LONDONMETRIC PROPERTY PLC

LondonMetric Investor Presentation

March 2024

LondonMetric - Overview

Embracing the net lease model

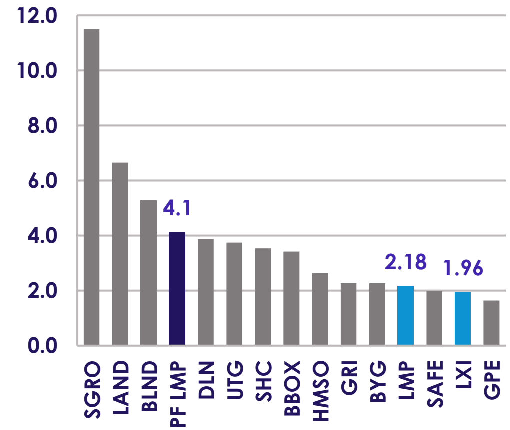
- **Leading NNN lease UK REIT, portfolio grown to £6.2bn with M&A**
  - LXi REIT: +£3.0bn in March 24
  - CT Property: +£0.3bn in August 23
- **Structural thematics shape portfolio**
  - 93% in logistics, convenience, entertainment, leisure and healthcare
  - Strong exposure to assets that are mission critical to occupiers
- **Exceptional income longevity & certainty of income growth**
  - Sector leading WAULT of 19 years, FRI leases & 99% occupancy
  - Contractual reviews on c.80% of rent, material uplifts on market reviews
- **Highly efficient & internally managed structure, well capitalised**
  - Sector leading EPRA cost ratio of 7-8%[1], c.45 employees
  - Internally managed, top six shareholder (management 3.4%)
  - Conservative financing, no material refinancings until FY 26

Market cap

£3.9bn

Following merger with LXi REIT

Fourth largest UK REIT by NTA (£bn)



Dividend growth targeted (FY24)

+7.4% to 10.2p

9th years of progression with accelerated earnings & dividend growth expected from LXi

1. Target
2. Combined metric as of Sep-23

Investment Strategy

Focused on emerging consumer behaviour

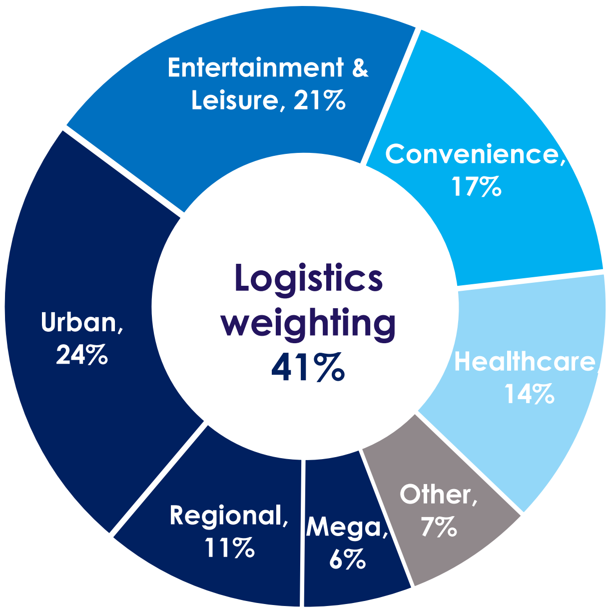
Sector	Drivers	Key statistic
Logistics	Disruptive technologies driving modern shopping habits Continued occupier and investment demand Logistics remains our leading sector & strongest conviction call	**Online Retail by 2027** **30%**[1] Up from 26% in 2023
Entertainment & Leisure	Economic & generational shifts driving memories over material things High barriers to entry to replicate exclusive & rare real estate Real return driven by long leases & high exposure to indexation	**Staycations** **+35%**[4] Between 2015 and 2022
Convenience	Urbanisation creating busy lifestyles & need for convenience Convenience, essentials and value continue to win out Operationally light assets with long & strong income characteristics	**Convenience Sales Growth** **+24%**[2] To £60 billion by 2028
Healthcare	Demographics & ageing population drives health consciousness Hospitals providing essential healthcare, reducing waiting lists Delivering fit for purpose, modern long let real estate	**UK Pensioners Growth** **+28%**[3] From 2020 to 2045

1. Estimate of online retail penetration in the UK; Statista.
2. Estimate of growth in UK convenience channel from 2023 to 2028; IGD.
3. National population projections; ONS.
4. Estimate of average number of domestic holidays per person in the UK ; Statista.

