

1. Issuer Details**ISIN**

GB0033875286

Issuer Name

ABRDN PROPERTY INCOME TRUST LIMITED

UK or Non-UK Issuer

Non-UK

2. Reason for Notification

An acquisition or disposal of voting rights

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

UBS Group AG - Investment Bank & Global Wealth Management

City of registered office (if applicable)

London

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

| Name | City of registered office | Country of registered office |
|--------|---------------------------|------------------------------|
| UBS AG | London | United Kingdom |

5. Date on which the threshold was crossed or reached

06-Aug-2025

6. Date on which Issuer notified

07-Aug-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 | 8.781030 | 0.000000 | 8.781030 | 33474951 |
| Position of previous notification (if applicable) | 0.000000 | 0.000000 | 0.000000 | Â |

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) |
|---|---|---|------------------------------------|--|
| GB0033875286 | Â | 33474951 | Â | 8.781030 |
| Sub Total 8.A | 33474951 | | 8.781030% | |

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 |
|------------------------------|-----------------|----------------------------|---|--------------------|
| Â | Â | Â | Â | Â |
| Sub Total 8.B1 | Â | | Â | Â |

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 |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
| Â | Â | Â | Â | Â | Â |
| Sub Total 8.B2 | Â | | | Â | Â |

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 |
|-----------------------------|--------------------------------|--|--|---|
| UBS Group AG (Chain 1) | Â | Â | Â | Â |
| UBS Group AG (Chain 1) | UBS AG | 8.781030 | Â | 8.781030% |

10. In case of proxy voting**Name of the proxy holder**

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The number and % of voting rights held

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The date until which the voting rights will be held

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11. Additional Information

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12. Date of Completion

07-Aug-2025

13. Place Of Completion

Zurich, Switzerland
