LONDONMETRIC PROPERTY PLC

Where income compounds

Annual Report and Accounts 2026

Strategic report 01

Introduction 01
Our competitive strengths 04
Chair's statement 08
Performance highlights 2026 09
At a glance 10
Chief Executive Q&A 12
How we create value 14
Chief Executive's review 15

Our markets 22
Key performance indicators 24

Property review 26
Financial review 39

Responsible Business and ESG review 48
TCFD Recommendation & Alignment 63

Risk management and internal controls 70
A review of our principal risks 75
Going concern and viability 85

Governance 87

Chair's introduction 88
Governance overview 90

Board leadership and Company purpose
Board of Directors 92
Senior Leadership Team 94
Our purpose, values and culture 95
How we monitor culture 96
Board activities in the year 98
Section 172 Statement 99
Stakeholders 100

Division of responsibilities
Governance framework 102
Leadership roles and responsibilities 103

Committee Reports
Nomination Committee report 104
Audit Committee report 111
Remuneration Committee report 118
Report of the Directors 149
Directors' Responsibilities Statement 152

Financial statements 153

Learn more about our business at **londonmetric.com**

LondonMetric is a FTSE 100 real estate company that owns £7.6 billion of structurally supported assets. Delivering reliable, repetitive and growing income.

£432m

Net contracted rent per annum

37m

Square feet of property

Our purpose is to become the UK's most enduring real estate partner delivering dependable income.

Our aim is to build on our position as the UK's leading Triple Net Lease (NNN) REIT.

The UK's leading Triple Net Lease REIT

Our focus is to execute a simple, low cost Triple Net Lease (NNN) model.

Investing in quality
We focus on mission critical real estate in structurally supported sectors that has enduring occupier appeal. We are constantly evolving the portfolio to ensure our assets are fit for the future.

Maintaining a disciplined approach
Our disciplined, low cost and responsible management approach leverages our expertise to benefit from our strong relationships.

Delivering dependable returns
This allows us to generate reliable, repetitive, and growing income to pay a progressive dividend and reinforces our position as the UK's leading Triple Net Lease REIT.

Read more on page 14

Over a decade of momentum

Since 2013, our NNN portfolio has grown significantly and has been repositioned to benefit from macro and structural trends.

£8bn
Portfolio value

6x
Portfolio growth since 2013

£12bn
Transactional activity since 2013

2013

£54m
Net contracted rent pa

#12
UK REIT (by market cap)

Established

LondonMetric established through the £830m merger of London & Stamford and Metric Property.

Portfolio: £1.2bn

2013–17

Repositioning to logistics & convenience

Material repositioning of portfolio out of retail parks, offices and residential into logistics, which grew from 40% of portfolio to 62%, and convenience retail.

Portfolio: £1.5bn

2018–22

Urban logistics pivot

Portfolio shifted away from large box logistics into smaller urban logistics warehousing. The £0.4bn takeover of Midlands based A&J Mucklow Group Plc in 2019 accelerated our push into urban logistics.

Portfolio: £3.6bn

2023–26

Doubling of portfolio through M&A

Transacted on four further M&A deals adding £4.4bn of assets across the urban logistics, convenience, entertainment and healthcare sectors to create the UK's leading NNN REIT. Scale allowed us to obtain an A- credit rating and complete an inaugural £0.5bn bond issue in 2025.

Portfolio: £7.6bn

URBAN LOGISTICS REIT PLC

Highcroft Investments PLC

LXi REIT Long Indexed Income

CT Property Trust

£432m

Net contracted rent pa

#2

UK REIT (by market cap)

78%

Dividend growth since 2013

2026

This momentum provides LondonMetric with a clear advantage created by our **Scale, Agility and Performance.**

Read about our competitive strengths on the following pages

Our competitive strengths

Scale

Where scale generates advantage

Scale is a core driver of competitive advantage.

It enables us to compete against the largest real estate investors for larger and more varied opportunities, while our efficient operating platform delivers economies of scale that enhance returns.

Our size also provides access to deeper and more cost-effective sources of capital, particularly in the debt markets.

7.7%
EPRA cost ratio (sector leading)

£500m
Unsecured bond issued at 4.69% all in cost

£7.6bn
Portfolio

Our competitive strengths continued

Agility

Where agility creates opportunity

We have built and retained a highly capable, best-in-class team of 54 employees with deep property expertise and strong, trusted stakeholder relationships.

Our culture is defined by collaboration, integrity, hard work and an entrepreneurial mindset, with clear alignment of interests and delegated responsibility.

This streamlined and empowered structure enables us to act quickly, remain flexible and respond decisively to capture opportunities efficiently as they arise.

£1.9bn
Investment activity in the year

54
Employees

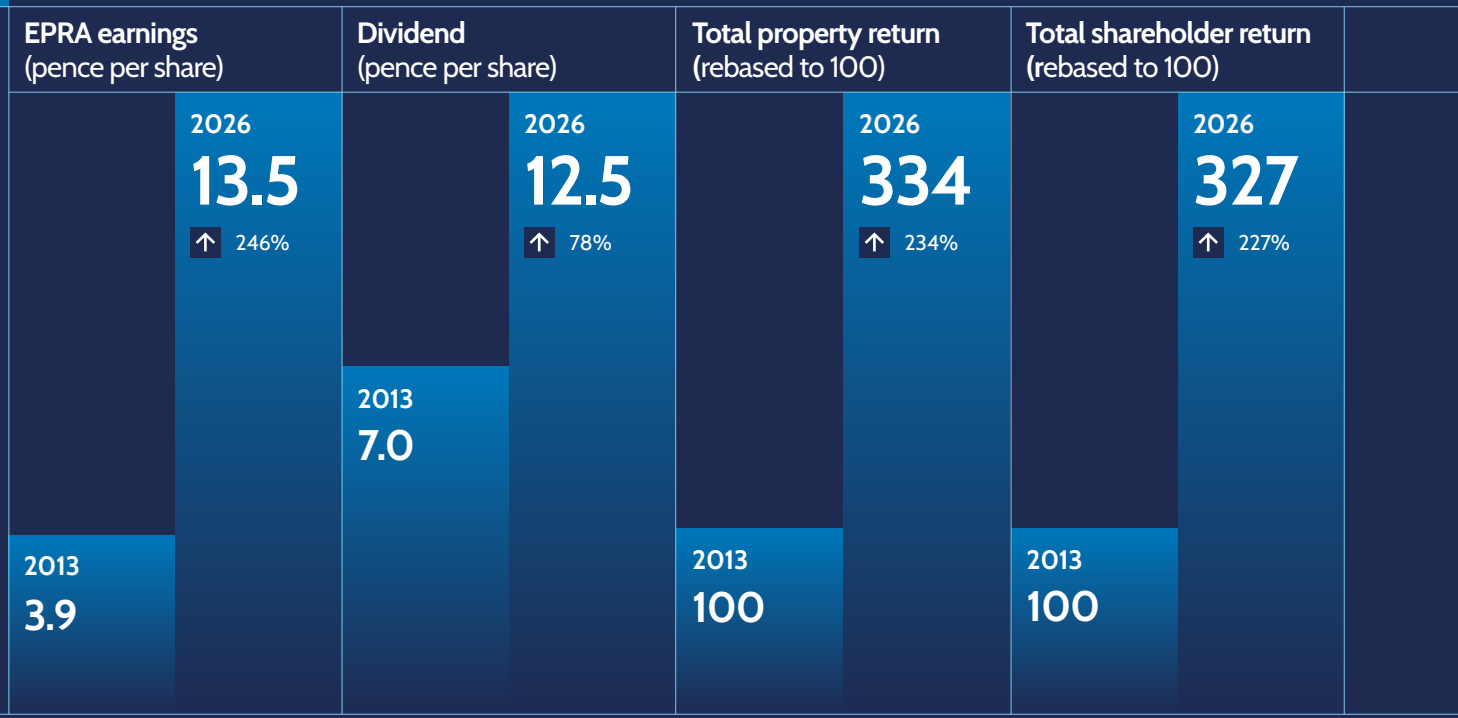
327
Occupier initiatives in the year

Our competitive strengths continued

Performance

Where income compounds to deliver long-term shareholder value

LondonMetric has an outstanding track record. Our high conviction, low cost, NNN business model and unrelenting focus on generating reliable, repetitive and growing income underpins this long-term performance.



£16m Ocado warehouse sale

In the year, we sold an Ocado warehouse in Leyton which we previously acquired in 2020 for £12m. A rent review in 2023 increased the rent by over 60%, significantly above our underwrite. The asset delivered a strong performance, ahead of business plan.

Chair's statement

Delivering another year of attractive income returns

Alistair Elliott
Chair

> "We are delivering on our aim to further consolidate our position as the UK's leading Triple Net Lease REIT.

It has been another very busy year for LondonMetric with £1.2 billion of assets added from M&A activity, 92 investment transactions, 327 occupier initiatives and £3.8 billion of debt activity.

This activity has continued to consolidate our position as the UK's leading Triple Net ('NNN') Lease REIT by further aligning the portfolio to mission critical and structurally supported real estate. We have maintained our sector leading income metrics, once again increased our rental income, improved the portfolio's growth prospects and extracted efficiencies from our scalable platform.

Our results for the year built on the strong performance delivered in the previous year, during which EPRA earnings per share ('EPRA EPS') and dividend per share increased by 21% and 18% respectively. In the year to 31 March 2026, net rental income was up 16.6% to £455.3 million, whilst our EPRA EPS increased by 2.4% to 13.5p, a 246% increase from 3.9p at the time of our formation in 2013 (a 10% compounded annual growth rate).

This has allowed us to increase our dividend per share for the eleventh year running, up 3.8% to 12.45p and 108% covered by EPRA EPS. We expect dividend growth to continue and are guiding to a 3.3% increase in our first quarterly dividend for FY27 to 3.15p.

Our strong income performance helped deliver another year of attractive returns, with a total property return of 7.1% (a 170bps outperformance of MSCI All UK Property) and a total accounting return of 6.9% (7.7% excluding M&A related and exceptional costs).

We have proactively strengthened and diversified our debt over the year by refinancing £1.5 billion of debt facilities, raising new debt of £1.2 billion and repaying £1.1 billion. This activity included a £500 million debut senior unsecured bond issue, which extended debt maturity at attractive rates and broadened access to the public debt markets. We remain in a very strong financing position with a blended cost of debt of 4.0%, average debt maturity of 4.4 years, an LTV of 36.7% and £0.5 billion of undrawn facilities.

Our exceptional team is working tirelessly to build an even stronger business that can continue to deliver earnings and dividend growth over the long term. Our enlarged scale and highly efficient business model will continue to offer up a wide variety of further opportunities for growth.

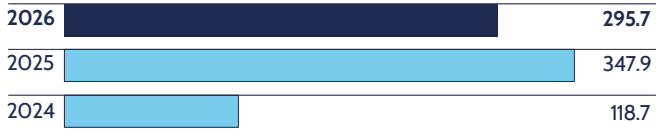
On behalf of the Board and on his retirement from LondonMetric may I offer my sincere thanks to Valentine Beresford for all he has contributed to the business over the years. Whilst our overlap has been a relatively short one, it is clear that his impact has been significant, not least overseeing several hundred million pounds of successful transactions during recent challenging market conditions. Crucially, he leaves the business with a strong team to continue to build momentum.

Finally, having seen first hand the enormous commitment that has been made, I would like to thank all of our team and the Board for their hard work and dedication over the past year. I remain genuinely excited by the prospects for the Company.

