

**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:	02 Mar 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:	13,240,227	0.56%	9,942,314	0.42%
(2) Cash-settled derivatives and/or controlled:	9,742,546	0.42%	6,214,853	0.27%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	22,982,773	0.98%	16,157,167	0.69%

(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	2,868,052	2.1480 GBP	2.1059 GBP
10p ordinary	Sale	3,873,376	2.1480 GBP	2.1060 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	1	2.1100 GBP
10p ordinary	SWAP	Increasing Long	2,178	2.1159 GBP
10p ordinary	SWAP	Increasing Long	3,881	2.1160 GBP
10p ordinary	SWAP	Increasing Long	51,067	2.1161 GBP
10p ordinary	SWAP	Increasing Long	1,139	2.1167 GBP
10p ordinary	SWAP	Increasing Long	14	2.1182 GBP
10p ordinary	SWAP	Increasing Long	13,961	2.1187 GBP

10p ordinary	SWAP	Increasing Long	19,600	2.1211	GBP
10p ordinary	SWAP	Increasing Long	576	2.1216	GBP
10p ordinary	SWAP	Increasing Long	1,600	2.1222	GBP
10p ordinary	SWAP	Increasing Long	6	2.1236	GBP
10p ordinary	SWAP	Increasing Long	139,536	2.1248	GBP
10p ordinary	SWAP	Increasing Long	49,817	2.1253	GBP
10p ordinary	SWAP	Increasing Long	57,848	2.1258	GBP
10p ordinary	SWAP	Increasing Long	425	2.1259	GBP
10p ordinary	SWAP	Increasing Long	2,310,988	2.1260	GBP
10p ordinary	SWAP	Increasing Long	203,529	2.1273	GBP
10p ordinary	SWAP	Increasing Long	2,577	2.1309	GBP
10p ordinary	SWAP	Increasing Long	1,207	2.1426	GBP
10p ordinary	SWAP	Decreasing Long	2,250	2.1098	GBP
10p ordinary	SWAP	Decreasing Long	191	2.1101	GBP
10p ordinary	SWAP	Decreasing Long	11,003	2.1103	GBP
10p ordinary	SWAP	Decreasing Long	1,208	2.1106	GBP
10p ordinary	SWAP	Decreasing Long	36,488	2.1110	GBP
10p ordinary	SWAP	Decreasing Long	3,075	2.1140	GBP
10p ordinary	SWAP	Decreasing Long	32,553	2.1149	GBP
10p ordinary	SWAP	Decreasing Long	681	2.1160	GBP
10p ordinary	SWAP	Decreasing Long	100	2.1180	GBP
10p ordinary	SWAP	Decreasing Long	5,866	2.1186	GBP
10p ordinary	SWAP	Decreasing Long	125,615	2.1215	GBP
10p ordinary	SWAP	Decreasing Long	12,885	2.1220	GBP
10p ordinary	SWAP	Decreasing Long	127,446	2.1229	GBP
10p ordinary	SWAP	Decreasing Long	588	2.1251	GBP
10p ordinary	SWAP	Decreasing Long	6,978	2.1260	GBP
10p ordinary	SWAP	Decreasing Long	74,587	2.1264	GBP
10p ordinary	SWAP	Decreasing Long	943	2.1264	USD
10p ordinary	SWAP	Decreasing Long	67,639	2.1267	GBP
10p ordinary	SWAP	Decreasing Long	3,438	2.1269	GBP
10p ordinary	SWAP	Decreasing Long	488	2.1276	GBP
10p ordinary	SWAP	Decreasing Long	45	2.1420	GBP
10p ordinary	SWAP	Decreasing Long	1,425,239	2.1460	GBP
10p ordinary	CFD	Opening Long	31,457	2.1136	GBP
10p ordinary	CFD	Increasing Long	81,533	2.1258	GBP
10p ordinary	CFD	Decreasing Long	24,895	2.1134	GBP
10p ordinary	CFD	Decreasing Long	1,853	2.1161	GBP
10p ordinary	CFD	Decreasing Long	572	2.1162	GBP
10p ordinary	CFD	Decreasing Long	2	2.1200	GBP
10p ordinary	CFD	Decreasing Long	40,722	2.1252	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</p>
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<p>information, 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:</p>	<p>NONE</p>
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(c) **Attachments**

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	03 Mar 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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