

FORM 8.3

PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR MORE Rule 8.3 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Quilter PLC (and subsidiaries)
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	A consortium comprising LondonMetric Property PLC and Schroder Real Estate Investment Trust Limited
(d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:	
(e) Date position held/dealing undertaken: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	10/07/2026
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	Yes - Picton Property Income Limited

2. POSITIONS OF THE PERSON MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(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:	LondonMetric Property plc 10p ordinary			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	23,860,818	1.01		
(2) Cash-settled derivatives:				
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:				
TOTAL:	23,860,818	1.01		

Class of relevant security:	Schroder Real Estate Investment Trust Limited ordinary NPV			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0.00		
(2) Cash-settled derivatives:				

(3) Stock-settled derivatives (including options) and agreements to purchase/sell:				
TOTAL:	0	0.00		

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

(b) Rights to subscribe for new securities (including directors' and other employee 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 PERSON MAKING THE DISCLOSURE

Where there have been dealings in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 3(a), (b), (c) or (d) (as appropriate) for each additional class of relevant security dealt in.

The currency of all prices and other monetary amounts should be stated.

(a) Purchases and sales

Class of relevant security	Purchase/sale	Number of securities	Price per unit
LondonMetric 10p ordinary	Sale	2,530	1.884993
LondonMetric 10p ordinary	Sale	2,133	1.8916
LondonMetric 10p ordinary	Sale	4,042	1.883902
LondonMetric 10p ordinary	Sale	2,741	1.89445
LondonMetric 10p ordinary	Sale	1,586	1.89333
LondonMetric 10p ordinary	Sale	6,245	1.89286
LondonMetric 10p ordinary	Sale	1,610	1.89119
LondonMetric 10p ordinary	Sale	486	1.89119
LondonMetric 10p ordinary	Sale	4,000	1.88671
LondonMetric 10p ordinary	Sale	3,982	1.89491
LondonMetric 10p ordinary	Sale	934	1.88132
LondonMetric 10p ordinary	Sale	3,060	1.8877
LondonMetric 10p ordinary	Sale	233	1.889265
LondonMetric 10p ordinary	Sale	332	1.88266
LondonMetric 10p ordinary	Sale	1,819	1.88284
LondonMetric 10p ordinary	Sale	1,475	1.88251
LondonMetric 10p ordinary	Sale	3,507	1.89252
LondonMetric 10p ordinary	Sale	13,750	1.88254
LondonMetric 10p ordinary	Sale	2,152	1.88372

(b) Cash-settled derivative transactions

Class of relevant security	Product description e.g. CFD	Nature of dealing e.g. opening/closing a long/short position, increasing/reducing a long/short position	Number of reference securities	Price per unit

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description e.g. call option	Writing, purchasing, selling, varying etc.	Number of securities to which option relates	Exercise price per unit	Type e.g. American, European etc.	Expiry date	Option money paid/received per unit

(ii) Exercise

(d) **Other dealings (including subscribing for new securities)**

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

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

(c) Attachments

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.

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