Our Portfolio

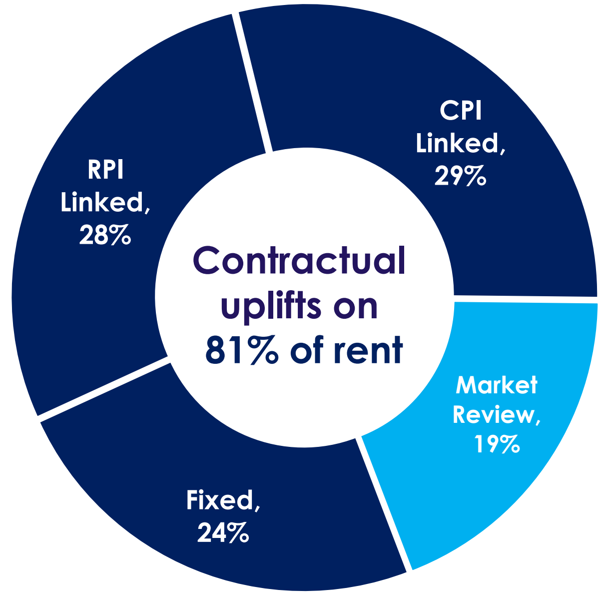
Aligned to online shopping, convenience, healthcare and staycation with income longevity and growth

Structurally Aligned Portfolio



Assets	582
GAV	£6.2bn
Net Initial Yield[1]	5.4%
Contracted Rent	£347m

Reliable, Repetitive & Growing Income



WAULT	19 years
Occupancy	99%
Gross to Net income ratio	99.6%
Annual Reviews	42%

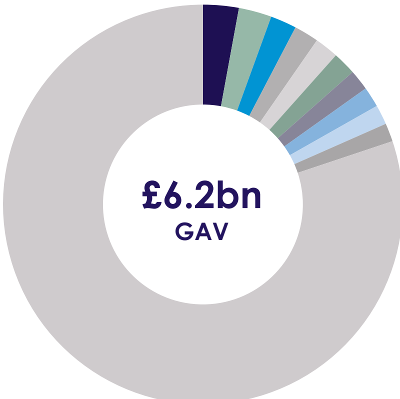
- Strong track record in capital allocation, asset recycling & active management
- Continue to reposition parts of the portfolio: £0.2bn sold over last year (£1.0bn over 5 years)
- Emphasis on growing exposure to logistics, our strongest conviction call
- Enlarged scale giving access to new opportunities of scale

1. LXI EPRA NIY of 6.0% combined with LMP EPRA Topped-Up NIY of 4.8%

Top Assets and Occupiers

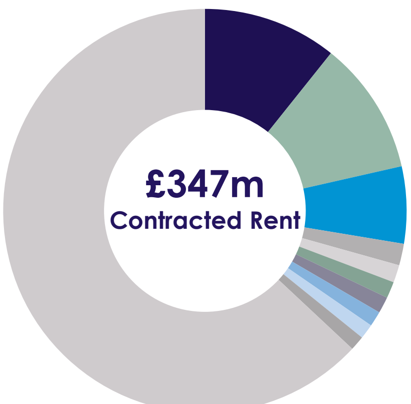
Top 10 assets constitute c. 20% of enlarged portfolio

Top 10 Assets – 20%



- Ramsay Rivers Hospital, Healthcare
- Alton Towers, Entertainment
- Bedford Link, Logistics
- Thorpe Park, Entertainment
- Primark, Islip, Logistics
- Eddie Stobart, Dagenham, Logistics
- Ramsay Springfield Hospital, Healthcare
- Heide Park, Soltau, Entertainment
- Argos, Bedford, Logistics
- THG, Warrington, Logistics

Top 10 Tenants – 37%



Ramsay Health Care	10.7%
MERLIN	10.7%
Travelodge	6.2%
PRIMARK	1.7%
amazon	1.4%
SMG	1.3%
QPARK	1.3%
Argos	1.2%
THG	1.2%
Eddie Stobart	1.2%