Performance highlights 2026

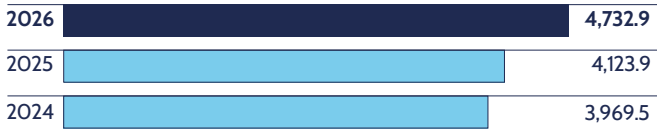
IFRS reported profit (for equity shareholders)

£295.7m ↓ £52.2m



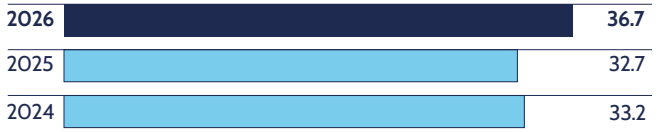
IFRS net assets

£4,732.9m ↑ 14.8%



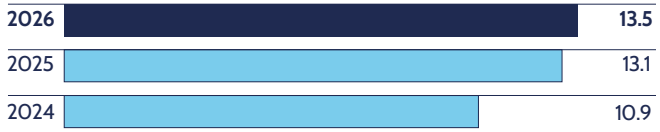
Loan to value ratio

36.7% ↑ 400bps



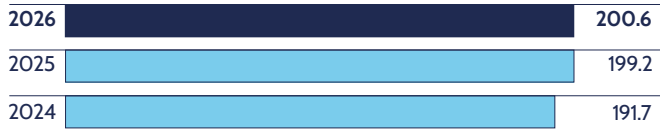
EPRA EPS

13.5p ↑ 2.4%



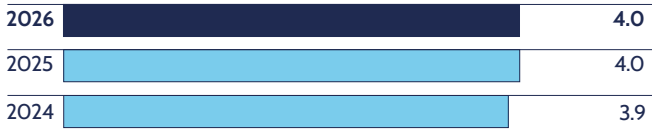
EPRA net tangible assets per share

200.6p ↑ 0.7%



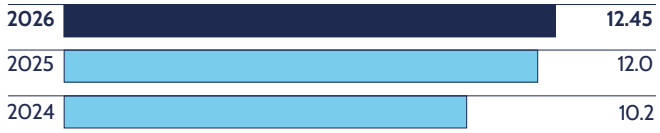
Cost of debt

4.0% unchanged



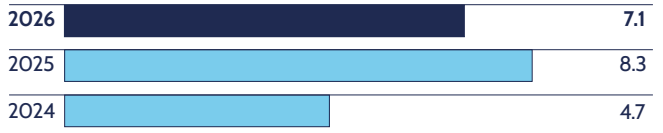
Dividend per share

12.45p ↑ 3.8%



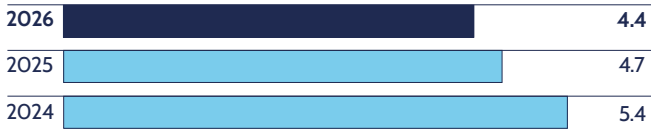
Total property return

7.1% ↓ 120bps



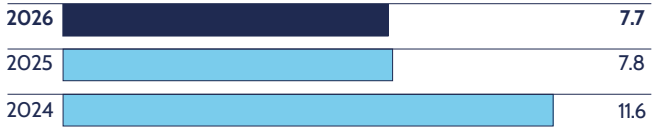
Average debt maturity

4.4 yrs ↓ 0.3 yrs



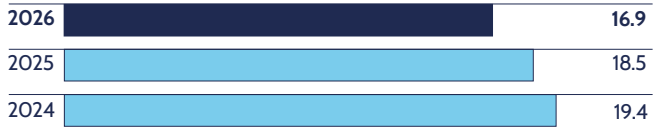
EPRA cost ratio

7.7% ↓ 10bps



WAULT

16.9 yrs ↓ 1.6 yrs



Alternative performance measures

The Group financial statements are prepared in accordance with IFRS. Alternative performance measures are financial measures not specified under IFRS but are used by management as they highlight the performance of the Group's property rental business and are based on the EPRA Best Practice Recommendations ('BPR') reporting framework. These alternative performance measures aid the comparability of financial information across public real estate companies and are widely adopted.

The alternative performance metrics and financial results reflected in the Strategic report and on this page reflect the EPRA BPR reporting framework. Further details, definitions and reconciliations between EPRA measures and the IFRS financial statements can be found in note 8 to the financial statements, Supplementary notes i to vii and xviii and in the Glossary.

At a glance

A high quality mission critical portfolio

LondonMetric is the UK's leading Triple Net Lease REIT with a portfolio aligned to structurally supported sectors of logistics, convenience, entertainment & leisure and healthcare.

Assets
680
↑ 27%
2025: 537

Occupancy
97.7%
↓ 40bps
2025: 98.1%

Sq ft
36.6m
↑ 45%
2025: 25.3m

WAULT
16.9 yrs
↓ 1.6 yrs
2025: 18.5 yrs

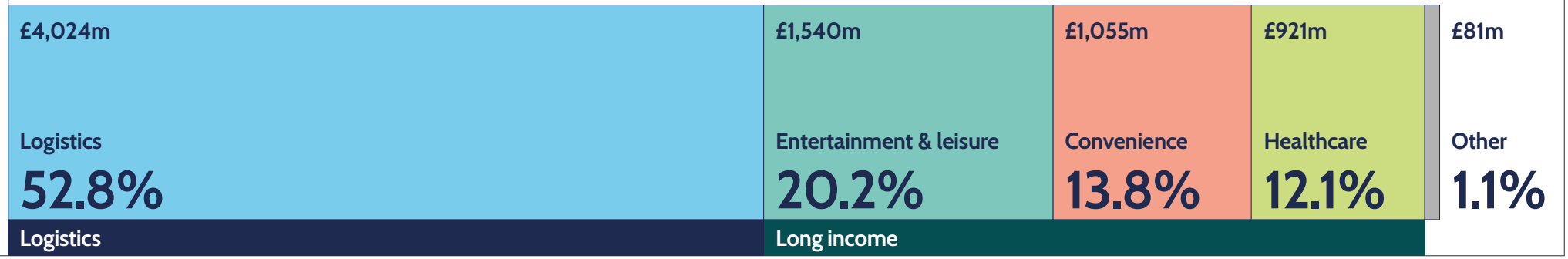
Net contracted rent
£432m
↑ 27%
2025: £340m

EPC rating A-B
60%
↑ 200bps
2025: 58%

Geographic weighting (by value)

40.5%	London and South East
23.7%	Midlands
10.4%	North West
8.6%	North East
6.6%	South West
4.6%	East of England
5.6%	Other

Portfolio by sector



At a glance continued

Delivering on our different stakeholder needs

Our stakeholders are critical to our success. We look to deliver on the needs of our occupiers, investors, people, advisors and communities.

54
Employees

94%
Employees enjoy working at LondonMetric

8.8/10
Occupier recommendation score

35%
Top ten occupiers

Proportion of net contracted rent

Ramsay Health Care	9.1%
Merlin Entertainments	7.8%
Travelodge	4.9%
Premier Inn	3.3%
Booker	2.2%
M&S	1.9%
Great Bear	1.6%
Tesco	1.5%
Primark	1.4%
Amazon	1.3%

4MWp
Solar capacity added in year

7.7%
EPRA cost ratio

Q&A

A conversation with Andrew Jones

Chief Executive

Q How would you describe LondonMetric and what is distinctive about its NNN lease model?

LondonMetric is a high conviction Triple Net Lease REIT focused on generating secure, growing income from mission critical real estate. Our business is simple and highly efficient, designed to convert rental income into sustainable earnings and deliver a well covered, progressive dividend to shareholders.

Our NNN lease structure ensures the occupier bears the vast majority of property operating costs, allowing 99% of rent collected to flow through to earnings. This delivers exceptionally strong margins and limits volatility. Importantly, we are not just collecting rent – we compound income over the long term by avoiding vacancy risk, occupier fragility and speculative development.

We have fully embraced the attractiveness of the NNN model, and this combination of income continuity and growth is the foundation of our strategy.

Q What is LondonMetric's investment strategy?

We invest in mission critical real estate within sectors supported by long term structural trends, with one primary financial objective: to deliver reliable income with guaranteed future income growth.

Our portfolio is aligned to macro trends of digitalisation, convenience and experiences through our main focus on logistics, convenience retail, entertainment and hospitality. We acquire high quality assets at reasonable prices, partner with strong occupiers with high occupier contentment, and apply conservative leverage to amplify returns.

Our assets are held for the long term to drive compounding returns. In short, LondonMetric is where income compounds.

Chief Executive Q&A continued

Q How has M&A supported the delivery of this strategy?

Our four recent M&A transactions have been an important enabler of earnings growth and operational efficiency through economies of scale, and scale has delivered a competitive advantage.

These public takeovers have increased our portfolio from £3.0 billion in 2023 to £7.6 billion today, materially strengthening exposure to our highest conviction sectors. The takeover of Urban Logistics REIT Plc ('ULR') in June 2025 significantly increased our weighting to urban logistics – a sector we regard as central to future income growth.

M&A has also enhanced our income granularity, diversification and reversionary potential. Less than a year into our ownership of ULR, we are already unlocking material rental growth through our occupier relationships and best in class team.

Q How are you managing the portfolio in a difficult real estate market?

We manage the portfolio with a clear focus on resilience and relevance. By concentrating on structurally supported sectors and mission critical assets, we avoid assets where income growth is uncertain or capital expenditure risk is rising.

We look to avoid the losers by actively disposing of weaker assets and sectors where we lack occupier leverage or long term tailwinds. During the year, we sold £318 million of properties, including £173 million previously inherited through recent M&A.

Our philosophy is straightforward: run the winners and sell the losers. This disciplined approach underpins our all weather portfolio and reinforces our long term income compounding strategy.

> "Our approach to income compounding and management's strong share ownership culture ensures that we remain alert, focused but always disciplined.

Q How does market uncertainty create opportunities and why is scale a competitive advantage?

Periods of uncertainty favour well capitalised, disciplined investors. We remain thoughtful, deliberate and disciplined when it comes to capital allocation, and our size, patience and diversification make us a safe proposition.

Whilst scale can make life a little harder for our activity to move the needle, it does broaden our access to opportunities and improve execution certainty. Today, we are seeing exciting opportunities emerge from pension fund rebalancing, constrained development finance and occupiers seeking sale and leaseback solutions to release capital back into their businesses.

Scale also delivers meaningful cost efficiency, as evidenced by our recent refinancings and sector leading EPRA cost ratio of 7.7%. Our operating leverage is clear: in the year, our dividend payments were nine times total overheads.

Scale, efficiency, liquidity and hard work position LondonMetric to continue creating long term value.

Convenience shopping is one of the structural trends, with time an increasingly valuable commodity

M&S letting at Luton – Occupational activity in the year was healthy and is helping to maintain our sector leading income metrics and deliver attractive income growth. In Luton, we let a former Homebase store to M&S on a new 15 year lease at a rent 53% higher than previously passing.

7.7%

Sector leading EPRA cost ratio

How we create value

As the UK's leading Triple Net Lease REIT, our low operating costs and portfolio alignment to structurally supported sectors generates dependable long term income growth.

Our key stakeholders are critical to our success

- Our people
- Our occupiers
- Our local communities
- Our investors
- Our contractors & advisors

Read more on our stakeholders page 55

Our strategy drives our income growth and value creation

Own	Manage	Collaborate	Generate
Invest in quality assets in winning sectors	Low cost and responsible asset management	Leverage our expertise and strong relationships	Deliver reliable, repetitive and growing income
We focus on structurally supported real estate sectors of logistics, convenience, healthcare, entertainment & leisure and assets that are fit for purpose and that can deliver sustainable and growing income returns.	We constantly look to improve the quality and desirability of our assets. We work closely with our occupiers to deliver real estate solutions that will help their businesses thrive and that provide us with greater income growth certainty.	We have a highly talented, motivated and agile team. We promote a culture of empowerment, inclusion and collaboration. It is our team's skills and their relationships that make us a partner of choice.	Income is central to our investment approach. Our ultimate priority is to pass on income generated from our assets to our shareholders in the form of a well covered and progressive dividend.

Generating value and long term returns

Dividend growth in year, our eleventh consecutive year of progression

+4%

Total accounting return

+7%

Like for like income growth

+4%

Read more about our performance on page 26

Chief Executive's review

Our approach focuses on delivering strong income-led total returns to shareholders through four strategic pillars.

Andrew Jones
Chief Executive

£432m
Net contracted rent pa

4.2%
Like for like income growth in the year

Generate income

We appreciate the benefit of long term income compounding

We continue to believe – now more than ever – that income and income growth are the defining characteristics of long term returns.

