

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

12-May-2025

6. Date on which Issuer notified

14-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 | 6.197644 | 0.309635 | 6.507279 | 30264954 |
| Position of previous notification (if applicable) | 5.266454 | 0.281138 | 5.547592 | |

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 | | 28824569 | | 6.197644 |
| Sub Total 8.A | 28824569 | | 6.197644% | |

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 | 82993 | 0.017839 |
| Cash-settled Equity Swap | 11/03/2026 | 11/03/2026 | Cash | 318598 | 0.068493 |
| Cash-settled Equity Swap | 27/03/2026 | 27/03/2026 | Cash | 19691 | 0.004228 |
| Cash-settled Equity Swap | 02/04/2026 | 02/04/2026 | Cash | 195269 | 0.041984 |
| Cash-settled Equity Swap | 08/05/2026 | 08/05/2026 | Cash | 117811 | 0.025298 |
| Cash-settled Equity Swap | 11/06/2026 | 11/06/2026 | Cash | 78839 | 0.016950 |
| Cash-settled Equity Swap | 02/07/2026 | 02/07/2026 | Cash | 48321 | 0.010388 |
| Cash-settled Equity Swap | 16/10/2026 | 16/10/2026 | Cash | 252038 | 0.054191 |
| 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 | 159565 | 0.034302 |
| Sub Total 8.B2 | | | | 1440385 | 0.309635% |

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 | 6.197644 | | 6.507279% |

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%)

12. Date of Completion

13. Place Of Completion

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