Form8.5EPT/NonRIACONSORTIUMCOMPRISINGLONDONMETRICP

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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:	10 Sep 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:		Schroder Real Estate Investment Trust Limited ordinary NPV			
		Interests		Short Positions	
		Number	(%)	Number	(%)
(1)	Relevant securities owned and/or controlled:	981,323	0.20%	141,474	0.03%
(2)	Cash-settled derivatives: and/or controlled:	101,628	0.02%	953,349	0.19%
(3)	Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0.00%	0	0.00%
	TOTAL:	1,082,951	0.22%	1,094,823	0.22%

Class of relevant security:		LondonMetric Property plc 10p ordinary			
		Interests		Short Positions	
		Number	(%)	Number	(%)
(1)	Relevant securities owned and/or controlled:	16,926,802	0.72%	10,479,050	0.45%
(2)	Cash-settled derivatives:				

	and/or controlled:	**10,593,317**	**0.45%**	**11,306,921**	**0.48%**
(3)	**Stock-settled derivatives (including options) and agreements to purchase/sell:**	**0**	**0.00%**	**0**	**0.00%**
	TOTAL:	**27,520,119**	**1.17%**	**21,785,971**	**0.93%**

(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
LondonMetric Property plc 10p ordinary	Purchase	1,026,020	1.7935 GBP	1.7780 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	Purchase	11,846,483	0.8911 GBP	0.4095 GBP
LondonMetric Property plc 10p ordinary	Sale	1,405,877	1.7972 GBP	1.7780 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	Sale	11,421,454	2.8023 GBP	0.4095 GBP
LondonMetric Property plc 10p ordinary	Purchase	2,358,377	0.0000 null	0.0000 null
LondonMetric Property plc 10p ordinary	Sale	2,320,304	0.0000 null	0.0000 null

(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	496	1.7869 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	1	1.7829 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Short	948	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Opening Long	7,076	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	1,705	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	51,670	1.7891 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	18,382	1.7887 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	264	1.7853 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	130,482	1.7780 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	267,554	0.4270 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	30,780	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Long	685,210	0.4115 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Opening Short	10,340	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	2,197	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	67,600	1.7807 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	192,482	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	40,907	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Increasing Long	1,083	0.4134 GBP
LondonMetric Property plc 10p ordinary	CFD	Closing Long	178	1.7950 GBP
LondonMetric Property plc 10p ordinary	CFD	Opening Short	188	1.7950 GBP
LondonMetric Property plc 10p ordinary	CFD	Increasing Long	37,069	1.7779 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Closing Short	2,035	0.4117 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Opening Short	21,591	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Increasing Long	14,768	0.4131 GBP
LondonMetric Property plc 10p ordinary	CFD	Increasing Short	3,448	1.7940 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Decreasing Short	5,367	0.4259 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Opening Short	10,685	0.0000 GBP
LondonMetric Property plc 10p ordinary	CFD	Opening Short	2,270	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Long	45,463	1.7819 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	14,549	1.7819 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	45,886	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Opening Short	215,909	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	16,633	1.7784 USD
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	49,597	1.7823 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	19	1.7823 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	59,771	1.7846 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	2,691	1.7838 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	71,724	1.7846 GBP

Top ordinary					

LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	334	1.7869 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	39,848	1.7846 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	3,038	1.7838 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	714	1.7869 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	5,215	1.7791 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	361	1.7838 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Long	147,271	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Long	400,358	0.0000 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Long	1,052,371	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	83,706	1.7784 USD
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	2,383	1.7808 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	13,860	1.7800 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	144,830	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	93,724	1.7794 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	1,252	0.4115 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Short	2,197	1.7779 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Long	28,370	1.7779 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	25,400	1.7894 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	17,559	0.4114 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	3,544	1.7780 GBP
LondonMetric Property plc 10p ordinary	CFD	Closing Short	188	1.7778 GBP
LondonMetric Property plc 10p ordinary	CFD	Opening Long	34,643	1.7778 GBP
LondonMetric Property plc 10p ordinary	CFD	Decreasing Short	55,690	1.7841 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	CFD	Closing Short	11,609	0.4175 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	17,097	1.7800 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	4,200	1.7798 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	3,948	1.7782 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	1,407	1.7808 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	11,397	1.7800 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	4,741	1.7798 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Short	1,096	1.7808 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	561	1.7798 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	31,299	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	85,087	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	223,658	0.0000 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	31,959	1.7914 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	77	0.4100 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	1,288	1.7917 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Short	11,592	0.4115 GBP
Schroder Real Estate	SWAP	Opening Long	13,313	0.4115 GBP

Investment Trust Limited ordinary NPV				
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	11,265	1.7900 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	74,449	0.4115 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	267	1.7780 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Short	20,517	1.7800 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	66,174	0.4115 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	5,568	1.7903 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Closing Long	13,313	0.4115 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Opening Short	9,808	0.4115 GBP
LondonMetric Property plc 10p ordinary	SWAP	Closing Long	39,635	1.7843 GBP
LondonMetric Property plc 10p ordinary	SWAP	Opening Short	10,142	1.7843 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	3,798	0.4135 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	13,954	1.7842 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	7,775	0.4270 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	468	1.7845 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	532	0.4115 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Short	7,945	1.7780 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	13,709	0.4118 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	131,416	1.7780 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Increasing Short	19,778	0.4270 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	68,587	1.7781 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	3,511	1.7864 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	4,033	0.4102 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	60	1.7830 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	15,865	1.7836 GBP
Schroder Real Estate Investment Trust Limited ordinary NPV	SWAP	Decreasing Short	9,458	0.4127 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	97	1.7780 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	60,974	1.7839 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	247	1.7780 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	2,319	1.7858 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	416	1.7935 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	1,513	1.7861 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	2,269	1.7920 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	20,589	1.7878 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	819	1.7910 GBP
LondonMetric Property plc 10p ordinary	SWAP	Increasing Long	104,488	1.7836 GBP
LondonMetric Property plc 10p ordinary	SWAP	Decreasing Long	25,847	1.7836 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:	11 Sep 2026
Contact name:	Large Holdings Regulatory Operations
Telephone number:	020 3134 7213

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