

**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:	04 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:	13,305,151	0.57%	13,989,112	0.60%
(2) Cash-settled derivatives and/or controlled:	13,866,256	0.59%	6,737,455	0.29%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
TOTAL:	27,171,407	1.16%	20,726,567	0.88%

- (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	1,118,132	2.1060 GBP	2.0540 GBP
10p ordinary	Sale	3,912,471	2.1060 GBP	2.0556 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	8,994	2.0556	GBP
10p ordinary	SWAP	Increasing Long	8,094	2.0568	GBP
10p ordinary	SWAP	Increasing Long	6,107	2.0573	GBP
10p ordinary	SWAP	Increasing Long	352	2.0595	GBP
10p ordinary	SWAP	Increasing Long	1,079,696	2.0620	GBP
10p ordinary	SWAP	Increasing Long	104	2.0659	GBP
10p ordinary	SWAP	Increasing Long	12,609	2.0680	GBP
10p ordinary	SWAP	Increasing Long	3,777	2.0797	GBP
10p ordinary	SWAP	Increasing Long	6	2.0870	GBP
10p ordinary	SWAP	Increasing Long	7,160	2.0880	GBP
10p ordinary	SWAP	Increasing Long	1,000	2.0899	GBP
10p ordinary	SWAP	Increasing Long	3,792	2.0910	GBP
10p ordinary	SWAP	Increasing Long	7	2.0922	GBP
10p ordinary	SWAP	Increasing Long	11,936	2.0930	GBP
10p ordinary	SWAP	Increasing Long	314,479	2.0935	GBP
10p ordinary	SWAP	Increasing Long	191,543	2.0939	GBP
10p ordinary	SWAP	Increasing Long	51,491	2.0944	GBP
10p ordinary	SWAP	Increasing Long	15,060	2.0948	GBP
10p ordinary	SWAP	Increasing Long	41,535	2.0950	GBP
10p ordinary	SWAP	Increasing Long	40,801	2.0965	GBP
10p ordinary	SWAP	Increasing Long	4,701	2.0983	GBP
10p ordinary	SWAP	Increasing Long	1,050	2.0985	GBP
10p ordinary	SWAP	Increasing Long	3,061	2.0996	GBP
10p ordinary	SWAP	Increasing Long	17,307	2.1014	GBP
10p ordinary	SWAP	Increasing Long	4	2.1018	GBP
10p ordinary	SWAP	Increasing Long	509,238	2.1019	GBP
10p ordinary	SWAP	Increasing Long	561,399	2.1020	GBP
10p ordinary	SWAP	Decreasing Long	3,092	2.0605	GBP
10p ordinary	SWAP	Decreasing Long	46,631	2.0710	GBP
10p ordinary	SWAP	Decreasing Long	10,081	2.0755	GBP
10p ordinary	SWAP	Decreasing Long	9,515	2.0805	GBP
10p ordinary	SWAP	Decreasing Long	5,453	2.0860	GBP
10p ordinary	SWAP	Decreasing Long	29,533	2.0877	GBP
10p ordinary	SWAP	Decreasing Long	89,665	2.0966	GBP
10p ordinary	SWAP	Decreasing Long	100	2.0980	GBP
10p ordinary	SWAP	Decreasing Long	1,882	2.0993	GBP
10p ordinary	SWAP	Decreasing Long	102,156	2.1013	GBP
10p ordinary	SWAP	Decreasing Long	1,086	2.1020	GBP
10p ordinary	SWAP	Decreasing Long	16,667	2.1021	GBP
10p ordinary	SWAP	Decreasing Long	25,405	2.1023	GBP
10p ordinary	SWAP	Decreasing Long	138,811	2.1024	GBP
10p ordinary	CFD	Increasing Long	22	2.0581	GBP
10p ordinary	CFD	Increasing Long	9,242	2.0769	GBP
10p ordinary	CFD	Increasing Long	17,604	2.0886	GBP
10p ordinary	CFD	Increasing Long	149,814	2.1018	GBP
10p ordinary	CFD	Increasing Long	147,462	2.1020	GBP
10p ordinary	CFD	Decreasing Long	1,148	2.0581	GBP
10p ordinary	CFD	Decreasing Long	30,177	2.0834	GBP
10p ordinary	CFD	Decreasing Long	23,904	2.0977	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**

(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:	05 Mar 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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