

**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:	03 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:	13,262,637	0.56%	11,152,259	0.48%
(2) Cash-settled derivatives and/or controlled:	10,999,654	0.47%	6,554,994	0.28%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	24,262,291	1.03%	17,707,253	0.76%

(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	1,531,798	2.1200 GBP	2.0600 GBP
10p ordinary	Sale	2,719,333	2.0998 GBP	2.0561 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	59,076	2.0641 GBP
10p ordinary	SWAP	Increasing Long	253,837	2.0649 GBP
10p ordinary	SWAP	Increasing Long	10,779	2.0650 GBP
10p ordinary	SWAP	Increasing Long	63,394	2.0657 GBP
10p ordinary	SWAP	Increasing Long	342,724	2.0658 GBP
10p ordinary	SWAP	Increasing Long	76,471	2.0670 GBP
10p ordinary	SWAP	Increasing Long	93,085	2.0685 GBP

10p ordinary	SWAP	Increasing Long	9,001	2.0688	GBP
10p ordinary	SWAP	Increasing Long	28,023	2.0690	GBP
10p ordinary	SWAP	Increasing Long	8,082	2.0696	GBP
10p ordinary	SWAP	Increasing Long	11	2.0697	GBP
10p ordinary	SWAP	Increasing Long	13,531	2.0698	GBP
10p ordinary	SWAP	Increasing Long	81	2.0703	GBP
10p ordinary	SWAP	Increasing Long	21,100	2.0708	GBP
10p ordinary	SWAP	Increasing Long	7,217	2.0711	GBP
10p ordinary	SWAP	Increasing Long	1,004	2.0715	GBP
10p ordinary	SWAP	Increasing Long	80,563	2.0719	GBP
10p ordinary	SWAP	Increasing Long	853,225	2.0720	GBP
10p ordinary	SWAP	Increasing Long	366	2.0752	GBP
10p ordinary	SWAP	Increasing Long	8	2.0820	GBP
10p ordinary	SWAP	Increasing Long	1	2.0920	GBP
10p ordinary	SWAP	Increasing Long	400	2.0939	GBP
10p ordinary	SWAP	Increasing Long	1,957	2.0998	GBP
10p ordinary	SWAP	Decreasing Long	73	2.0670	GBP
10p ordinary	SWAP	Decreasing Long	211,881	2.0683	GBP
10p ordinary	SWAP	Decreasing Long	265,746	2.0700	GBP
10p ordinary	SWAP	Decreasing Long	109,246	2.0701	GBP
10p ordinary	SWAP	Decreasing Long	8,223	2.0713	GBP
10p ordinary	SWAP	Decreasing Long	2,029	2.0720	GBP
10p ordinary	SWAP	Decreasing Long	343,731	2.0722	GBP
10p ordinary	SWAP	Decreasing Long	108,276	2.0733	GBP
10p ordinary	SWAP	Decreasing Long	17,901	2.0747	GBP
10p ordinary	SWAP	Decreasing Long	162	2.0761	GBP
10p ordinary	SWAP	Decreasing Long	2,717	2.0780	GBP
10p ordinary	SWAP	Decreasing Long	641	2.1142	GBP
10p ordinary	SWAP	Decreasing Long	453	2.1200	GBP
10p ordinary	CFD	Increasing Long	57,644	2.0688	GBP
10p ordinary	CFD	Increasing Long	15,634	2.0720	GBP
10p ordinary	CFD	Increasing Long	48	2.0810	GBP
10p ordinary	CFD	Increasing Long	3,509	2.1198	GBP
10p ordinary	CFD	Decreasing Long	3,232	2.0721	GBP
10p ordinary	CFD	Decreasing Long	1	2.0900	GBP
10p ordinary	CFD	Decreasing Long	9,492	2.0936	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; or (ii) the voting rights of future acquisition or disposal of any relevant</p>
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securities to which any derivative is referenced:	NONE
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(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	04 Mar 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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