The true power of investment lies in the compounding of income, with a relentless focus on the quantity, quality and timing of cash returned to shareholders. Compounding is often misunderstood and rarely appreciated, yet it is one of the most powerful forces in investing.

Our approach to compounding is simple. It is not flashy, and it is frequently overlooked, but we apply it with conviction. It is a 'slow cook' strategy that rewards patience and consistency – an approach suited to those prepared to get rich slowly. In the early years it can appear unexciting, which is why many abandon it in favour of short term or speculative strategies. Over time, however, growth builds upon growth, and the outcomes become increasingly compelling.

Informed by the success of NNN REITs in the US, we have fully embraced the REIT structure, recognising its exceptional strengths. In the UK, this is reinforced by the full repairing and insuring ('FRI') lease structure, under which tenants are responsible for repairs, maintenance and insurance – in many respects mirroring the NNN model.

However, we think about NNN differently. For us, NNN means:

- No income leakage from repairs, maintenance, operating costs, insurance or taxes;
- No vacancy risk, instead long WAULTs secured against strong occupiers; and
- No deployment of capital into direct developments that promise future returns while quietly absorbing years of opportunity cost from uncertainty over planning, letting and/or project delivery. For us, that is not investing – it is gambling, where hope substitutes for rationality.

We believe that reliable, predictable and growing income from the strongest property sectors remains one of the most under recognised attractions of real estate investing – and a critical driver of sustained compounding.

For us, the principle is as simple as ABC: always be compounding.

Our portfolio income metrics are sector leading and we are highly efficient

Our portfolio's income metrics are best in class. Our annual net contracted rent of £432 million benefits from a long WAULT of 17 years, high occupancy of 98% and an exceptional gross to net income ratio of 99%. With 69% of income subject to contractual rental uplifts and strong reversionary potential across our logistics assets, the portfolio offers high visibility and certainty of income growth. This is evidenced by its like for like income growth of 4.2% over the year and an equivalent yield of 6.4%, some 110bps higher than the topped up NIY.

We remain laser focused on cost control with our sector leading EPRA cost ratio – an area that continues to be underestimated across the listed REIT sector, as reflected in the elevated cost ratios still borne by many peers. Tight management of property costs and overheads, using AI to further improve our NNN efficiencies, delivers the operating margins required to compound long term earnings and drive dividend growth. Our scale has also allowed us to benefit from improved financing costs as demonstrated in the year by the attractive 4.7% all-in rate on our bond issue and the 49bps margin saving on our refinancing activity. Cost discipline and reduced debt costs serve the bottom line just as effectively as rental growth serves the top line.

We believe that NNN income compounding represents the most effective way to invest: low cost, high quality income, delivered reliably and efficiently, without the distractions of excessive activity, large organisations or binary risk taking.

In that context, we remain equally focused on avoiding the other ABC: arrogance, bureaucracy and complacency.

Chief Executive's review continued

Own desirable real estate

Our strategy is to own quality assets in winning sectors

Our investment thesis is rooted in allocating capital where it is best treated – sectors supported by enduring structural trends rather than short term cycles. This requires constant awareness, intellectual honesty and a willingness to pivot when facts change. As a high conviction NNN investor, we distinguish between what is structural from what is cyclical when deploying capital.

Our thematic approach has aligned the portfolio with powerful macro trends, including digitalisation, the increasing value of time, and the growing importance of experiences. As a result, we have concentrated our investments in the winning sectors of logistics, convenience retail, entertainment and hospitality.

Within these sectors, we prioritise mission critical assets which are relevant in an increasingly AI driven world, and where occupiers stay longer, invest more and pay higher rents. With 64% of the portfolio in London, the South East and the Midlands, our assets benefit from strong underlying land values, persistent demand and constrained supply. When the wind is at your back, you are more likely to be a price setter than a price taker.

£1.5bn

Acquired in the year (including M&A)

£0.3bn

Sold in the year

We seek to acquire quality assets, apply conservative leverage and hold them for extended periods to generate sustainable returns. Time is the ally of a great portfolio. We describe this discipline as the three Cs: collect income, allow it to compound, and watch yields on cost compress.

Our focus on compounding – rather than simply growing assets under management – ensures discipline: spending is easy whilst investing is difficult. Buying low quality assets cheaply is not our strategy; such assets often over distribute, dilute equity value and introduce unnecessary risk and complexity. Accordingly, we will exit weaker investments with shorter leases and capital expenditure requirements that are likely to grow faster than rental income. We would rather pay a fair price for a wonderful asset than a wonderful price for a fair one.

This philosophy explains why we have avoided office investments. Offices fail our NNN test: they suffer from accelerating obsolescence, technological disruption, changing occupier preferences, rising sustainability costs and shortening leases. It is difficult to maintain a long term relationship with offices – their appeal fades, they require continual capital to remain relevant, demand weakens as newer alternatives emerge and values can erode quickly.

Our compounding model simply requires discipline and the avoidance of unforced errors. In short, we succeed by staying the course and following the money – mindful always that it is management's capital alongside shareholders'.

See more about macro and structural trends impacting real estate on page 22

Our activity has focused on further M&A, non core disposals and reinvestment

Our M&A activity added £1.2 billion of quality assets through the acquisitions of ULR and Highcroft Investments plc ('Highcroft'). We successfully acquired businesses that were no longer well suited to the listed market and out of favour with investors, who are increasingly focused on scale, relevance and liquidity. Whilst we continue to assess further M&A opportunities, these have become fewer. In conjunction with Schroder Real Estate Investment Trust Limited ('SREIT'), we continue to progress our recently proposed offer for Picton Property Income Limited.

Alongside M&A, we have acquired strategic positions in two listed property companies through our 11% holding in SREIT and 15% holding in Value and Indexed Property Income Trust PLC.

Limited competition in the direct market allowed us to progress £333 million of other investment opportunities in the year including sale and leasebacks, development fundings and acquisitions arising from fund expiries and pension fund liquidations.

These acquisitions were largely funded through £318 million of non core and mature asset disposals, primarily former ULR and LXi assets at prices in line with our underwritten values. Despite constrained market liquidity, our low average disposal lot size of £6 million has been a clear advantage and allowed us to transact efficiently by accessing a broader and deeper pool of buyers, including private investors, family offices, local authority pension funds and owner occupiers.

Chief Executive's review continued

Own desirable real estate continued

Logistics

Our investment activity has increased our logistics exposure, focusing on urban logistics

The logistics sector remains attractive, underpinned by strong structural tailwinds including continued growth in online sales, ongoing investment in more efficient and resilient supply chains and increased warehouse automation.

We continue to believe that urban logistics is the most compelling sub-sector, offering the strongest demand/supply imbalance and the greatest potential for income growth. New supply remains constrained by elevated development costs and the ongoing loss of urban warehousing to higher value alternative land uses. At the same time, occupier demand remains granular and resilient, driven by businesses seeking to operate closer to customers, reduce delivery times, improve fulfilment accuracy and to meet consumer expectations for speed and convenience. These dynamics continue to support robust rental growth in urban locations.

The acquisition of ULR materially accelerated our ambition to grow further exposure to urban logistics, adding £1.1 billion of warehousing. Together with other acquisitions, including those completed through the Highcroft takeover, logistics exposure increased from 46% to 53% of the portfolio over the year.

Take up of UK logistics warehousing increased during 2025 and this higher level of leasing activity continued into the first quarter of 2026. However, elevated levels of activity have not materially reduced vacancy, which remains at c.6-7% nationally. Vacancy remains pronounced in the mid box segment (100,000–400,000 sq ft), where speculative development has added to supply. By contrast, our vacancy in this size bracket remains significantly lower at c.3%, largely relating to former ULR warehouses.

During the year, we disposed of £137 million of logistics assets, focusing on poorer geographies and on lower quality buildings with weaker rental growth prospects, higher vacancy risk and increasing capital expenditure requirements. £55 million of disposals related to former ULR assets, and we also took the opportunity to reduce our multi-let exposure, reflecting strong investor demand for this product.

Over the year, the logistics portfolio delivered a strong total property return of 7.0% and recorded ERV growth of 2.6%, with urban logistics again delivering strong open market rent review settlements at 38% ahead of previous levels. The logistics portfolio remains highly reversionary, providing clear visibility of future income growth. With construction costs up nearly 40% since Covid, rents will need to rise materially to make new development viable, reinforcing the attractive outlook for well located assets.

53%

Weighting to logistics

+38%

Uplift on urban logistics rent reviews (open market)

> "We continue to believe that urban logistics is the most attractive sub-sector with the greatest demand/supply tension and income growth potential.

Chief Executive's review continued

URBAN LOGISTICS REIT PLC

Takeover of Urban Logistics REIT Plc ('ULR')

In June 2025, LondonMetric acquired Urban Logistics REIT Plc for £0.7 billion equity value through a recommended share and cash offer.

The transaction continued our consolidation of smaller externally managed property vehicles which:

1. owned highly complementary assets
2. traded at material discounts and were sub-scale for investors
3. offered material economies of scale
4. had investor support for a sale, increasing the chances of a successful outcome

LondonMetric was seen as the natural buyer of ULR and there was a strong overlap between shareholders of both companies which helped to ensure high levels of shareholder support.

The price offered at the time of announcement implied an EPRA NTA discount of 3% and a 22% premium to the ULR's undisturbed share price prior to the deal.

Following the acquisition, ULR's shareholders represented 11% of the enlarged share register. Four ULR employees have transferred over to LondonMetric.

Compelling rationale for LondonMetric

Benefitting from greater scale

Market capitalisation

£4.4bn

The ULR acquisition has increased LondonMetric's scale, firmly establishing it as a top three UK REIT and consolidating its position as the UK's leading NNN REIT. This has helped to enhance our access to capital and further improved our competitive position to pursue further investment opportunities.

Scaling our urban logistics platform

Urban logistics assets added

£1.1bn

The takeover added £1.1 billion of urban logistics warehousing in our highest conviction call sector. The 130 assets across c.10 million sq ft added c.£65 million per annum of rent with a WAULT of eight years. 63% of assets were located in London and the South East and the portfolio offers significant potential to drive rents higher.

Enhancing future earnings

Reversionary potential

+£14m

The deal is expected to deliver earnings accretion over two years by capturing external and internal opportunities, recycling assets, accessing larger development fundings, capturing embedded rental reversion and delivering economies of scale.

Strong progress on disposals and asset management of ULR assets

£4 million sale of a 62,000 sq ft unit let to XPO for less than two years in Hinkley.

£55m of disposals

Once the deal completed we commenced the sell down of ULR assets that we felt were higher risk, particularly those that were shorter let and offered less income certainty. In the year, we sold 17 ULR assets for £55 million, with a WAULT of four years.

Regear of a 195,000 sq ft property in Haverhill let to the Culina Group, where the rent increased by c.20%.

£3m of rent added

In the year, we added £2.6 million of income from asset management initiatives on ULR assets including six lettings and ten regears.

Chief Executive's review continued

Own desirable real estate continued

Long income

Convenience	Entertainment & leisure	Healthcare

Our long income assets are benefitting from structural tailwinds

Our long income portfolio represents 46% of total assets and is aligned with structurally supported sectors of convenience retail, entertainment and leisure, and healthcare. These sectors benefit from long term shifts in consumer behaviour and demographics, as spending increasingly pivots towards convenience, experiences and improved healthcare provision. Supportive demand/supply dynamics, together with high replacement metrics, ensure these assets are mission critical locations for our occupiers.

The portfolio is let to strong operators and benefits from inflation protection and compelling income compounding characteristics. It delivered a total property return of 7.2% over the year, with occupancy of 99%, a long dated WAULT of 23 years, a topped up net initial yield of 5.6% and an equivalent yield of 6.7%.

Across long income markets, investor demand for high quality long income assets has remained strong. While we were outbid on several opportunities, we successfully added £306 million of high quality investments in the year, predominantly within the hotel sector. Acquisitions included 18 Premier Inn hotels – largely through sale and leaseback transactions with Whitbread PLC – alongside a further 18 convenience investments.

