

9 December 2025

PICTON PROPERTY INCOME LIMITED
('Picton' or the 'Company')
Transaction in Own Shares

Picton Property Income Limited announces it has purchased for cancellation the following number of its Ordinary Shares through Stifel Nicolaus Europe Limited:

Ordinary Shares:	PICTON PROPERTY INCOME LIMITED
Date of purchase:	9 December 2025
Number of Ordinary Shares purchased:	200,000
Trading venue:	London Stock Exchange
Lowest price per share (p):	72.3
Highest price per share (p):	74.1
Average price paid per share (p):	73.6

Following this transaction, the Company has 516,423,154 Ordinary Shares in issue.

This number represents the total voting rights in the Company and may be used by shareholders as the denominator for the calculations by which they can determine if they are required to notify their interest in, or a change to their interest in, the Company under the Financial Conduct Authority's Disclosure Guidance and Transparency Rules.

For further information:

Picton

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About Picton

Established in 2005, Picton is listed on the main market of the London Stock Exchange and is a constituent of a number of EPRA indices including the FTSE EPRA Nareit Global Index.

Picton owns and actively manages a £695 million UK commercial property portfolio, invested across 46 assets and with around 300 occupiers (as at 30 September 2025).

Through an occupier focused, opportunity led approach, Picton aims to be the consistently best performing diversified UK REIT and has delivered upper quartile outperformance and a consistently higher income return than the MSCI UK Quarterly Property Index since launch.

With a portfolio strategically positioned to capture income and capital growth, currently weighted towards the industrial sector, Picton's agile business model provides flexibility to adapt to evolving market trends over the long-term.

Picton has a responsible approach to business and is committed to being net zero carbon by 2040.

For more information please visit www.picton.co.uk

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