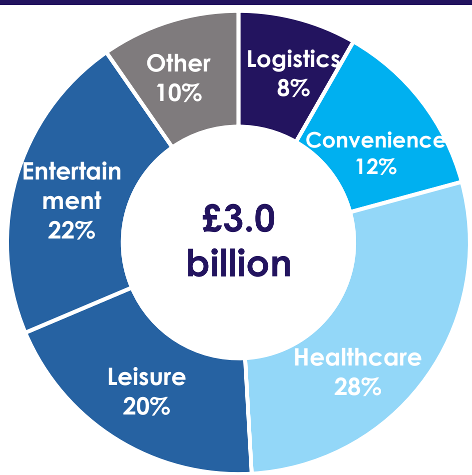
Top Six Assets	Location	Valuation
	Ramsay Rivers Hospital, Sawbridgeworth	£175-200m
	Alton Towers Park, Alton	£150-175m
	Bedford Link, Bedford	£125-150m
	Primark, Islip	£100-125m
	Eddie Stobart, Dagenham	£100-125m
	Thorpe Park Egham	£100-125m

Merger with LXi REIT plc

Transformational deal creating the UK's NNN lease REIT

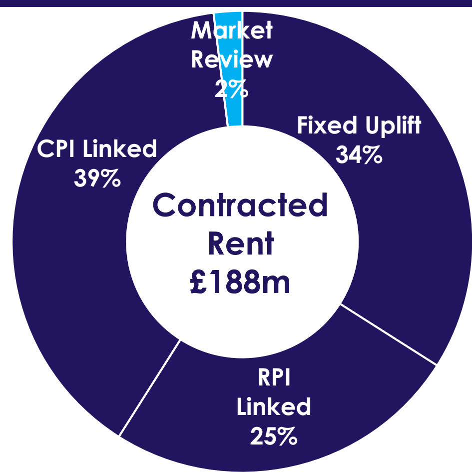
- **Recommended all-share merger completed March 2024**
  - LXi 46% of enlarged group, c.£1.8bn equity value
- **Adjusted NTA to adjusted NTA[1] approach**
  - NTA discount of 4.0%[2]
- **Acquired external manager for £26m[3]**
  - Equates to c.2 years' management fee
  - Senior Management replaced

Portfolio



WAULT: 26 years

Rent reviews



EPRA NIY: 6.0%

Rationale

1	Creation of the UK's Leading Triple Net Lease REIT – New UK Major
2	Combined £6.2 Billion Portfolio[1] in Structurally Supported Sectors
3	Portfolio Aligned to NNN Thematic – Mission Critical and Key Operating Assets
4	Substantial Cost and Operating Synergies targeting EPRA cost ratio of 7-8%
5	Internally Managed with Deep Real Estate Experience and Strong Shareholder Alignment
6	Capital Structure with Scale, Liquidity, Cheaper Debt and staggered debt maturities
7	Platform to Access New Opportunities of Scale
8	Underscores Ambition to Grow Our Earnings and Unlock Shareholder Value

1. Adjusted for fair value of debt and derivatives, potential liabilities in respect of German taxation and the termination of LXi's management contract
2. When applying the 0.55x exchange ratio to the LMP Rolled-Forward Unaudited EPRA NTA at 31 December 2023 of 195.4p
3. Plus up to an additional £4m based on future performance

Merger with CT Property Trust

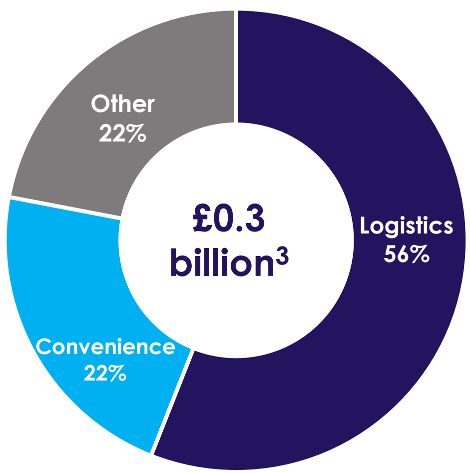
Opportunistic transaction adding a highly complementary portfolio