We have also continued to sell non core and mature long income assets where pricing exceeded our assessment of fair value. Total long income disposals amounted to £146 million and comprised primarily former LXi assets, including larger food stores, smaller hotels, car parks, pubs and care homes.

Read more on our long income sub-sectors on page 23

46%

Long income weighting

£306m

Long income acquisitions in the year

Case study

Working with Premier Inn

Relationships with our occupiers are particularly critical to our success, allowing us to unlock attractive acquisitions.

We have a strong relationship with Premier Inn and in the year we helped them to monetise a package of high quality hotels through sale and leaseback transactions.

They saw us as a trusted partner to deliver on a phased acquisition process which required significant coordination. 17 hotels were acquired by LondonMetric for £161 million through the sale and leaseback process, let for 30 years with CPI linked rent reviews. Premier Inn now represents 3.3% of our total rent, which is up from 1.1% in 2025.

Read more on the acquisition on page 33

£161m

Sale & leasebacks with Premier Inn

3.3%

Premier Inn's rent as a proportion of our total rent

Chief Executive's review continued

Manage & enhance responsibly

Our activity is growing our income and improving asset quality

Our strong occupier relationships enable us to maintain continuous insight into occupier contentment and future demand. During the year, 327 occupier initiatives generated an additional £16.6 million of annualised rent, delivering like for like income growth of 4.2%. Lettings and lease regears were completed with an average WAULT of ten years, adding £5.7 million of rent, while rent reviews contributed a further £10.9 million, representing a 19% rental uplift on a five yearly equivalent basis.

We have continued to work closely with our partners. In particular, we recently completed three pre-let M&S store developments in Weymouth, Luton and Largs and expect to shortly complete the development of a 390,000 sq ft M&S distribution facility in Avonmouth alongside another M&S food store in Ludlow. We have a number of further M&S food stores under development or planned.

Looking ahead, we are well positioned to benefit from income growth through the capture of reversion across logistics and contracted uplifts within long income. We expect an additional £38 million of rental uplift from the portfolio over the next two years, supplemented by a further £11 million of uplift potential from the letting of current vacancies. With our assumption that the Company's finance costs can remain broadly stable over the next few years, this rental growth is expected to translate directly into earnings.

Embedding sustainability remains a core focus. We see ourselves as responsible stewards of under invested or lower quality assets, where capital investment can materially improve buildings. Over the year, the proportion of assets rated EPC A–B rose from 58% to 60%, while solar capacity rose from 8MWp to 12MWp, with a number of further PV schemes expected in the near term. We have also updated our Net Zero pathway following significant changes to our portfolio in the year.

We continue to diversify our income and align to strong operators

Our activity during the year has improved both the diversification and granularity of our portfolio income, reducing the proportion of rent accounted for by our three largest occupiers - Ramsay Health Care, Merlin Entertainments and Travelodge - from 27% to 22%. Through investment and asset management, we have meaningfully increased exposure to the next tier of high quality occupiers. Tesco and Booker combined now represent 3.7% of rent (2025: 2.5%), Premier Inn represents 3.3% (2025: 1.1%) and M&S represents 1.9% (2025: 0.9%).

Actively managing occupier concentration remains a core priority and we continue to engage proactively to further reduce rental exposure to our largest occupiers. Merlin remains a key occupier and, notwithstanding headwinds experienced globally last year, it continues to invest heavily in its UK estate, with major new attractions underway at Alton Towers and Thorpe Park.

We also take significant comfort from Merlin's distinctive ownership structure and the strength of its shareholder base, comprising KIRKBI (the LEGO family office and a 47.5% shareholder), CPPIB, Blackstone and the Wellcome Trust - a group of long term, well capitalised investors that provides strong alignment and financial backing.

+£16.6m

Added annual rent from occupier initiatives

Case study

Working with M&S at Avonmouth

The 390,000 sq ft logistics development was acquired for £74.0 million pre-let to M&S on a 20 year lease with five yearly rent reviews linked to CPI.

The highly specified and BREEAM Excellent warehouse will be a key facility for M&S's food distribution business and incorporate chilled, ambient and frozen products.

The building, located in Avonmouth, is expected to complete in summer 2026 and LondonMetric has received a funding coupon of 5.5% during the development.

£74m

M&S Forward funding

Chief Executive's review continued

Expertise and relationships

We continue to benefit from our strong team and its relationships

We work closely with all stakeholders to deliver long term benefits for our investors, occupiers, people, local communities, contractors, suppliers and advisors. Strong occupier relationships are central to LondonMetric's success and our March 2026 annual occupier survey again demonstrated high levels of satisfaction. Occupiers rated us an average of 8.8 out of 10 for their willingness to recommend LondonMetric as a landlord (2025: 8.7).

Employee engagement also remains consistently high. In our 2026 employee survey, 94% of colleagues said they enjoy working for the Company (2025: 96%). Strong economic alignment between our people and the Company's performance underpins a genuine ownership culture and reinforces disciplined property and financial decision making. With increased scale and activity, LondonMetric continues to be an exciting and dynamic place to work, creating new opportunities for development and progression. As a growing business, we remain focused on investing in our people and planning thoughtfully for succession.

Valentine Beresford's retirement at the end of the year marked a poignant moment for the Company. However, the promotion of Will Evers to sole Head of Investment was a natural and long planned transition. Alongside Will, Darren Richards (Chief Investment Officer), Mark Stirling (Asset Director) and Andrew Smith (Strategy Director) form an exceptionally experienced property leadership team, supported by a deep and talented wider organisation.

8.8/10.0

Landlord recommendation score

Outlook

Our NNN income model is delivering strong income and above average rental growth through a low cost, highly efficient platform. We believe this represents the right way to invest. In today's environment, scale and efficiency are essential, and our relentless expansion gives us every reason to be optimistic.

Our M&A activity has enhanced liquidity in our shares, broadened our access to high quality investment opportunities and delivered meaningful economies of scale. As the most active consolidator in the sector over recent years, this discipline has helped propel the Company into the FTSE 100. While further opportunities may arise, we will not pursue growth for its own sake; we will deploy equity only where it adds high quality and accretive assets to our all weather portfolio.

Our position as one of the largest and most efficient REITs is no accident. It reflects years of building the right portfolio, exercising financial prudence, making difficult decisions when easier alternatives existed, and assembling a high calibre team. As the world has changed, we have consistently pivoted, informed by macroeconomic forces, evolving consumer behaviour and demand/supply dynamics.

Technological innovation continues to disrupt behaviour, including our own. We therefore remain agile, adapting as real estate demand patterns shift, and are careful to avoid legacy sectors. After all, no matter the quality of insight or how hard the work, the macro forces always outrun the micro.

To ensure the portfolio remains fit for the future - supported by best in class occupier relationships - we will continue to refine its quality and income. This includes selectively reducing exposure to certain sub-sectors, ex-growth assets and individual credits. Logistics and convenience remain our strongest convictions for income growth, while evolving consumer behaviour continues to offer opportunities for rental progression across other structurally supported sectors.

As owners of the business, our interests are fully aligned with those of our shareholders. We remain focused on our mission: to operate, execute and allocate capital with discipline and ruthless efficiency. We are on a clear path towards dividend aristocracy, grounded in the belief that income compounding is one of the true wonders of investing – the essential ingredient and rocket fuel of long term wealth creation.

Future priorities

Own	Manage	Collaborate	Generate
• Leverage scale to drive new investments • Continue to sell down non core assets • Maintain logistics exposure at c.50% or greater of portfolio	• Continue to drive earnings growth through initiatives • Improve the strength, granularity and diversification of income • Improve sustainability of our assets to help deliver on our Net Zero target	• Employ partner of choice mindset, collaborating with all stakeholders • Maintain high occupier and employee satisfaction levels	• Drive further efficiencies • Minimise gross to net income leakage • Bring our actions together to deliver dependable and growing NNN cash flows to pay a progressive dividend

Our markets

Macro events continue to impact the investment backdrop for real estate with structural drivers continuing to provide strong support for certain sectors.

Macro

445bps

Five year UK swap rates

The economic outlook remains highly uncertain

The global economic outlook remains highly uncertain, with elevated geopolitical risk continuing to influence markets. The escalation of conflict in the Middle East has renewed volatility in energy markets and reintroduced inflationary pressures, pushing bond yields and swap rates materially higher once again.

In the UK, the outlook remains uncertain. Weak economic growth, political uncertainty, a softening labour market and declining consumer confidence all point to interest rates remaining higher for longer. That said, we continue to believe the consumer is in reasonably good shape: employment remains high, wage growth continues to outpace inflation and household balance sheets are relatively robust.

-41%

UK real estate transaction volumes in Q1 2026, compared to five year average

Macro uncertainty impacting liquidity for UK real estate

This latest macro uncertainty is prolonging the sharp reduction in liquidity already seen across the property investment market. The impact has been most pronounced for larger lot sizes above £20 million, where the buyer universe has narrowed significantly, with limited engagement from long only UK institutions and US private equity investors.

New acquisition opportunities arise daily from pension fund reallocations, balance sheet management and strategic repositioning. We dismiss most of these at first sight as they fail to meet our strict investment criteria. After all, whilst many people are rewarded for activity, our approach can deliver attractive returns generated through inactivity.

Structural

60%

Percentage of NEXT plc's UK sales online

Technology continues to disrupt real estate

Technology continues to reshape consumer behaviour in how we work, shop and live with profound consequences for real estate.

Adoption of online shopping continues its upward trajectory increasing demand for logistics warehousing to store, move and manufacture goods. As consumer expectations rise for faster delivery, so the need for better urban logistics increases.

Data centres also offer growth prospects but remain a complex sector with availability of power a major constraint.

Operational retail property has suffered as consumers pivot further towards an omni-channel model, resulting in significant value erosion across many parts of physical retail. Offices are also impacted by technological disruption as well as other headwinds such as accelerating obsolescence, changing occupier preferences, rising sustainability costs and shortening leases.

+7%

Growth in M&S food sales in 2025/26 (like for like)

Trend towards convenience, experiences and quality healthcare

Consumers increasingly value time, prioritise experiences over material goods and seek better quality healthcare. Real estate aligned to these trends is structurally well supported.

Convenience retail benefits from demand for better value and more convenient store formats. Supported by lower online penetration in food, smaller format convenience grocery stores are seeing particularly strong growth.

Hospitality and entertainment operators are benefitting from economic and generational shifts towards staycations and experiences, supporting demand for budget hotels and theme parks.

Healthcare is underpinned by strong demand from an ageing and growing population. UK private hospitals are well placed, driven by rising NHS waiting lists and increasing demand from private patients for better quality healthcare.

Our markets continued

Our preferred sectors

Logistics

Take up of logistics warehousing in 2025 was 22% above the prior year at 26 million sq ft whilst speculative developments under construction fell materially over the course of 2025.

The first quarter of 2026 has seen healthy take up of 5.3 million sq ft which helped to marginally reduce the national vacancy rate to below 7%.

The logistics sector's structural tailwinds remain strong from continued online sales growth, investment in more efficient and resilient supply chains and increased warehouse automation. Macro events continue to stress test supply chains and bring resilience to the top of boards' agendas.

We continue to believe that urban logistics remains the most attractive sub-sector with the greatest demand/supply tension and the strongest rental growth.

+4% p.a.

Prime logistics rental growth in 2025

Convenience

Convenience is a sector that is benefitting from consumers increasingly seeing their time as a more valuable commodity. In the best locations, we are seeing good rental growth for convenience assets that is comparable to rental growth on urban logistics.

The store network remains integral to retailers, and our convenience assets are well located, stand-alone or cluster properties that are fit for purpose, right sized and right rented. Our convenience assets are let on long NNN leases to grocers, discounters, home and DIY operators with resilient business models that are less exposed to the migration of shopping online and offer omnichannel optionality in a convenient format.

