

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:	04 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:	19,115,992	0.92%	25,373,896	1.22%
(2) Cash-settled derivatives: and/or controlled:	23,813,440	1.15%	17,367,291	0.84%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	42,929,432	2.06%	42,741,187	2.06%

- (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	946,406	2.0040 GBP	1.9874 GBP
10p ordinary	Sale	1,687,098	2.0020 GBP	1.9910 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	Decreasing Long	690	1.9956 GBP
10p ordinary	SWAP	Increasing Long	2,616	1.9925 GBP
10p ordinary	SWAP	Increasing Long	298,644	1.9966 GBP
10p ordinary	SWAP	Increasing Long	21,646	1.9969 GBP
10p ordinary	SWAP	Increasing Long	1,499	1.9972 GBP
10p ordinary	SWAP	Increasing Long	84,424	1.9975 GBP
10p ordinary	SWAP	Increasing Long	77,240	1.9977 GBP
10p ordinary	SWAP	Increasing Long	16,257	1.9992 GBP
10p ordinary	SWAP	Increasing Long	33,318	1.9995 GBP
10p ordinary	SWAP	Increasing Long	188,217	1.9996 GBP
10p ordinary	SWAP	Increasing Long	81,160	1.9998 GBP
10p ordinary	SWAP	Increasing Long	443,317	2.0000 GBP
10p ordinary	SWAP	Increasing Long	8,358	2.0015 GBP
10p ordinary	SWAP	Decreasing Long	6,136	1.9901 GBP
10p ordinary	SWAP	Decreasing Long	66,136	1.9941 GBP
10p ordinary	SWAP	Decreasing Long	20,634	1.9942 GBP
10p ordinary	SWAP	Decreasing Long	24,943	1.9965 GBP
10p ordinary	SWAP	Decreasing Long	26,105	1.9974 GBP
10p ordinary	SWAP	Decreasing Long	1,833	1.9977 GBP
10p ordinary	SWAP	Decreasing Long	222,148	1.9982 GBP
10p ordinary	SWAP	Decreasing Long	75,302	1.9993 GBP
10p ordinary	SWAP	Decreasing Long	72,213	1.9997 GBP
10p ordinary	SWAP	Decreasing Long	3,156	2.0000 GBP
10p ordinary	SWAP	Decreasing Long	3,080	2.0004 GBP
10p ordinary	CFD	Decreasing Short	13,512	1.9932 GBP
10p ordinary	CFD	Decreasing Short	92,043	1.9944 GBP
10p ordinary	CFD	Decreasing Short	12,072	1.9954 GBP
10p ordinary	CFD	Increasing Short	15,445	1.9940 GBP
10p ordinary	CFD	Increasing Short	152,773	1.9974 GBP
10p ordinary	CFD	Increasing Short	1,565	2.0021 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

Securities to which any derivative is referenced:	NONE
(c) Attachments	
Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	05 Jun 2025
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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