- **Recommended all-share merger completed August 2023**
  - CTPT 10% of enlarged group, c.£0.2bn equity value
- **NTA to NTA approach**
  - NTA discount of 6.3%[1]
- **External management contracted terminated post completion**

Transaction Rationale

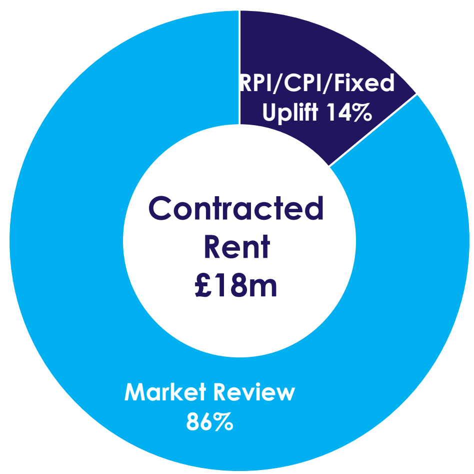
1	**Highly Complementary Portfolio, adding materially to urban logistics portfolio**
2	**Attractive 21% LTV with £31m cash and low financing costs**
3	**Earnings accretive through economies of scale, cost synergies & rental growth potential**

Portfolio[2]



WAULT: 6 years

Rent reviews[4]



Reversionary yield: 6.5%

Activity and potential

- c.£32m non-core assets sold:
  - materially above underwrite
- 62% of logistics and convenience rent up for review by March 2026
- +23% reversion on logistics:
  - +£1.8m p.a. rent by end FY 26
- Potential near term regears on convenience assets

1. Based on March 2023 NTAs
2. As reported at time of merger
3. Long income assets reclassified as convenience
4. As reported at LMP HY 24 results

Strong Capital Structure

New facilities signed with LXi transaction allowed us to retain our unsecured debt structure on improved terms

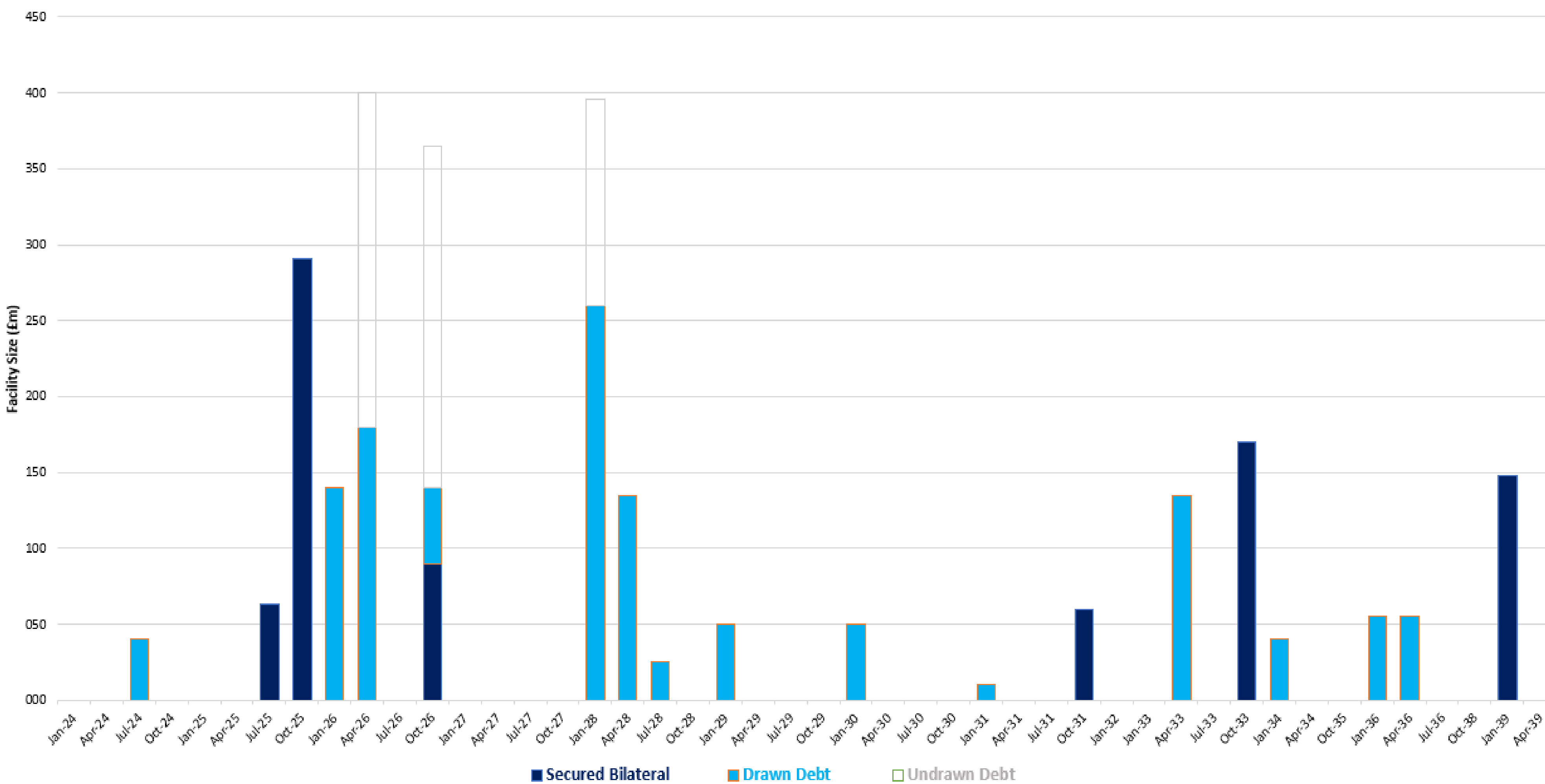
- **£675m of facilities refinanced pre-LXi deal**
- **£700m of new unsecured facilities with LXi deal**
  - £140m term loan, maturing 2026[1]
  - £560m RCF, maturing 2028[2] (c. 50% drawn in March)
- **Replaces £625m[3] of LXi's secured facilities**
  - Improved cost of debt, no key refinancing until FY26
- **Significant undrawn facilities post completion**
- **Continued disciplined approach to capital structure**
  - Benefits of increased scale should enhance access to a broader range of funding sources

