

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:	A CONSORTIUM COMPRISING LONDONMETRIC PROPERTY PLC AND SCHRODER REAL ESTATE INVESTMENT TRUST LIMITED
(c)	Name of the party to the offer with which exempt principal trader is connected	A CONSORTIUM COMPRISING LONDONMETRIC PROPERTY PLC AND SCHRODER REAL ESTATE INVESTMENT TRUST LIMITED
(d)	Date position held/dealing undertaken:	31 Jul 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:		LondonMetric Property plc 10p ordinary			
		Interests		Short Positions	
		Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:		17,247,230	0.73%	6,750,738	0.29%
(2) Cash-settled derivatives:		7,578,359	0.32%	12,782,787	0.54%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:		0	0.00%	0	0.00%
TOTAL:		24,825,589	1.06%	19,533,525	0.83%
Class of relevant security:		Schroder Real Estate Investment Trust Limited ordinary NPV			
		Interests		Short Positions	
		Number	(%)	Number	(%)
(1) Relevant securities owned and/or controlled:		1,604,282	0.33%	131,780	0.03%
(2) Cash-settled derivatives:		131,172	0.03%	1,584,179	0.32%
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:		0	0.00%	0	0.00%
TOTAL:		1,735,454	0.35%	1,715,959	0.35%

(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) Purchase and sales

Class of relevant security	Purchase/sale	Total number of securities	Highest price per unit paid/received	Lowest price per unit paid/received
LondonMetric Property plc 10p ordinary	Purchase	1908788	1.9830 GBP	1.9594 GBP
LondonMetric Property plc 10p ordinary	Sale	1199001	1.9848 GBP	1.9594 GBP

ordinary Schroder Real Estate Investment Trust Limited ordinary NPV	Purchase	255220	0.4472 GBP	0.4417 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	Sale	295292	0.4467 GBP	0.4417 GBP

(b) Cash-settled derivative transactions

Class of relevant security	Product description	Nature of dealing	Number of reference securities	Price per unit
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	3	1.9765 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	431	1.9646 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	3,552	1.9624 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	85,770	1.9685 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	85,982	1.9752 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	2,681	1.9664 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	13,438	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Long	30,052	1.9700 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	47,552	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	2,520	1.9700 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	18,762	1.9639 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Long	33	1.9757 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	10,500	1.9610 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	6,243	1.9646 GBP
LondonMetric Property plc 10p ordinary	CFD	Increasing Long	3,057	1.9928 GBP
LondonMetric Property plc 10p ordinary	CFD	Increasing Long	11,616	1.9620 GBP
LondonMetric Property plc 10p ordinary	CFD	Decreasing Short	16,282	1.9638 GBP
LondonMetric Property plc 10p ordinary	CFD	Decreasing Short	36,002	1.9629 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	2,672	1.9700 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	13,034	1.9649 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	59	1.9646 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing	35	1.9646 GBP

LondonMetric Property plc 10p ordinary	SWAP	Long	33	1.9621 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	1,100	1.9624 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	9,401	1.9617 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Long	5,985	1.9623 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	2,472	1.9623 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	1,697	1.9624 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	5,607	1.9622 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	40,935	1.9784 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	47,552	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	1,320	1.9930 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Long	33	1.9621 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	79,187	1.9621 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	6,900	1.9848 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	219	1.9835 GBP
LondonMetric Property plc 10p ordinary	CFD	Decreasing Long	3,057	1.9621 GBP
LondonMetric Property plc 10p ordinary	CFD	Increasing Short	7,125	1.9760 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	2,044	1.9629 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	2,390	1.9808 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	25,012	1.9696 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	42,859	1.9628 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	69,990	1.9693 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	231	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	15,893	1.9717 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	2,609	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	5,737	1.9672 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	11,511	1.9753 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	448	1.9630 GBP
LondonMetric Property plc 10p ordinary				

LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	28,151	1.9742 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	84	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	202,038	1.9713 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	6,763	1.9620 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	17,740	1.9684 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	24,632	1.9686 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	925	1.9820 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	1,310	1.9656 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	289,245	1.9696 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	10	0.4460 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	4,550	0.4460 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Decreasing Short	14,925	0.4459 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Decreasing Long	62,730	0.4448 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	2,795	0.4420 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Decreasing Long	7,000	0.4431 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	4,202	0.4457 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Increasing Long	64,411	0.4457 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	3,873	0.4425 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/	Number of	Exercise price per
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security	Product description	exercised against	securities	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
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(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
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(c) Attachments

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

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