We have consciously avoided experiential retail assets where rents are elevated, credits can be weak and operational capex is high. Roadside has been an area of focus for us, particularly drive-thrus, with customers requiring EV charging. We own a substantial number of drive-thrus, let to occupiers such as Costa, McDonald's and Starbucks.

+28%

M&S target increase in food stores

Entertainment & leisure

Entertainment and leisure continues to benefit from the trend towards experiences and growing preference for staycations.

We have continued to improve our hotel portfolio and, since the LXi takeover, we have sold 17 Travelodge hotels and reinvested in larger, better located and stronger performing Premier Inn hotels. UK budget hotels are well placed, supported by resilient demand and highly affordable price points. Cost conscious consumers and businesses continue to drive demand, sustaining high occupancy rates. With limited new supply, strong brands and efficient operating models, the sector can offer reliable income with growth prospects.

Our theme park investments are proving to be non-cyclical performers as consumers prioritise experiences over things and are showing an unwillingness to cut back on discretionary spend in this area. Theme parks also have significant barriers to entry in the UK with large investment required to maintain visitor appeal which adds to their defensive characteristics.

195m p.a.

Hotel rooms booked in the UK

Healthcare

Healthcare is underpinned by strong demand drivers from an ageing and growing population as well as improvements in technology, and the real estate investment market in healthcare has been particularly active over the last year.

UK private hospitals are well placed as a result of long NHS waiting lists and increased demand from patients treated through private medical insurance as well as self-pay as they seek better and faster care.

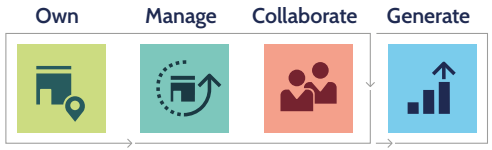
Development activity in the UK healthcare market remains constrained, primarily due to elevated construction costs and planning restrictions.

6.5m people

Covered by private health insurance in the UK

Key performance indicators

We continue to track eight key performance indicators ('KPIs') to monitor the performance of the business. The KPIs are also used to determine how Executive Directors and senior management are evaluated and remunerated.



Read more about our strategy on page 14

Objective	Deliver long term shareholder returns	Maximise long term total accounting return	Maximise property portfolio returns	Deliver sustainable growth in EPRA earnings
KPI	Total shareholder return in the year (%) 2026: 6.2 2025: -4.0 2024: 22.1	Total accounting return (%) 2026: 6.9 2025: 9.7 2024: 1.3	Total property return (%) 2026: 7.1 2025: 8.3 2024: 4.7	EPRA earnings per share (p) 2026: 13.5 2025: 13.1 2024: 10.9
Performance	Total Shareholder Return ('TSR'), being the share price movement together with the dividend, delivered 6.2% growth in the year compared to the FTSE 350 Real Estate Super Sector index movement of -5.6%. Since our merger in 2013 TSR has increased by 227%, over seven times that of the FTSE 350 Real Estate Super Sector index movement of 32%.	Total Accounting Return ('TAR') of EPRA net tangible assets per share movement together with dividend paid in the year. 12 month TAR delivered a return of 6.9%. The full calculation can be found in Supplementary note viii.	Unlevered Total Property Return ('TPR'), including capital and income return, of the portfolio as calculated by MSCI. 12 months TPR delivered a return of 7.1% compared to the MSCI All Property benchmark of 5.4%.	EPRA earnings per share from operational activities have grown by 2.4% over the last 12 months to 13.5p. Since our merger in 2013, EPRA earnings per share has grown by 246% from 3.9p to 13.5p.
Remuneration	Under the proposed Remuneration Policy 30% of new LTIP awards are subject to TSR growth compared with the FTSE 350 Real Estate Super Sector excluding agencies and operators. 98.4% of the TSR component of the 2022 LTIP award vested in the year and the TSR component of the 2023 LTIP award is expected to vest in full. The three year TSR for the 2023 LTIP was 30.8% compared to the FTSE 350 Real Estate Super Sector excluding agencies and operators of 9.1%.	Under the proposed Remuneration Policy, 25% of new LTIP awards are subject to TAR growth compared with the FTSE 350 Real Estate Super Sector excluding agencies and operators. 68.4% of the TAR component of the 2022 LTIP award vested in the year and all of the TAR component of the 2023 LTIP award is expected to vest in June 2026. The three year TAR for the 2023 LTIP was 26.2% compared to the FTSE 350 Real Estate Sector excluding agencies and operators of 3.5%.	30% of this year's annual bonus award is subject to TPR outperforming the MSCI benchmark. This year, TPR outperformed the benchmark delivering a full bonus payout. The three year All Property TPR delivered a return of 21.4% compared to the MSCI All Property benchmark of 10.9%.	30% of this year's bonus award is subject to an EPRA EPS growth target. This year EPRA EPS outperformed its growth target securing a full bonus payout. Under the proposed Remuneration Policy, 45% of new LTIP awards are subject to an EPRA EPS growth target. The 2022 LTIP award vested in full in the year and the EPRA EPS component of the 2023 LTIP award is expected to vest in full.
2026/27 ambition	Three year TSR performance to be in the upper quartile of the FTSE 350 Real Estate Super Sector, excluding agencies and operators.	Three year total accounting return to be in the upper quartile of FTSE 350 Real Estate Super Sector, excluding agencies and operators.	One year TPR outperformance against MSCI benchmark.	Deliver and sustain EPRA earnings per share growth and dividend progression.

Key performance indicators continued

Risk management

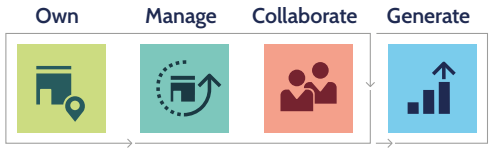
The achievement of our eight KPIs is influenced by the identification and management of risks which might otherwise prevent the attainment of our strategic priorities. The relationship between our principal risks, strategic priorities and KPIs is noted in the Risk management section.

Read more in Risk management and internal controls page 70

Remuneration

The table on page 134 shows how our KPIs are reflected in and therefore aligned to remuneration and incentive arrangements.

Read more in the Remuneration Committee report page 118



Read more about our strategy on page 14

Objective	Drive like for like income growth	Maintain a high weighted average unexpired lease term ('WAULT')	Maintain strong occupier contentment	EPC rating
KPI	Like for like income growth (%) 2026 4.2 2025 4.2 2024 5.5	WAULT (years) 2026 16.9 2025 18.5 2024 19.4	EPRA vacancy (%) 2026 2.3 2025 1.9 2024 0.6	EPC rating (%) 2026 92 2025 92 2024 85
Performance	The movement in the contracted rental income on properties owned through the period increased by 4.2%. Additional income of £16.6 million was generated from asset management activity following lettings, regears and rent reviews.	Weighted average unexpired lease term across the investment portfolio of 16.9 years as at 31 March 2026.	Occupancy rate of investment portfolio at 31 March 2026 was 97.7%, increasing our vacancy to 2.3%. On a like for like basis, the occupancy rate for the year was 98.5%.	The proportion of our portfolio with an EPC rating of A to C. As at 31 March 2026 this was 92%.
Remuneration	30% of this year's annual bonus is subject to Strategic objectives. One of these objectives this year was like for like income greater than CPIH plus 0.5% as set out on page 141. Like for like income was 4.2% and this target was achieved in full.	Income longevity supports the growth in EPRA earnings and a progressive dividend. EPRA earnings is a key remuneration target as set out on page 24.	30% of this year's annual bonus is subject to Strategic objectives. One of these objectives this year was occupancy of greater than 97.5% with a stretch target of 98.5% as set out on page 141. On a like for like basis, occupancy was 98.5% and this target was fully achieved.	10% of the annual bonus is subject to ESG objectives. The target for the year was an EPC rating A to C of between 90% to 95% of the portfolio as set out on page 142. The proportion of the portfolio with an EPC rating of A to C was 92% and this target was substantially achieved.
2026/27 ambition	Deliver like for like income growth.	Maintain a high weighted average unexpired lease term targeting >ten years.	Maintain high occupancy across the investment portfolio.	Maintain a high proportion of the portfolio with an EPC rating of A to B.

Property review

Enhancing and growing our income metrics

In order (left to right):
Darren Richards, Chief Investment Officer
Andrew Smith, Strategy Director
Will Evers, Head of Investment
Mark Stirling, Asset Director

Own

Portfolio overview

16.9 yrs

WAULT

Our portfolio is aligned to structurally supported assets in strong geographies with sector leading income metrics, delivering attractive income-led returns.

See page 27

Sector reviews

£7.6bn

of assets

Logistics is our largest sector weighting at 53%. Our long income portfolio accounts for 46% of assets and is spread across the convenience, entertainment & leisure and healthcare sectors.

See page 28

Investment activity

£1.9bn

of transactions

M&A and direct property acquisitions added £1,549 million of assets to the portfolio, mainly in urban logistics. Disposals totalled £318 million.

See page 32

Manage and collaborate

Occupier activity

+£16.6m

rent uplift

Asset management continues to lengthen our income profile and generate attractive income growth. In the year, we delivered 4.2% like for like income growth from lettings and rent reviews.

See page 36

ESG activity

60%

EPC A-B

ESG is embedded into our daily activities and we are working with our occupiers to improve the quality of our assets to meet future environmental regulation and work towards net zero carbon.

See page 38

Property review continued

Own

Portfolio overview

£7.6bn

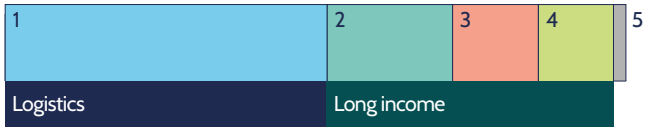
Portfolio value

Our assets are structurally supported

Over the year we added £1.2 billion of assets through M&A and £0.3 billion of further acquisitions in the direct market, which increased the portfolio value from £6.2 billion to £7.6 billion. The portfolio now totals 680 assets, which reflects an average value per asset of £11 million, across 36.6 million sq ft and let at an average rent of £11 per sq ft.

Our activity focused predominantly on urban logistics investments and consequently our logistics weighting increased from 46% to 53% over the year, with urban logistics now representing 38% of the portfolio (2025: 29%). Whilst our long income assets (comprising convenience, entertainment & leisure and healthcare sectors) grew in absolute size, their weighting fell from 52% to 46%.

Portfolio weighting (by value)



1. Logistics	52.8%
2. Entertainment & leisure	20.2%
3. Convenience	13.8%
4. Healthcare (including education)	12.1%
5. Other (including four offices and a life science asset)	1.1%

16.9 yrs

WAULT

Our portfolio's income metrics remain very strong

The income security of the portfolio remains very strong with a WAULT of 16.9 years which is down from 18.5 years in 2025 due to the addition of shorter let assets from the Urban Logistics REIT Plc ('ULR') takeover. The WAULT to first break is 15.5 years and only 8% of income expires within the next three years. Occupancy remains high at 98% and our gross to net income ratio of 99% continues to reflect the portfolio's strong retention rate, very low property costs and minimal operational requirements.

Net contracted rent increased significantly over the year from £340.4 million to £432.1 million and, in line with our preference for greater market rental growth exposure in urban logistics, the proportion of total rent linked to open market rent reviews increased from 23% to 31%.

At 69%, we continue to have a high proportion of income with guaranteed contractual reviews:

- 49% of rent is index linked: with 24% RPI linked, 13% CPI+ linked and 12% CPI or CPIH linked; and
- 20% of rent is subject to fixed uplifts, with a weighted average uplift of 2.6% per annum.

Index linked reviews have a range of collars and caps typically 1% and 4% over a five year period such that:

- For RPI reviews, at 22% inflation over a five year period (4% per annum), 93% of inflation is captured; and
- For CPI reviews, at 16% inflation over a five year period (3% per annum), 99% of inflation is captured.

Annual reviews apply to 33% of our rent, which is down from 40% in 2025.

7.1%

Total property return

The portfolio delivered a strong TPR of 7.1%

The portfolio's EPRA topped up net initial yield is 5.3% (2025: 5.1%) and, reflecting the embedded income growth in the portfolio, the equivalent yield is 6.4% (2025: 6.3%). Like for like ERV growth for the year was 3.3% and the portfolio saw a 0.8% property valuation increase with yields largely unchanged.