As at Sep-23	Combined	LXi	LMP
Total Facilities	£2,792m	£1,297m	£1,420m
Gross Debt	£2,052m	£1,271m	£975m
Hedged / Capped	100%	100%	99.5%
LTV	31%	34%[4]	29.5%
Av. Cost of Debt	3.9%	5.3%[5]	3.3%
Average Maturity	6 years	5 years	6 years
Interest Cover	3.8x	3.2x	4.6x
Net Debt / EBITDA[6]	7.2x	6.7x	7.7x

Source: Company Information.
Note: Combined is pro forma for disposal of Travelodge properties, excluding impact of transaction costs.
1. Subject to a 1-year extension option, at Lenders' discretion.
2. Subject to two 1-year extension options, at Lenders' discretion.
3. £60m facility (maturing December 2026), £250m term loan (maturing January 2026); Travelodge portfolio sale subject to ALAs which will reduce committed amount of facility once sale completes, £315m term loan and RCF Facilities (maturing January 2028).
4. As announced on 8 January 2024.
5. Calculated on a like for like basis including the amortisation of prepaid finance costs.
6. EBITDA based on FFO.

Debt Maturity Profile

The enlarged Group benefits from a smoothed and extended debt maturity profile



Asset Management Activity FY 24

£7m of additional income captured so far in FY24 from asset management

- **+£3.6m pa rent added in H1**
  - Rent reviews: +£2.2m, +19%[1]
  - Lettings/regears: +£1.4m, +28% on regears
  - +43% on open market logistics reviews
- **+£3.3m pa rent added so far in H2**
  - Rent reviews: +£2.5m, +21%[1]
  - Lettings/regears: +£0.8m, +32% on regears
  - +37% on open market logistics reviews
- **26% reversionary potential on logistics assets[2]**
- **Asset management improving estate**
  - 2MWp solar added in FY24 across 4 assets
  - Improving EPCs & progressing Net Zero

