

FORM 8.5 (EPT/NON-RI)
PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY AN
EXEMPT PRINCIPAL TRADER WITHOUT RECOGNISED INTERMEDIARY ("RI") STATUS
(OR WHERE RI STATUS IS NOT APPLICABLE)

Rule 8.5 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Name of exempt principal trader:	BARCLAYS CAPITAL SECURITIES LTD		
(b) Name of offeror/offeree in relation to whose relevant securities this form relates:	LONDONMETRIC PROPERTY PLC		
(c) Name of the party to the offer with which exempt principal trader is connected	PICTON PROPERTY INCOME LTD		
(d) Date position held/dealing undertaken:	13 Feb 2026		
(e) In addition to the company in 1(b) above, is the exempt principal trader making disclosures in respect of any other party to the offer?	YES: PICTON PROPERTY INCOME LIMITED		

2. POSITIONS OF THE EXEMPT PRINCIPAL TRADER

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing (if any)

Class of relevant security:	10p ordinary			
	Interests		Short Positions	
	Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:	13,550,201	0.58%	11,275,839	0.48%
(2) Cash-settled derivatives: and/or controlled:	10,045,403	0.43%	6,986,585	0.30%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	23,595,604	1.01%	18,262,424	0.78%

(b) Rights to subscribe for new securities (including directors and other executive options)

Class of relevant security in relation to which subscription right exists	
Details, including nature of the rights concerned and relevant percentages:	

3. DEALINGS (IF ANY) BY THE EXEMPT PRINCIPAL TRADER

(a) Purchases and sales

Class of relevant security	Purchase/sale	Total number of securities	Highest price per unit paid/received	Lowest price per unit paid/received
10p ordinary	Purchase	3,062,999	2.1340 GBP	2.0594 GBP
10p ordinary	Sale	6,361,364	2.1340 GBP	2.0658 GBP

(b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit

10p ordinary	SWAP	Increasing Long	639	2.0658 GBP
10p ordinary	SWAP	Increasing Long	93,600	2.0701 GBP
10p ordinary	SWAP	Increasing Long	20,479	2.0884 GBP
10p ordinary	SWAP	Increasing Long	65,365	2.0906 GBP
10p ordinary	SWAP	Increasing Long	6,784	2.0919 GBP
10p ordinary	SWAP	Increasing Long	2,664	2.0940 GBP
10p ordinary	SWAP	Increasing Long	312,648	2.0983 GBP
10p ordinary	SWAP	Increasing Long	89,099	2.0999 GBP
10p ordinary	SWAP	Increasing Long	923,562	2.1034 GBP
10p ordinary	SWAP	Increasing Long	321,714	2.1039 GBP
10p ordinary	SWAP	Increasing Long	93,560	2.1049 GBP
10p ordinary	SWAP	Increasing Long	56,606	2.1054 GBP
10p ordinary	SWAP	Increasing Long	50,359	2.1063 GBP
10p ordinary	SWAP	Increasing Long	70	2.1084 GBP
10p ordinary	SWAP	Increasing Long	80	2.1085 GBP
10p ordinary	SWAP	Increasing Long	18,708	2.1106 GBP
10p ordinary	SWAP	Increasing Long	2,394	2.1109 GBP
10p ordinary	SWAP	Increasing Long	135,345	2.1136 GBP
10p ordinary	SWAP	Increasing Long	19,660	2.1154 GBP
10p ordinary	SWAP	Increasing Long	108,800	2.1158 GBP
10p ordinary	SWAP	Increasing Long	4,798	2.1175 GBP
10p ordinary	SWAP	Increasing Long	190,910	2.1178 GBP
10p ordinary	SWAP	Increasing Long	474,560	2.1179 GBP
10p ordinary	SWAP	Increasing Long	1,267,848	2.1180 GBP
10p ordinary	SWAP	Increasing Long	8,483	2.1198 GBP
10p ordinary	SWAP	Increasing Long	10,507	2.1204 GBP
10p ordinary	SWAP	Decreasing Long	282,257	2.0642 GBP
10p ordinary	SWAP	Decreasing Long	266,165	2.0725 GBP
10p ordinary	SWAP	Decreasing Long	7,085	2.0759 GBP
10p ordinary	SWAP	Decreasing Long	2,405	2.0760 GBP
10p ordinary	SWAP	Decreasing Long	1,405	2.0867 GBP
10p ordinary	SWAP	Decreasing Long	10,253	2.0868 GBP
10p ordinary	SWAP	Decreasing Long	7,968	2.0887 GBP
10p ordinary	SWAP	Decreasing Long	83	2.0925 GBP
10p ordinary	SWAP	Decreasing Long	20	2.0930 GBP
10p ordinary	SWAP	Decreasing Long	413	2.0963 GBP
10p ordinary	SWAP	Decreasing Long	222,801	2.1006 GBP
10p ordinary	SWAP	Decreasing Long	94	2.1031 GBP
10p ordinary	SWAP	Decreasing Long	164	2.1032 GBP
10p ordinary	SWAP	Decreasing Long	31	2.1052 GBP
10p ordinary	SWAP	Decreasing Long	4,761	2.1068 GBP
10p ordinary	SWAP	Decreasing Long	58,501	2.1088 GBP
10p ordinary	SWAP	Decreasing Long	5,385	2.1095 GBP
10p ordinary	SWAP	Decreasing Long	47	2.1114 GBP
10p ordinary	SWAP	Decreasing Long	353	2.1132 GBP
10p ordinary	SWAP	Decreasing Long	26,184	2.1145 GBP
10p ordinary	SWAP	Decreasing Long	679	2.1146 GBP
10p ordinary	SWAP	Decreasing Long	39,913	2.1167 GBP
10p ordinary	SWAP	Decreasing Long	346,117	2.1180 GBP
10p ordinary	SWAP	Decreasing Long	16,661	2.1215 GBP
10p ordinary	SWAP	Decreasing Long	174	2.1221 GBP
10p ordinary	CFD	Decreasing Short	4,625	2.0825 GBP
10p ordinary	CFD	Decreasing Short	208	2.0860 GBP
10p ordinary	CFD	Decreasing Short	141,662	2.0993 GBP
10p ordinary	CFD	Decreasing Short	2,014	2.1079 GBP
10p ordinary	CFD	Decreasing Short	51,446	2.1116 GBP
10p ordinary	CFD	Decreasing Short	301,760	2.1139 GBP
10p ordinary	CFD	Decreasing Short	26,881	2.1178 GBP
10p ordinary	CFD	Opening Long	132,703	2.1179 GBP
10p ordinary	CFD	Opening Short	151,401	2.0965 GBP

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description	Writing, purchasing, selling, varying etc	Number of securities to which option relates	Exercise price per unit	Type	Expiry date	Option money paid/received per unit

(ii) Exercising

Class of relevant security	Product description	Exercising/exercised against	Number of securities	Exercise price per unit

(d) Other dealings (including subscribing for new securities)

Class of relevant security	Nature of Dealings	Details	Price per unit (if applicable)

4.

OTHER INFORMATION

(a) Indemnity and other dealings arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer:
NONE

(b) Agreements, arrangements or understandings relating to options or derivatives

Details of any agreement, arrangement or understanding, formal or informal, between the exempt principal trader making the disclosure and any other person relating to:
(i) the voting rights of any relevant securities under any option; or
(ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced:
NONE

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	16 Feb 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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