

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:	18 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:	11,377,660	0.49%	14,675,232	0.63%
(2) Cash-settled derivatives and/or controlled:	13,825,586	0.59%	4,710,730	0.20%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	25,203,246	1.08%	19,385,962	0.83%

- (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	2,200,790	2.1420 GBP	2.1110 GBP
10p ordinary	Sale	5,323,597	2.1420 GBP	2.1110 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	3,186	2.1175 GBP
10p ordinary	SWAP	Increasing Long	174,745	2.1176 GBP
10p ordinary	SWAP	Increasing Long	463	2.1176 USD
10p ordinary	SWAP	Increasing Long	37,985	2.1178 GBP
10p ordinary	SWAP	Increasing Long	915	2.1179 GBP
10p ordinary	SWAP	Increasing Long	1,341,374	2.1180 GBP
10p ordinary	SWAP	Increasing Long	86,828	2.1190 GBP
10p ordinary	SWAP	Increasing Long	613	2.1197 GBP
10p ordinary	SWAP	Increasing Long	185,100	2.1246 GBP
10p ordinary	SWAP	Increasing Long	11,884	2.1259 GBP
10p ordinary	SWAP	Increasing Long	248,993	2.1291 GBP
10p ordinary	SWAP	Increasing Long	37,757	2.1296 GBP
10p ordinary	SWAP	Increasing Long	44,114	2.1298 GBP
10p ordinary	SWAP	Increasing Long	90,267	2.1303 GBP
10p ordinary	SWAP	Increasing Long	325,362	2.1306 GBP
10p ordinary	SWAP	Increasing Long	540,660	2.1307 GBP
10p ordinary	SWAP	Increasing Long	84,190	2.1323 GBP
10p ordinary	SWAP	Increasing Long	14,935	2.1328 GBP
10p ordinary	SWAP	Increasing Long	2,465	2.1351 GBP
10p ordinary	SWAP	Decreasing Long	8,802	2.1169 GBP
10p ordinary	SWAP	Decreasing Long	11,780	2.1180 GBP
10p ordinary	SWAP	Decreasing Long	88,705	2.1181 GBP
10p ordinary	SWAP	Decreasing Long	88,195	2.1189 GBP
10p ordinary	SWAP	Decreasing Long	8,695	2.1200 GBP
10p ordinary	SWAP	Decreasing Long	8,687	2.1208 GBP
10p ordinary	SWAP	Decreasing Long	38,919	2.1239 GBP
10p ordinary	SWAP	Decreasing Long	63,723	2.1264 GBP
10p ordinary	SWAP	Decreasing Long	30	2.1273 GBP
10p ordinary	SWAP	Decreasing Long	52,177	2.1280 GBP
10p ordinary	SWAP	Decreasing Long	201	2.1299 GBP
10p ordinary	SWAP	Decreasing Long	799	2.1300 GBP
10p ordinary	SWAP	Decreasing Long	2,083	2.1311 GBP
10p ordinary	SWAP	Decreasing Long	349	2.1341 GBP
10p ordinary	SWAP	Decreasing Long	38	2.1380 GBP
10p ordinary	CFD	Opening Long	275,941	2.1180 GBP
10p ordinary	CFD	Increasing Long	2,593	2.1198 GBP
10p ordinary	CFD	Increasing Long	165,098	2.1259 GBP
10p ordinary	CFD	Increasing Long	1,196	2.1275 GBP
10p ordinary	CFD	Increasing Long	31,901	2.1295 GBP
10p ordinary	CFD	Increasing Long	6,946	2.1333 GBP
10p ordinary	CFD	Decreasing Long	2,593	2.1181 GBP
10p ordinary	CFD	Decreasing Long	3,132	2.1200 GBP
10p ordinary	CFD	Decreasing Long	41,144	2.1282 GBP
10p ordinary	CFD	Decreasing Long	345	2.1301 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:	19 Feb 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact rns@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

FEODZGMZZLVGVZM