

Attendance Card

Please detach and bring this attendance card with you if you attend the General Meeting and present it at the shareholder registration/accreditation.

Additional Holders:

Attendance

The General Meeting of Urban Logistics REIT plc (the "Company" or "Urban Logistics") will be held at the offices of Gowling WLG (UK) LLP, 4 More London Riverside, London, SE1 2AU on Friday 13 June 2025 at 10.15 a.m. (London time) (or as soon thereafter as the Court Meeting (as such term is defined in the Scheme Document published by the Company dated 23 May 2025 (the "Scheme Document") has concluded or been adjourned).

Please read the Notice of General Meeting in Part 10 of the Scheme Document and the Explanatory Notes before completing this Form of Proxy.

Shareholder Reference Number:

NOTICE OF AVAILABILITY – IMPORTANT, PLEASE READ CAREFULLY

You can now access the Urban Logistics REIT plc Scheme Document which includes the Notice of the General Meeting at www.urbanlogisticsreit.com/investors/possible-offer-from-londonmetric/.

You can submit your proxy online at www.investorcentre.co.uk/eproxy.

Please detach this portion before posting this Form of Proxy.

Form of Proxy – General Meeting to be held on Friday 13 June 2025



Cast your Proxy online...It's fast, easy and secure!

Go to www.investorcentre.co.uk/eproxy or scan the QR Code with your mobile device

You will be asked to enter the Control Number, Shareholder Reference Number (SRN) and PIN shown opposite and agree to certain terms and conditions.

Control Number: 920842

SRN:

PIN:



View the Notice of General Meeting online: www.urbanlogisticsreit.com/investors/possible-offer-from-londonmetric/

To be effective, all proxy appointments must be lodged with Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol BS99 6ZY or online via www.investorcentre.co.uk/eproxy or through CREST by 10.15 a.m. (London time) on Wednesday 11 June 2025.

Explanatory Notes:

- Please refer to the Notice of General Meeting set out in Part 10 of the Scheme Document (which can be viewed online: www.urbanlogisticsreit.com/investors/possible-offer-from-londonmetric/) for the full text of the Special Resolution summarised in this Form of Proxy and for full explanatory notes. All capitalised but undefined terms in this Form of Proxy and these Explanatory Notes shall have the meaning as set out in that Scheme Document.
- Every Urban Logistics Shareholder who is entitled to attend and vote at the General Meeting has the right to appoint some other person(s) of their choice, who need not be a Urban Logistics Shareholder, as their proxy to exercise all or any of their rights to attend and vote on a poll on their behalf at the General Meeting (and at any adjournments thereof). If you would like another person(s) to act as your proxy, rather than the Chair of the General Meeting, to attend, speak and vote on your behalf at the General Meeting, please insert their name in the first box on the next page. If you don't want to provide them with your full voting entitlement make sure you note the number of shares you wish the proxy to have authority for in the box next to the proxy's name. Please indicate with an 'X' to show how you wish your vote to be cast. If you mark an 'X' in more than one box, this Form of Proxy will be invalid. If you do not indicate how your proxy should vote on the Special Resolution, your proxy can vote in any way they wish. The same applies to any other matter considered at the General Meeting. The completion and return of this Form of Proxy or the submission of any electronic proxy or any CREST Proxy Instruction will not preclude you from attending the meeting and voting there in person. If you submit more than one valid proxy appointment, the appointment last received before the latest time for receipt of proxies will take precedence.
- If you appoint the Chair of the General Meeting as proxy and do not direct the Chair how to vote on the Special Resolution, their current intention is to vote in favour of the Special Resolution. The Chair's intention necessarily expresses their intention at the date this form was printed and therefore, in exceptional circumstances, the Chair's intention may change subsequently.
- To be effective, you should complete and return your Form of Proxy (together with the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority) to the Company's registrar, Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY as soon as possible, but in any event so as to arrive no later than 10.15 a.m. (London time) on Wednesday 11 June 2025 (or, in the event of an adjournment, as set out in the notes to the Notice of General Meeting in Part 10 of the Scheme Document).
- Need to appoint more than one proxy? Request an additional form(s) from Computershare by calling the helpline on +44 (0) 370 707 1384. Insert the proxy's name in the first box together with the number of shares in which they can act as your proxy and mark the box below their name to confirm you have appointed more than one proxy. Please sign all forms and return to Computershare in the same envelope. A proxy need not be a Urban Logistics Shareholder but must attend the General Meeting to represent you. Failure to specify the number of shares to which each Form of Proxy relates or specifying a number which, when taken together with the number of shares set out in the other proxy appointments, is in excess of the number of shares held by the member may result in the proxy appointment being invalid.
- To keep the Company and Computershare safe, all electronic communications found to contain a computer virus will not be accepted.
- In line with Regulation 41 of the Uncertificated Securities Regulations 2001, entitlement to attend and vote at the General Meeting and the number of votes that may be cast will reflect the register of members of the Company at 6.00 p.m. (London time) on Wednesday 11 June 2025. Changes made after this time shall be disregarded in determining the rights of any person to attend and vote at the General Meeting.
- Prefer to register the appointment of your proxy electronically? You can do so by logging onto Computershare's online voting portal: www.investorcentre.co.uk/eproxy using your Control Number, Shareholder Reference Number (SRN) and PIN (printed above). Full details of the procedures are given on the portal. Electronic appointments and/or voting instructions must be received by Computershare no later than 10.15 a.m. (London time) on Wednesday 11 June 2025 (or, in the event of an adjournment, as set out in the notes to the Notice of General Meeting in Part 10 of the Scheme Document). The use of this service in connection with the General Meeting is governed by Computershare's conditions of use set out on the website www.investorcentre.co.uk/eproxy which may be read by logging on to that site.
- Are you a CREST member? You can appoint one or more proxies through the CREST electronic proxy appointment service by using the instructions in the CREST manual available via www.euroclear.com. The message must, in order to be valid, be transmitted so as to be received by Computershare (participant ID 3RA50) by 10.15 a.m. (London time) on Wednesday 11 June 2025 (or, in the event of an adjournment, as set out in the notes to the Notice of General Meeting in Part 10 of the Scheme Document). Please ensure your CREST messages are received before such time (the time of receipt will be taken to be the time (as determined by the time stamp generated by the CREST system) from which the issuer's agent is able to retrieve the message). Please refer to Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001 for details of why certain CREST proxy appointments may be treated as invalid.
- Are you an institutional investor? You may be able to appoint a proxy electronically via the Proxymity platform. For further information regarding Proxymity, please go to www.proxymity.io. Before you can appoint a proxy via this process you will need to have agreed to Proxymity's associated terms and conditions. It is important that you read these carefully as you will be bound by them and they will govern the electronic appointment of your proxy. For an electronic proxy appointment to be valid, it must be lodged not later than 10.15 a.m. on Wednesday 11 June 2025 (or, in the event of an adjournment, as set out in the Notice of General Meeting in Part 10 of the Scheme Document).
- Is your address showing correctly? If not, let us know of any changes by calling Computershare's helpline on +44 (0) 370 707 1384 to request a change of address form. Or go to www.investorcentre.co.uk to use the online Investor Centre service.
- This Form of Proxy must be signed in order to be valid. If you have made a mistake or need to change any information on this form, please initial your change(s).
- Are you a joint shareholder? If so, please note that the only votes that will be accepted are those of the person whose name is listed first on the register of members of the Company (the senior holder).
- Are you signing this form on behalf of another person? Please provide the power of attorney or other authority, or a certified copy of the document, and enclose this with the completed form.
- Any corporation which is a member can appoint one or more corporate representatives who may exercise on its behalf all of its powers as a member, provided that where more than one is appointed they do not do so in relation to the same shares.

Kindly Note: This form is issued only to the addressee(s) and is specific to the unique designated account printed hereon. This personalised form is not transferable between different: (i) account holders; or (ii) uniquely designated accounts. The Company and Computershare Investor Services PLC accept no liability for any instruction that does not comply with these conditions.

All Named Holders

Poll Card To be completed if voting in person at the General Meeting.

Signature

In the case of a corporation, a letter of representation will be required (in accordance with s.323 of the Companies Act 2006) unless this has already been lodged at registration.