The Company again delivered an attractive total property return for the year of 7.1%. This represented a 170bps outperformance of the MSCI All Property UK Index. Over the last six years, LondonMetric has delivered a total property return of 55%, which is a compound annual growth rate of 7.6%.

64%

in London, South East & the Midlands

Our assets are well located

We invest in strong geographies with high intrinsic value from the land. 64.2% of the portfolio by value is located in London, the South East and the Midlands. London and the South East represents 40.5% and the Midlands represents 23.7%. The rest of England accounts for 30.2% comprising the North West (10.4%), the North East and Yorkshire (8.6%), the South West (6.6%) and the East of England (4.6%). Scotland, Wales and Northern Ireland account for 3.8% and the remaining 1.8% relates to our theme park in Germany.

Property review continued

Own continued

Logistics

£4.0bn

Logistics portfolio value

Our logistics portfolio is spread across the urban, regional and mega sub-sectors and is valued at £4,024 million, up from £2,838 million in 2025 and representing 53% of the total portfolio. The 308 logistics assets have a WAULT of ten years and an occupancy rate of 97%.

The urban logistics sub-sector has been our strongest conviction call for a number of years, and this part of the portfolio grew significantly over the year from £1,796 million to £2,904 million following the ULR takeover.

Our urban assets are spread across 279 locations and account for almost three quarters of our logistics assets. 63% of our urban logistics rent has market linked rent reviews, which is up from 53% in 2025. Demonstrating our focus on strong geographies, 47% is located in London and the South East and 25% is in the Midlands.

Logistics portfolio by sub-sector

As at 31 March 2026	Urban	Regional	Mega
Value[1]	£2,904m	£803m	£317m
Net contracted rent	£156m	£39m	£16m
WAULT	9 years	16 years	14 years
Average rent (psf)	£8.80	£6.50	£6.50
ERV (psf)	£9.90	£8.70	£8.60
Topped up NIY	5.1%	4.8%	4.6%
Contractual uplifts on rent	37%	75%	100%
Total property return	**6.9%**	**8.4%**	**5.5%**

1 Including developments

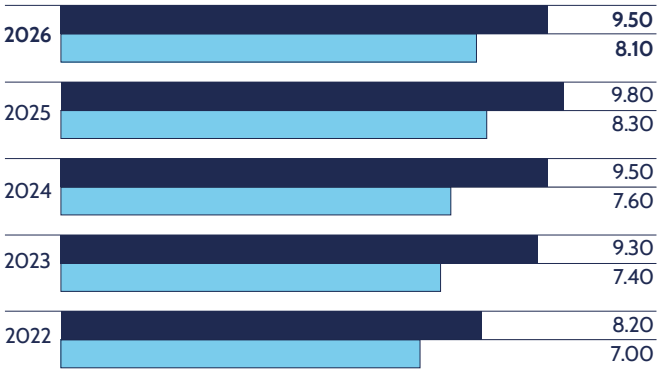
+18%

Reversion on our logistics portfolio

Logistics continues to deliver attractive market rental growth which, together with material embedded reversion, is delivering strong income growth. Over the year, we added £8.4 million of additional rent from asset management on our logistics assets, with urban logistics open market rent reviews delivering an uplift of 38%.

Reflecting the reversion still embedded in the portfolio, average ERVs on our logistics portfolio are 18% higher than average passing rents (urban logistics: 12%, regional and mega: 32%). The higher reversion for regional and mega reflects greater exposure to contractual reviews (index linked and fixed) and the fact that these reviews have to date lagged stronger open market settlements.

Current passing rent and ERV for our logistics assets



+7.0%

Total property return on logistics

Our logistics assets are valued at a topped up NIY of 5.0% and an equivalent yield of 6.2%. Over the year, they delivered a total property return of 7.0% and saw a valuation uplift of 1.5%.

On a like for like basis, yields remained flat across our three sub-sectors and ERVs grew by 2.6% (urban logistics: 2.8%, regional and mega: 2.3%).

Case study

Two urban logistics rent reviews at Bedford Link

In the year we settled two open market rent reviews in Bedford with Workstories and Larson-Juhl. The rent increased by c.40% compared to the previous passing rent that was set five years' ago when the two warehouses were let following completion of our first phase of the development.

Property review continued

Own continued

Logistics continued

Urban logistics

Smaller logistics warehouses strategically located in or close to dense areas of population to allow occupiers to minimise delivery times, increase accuracy of delivery and satisfy consumer demands for instant gratification. These assets are typically below 100,000 sq ft.

Our urban logistics exposure has grown from £0.2 billion in 2017 to £2.9 billion today reflecting substantial investment in this sub-sector. There are 279 assets, with 72% located in London, South East and the Midlands.

£2,904m
Value

+24%
Average uplift in rent reviews over last five years

Regional logistics

Regional logistics warehouses are mainly mid size units serving as regional hubs and creating the connecting link in any modern supply chain.

Our regional logistics exposure has grown from £0.3 billion in 2017 to £0.8 billion today. There are 26 assets, with 56% located in London, South East and the Midlands.

£803m
Value

+18%
Average uplift in rent reviews over last five years

Mega logistics

Mega distribution warehouses are large scale modern distribution units, typically greater than 500,000 sq ft and located close to major arterial routes.

Our exposure to mega logistics has fallen from £0.5 billion in 2017 to £0.3 billion today with sale proceeds recycled into higher growth urban logistics. There are three assets, with 70% located in London, South East and the Midlands.

£317m
Value

+9%
Average uplift in rent reviews over last five years

Property review continued

Own continued

Long income

£3.5bn

Long income portfolio value

Our long income assets are aligned to the changes in the way people live and shop, and are spread across the convenience, entertainment & leisure and healthcare sectors. They are let on long leases to best in class operators and have very low operational requirements.

As at the year end, our long income portfolio had grown by £309 million to £3,516 million, representing 46% of the portfolio. The 365 assets are 99% occupied, let with a WAULT of 23 years and 89% of rent is subject to contractual uplifts which provides certainty of income growth.

See page 31 for further details

+£0.3bn

Increase in long income exposure

Entertainment and leisure, which mainly comprises our theme parks and hotel investments, is our largest sub-sector weighting at £1,540 million (2025: £1,298 million).

The increase in our long income portfolio's value over the year was largely due to our £214 million of hotel investment activity. Our convenience exposure also increased to £1,055 million (2025: £978 million) helped by the addition of M&S and Booker assets in the year. Our healthcare exposure remained broadly unchanged.

See page 33 for investment activity

+7.2%

Total property return on long income

Our long income assets are valued at a topped up NIY of 5.6% and an equivalent yield which is 110bps higher at 6.7%.

Over the year, our long income assets delivered a total property return of 7.2% with valuations flat and ERV growth of 4.1%.

Our long income asset management delivered an £8.0 million per annum uplift in rent, mostly from rent reviews which added £6.5 million and reflected an 18% increase on a five yearly equivalent basis.

As at 31 March 2026	Entertainment & leisure	Convenience	Healthcare & education
Value[1]	£1,540m	£1,055m	£921m
Net contracted rent	£94m	£64m	£51m
WAULT	36 years	11 years	13 years
Topped up NIY	5.7%	5.7%	5.2%
Equivalent yield	7.5%	6.1%	5.7%
Contractual uplifts	98%	64%	100%
Total property return	**7.4%**	**8.3%**	**5.8%**

1 Including developments

Case study

Our activity with Wickes

Wickes' ambition is to grow its UK estate to 300 stores, up from 230. Reflecting the strength of our locations and Wickes's desire to secure long term occupation, we regeared five Wickes stores in Hertford, Banbury, Bicester, Lincoln and Andover with the WAULT increasing by 16 years to 20 years. This activity aligns perfectly with our NNN strategy and high occupier contentment model, where our occupiers profit from our assets, invest in them and want to occupy for a long time. In the year we also sold three Wickes stores including one in Newmarket.

Wickes, Newmarket

Property review continued

Own continued

Long income continued

Entertainment & leisure
20% of portfolio

Theme parks – 41% of sub-sector

Four assets at Thorpe Park (490 acres), Alton Towers (550 acres), Warwick Castle (100 acres) and Heide Park (in Germany, 210 acres). These assets are let with a WAULT of 51 years to Merlin Entertainments, with annual CPI+0.5% rent reviews on the UK assets and annual fixed rent reviews of 3.3% per annum on Heide Park. All of our Merlin assets are guaranteed by Merlin's top operating company. C.20% of our rent is derived from Merlin's hotels with accommodation bookings an important source of revenue for Merlin. In total, the sites have c.6.5 million visitors per year and are valued at an average of c.£0.5 million per acre.

See page 37 for further details on Merlin Entertainments

Hotels – 40% of sub-sector

93 budget hotels, with a WAULT of 28 years, including 63 let to Travelodge (53 following post year end activity) with a WAULT of 24 years, mainly on five yearly CPI+0.5%/RPI linked reviews, and 26 let to Premier Inn with a WAULT of 24 years. Our hotels are nationwide and focused on roadside locations.

Other – 19% of sub-sector

Consists mainly of 16 pubs, five cinemas, five garden centres and the AO Manchester Arena, which is mostly let to SMG Europe for a further 19 years.

Convenience
14% of portfolio

Food stores – 38% of sub-sector

44 assets let at an average rent of £19.40 psf with key occupiers including M&S, Waitrose, Sainsbury's, Co-op, Costco, Tesco and Aldi. These are predominantly smaller format stores averaging c.30,000 sq ft.

NNN retail – 37% of sub-sector

50 assets, primarily single or cluster assets let to discount, essential, electrical and home retail occupiers such as B&M, Currys, DFS, Dunelm, Home Bargains, Pets at Home and The Range at an average rent of £14.50 psf. These assets typically benefit from high alternative use values.

Roadside – 14% of sub-sector

70 assets, primarily convenience stores with attached petrol filling stations, drive-thru coffee outlets and automated car washes. Key occupiers include Co-op, IMO, BP, McDonalds, MFG and Starbucks.

Other – 11% of sub-sector

20 trade/DIY stores and autocentres (key occupiers include Halfords, Kwik Fit, Topps Tiles and Wickes) and eight car parks let to Q-Park with a WAULT of 26 years.

Healthcare & education
12% of portfolio

Hospitals – 86% of sub-sector

12 private hospitals, of which 11 are let to Ramsay Health Care with a WAULT of 11 years and annual fixed rent reviews of 2.75%. All of our Ramsay hospitals have a parent company guarantee.

The two largest hospitals are in Sawbridgeworth and Chelmsford with over half the hospitals located in the South East.

See page 37 for further details on Ramsay Health Care

Care homes – 8% of sub-sector

Six assets mainly let to Bupa and Priory with a WAULT of 19 years.

Education – 6% of sub-sector

24 children's nurseries and adventure centres and one student asset.

Property review continued

Own continued

Acquisitions

£1,549m
Value acquired

80%
Logistics

Acquisitions in the year, including £1.2 billion of properties added through the takeover of ULR and Highcroft Investments plc ('Highcroft'), totalled £1,549 million across 187 assets. The acquisitions had a WAULT of 12.9 years and a NIY of 5.4% which is expected to grow to 6.1% over five years from contractual rent reviews and capturing reversion through asset management.

Logistics investments made up 80% of the acquisitions, mostly in the urban logistics sector and acquired through the takeover of ULR. A further 15% of acquisitions consisted of entertainment & leisure investments, predominantly Premier Inn hotels, with the remainder mainly comprising convenience purchases and two office investments, the latter acquired through the Highcroft takeover for £4.4 million.