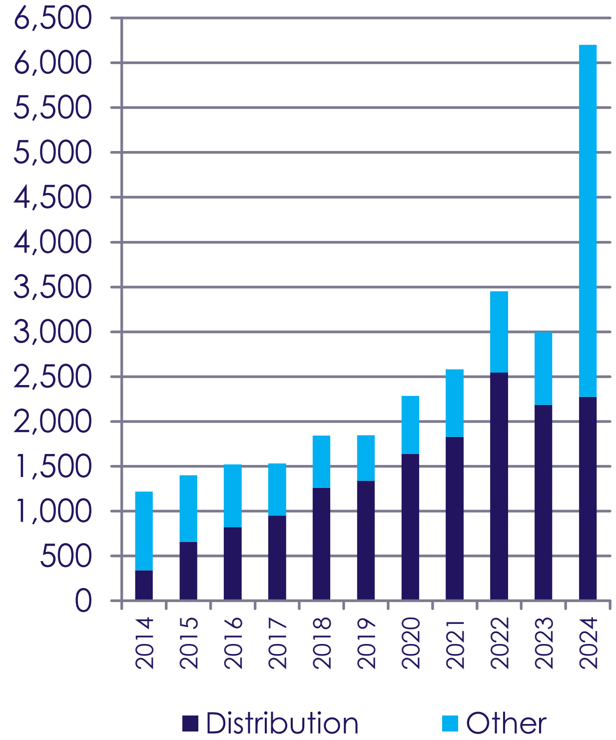
300kwp Solar PV & Battery storage at Bicester

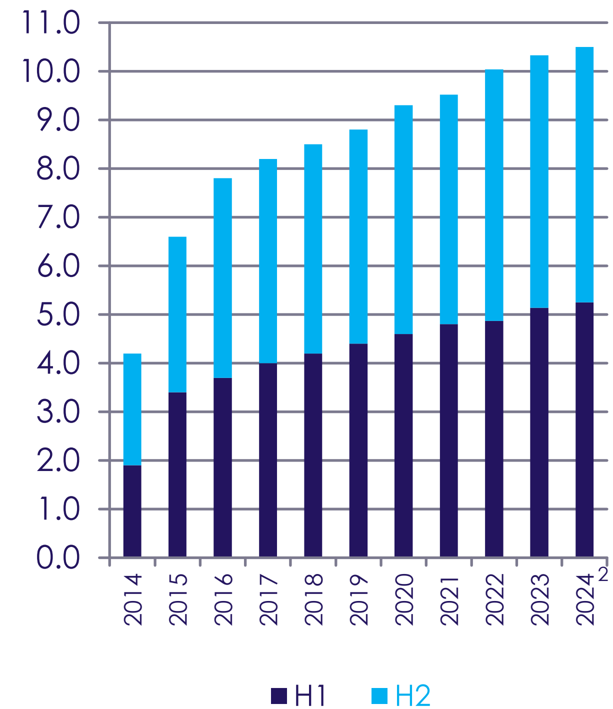
1. Includes all rent reviews on a 5-yearly equivalent basis
2. As reported at LMP half year results

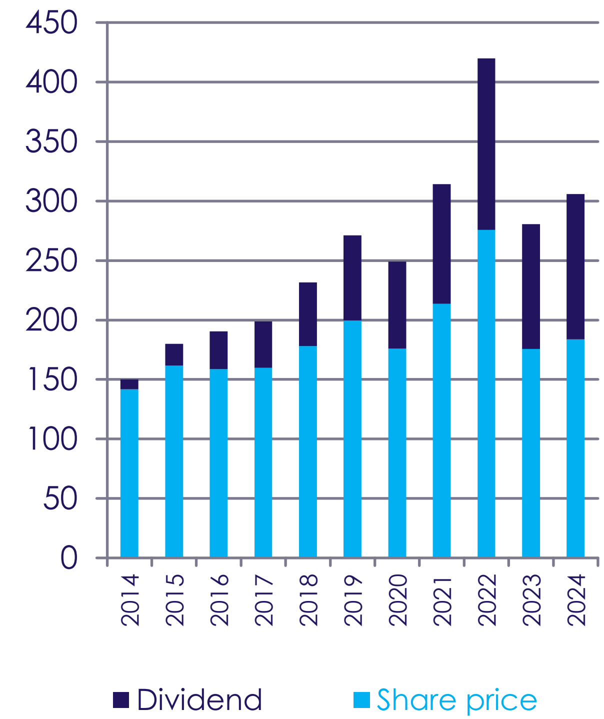
LondonMetric - Delivering Long Term Shareholder Returns

Consistently delivered attractive compound led returns through monetising assets, reinvestment and intensive asset management

Portfolio value (£m)	Earnings (pps)	Total Shareholder Return (rebased to 100)[1]







£6.2 billion	CAGR: +9.6%	CAGR: +10.9%

Note: Data based on FY.
1. Bloomberg as of 5 January 2024.
2. EPS for FY2024 is an annualised number based on EPS for H1 of 5.25p. Please note that this is not a profit forecast.

