

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**

Decagon Asset Management LLP

City of registered office (if applicable)

London

Country of registered office (if applicable)

United Kingdom

4. Details of the shareholder

Full name of shareholder(s) if different from the person(s) subject to the notification obligation, above

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City of registered office (if applicable)

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Country of registered office (if applicable)

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5. Date on which the threshold was crossed or reached

31-Dec-2025

6. Date on which Issuer notified

12-Feb-2026

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	5.478200	9.540000	15.018200	57262368
Position of previous notification (if applicable)	1.979690	8.177757	10.157447	Å

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	20884100	Å	5.478200	Å
Sub Total 8.A	20884100		5.478200%	

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
Å	Å	Å	Å	Å
Sub Total 8.B1	Å		Å	Å

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
CFD	Å	Å	Cash	36378268	9.540000
Sub Total 8.B2	Å			36378268	9.540000%

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
Benjamin Durham	Decagon Asset Management LLP	5.010000	Å	5.010000%
Ben Durham	Decagon Asset Management LLP	1.979690	8.177759	10.154700%

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

12-Feb-2026

13. Place Of Completion

London