See our ULR takeover case study on page 18

Acquisitions by sector

1. Logistics	79.9%
2. Entertainment & leisure	14.9%
3. Convenience	4.9%
4. Other (Offices)	0.3%

Logistics acquisitions – £1,238 million

142 logistics assets were acquired for £1,238.4 million with a WAULT of 9.1 years comprising:

- 130 urban warehouses, acquired for £1,134.5 million through the ULR takeover. The 10.1 million sq ft portfolio generated a rent of £64.7 million per annum, 82% of which was subject to open market rent reviews. The assets had a WAULT of eight years and 63% were located in London, the South East and the Midlands. 3PL and parcel operators represented a significant amount of this income;
- Four urban warehouses, acquired individually for a total of £48.1 million with a WAULT of 12.2 years, comprising a recently developed 106,000 sq ft two unit scheme in Irlam, an 80,000 sq ft pre-let development funding in Malton, a recently developed and let 68,000 sq ft warehouse in the West Midlands, and a 159,000 sq ft Booker warehouse in Doncaster with potential for a large extension;
- Seven warehouses, acquired for £33.5 million through the Highcroft takeover. The 507,000 sq ft of predominantly urban assets generated a rent of £2.5 million per annum with a WAULT of six years, and 42% was located in London, the South East and the Midlands; and
- A 450,000 sq ft regional warehouse let to UPS and located at East Midlands Airport, acquired for £22.3 million.

A state-of-the-art and highly automated 450,000 sq ft warehouse let to UPS
(image courtesy of McLaughlin & Harvey, developer)

Case study

£22.3 million UPS logistics acquisition

The state-of-the-art, airside distribution facility at East Midlands Airport is let to UPS until 2117. Rent reviews are five yearly linked to CPI capped at 4%, and the current rent is 25% of market rent.

The airport handles 40% of UK air freight and benefits from unrestricted 24/7 operations, a long runway, proximity to the M1 and East Midlands Freight Terminal and competitively priced landing slots.

UPS developed the warehouse at a cost of c.£140 million in 2020, and the facility is their second largest cargo facility in Europe, serving as their primary gateway to and from the UK.

Property review continued

Own continued

Acquisitions continued

Long income acquisitions – £306 million

43 long income assets were acquired in the year for £305.8 million with a WAULT of 33.1 years.

Entertainment and leisure acquisitions totalled £230.4 million, comprising:

- 18 Premier Inn hotels, acquired for £181.1 million, 17 of which were sale and leasebacks;
- Three further hotel acquisitions for £32.6 million, including two at Manchester Airport comprising the Clayton hotel (365 beds) and the Crown Plaza hotel (299 beds);
- Two garden centres, acquired for £9.5 million let to BGC and another small property for £0.2 million; and
- Two gyms, acquired for £7.0 million through the Highcroft takeover.

Convenience acquisitions totalled £75.4 million, comprising:

- 11 NNN retail/roadside assets, acquired for £36.1 million through the Highcroft takeover, most of which are located in London, the South East and Midlands and include units let to Booker, Wickes and Pets at Home;
- Five Booker units in Tunbridge Wells, Lincoln, Southend-on-Sea, Worcester and Merthyr Tydfil, acquired for £26.9 million; and
- Two development fundings in Ludlow and Eastbourne let to M&S, Greggs and Starbucks, acquired for £12.4 million.

Post year end we have exchanged on the acquisition of convenience pre-let development fundings for up to £39.8 million, reflecting a yield on cost of 6.1%. The developments are anchored by M&S food stores with an anticipated WAULT of 19.3 years and index linked rent reviews.

Case study

Premier Inn

£181m

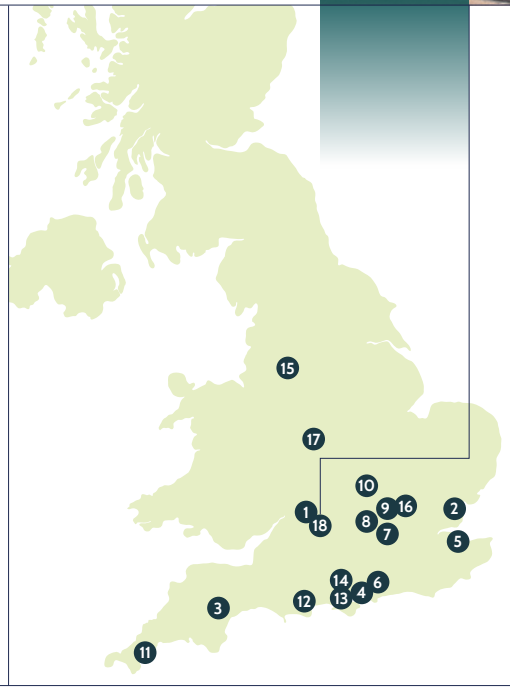
Premier Inn acquisitions

Witney: 57 bedrooms

18 modern Premier Inn hotels, acquired for £181.1 million at a blended NIY of 5.4% with a WAULT of 28 years and 66% located in the South East.

The hotels total 1,971 beds and all have a parent company guarantee from Whitbread PLC and five yearly rent reviews linked to CPI. 17 of the hotels were acquired through sale and leaseback transactions with Whitbread.

- ✓ Parent guarantee from Whitbread PLC
- ✓ FTSE 100 credit
- ✓ Modern and recently refurbished
- ✓ Strong trading locations
- ✓ 66% London & South East
- ✓ Strong rent cover
- ✓ Very long leases with a WAULT of 28 years
- ✓ Guaranteed rental growth



1. Chipping Norton
2. Colchester
3. Exeter
4. Fareham
5. Gillingham
6. Havant South
7. Heathrow
8. High Wycombe
9. Kings Langley
10. Milton Keynes
11. Penzance
12. Poole North
13. Southampton
14. Southampton Airport
15. Trafford West
16. Waltham Abbey
17. Warwick
18. Witney

Property review continued

Own continued

Disposals

£318m
Value disposed

43%
Logistics

Over the year, we sold 57 assets for £318.1 million (at LondonMetric share), reflecting an average transaction size of £6 million and a blended NIY of 5.8%. The WAULT was 12.5 years and sales were in line with prevailing book values.

Logistics assets accounted for 43% of disposals, most of which were in the urban logistics sector and a significant proportion of which were former ULR assets. Convenience sales accounted for a further 33% of disposals, most of which were the sale of former LXi assets.

In total, we sold 43 assets acquired through recent M&A activity, netting £173 million. Including post year end sales, which generated total proceeds of £49 million, we have now sold 79 former LXi assets for £327 million (12% of the original portfolio) and 21 ULR assets for £72 million (7% of the original portfolio).

Disposals by sector

1. Logistics	43%
2. Convenience	33%
3. Entertainment & leisure	10%
4. Health & education	3%
5. Other (office & retail park)	11%

Logistics disposals – £137 million

25 logistics assets were sold for £137.3 million with a WAULT of just four years, reflecting our strategy of selling down shorter-let income where income growth prospects were less certain.

The sales comprised:

- 17 former ULR assets, sold for £54.9 million and with a WAULT of just 3.7 years. Nearly half of the assets were located in the North of England or Scotland and approximately half were let to 3PLs or parcel delivery operators including DX and XPO;
- A vacant 290,000 sq ft regional logistics warehouse in Sheffield, sold to an owner occupier for £26.0 million;
- A 98,000 sq ft multi-let urban logistics asset in Crawley, sold for £21.4 million and with just two years term certain;
- A 32,000 sq ft urban logistics asset together with a car park in Walthamstow London, both let to Ocado for a further three years, sold for £15.6 million; and
- Four further sales for £19.4 million with a WAULT of five years and mostly former LXi or Mucklow assets.

Post year end, we sold five logistics warehouses for total proceeds of £27.9 million, four of which were former ULR assets.

Case study

Multi-let urban sale in Crawley for £21.4 million

The 98,000 sq ft of multi-let industrial warehousing in Crawley was sold for £21.4 million at a topped up NIY of 5.1%.

The asset was acquired as part of the Mucklow takeover in 2019 for an allocated purchase price of £18.1 million and has delivered a good income return during our ownership.

Five of the six units were let with a WAULT to first break of just under two years, and with uncertainty on future rental growth the decision was taken to monetise the asset.

Property review continued

Own continued

Disposals continued

Long income disposals – £146 million

Long income assets sold in the year totalled £146.1 million across 30 properties and with a WAULT of 17.5 years.

Convenience disposals represented the majority of these sales, with 12 assets sold for £105.7 million, comprising:

- A 125,000 sq ft LXi Sainsbury's supermarket in Middlesbrough, sold for £41.0 million;
- Two LXi car parks let to Q-Park sold for £24.5 million;
- Three Wickes stores in Wigston, Carlisle and Newmarket, sold for £11.6 million;
- A new M&S store in Weymouth, sold for £15.9 million;
- Two LXi food stores, in Scotland and Liverpool, sold for £8.5 million;
- Two roadside assets let to Starbucks and Burger King in Rushden and Peterborough, sold for £3.4 million; and
- A Highcroft asset in Leamington Spa, sold for £0.8 million.

Entertainment and leisure sales totalled £31.8 million across 15 assets. They comprised seven Travelodge hotels sold for £18.7 million, and eight pubs sold for £13.1 million, five of which were Stonegate pubs with just 16 pubs remaining from the initial 34 acquired from the LXi takeover.

Healthcare and education assets sales totalled £8.6 million and comprised one care home and two children's nurseries.

Post year end, we have sold seven long income assets for £21.3 million, six of which were Travelodge hotels.

Case study

£16 million disposal at Weymouth

In the year, we sold a 41,000 sq ft general merchandise and food store development, pre-let to M&S on a 15 year lease, for £15.9 million, reflecting a 5.2% NIY. The development completed in March 2026 and marked the final phase of our 12 acre development which we acquired in 2017. Other occupiers that signed leases as part of the development included Aldi, B&M, Dunelm and McDonald's.

Sale proceeds were recycled into higher yielding opportunities with better rental growth prospects. We have now sold all three phases of the development which cost £29.3 million, and delivered a profit on cost of 22% and an ungeared IRR of 13% pa.

M&S at Weymouth
(image courtesy of Mildren Construction)

Other disposals – £35 million

Other sales outside logistics and long income totalled £49.7 million (LondonMetric share: £34.7 million), comprising:

- A 70,000 sq ft retail park in London, sold for a total consideration of £48.5 million (LondonMetric share: £33.5 million). The asset was acquired for £38 million in 2022. Our asset management has increased the annual rent from £1.4 million to £2.5 million through regears with B&Q and Pets at Home, and new leases with Tapi, Starbucks, Burger King and InstaVolt; and
- A vacant Highcroft office in Cardiff, sold for £1.2 million.

Property review continued

Manage and collaborate

Occupier activity

+£16.6m
Income added

327
Initiatives

Asset management continues to lengthen our income profile and generate attractive income growth as we work in partnership with our occupiers.

During the year, we undertook 327 occupier initiatives adding £16.6 million per annum of rent, which delivered like for like income growth of 4.2%. Asset management on assets acquired through the ULR takeover delivered £2.6 million of this additional rent.

Over the next two years, with the benefit of contractual uplifts, open market uplifts on our logistics portfolio and other active asset management initiatives, we expect to add £38 million per annum of additional income. Full letting of vacant space would add a further £11 million of rent.

Lettings and regears

69 lettings and regears were signed in the year with a WAULT of ten years, adding £5.7 million of rent per annum and with average occupier incentives equivalent to just six months rent free.

Logistics lettings and regears were all on urban logistics assets and with a WAULT of eight years adding £4.0 million. They comprised:

- 19 regears adding £2.3 million of rent at 24% above previous passing rent and extending the WAULT by six years, with ten of the regears on former ULR assets with occupiers including Ceva Logistics, Culina Logistics, XPO and Volvo; and
- 11 new lettings adding £1.7 million of rent, the largest of which was a 71,000 sq ft vacant warehouse in Luton relet at 72% above rent previously paid. Six of the lettings were on former ULR assets, adding £0.6 million.

Long income lettings and regears totalled 37 and were signed with a WAULT of 14 years, adding £1.4 million per annum of rent. Convenience lettings and regears accounted for £1.1 million of the uplift and comprised:

- 18 new lettings, adding £0.6 million, including seven new lettings with EV operator InstaVolt; and
- 11 regears, adding £0.5 million with an average rent increase of 20%, including a 24,000 sq ft food store in Luton where we let a former Homebase to M&S on a new 15 year lease at a rent 53% higher than previously passing. Four deals were signed with Wickes, whilst other deals were signed with occupiers including Halfords, Dunelm, BP and Tapi.