Special Resolution

- A. for the purpose of giving effect to the scheme of arrangement dated 23 May 2025 (the “**Scheme**”), in its original form or subject to any modification, addition or condition agreed between the Company and LondonMetric Property Plc (“**LondonMetric**”) and approved or imposed by the Court, proposed to be made between the Company and the Scheme Shareholders (as defined in the Scheme), a print of which has been produced to the General Meeting and (for the purpose of identification only) signed by the chair of the General Meeting, the directors of the Company be authorised to take all such action as they may consider necessary, desirable or appropriate for carrying the Scheme into effect;
- B. with effect from the passing of the Special Resolution, the articles of association of the Company be and are amended by the adoption and inclusion of the new Article set out in the Notice of General Meeting as Article 175; and
- C. subject to and conditional upon the Scheme becoming Effective, pursuant to the provisions of the Companies Act: (i) the Company be re-registered as a private limited company under the name of “Urban Logistics REIT Limited”; and (ii) the articles of association of the Company be amended as follows: (a) references to “Urban Logistics REIT plc” as the name of the Company be amended to “Urban Logistics REIT Limited”; and (b) the definition of Company in Article 2 be deleted and replaced with “Urban Logistics REIT Limited”.

For	Against	Vote Withheld
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Form of Proxy

You are strongly encouraged to select the Chair of the General Meeting as your proxy – please refer to the Explanatory Notes (see front). Please leave this box blank if you want to select the Chair as your proxy. Complete this box only if you wish to appoint a third party proxy other than the Chair. Do not insert your own name(s).

Insert in the right hand side box the number of Urban Logistics Shares in relation to which your proxy is entitled to act, in the event that it is lower than your total holding of Urban Logistics Shares

I/We hereby appoint the Chair of the General Meeting OR the person indicated in the left hand side box above as my/our proxy to attend, speak and vote in respect of my/our full voting entitlement* on my/our behalf at the General Meeting of Urban Logistics REIT plc to be held at the offices of Gowling WLG (UK) LLP, 4 More London Riverside, London, SE1 2AU on **Friday 13 June 2025 at 10.15 a.m. (London time)** (or as soon thereafter as the Court Meeting has concluded or been adjourned) and at any adjournment of the General Meeting.

* For the appointment of more than one proxy, please refer to Explanatory Note 5 (see front).

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Please mark here to indicate that this proxy appointment is one of multiple appointments being made.

Please use a **black** pen. Mark with an **X** inside the box as shown in this example.



Special Resolution

For	Against	Vote Withheld
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THAT:

- A. for the purpose of giving effect to the scheme of arrangement dated 23 May 2025 (the “**Scheme**”), in its original form or subject to any modification, addition or condition agreed between the Company and LondonMetric Property Plc (“**LondonMetric**”) and approved or imposed by the Court, proposed to be made between the Company and the Scheme Shareholders (as defined in the Scheme), a print of which has been produced to the General Meeting and (for the purpose of identification only) signed by the chair of the General Meeting, the directors of the Company be authorised to take all such action as they may consider necessary, desirable or appropriate for carrying the Scheme into effect;
- B. with effect from the passing of the Special Resolution, the articles of association of the Company be and are amended by the adoption and inclusion of the new Article set out in the Notice of General Meeting as Article 175; and
- C. subject to and conditional upon the Scheme becoming Effective, pursuant to the provisions of the Companies Act: (i) the Company be re-registered as a private limited company under the name of “Urban Logistics REIT Limited”; and (ii) the articles of association of the Company be amended as follows: (a) references to “Urban Logistics REIT plc” as the name of the Company be amended to “Urban Logistics REIT Limited”; and (b) the definition of Company in Article 2 be deleted and replaced with “Urban Logistics REIT Limited”.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I/We instruct my/our proxy as indicated on this form. Unless otherwise instructed the proxy may vote as they see fit or abstain in relation to any business of the General Meeting.

Signature:

Date:

In the case of a corporation, this Form of Proxy must be given under its common seal or be signed on its behalf by an attorney or officer duly authorised, stating their capacity (e.g. director, secretary).