

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**

10-Jun-2025

**6. Date on which Issuer notified**

12-Jun-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	7.093877	0.262142	7.356019	34212128
Position of previous notification (if applicable)	6.112381	0.238261	6.350642	

**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		32992834		7.093877
Sub Total 8.A	32992834		7.093877%	

#### 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	11/03/2026	11/03/2026	Cash	329597	0.070857
Cash-settled Equity Swap	27/03/2026	27/03/2026	Cash	23246	0.004991
Cash-settled Equity Swap	02/04/2026	02/04/2026	Cash	202011	0.043435
Cash-settled Equity Swap	02/07/2026	02/07/2026	Cash	1	0.000000
Cash-settled Equity Swap	08/07/2026	08/07/2026	Cash	73866	0.015880
Cash-settled Equity Swap	14/12/2026	14/12/2026	Cash	423202	0.090993
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	303	0.000065
Sub Total 8.B2				1219294	0.262142%

#### 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)

	Name of	% of voting rights if it equals	% of voting rights through financial	Total of both if it equals or is higher
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Ultimate controlling person	Name of controlled undertaking	Rights if it equals or is higher than the notifiable threshold	through financial instruments if it equals or is higher than the notifiable threshold	equals or is higher than the notifiable threshold
JPMorgan Chase & Co.	J.P. Morgan Securities plc	7.093877		7.356019%

#### 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

12-Jun-2025

#### 13. Place Of Completion

London

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