

**PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER**  
**Rules 8.1 and 8.2 of the Takeover Code (the "Code")**

**1. KEY INFORMATION**

(a) Full name of discloser:	LONDONMETRIC PROPERTY PLC
(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>	N/A
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	LONDONMETRIC PROPERTY PLC
(d) Is the discloser the offeror or the offeree?	OFFEROR
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	9 April 2025
(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>	NO

**2. POSITIONS OF THE PARTY TO THE OFFER 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**

Class of relevant security:	10p Ordinary shares			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	Nil	-	Nil	-
(2) Cash-settled derivatives:	Nil	-	Nil	-
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	Nil	-	Nil	-
<b>TOTAL:</b>	Nil	-	Nil	-

*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).*

*Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).*

**(b) Rights to subscribe for new securities**

Class of relevant security in relation to which subscription right exists:	N/A
Details, including nature of the rights	N/A

### 3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

**Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:**

a) Interests in LondonMetric Property plc ("LondonMetric") shares held by LondonMetric directors (together with their close relatives and the related trusts of any of them)

Name	Total Number of LondonMetric Shares	Percentage of existing issued share capital of LondonMetric <sup>(1)</sup>
Andrew Jones	5,742,363	0.28%
Martin McGann	3,134,206	0.15%
Suzanne Avery	27,050	0.00%
Alistair Elliott	90,000	0.00%
Robert Fowlds	136,780	0.01%
Andrew Livingston	106,830	0.01%
Kitty Patmore	15,000	0.00%
Suzy Neubert	37,230	0.00%
Nick Leslau	26,408,756*	1.29%
Sandy Gumm	351,640	0.02%
<b>Total</b>	<b>36,049,855</b>	<b>1.76%</b>

\* Of which Nick Leslau is the registered holder of 2,042,896 LondonMetric Shares, while the remaining 24,365,860 LondonMetric Shares are owned by Prestbury Investment Holdings Limited, in respect of which Nick Leslau is a director and holds a controlling indirect interest and of which Sandy Gumm is a director and a shareholder.

(1) Percentages are calculated on the basis of 2,048,108,416 LondonMetric shares in issue as at the latest practicable date prior to the disclosure.

Share Options						
Name	Scheme	Date of grant	Number of LondonMetric shares under option <sup>(3)</sup>	Exercise price per LondonMetric share	Vesting Date <sup>(2)</sup>	Date of expiry
Andrew Jones	Long term incentive plan	06/06/2022	564,009	Nil paid	06/06/2025	05/06/2032
Andrew Jones	Long term incentive plan	02/06/2023	777,620	Nil paid	02/06/2026	01/06/2033
Andrew Jones	Long term incentive plan	13/06/2024	847,751	Nil paid	13/06/2027	12/06/2034
Martin McGann	Long term incentive plan	06/06/2022	292,275	Nil paid	06/06/2025	05/06/2032
Martin McGann	Long term incentive plan	02/06/2023	410,495	Nil paid	02/06/2026	01/06/2033
Martin McGann	Long term incentive plan	13/06/2024	458,976	Nil paid	13/06/2027	12/06/2034

(2) Vesting is for a period of at least three years from the date of grant, or such other period as determined by LondonMetric's remuneration committee, subject to performance conditions.

(3) Figures include the incremental number of shares which the participant is entitled to receive on vesting of the award as a result of the total dividend increases which are accrued during the vesting period.

b) Positions held by LondonMetric connected advisers

Name	Number	% <sup>(4)</sup>
J. P. Morgan Chase Bank, National Association	Long 12 shares	0.00

(4) Percentage is calculated on the basis of 2,048,108,416 LondonMetric shares in issue as at the latest practicable date prior to the disclosure.

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).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

#### 4. OTHER INFORMATION

##### (a) Indemnity and other dealing arrangements

<b>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 party to the offer making the disclosure or any person acting in concert with it:</b> <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i>
None

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

<b>Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to:</b> (i) the voting rights of any relevant securities under any option; or (ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i>
None

##### (c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	10 April 2025
Contact name:	Jadzia Duzniak
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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](http://www.thetakeoverpanel.org.uk).

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