

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:	17 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:	12,688,063	0.54%	12,955,378	0.55%
(2) Cash-settled derivatives: and/or controlled:	12,009,591	0.51%	6,189,849	0.26%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	24,697,654	1.05%	19,145,227	0.82%

(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	1,973,142	2.1300 GBP	2.1140 GBP
10p ordinary	Sale	2,363,380	2.1268 GBP	2.1135 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	3,311	2.1135 GBP
10p ordinary	SWAP	Increasing Long	123	2.1138 GBP
10p ordinary	SWAP	Increasing Long	625,878	2.1140 GBP
10p ordinary	SWAP	Increasing Long	460	2.1144 GBP
10p ordinary	SWAP	Increasing Long	40,047	2.1147 GBP
10p ordinary	SWAP	Increasing Long	136	2.1163 GBP
10p ordinary	SWAP	Increasing Long	116,098	2.1167 GBP
10p ordinary	SWAP	Increasing Long	17,300	2.1171 GBP
10p ordinary	SWAP	Increasing Long	24,055	2.1177 GBP
10p ordinary	SWAP	Increasing Long	114	2.1178 GBP
10p ordinary	SWAP	Increasing Long	1,415	2.1197 GBP
10p ordinary	SWAP	Increasing Long	8,080	2.1199 GBP
10p ordinary	SWAP	Increasing Long	1,029	2.1200 GBP
10p ordinary	SWAP	Increasing Long	6,783	2.1203 GBP
10p ordinary	SWAP	Increasing Long	22,632	2.1207 GBP
10p ordinary	SWAP	Increasing Long	16,916	2.1211 GBP
10p ordinary	SWAP	Increasing Long	198,827	2.1212 GBP
10p ordinary	SWAP	Increasing Long	5,845	2.1217 GBP
10p ordinary	SWAP	Increasing Long	7	2.1219 GBP
10p ordinary	SWAP	Increasing Long	37,975	2.1237 GBP
10p ordinary	SWAP	Increasing Long	11,815	2.1240 GBP
10p ordinary	SWAP	Decreasing Long	58,864	2.1140 GBP
10p ordinary	SWAP	Decreasing Long	38,515	2.1141 GBP
10p ordinary	SWAP	Decreasing Long	338	2.1147 GBP
10p ordinary	SWAP	Decreasing Long	128	2.1148 GBP
10p ordinary	SWAP	Decreasing Long	2,538	2.1160 GBP
10p ordinary	SWAP	Decreasing Long	37,775	2.1162 GBP
10p ordinary	SWAP	Decreasing Long	512	2.1174 GBP
10p ordinary	SWAP	Decreasing Long	56,994	2.1178 GBP
10p ordinary	SWAP	Decreasing Long	40	2.1187 GBP
10p ordinary	SWAP	Decreasing Long	2,408	2.1194 GBP
10p ordinary	SWAP	Decreasing Long	59,940	2.1197 GBP
10p ordinary	SWAP	Decreasing Long	5,287	2.1205 GBP
10p ordinary	SWAP	Decreasing Long	878	2.1220 GBP
10p ordinary	SWAP	Decreasing Long	476	2.1226 GBP
10p ordinary	SWAP	Decreasing Long	350	2.1231 GBP
10p ordinary	SWAP	Decreasing Long	190	2.1241 GBP
10p ordinary	SWAP	Decreasing Long	184	2.1244 GBP
10p ordinary	CFD	Increasing Long	43,099	2.1181 GBP
10p ordinary	CFD	Increasing Long	174	2.1218 GBP
10p ordinary	CFD	Increasing Long	5,331	2.1219 GBP
10p ordinary	CFD	Increasing Long	1,148	2.1220 GBP
10p ordinary	CFD	Decreasing Long	182,512	2.1140 GBP
10p ordinary	CFD	Opening Short	45,407	2.1141 GBP
10p ordinary	CFD	Increasing Short	211	2.1142 GBP
10p ordinary	CFD	Increasing Short	100,164	2.1205 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.
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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:	18 Feb 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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