

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:	02 Jun 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:	18,509,611	0.89%	24,818,818	1.19%
(2) Cash-settled derivatives: and/or controlled:	23,539,072	1.13%	16,734,445	0.80%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	42,048,683	2.02%	41,553,263	2.00%

- (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	3,746,345	2.0128 GBP	1.9980 GBP
10p ordinary	Sale	1,484,404	2.0120 GBP	1.9980 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	1,406	2.0024 GBP
10p ordinary	SWAP	Increasing Long	2,794	2.0033 GBP
10p ordinary	SWAP	Increasing Long	243,140	2.0043 GBP
10p ordinary	SWAP	Increasing Long	1,887	2.0045 GBP
10p ordinary	SWAP	Increasing Long	7,825	2.0046 GBP
10p ordinary	SWAP	Increasing Long	47,614	2.0055 GBP
10p ordinary	SWAP	Increasing Long	15,630	2.0057 GBP
10p ordinary	SWAP	Increasing Long	55,174	2.0061 GBP
10p ordinary	SWAP	Increasing Long	1,564	2.0066 GBP
10p ordinary	SWAP	Increasing Long	46,593	2.0076 GBP
10p ordinary	SWAP	Increasing Long	46,648	2.0077 GBP
10p ordinary	SWAP	Increasing Long	2,746	2.0080 GBP
10p ordinary	SWAP	Increasing Long	29,831	2.0081 GBP
10p ordinary	SWAP	Increasing Long	34,643	2.0082 GBP
10p ordinary	SWAP	Increasing Long	118,586	2.0086 GBP
10p ordinary	SWAP	Increasing Long	209,079	2.0098 GBP
10p ordinary	SWAP	Increasing Long	140,331	2.0099 GBP
10p ordinary	SWAP	Increasing Long	189,710	2.0100 GBP
10p ordinary	SWAP	Increasing Long	15,237	2.0101 GBP
10p ordinary	SWAP	Increasing Long	5	2.0107 GBP
10p ordinary	SWAP	Increasing Long	38	2.0108 GBP
10p ordinary	SWAP	Increasing Long	209,926	2.0120 GBP
10p ordinary	SWAP	Decreasing Long	1,037	1.9980 GBP
10p ordinary	SWAP	Decreasing Long	18,083	2.0014 GBP
10p ordinary	SWAP	Decreasing Long	18,892	2.0015 GBP
10p ordinary	SWAP	Decreasing Long	665,356	2.0021 GBP
10p ordinary	SWAP	Decreasing Long	81,628	2.0026 GBP
10p ordinary	SWAP	Decreasing Long	758,404	2.0036 GBP
10p ordinary	SWAP	Decreasing Long	4,200	2.0040 GBP
10p ordinary	SWAP	Decreasing Long	5	2.0057 GBP
10p ordinary	SWAP	Decreasing Long	77,968	2.0061 GBP
10p ordinary	SWAP	Decreasing Long	83,254	2.0069 GBP
10p ordinary	SWAP	Decreasing Long	115,562	2.0075 GBP
10p ordinary	SWAP	Decreasing Long	5,174	2.0076 GBP
10p ordinary	SWAP	Decreasing Long	707	2.0080 GBP
10p ordinary	SWAP	Decreasing Long	908,733	2.0100 GBP
10p ordinary	SWAP	Decreasing Long	264,273	2.0101 GBP
10p ordinary	SWAP	Decreasing Long	100,000	2.0104 GBP
10p ordinary	SWAP	Decreasing Long	8,187	2.0113 GBP
10p ordinary	SWAP	Decreasing Long	14,252	2.0119 GBP
10p ordinary	SWAP	Decreasing Long	212,426	2.0120 GBP
10p ordinary	SWAP	Decreasing Long	4,400	2.0128 GBP
10p ordinary	CFD	Increasing Long	43,992	2.0003 GBP
10p ordinary	CFD	Increasing Long	24,042	2.0012 GBP
10p ordinary	CFD	Increasing Long	39,238	2.0042 GBP
10p ordinary	CFD	Decreasing Long	163,616	2.0000 GBP
10p ordinary	CFD	Decreasing Long	3,863	2.0020 GBP
10p ordinary	CFD	Decreasing Long	437	2.0021 GBP
10p ordinary	CFD	Decreasing Long	2,831	2.0050 GBP
10p ordinary	CFD	Decreasing Long	214,416	2.0072 GBP
10p ordinary	CFD	Decreasing Long	27,372	2.0100 GBP
10p ordinary	CFD	Decreasing Long	40,316	2.0101 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:	03 Jun 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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