

4 December 2025

LONDONMETRIC PROPERTY PLC

Debut £500m bond issue at a weighted average coupon of 4.69%

LondonMetric Property Plc ("LondonMetric") is pleased to announce the successful pricing of a £500 million debut sterling-denominated senior unsecured green bond issuance ("Bonds") under its £3 billion Euro Medium Term Note Programme ("Issuance").

The Bonds have a weighted average coupon of 4.69%, a weighted average maturity of 5.5 years and comprise two tranches:

- £250 million with a 4-year maturity and a 4.50% coupon, reflecting a spread of 82bps over the relevant benchmark; and
- £250 million with a 7-year maturity and a 4.875% coupon, reflecting a spread of 92bps over the relevant benchmark.

The Issuance generated substantial and broad institutional demand across both tranches and was 3.2x oversubscribed at the peak.

The Bonds are expected to be issued on 10 December 2025, admitted to the London Stock Exchange International Securities Market and rated A- by Fitch Ratings Ltd (LondonMetric's issuer rating: BBB+).

The Active Joint Bookrunners for the transaction were ABN AMRO, Barclays, HSBC and NatWest. The Passive Joint Bookrunners were J.P. Morgan, Lloyds and SMBC.

Martin McGann, Finance Director of LondonMetric, commented:

"We are delighted with the very strong support for our debut bond issuance which builds on our recent credit rating and reflects our significantly increased scale and high quality income focused portfolio. This bond issue further diversifies our funding sources at highly attractive coupons and lengthens our debt maturity.

"We thank all those investors that participated in the issuance process and look forward to extending these new relationships."

LondonMetric Property Plc

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About LondonMetric Property Plc

LondonMetric is the UK's leading triple net lease REIT with a £7 billion portfolio aligned to structurally supported sectors of logistics, healthcare, convenience, entertainment and leisure. It owns and manages desirable real estate that meets occupiers' demands, delivers reliable, repetitive and growing income-led returns and outperforms over the long term. Further information is available at www.londonmetric.com