

**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:	05 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:	13,494,551	0.58%	14,555,497	0.62%
(2) Cash-settled derivatives and/or controlled:	14,440,980	0.62%	6,954,695	0.30%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
<b>TOTAL:</b>	<b>27,935,531</b>	<b>1.19%</b>	<b>21,510,192</b>	<b>0.92%</b>

- (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	1,382,931	2.1120 GBP	2.0620 GBP
10p ordinary	Sale	1,759,916	2.1120 GBP	2.0616 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	1,546	2.0615	USD
10p ordinary	SWAP	Increasing Long	244	2.0616	GBP
10p ordinary	SWAP	Increasing Long	493	2.0618	GBP
10p ordinary	SWAP	Increasing Long	8,229	2.0619	GBP
10p ordinary	SWAP	Increasing Long	183,557	2.0620	GBP
10p ordinary	SWAP	Increasing Long	16,048	2.0651	GBP
10p ordinary	SWAP	Increasing Long	227	2.0676	GBP
10p ordinary	SWAP	Increasing Long	18,491	2.0728	GBP
10p ordinary	SWAP	Increasing Long	20,855	2.0758	GBP
10p ordinary	SWAP	Increasing Long	667	2.0759	GBP
10p ordinary	SWAP	Increasing Long	51,245	2.0760	GBP
10p ordinary	SWAP	Increasing Long	480,830	2.0769	GBP
10p ordinary	SWAP	Increasing Long	3,698	2.0801	GBP
10p ordinary	SWAP	Increasing Long	90,090	2.0804	GBP
10p ordinary	SWAP	Increasing Long	14,189	2.0883	GBP
10p ordinary	SWAP	Increasing Long	127	2.0890	GBP
10p ordinary	SWAP	Increasing Long	17,000	2.0901	GBP
10p ordinary	SWAP	Increasing Long	175	2.0919	GBP
10p ordinary	SWAP	Increasing Long	29,806	2.0928	GBP
10p ordinary	SWAP	Increasing Long	23	2.0938	GBP
10p ordinary	SWAP	Increasing Long	1,898	2.0940	GBP
10p ordinary	SWAP	Increasing Long	15,441	2.0965	GBP
10p ordinary	SWAP	Increasing Long	225	2.1000	GBP
10p ordinary	SWAP	Increasing Long	549,299	2.1020	GBP
10p ordinary	SWAP	Decreasing Long	297,014	2.0620	GBP
10p ordinary	SWAP	Decreasing Long	6,525	2.0623	GBP
10p ordinary	SWAP	Decreasing Long	25,917	2.0624	GBP
10p ordinary	SWAP	Decreasing Long	119,014	2.0664	GBP
10p ordinary	SWAP	Decreasing Long	101,462	2.0754	GBP
10p ordinary	SWAP	Decreasing Long	22,121	2.0760	GBP
10p ordinary	SWAP	Decreasing Long	2	2.0770	GBP
10p ordinary	SWAP	Decreasing Long	173,905	2.0813	GBP
10p ordinary	SWAP	Decreasing Long	40,259	2.0821	GBP
10p ordinary	SWAP	Decreasing Long	13,581	2.0892	GBP
10p ordinary	SWAP	Decreasing Long	12	2.0895	GBP
10p ordinary	SWAP	Decreasing Long	5,738	2.0904	GBP
10p ordinary	SWAP	Decreasing Long	6,181	2.0908	GBP
10p ordinary	SWAP	Decreasing Long	512	2.0920	GBP
10p ordinary	SWAP	Decreasing Long	24,963	2.0954	GBP
10p ordinary	SWAP	Decreasing Long	1,625	2.0958	GBP
10p ordinary	SWAP	Decreasing Long	60,470	2.0984	GBP
10p ordinary	SWAP	Decreasing Long	1,042	2.0995	GBP
10p ordinary	CFD	Increasing Long	5,109	2.0759	GBP
10p ordinary	CFD	Increasing Long	35,116	2.0860	GBP
10p ordinary	CFD	Increasing Long	1,494	2.0998	GBP
10p ordinary	CFD	Increasing Long	16,102	2.1029	GBP
10p ordinary	CFD	Decreasing Long	159,566	2.0619	GBP
10p ordinary	CFD	Decreasing Long	94,050	2.0620	GBP
10p ordinary	CFD	Decreasing Long	1,494	2.0621	GBP
10p ordinary	CFD	Decreasing Long	49,287	2.0887	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:	06 Mar 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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