10. In case of proxy voting

### Name of the proxy holder

### The number and % of voting rights held

### The date until which the voting rights will be held

## 11. Additional Information

Chain of controlled undertakings:

JPMorgan Chase & Co.  
 JPMorgan Chase Bank, National Association (100%)  
 J.P. Morgan International Finance Limited (100%)  
 J.P. Morgan Capital Holdings Limited (100%)  
 J.P. Morgan Securities plc (100%)

JPMorgan Chase & Co.  
 JPMorgan Chase Bank, National Association (100%)  
 J.P. Morgan International Finance Limited (100%)  
 J.P. Morgan SE (100%)

## 12. Date of Completion

16-May-2025

## 13. Place Of Completion

London

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