Appendix

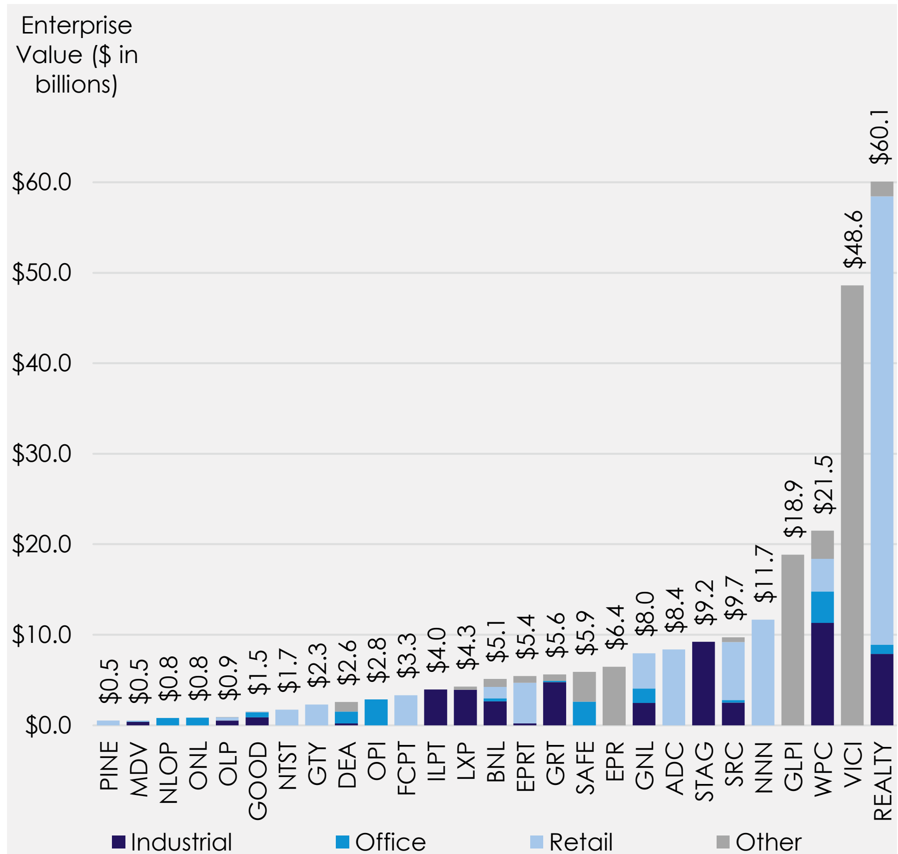
Benefits of the Net Lease Business Model

Net lease returns driven by regular income, providing shareholders with the ability to benefit from compounding returns over time

The Net Lease Business Model

1	**Long and secure WAULT**	Sector leading **WAULT of 19 years**, across a broad range of underlying uses
2	**Building expenses met by occupier**	**100% of leases full repairing and insuring**, with all costs met by occupier
3	**Stable Returns**	**100% of rents paid in advance** with minimal gross to net leakage
4	**Inflation-linked or fixed uplifts**	**80% of rent with index-linked or fixed uplifts**, remainder are open market reviews with £8m embedded reversion[2]
5	**Potential for capital appreciation**	**Continuously increasing rents** help offset yield expansion during periods of uncertainty and **position the portfolio for growth in stabilised markets**

Well Established Net Lease Businesses of Scale[1]



1. Source: FactSet as of 8 December 2023. Note: Industrial includes distribution; Retail includes service and restaurants; and Other includes experiential/gaming, agriculture, data centres, hotels, self-storage, multifamily and healthcare.
2. LondonMetric portfolio rental uplift expected for open market reviews in next 2-3 years.

