

**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")
KEY INFORMATION

1.	
(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:	27 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:	13,339,635	0.57%	9,036,398	0.39%
(2) Cash-settled derivatives and/or controlled:	8,806,344	0.38%	6,244,241	0.27%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	22,145,979	0.94%	15,280,639	0.65%

(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	3,136,027	2.1620 GBP	2.1180 GBP
10p ordinary	Sale	6,658,069	2.1620 GBP	2.1180 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	Decreasing Short	8,827	2.1285 GBP
10p ordinary	SWAP	Decreasing Short	2,570	2.1314 GBP
10p ordinary	SWAP	Decreasing Short	1	2.1320 GBP
10p ordinary	SWAP	Decreasing Short	395,528	2.1360 GBP
10p ordinary	SWAP	Decreasing Short	71	2.1401 GBP
10p ordinary	SWAP	Decreasing Short	2,096	2.1424 GBP
10p ordinary	SWAP	Decreasing Short	3	2.1433 GBP

10p ordinary	SWAP	Decreasing Short	11,672	2.1437	GBP
10p ordinary	SWAP	Decreasing Short	197,589	2.1499	GBP
10p ordinary	SWAP	Opening Long	618,713	2.1500	GBP
10p ordinary	SWAP	Increasing Long	11,824	2.1503	GBP
10p ordinary	SWAP	Increasing Long	2,374	2.1505	GBP
10p ordinary	SWAP	Increasing Long	48,732	2.1509	GBP
10p ordinary	SWAP	Increasing Long	84,151	2.1555	GBP
10p ordinary	SWAP	Increasing Long	50,938	2.1571	GBP
10p ordinary	SWAP	Increasing Long	2,287,192	2.1574	GBP
10p ordinary	SWAP	Increasing Long	766,197	2.1577	GBP
10p ordinary	SWAP	Increasing Long	25,950	2.1590	GBP
10p ordinary	SWAP	Decreasing Long	6,803	2.1262	GBP
10p ordinary	SWAP	Decreasing Long	16,423	2.1276	GBP
10p ordinary	SWAP	Decreasing Long	92,000	2.1300	GBP
10p ordinary	SWAP	Decreasing Long	211,492	2.1302	GBP
10p ordinary	SWAP	Decreasing Long	138,107	2.1303	GBP
10p ordinary	SWAP	Decreasing Long	22,396	2.1320	GBP
10p ordinary	SWAP	Decreasing Long	5,831	2.1364	GBP
10p ordinary	SWAP	Decreasing Long	1,437	2.1367	GBP
10p ordinary	SWAP	Decreasing Long	19,457	2.1371	GBP
10p ordinary	SWAP	Decreasing Long	5,833	2.1432	GBP
10p ordinary	SWAP	Decreasing Long	473	2.1460	GBP
10p ordinary	SWAP	Decreasing Long	127,446	2.1470	GBP
10p ordinary	SWAP	Decreasing Long	134,229	2.1489	GBP
10p ordinary	SWAP	Decreasing Long	45,693	2.1500	GBP
10p ordinary	SWAP	Decreasing Long	5,539	2.1503	GBP
10p ordinary	SWAP	Decreasing Long	45,963	2.1504	GBP
10p ordinary	SWAP	Decreasing Long	1,228	2.1515	GBP
10p ordinary	SWAP	Decreasing Long	1,870	2.1573	GBP
10p ordinary	CFD	Opening Long	30,320	2.1478	GBP
10p ordinary	CFD	Opening Short	8,341	2.1253	GBP
10p ordinary	CFD	Increasing Short	1	2.1300	GBP
10p ordinary	CFD	Increasing Short	20,000	2.1549	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**

<p>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:</p> <p style="text-align: center;">NONE</p>

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

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

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	02 Mar 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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