

30 January 2026

PICTON PROPERTY INCOME LIMITED
('Picton' or the 'Company')

Total Voting Rights

In accordance with the FCA's Disclosure Guidance and Transparency Rules, the Company confirms that, as at the close of business on 30 January 2026, its issued share capital consisted of 513,827,021 Ordinary Shares of no par value.

There are no shares held in Treasury.

Accordingly, the total number of shares with voting rights in Picton Property Income Limited as at 30 January 2026 is 513,827,021.

This figure may be used by shareholders as the denominator for calculations by which they will determine if they are required to notify the Company and the FCA of their interest in, or change to their interest in, Picton Property Income Limited under the Disclosure Guidance and Transparency Rules.

For further information:

Picton

Kathy Thompson, Company Secretary
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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 £699 million UK commercial property portfolio, invested across 46 assets and with around 300 occupiers (as at 31 December 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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