Combined Information for LXi merger

		Combined	LXi	LondonMetric
Property	Portfolio Value (£bn)	6.2[1]	3.0[1]	3.2
	Number of Assets	582	282	300
	Contracted Rent (£m)	347	188[1]	159
	% Contractual Uplifts	80%	98%	59%
	Occupancy	99%[2]	100%	99%
	WAULT (years)	19	26[3]	11
	Net Initial Yield	5.4%	6.0%[4]	4.8%[5]
	Equivalent Yield	n.a.	n.a.	5.6%
Finance	Loan to Value (LTV)	31%	34%[6]	29.5%
	Interest Cover	3.8x	3.2x	4.6x
	Weighted Average Interest Cost	3.9%	5.3%[7]	3.3%
	Debt Maturity (years)	6	5	6
	EPRA Cost Ratio	Target: 7-8%	7%	11%
ESG	EPC % A-C rated[8]	78%	76%	86%
	GRESB Score	76	not rated	76 (3 green stars)
	Solar PV Installed (MWp)[9]	6 MWp	1 MWp	5 MWp
	Solar PV Near Term Pipeline (MWp)	9 MWp	7 MWp	2 MWp

Source: Company Information as of Sep-23.
1. Pro forma for the £210m Travelodge portfolio disposal.
2. Proportional to each company's annualised estimated rental value.
3. WAULT to first break.
4. EPRA NIY.
5. EPRA Topped-Up NIY.
6. As announced on 8 January 2024.
7. Calculated on a like for like basis including the amortisation of prepaid finance costs.
8. LondonMetric is based on weighting by area. LXi is based on weighted by income. Combined is based on weighing by income.
9. Including projects currently under construction.

LondonMetric portfolio metrics (Excluding LXi)

As at 30 September 2023	Area	Valuation (Share)	H1 Revaluation Surplus/(Deficit)		MSCI CVg[2,4]	Occupancy	NIY[1]	WAULT (years)		Contracted Rent	Rent Uplifts	Average Rent
	(m sq ft)	(£m)	(£m)	(%)	(%)	(%)	(%)	Expiry	Break	(£m)	(%)	(£psf)
Mega distribution	2.4	314.0	2.3	0.7	0.8	100.0	4.2	16.3	16.3	14.2	100.0	5.90
Regional distribution	4.1	590.5	(2.9)	(0.5)	0.7	100.0	4.4	14.8	13.1	27.9	82.3	6.90
Urban logistics	7.1	1,362.5	13.1	1.0	1.3	98.8	4.4	8.8	7.7	62.9	42.7	8.90
Distribution	**13.6**	**2,267.0**	**12.5**	**0.6**	**1.1**	**99.3**	**4.4**	**11.4**	**10.3**	**105.0**	**61.0**	**7.80**
Long income	**3.0**	**742.8**	**(7.7)**	**(1.0)**	**(0.5)**	**99.7**	**5.6**	**12.1**	**10.8**	**43.7**	**64.3**	**16.20**
Offices	**0.4**	**66.3**	**(2.2)**	**(3.3)**	**(10.3)**	**81.0**	**7.3**	**7.8**	**7.6**	**5.1**	**-**	**14.40**
Retail parks	**0.3**	**83.4**	**2.1**	**2.6**	**3.6**	**98.1**	**5.9**	**6.8**	**6.7**	**5.2**	**30.2**	**17.00**
Investment portfolio	**17.3**	**3,159.5**	**4.7**	**0.1**	**0.7**	**98.7**	**4.8**	**11.3**	**10.2**	**159.0**	**59.0**	**9.40**
Residential	**-**	**0.9**	**(0.0)**	**(5.6)**						**-**		
Development[4]	**-**	**8.7**	**(1.4)**	**(13.8)**						**-**		
Total portfolio[3]	**17.3**	**3,169.1**	**3.3**	**0.1**	**0.7**					**159.0**		

1. Topped up NIY
2. As calculated by MSCI
3. Total Portfolio Value excludes head lease/right of use assets (£4.8m) but includes development trading assets of (£1.1m)
4. Development CVg included in respective sub sectors for MSCI but shown as a separate line item for revaluation surplus column