Outside of our logistics and long income sectors, a further £0.3 million was added through two office lettings.

At the year end, 1.2 million sq ft of the portfolio was vacant, of which 0.9 million sq ft related to former ULR assets. The largest vacancy is 0.5 million sq ft of warehousing in Melton Mowbray where we are engaged with a number of potential occupiers who are attracted by very low rents at the asset.

We continue to work closely with M&S and recently completed development of three pre-let stores in Weymouth (41,000 sq ft, BREEAM Excellent), Luton (24,000 sq ft refurbishment) and Largs (13,000 sq ft). In addition, we expect to complete developments in the summer of our new 390,000 sq ft M&S distribution facility in Avonmouth (BREEAM Excellent) and a 21,000 sq ft store in Ludlow. We have also commenced construction of a 21,000 sq ft M&S food store in Blackpool.

Rent reviews

258 rent reviews were settled in the year, adding £10.9 million per annum of rent at an average of 19% above previous passing on a five yearly equivalent basis, with open market reviews 33% higher.

Logistics rent reviews totalled 69 and added £4.4 million of rent at 21% above previous passing rent on a five yearly equivalent basis. These reviews comprised:

- 52 urban reviews, which added £3.5 million and were settled at 25% above passing rent on a five yearly equivalent basis, with open market urban reviews adding £2.2 million which represented a 38% uplift (a 6.6% CAGR);
- 16 regional reviews, which added £0.8 million and were settled at 19% above previous passing on a five yearly equivalent basis. All but one of these reviews were RPI linked; and
- One mega fixed review, settled at 8% above previous passing rent on a five yearly equivalent basis.

Long income rent reviews were settled across 186 properties, adding £6.5 million of rent at 18% above previous passing rent, on a five yearly equivalent basis. All but 11 of the reviews were contractual (RPI, CPI or fixed) rent reviews and the deals comprised:

- 42 entertainment & leisure reviews, adding £2.5 million, of which £1.6 million related to theme parks;
- 100 convenience reviews, adding £2.5 million; and
- 44 healthcare & education reviews, adding £1.5 million, most of which related to annual reviews on our Ramsay Hospitals.

Property review continued

Manage and collaborate continued

Occupier base

c.465
Number of occupiers

8.8/10
Occupier satisfaction score

Strong and diversified income with high satisfaction

Our investment and asset management actions over a number of years have increased the resilience of our portfolio by aligning our income to structurally supported sectors and assets with strong occupational and investment demand.

The LXi merger in 2024 increased our income diversification through the addition of new sectors where we believe there are strong structural tailwinds, whilst the ULR takeover added greater income granularity in our key conviction sector.

Over the year, we reduced the income concentration from our top ten occupiers from 38% to 35%, with exposure to our three largest occupiers (Ramsay Health Care, Merlin Entertainments and Travelodge) also falling from 27% to 22%.

Our latest occupier survey in March 2026, again demonstrated strong contentment and we scored an average of 8.8 out of 10.0 for whether occupiers would recommend us as a landlord (2025: 8.7). In terms of satisfaction with our properties, we scored 8.6 (2025: 8.6).

201 occupiers were contacted representing 86% of our rent, and we received 70 responses representing 55% of our rent. The survey included occupiers inherited through the ULR takeover.

Occupier base by sector (% of income)

Mega & regional 12.5%	Urban 36.1%	Entertainment & leisure 23.8%	Convenience 14.7%	Healthcare 11.8%	Other 1.1%
Logistics		**Long income**			
• Primark • Great Bear • Movianto • Next • Argos • THG	• Amazon • Tesco • Reynolds • General Electric • Booker • Bombardier	• Merlin • Travelodge • Premier Inn • Odeon • SMG • The Brewery	• M&S • Co-op • Waitrose • Aldi • B&M • Sainsbury's	• Ramsay Health Care • Nightingale Hospital • Bupa • Priory	

Top ten occupiers (% of income)

Ramsay Health Care	9.1%
Merlin Entertainments	7.8%
Travelodge	4.9%
Premier Inn	3.3%
Booker	2.2%
M&S	1.9%
Great Bear	1.6%
Tesco	1.5%
Primark	1.4%
Amazon	1.3%
Total	**35.0%**

Ramsay Health Care

Ramsay provides quality healthcare globally with over 14 million patient admissions per annum across over 550 locations. Ramsay is listed on the Australian Stock Exchange valued at £5 billion. In the UK, Ramsay is one of the leading independent healthcare providers with 34 acute hospitals caring for over 200,000 patients per annum and employing c.8,000 people. UK revenues in the last financial year were 13% higher at £1.3 billion.

Merlin Entertainments

Merlin is a global leader in branded entertainment destinations with c.61 million visitors per annum. It operates c.130 attractions in over 20 countries, including Alton Towers, Thorpe Park and Warwick Castle in the UK which are owned by LondonMetric. Merlin recorded global revenues of £2.0 billion in 2025 and is owned by the LEGO family, Blackstone, Wellcome Trust and CPPIB.

Property review continued

Manage and collaborate continued

ESG activity

60%
EPC A-B

A-
CDP score

We continue to improve our ESG focus

We have a comprehensive ESG strategy to minimise the environmental impact of our assets, maximise energy efficiency and improve climate resilience. We continue to invest in high quality buildings and focus on working with our occupiers on energy efficiency and clean energy initiatives, primarily solar PV, LED lighting, roof improvements and degasification. We also see ourselves as strong stewards of poorer quality assets, with the necessary expertise and appetite to improve existing buildings.

Our NNN approach ensures that our Scope 1 and 2 emissions remain very low. Our Scope 3 emissions are significantly higher but predominantly relate to occupier energy usage and have a far lower energy intensity level than many other real estate sectors. Relatively inexpensive initiatives can materially improve energy ratings and consumption, with occupiers typically undertaking these improvements themselves given the quick payback and their long leases with us. Where we fund improvements, this supports higher rents or are incorporated within normal lease incentives, helping to minimise defensive capex.

We continue to improve our external ESG benchmark scoring, notably improving our CDP score from C- to A-. Our GRESB score remained above the peer average at 73, resulting in a two-star rating. Our MSCI rating was A, and our FTSE4Good score remained above average at 3.6.

Read more about ESG from page 48

Key progress in the year

EPCs – Despite our M&A, our EPC A-B ratings increased from 58% to 60% of the portfolio, and our EPC A-C ratings were unchanged at 92% of the portfolio. Our EPC ratings benefitted from asset management initiatives, new EPC assessments on over 50 units covering 2.2 million sq ft, and our investment activity where we sold lower-rated assets and acquired mainly EPC A-B rated assets.

Asset management and improvements – We continue to build sustainability improvements into all of our new leases and regears. We also undertook a number of refurbishments during the year, which materially improved the EPC ratings and environmental credentials of those assets.

Net Zero – Our Net Zero Pathway has been updated to reflect changes in the portfolio in the year, including M&A. Our portfolio carbon intensity has decreased from 39kgCO_2e/sq m (2024 baseline) to 33 kgCO_2e/sq m.

Occupier energy data – We continue to measure our occupiers' energy usage. Despite industry changes which limited automated data access this year, we reached 72% portfolio coverage compared to 80% in the previous year.

Climate Resilience – We continue to monitor our portfolio's current and future vulnerability to extreme climate hazards, with a focus on flood risk. Our updated flooding analysis showed that the ULR portfolio has a similarly low risk profile compared to the LondonMetric portfolio. We continue to undertake further analysis on higher risk assets.

Solar PV – We continue to collaborate with occupiers to install solar across our properties, adding 3.9MWp in the year, bringing the total capacity to 11.9MWp (2025: 8.1MWp). This comprised 1.9MWp installed across seven existing properties, as well as 2.0MWp from the ULR takeover and other acquisitions. Our pipeline of future solar projects totals 4.9MWp.

ESG in action

Solar PV installations

A total of 3.9MWp of solar capacity was added to our portfolio in the year. This has increased total installed capacity from 8MWp last year to 12MWp.

3.9MWp
Solar capacity added in the year

Eastleigh

459kWp solar installation in Eastleigh.

Case study

0.5MWp of solar was installed on a warehouse in Eastleigh, expected to save 90 tonnes of CO_2 annually and meet 14% of the tenant's energy needs. This followed a LondonMetric system installation in an adjacent unit, inspiring the tenant's self-funded installation.

4.9MWp
Solar projects pipeline

Financial review

Income growth and diversified financing

> We have strengthened our balance sheet and grown IFRS net assets to £4.7 billion, primarily as a result of our M&A activity.

Martin McGann
Chief Financial Officer

Our continued focus on income and portfolio growth this year, through significant M&A activity and asset recycling, has enabled us to deliver another strong set of results, despite the liquidity challenges that have persisted in the real estate sector and the ongoing economic and geopolitical uncertainty. The corporate acquisitions of Highcroft Investments plc ('Highcroft') and Urban Logistics REIT Plc ('ULR') in the first half of the year added £1.2 billion of assets to our portfolio and underpinned the 16.6% increase in our net rental income and 13.9% increase in EPRA earnings, to £305.3 million or 13.5p per share. Our dividend for the year of 12.45p per share is 108% covered by EPRA earnings and fully covered on a cash basis. We have benefitted from operational synergies and cost savings following these corporate acquisitions and continue to maintain a disciplined approach to cost control, allowing us to report a sector leading EPRA cost ratio of 7.7%.

We have strengthened our balance sheet and grown IFRS net assets by £609.0 million in the year or by 14.8% to £4.7 billion, primarily as a result of our M&A activity and valuation gain of £68.2 million. Through targeted asset recycling and sales of weaker and non core assets, we have reinvested into better quality assets in stronger sectors and geographies and have increased our logistics weighting to 52.8% from 46.1% last year. EPRA net tangible assets ('NTA') per share increased from 199.2p last year to 200.6p.

This year, we have taken proactive measures to strengthen and diversify our financial position through comprehensive refinancing of secured, near term and high cost debt facilities acquired through M&A. We have raised new debt of £1.2 billion, repaid £1.1 billion and most recently refinanced £1.5 billion of unsecured bank facilities.

The new debt arrangements included our inaugural £500 million public bond with a weighted average maturity of 5.5 years and fixed rate coupon of 4.69%, rated A- by Fitch and a £150 million US private placement, priced at the tightest credit spread of any REIT globally in the US private placement market over the last three years reflecting strong demand.

The new arrangements allowed us to repay £1,143.9 million of existing debt, of which £743.9 million was secured and more expensive former ULR and LXi facilities.

These refinancings have lowered our finance costs, increased our maturity and diversified our lending pool, both through new bank lenders and greater access to the debt capital markets, building on the success and strength of our credit rating.

In March 2026, we refinanced £1.5 billion of unsecured revolving credit facilities and term loans, reducing the average margin by 49bps to 1.05% and average commitment fees by 19bps, further diversifying our lender base with two new lenders and improving our weighted average debt maturity.

Our refinancing activity has enabled us to maintain a low average cost of debt of 4.0% (2025: 4.0%), despite acquiring higher priced debt through M&A and persistently high base rates. Our other debt metrics remain robust, with debt maturity at the year end of 4.4 years (2025: 4.7 years), only £0.2 billion of debt expiring over the next two years and a loan to value of 36.7% (2025: 32.7%). We have available undrawn debt facilities of £0.5 billion, which together with our disposals programme, provides significant headroom and removes material refinancing risk until FY30.

We continue to be very well protected against adverse movements in interest rates through a combination of fixed rate loans and interest rate derivatives in the form of swaps and caps.

Financial review continued

We acquired £140 million of interest rate swaps through the ULR acquisition at an average rate of 3.2% and post year end we completed £350 million of new interest rate swaps at a fixed rate of 3.75%. Our drawn debt at the year end was 99.8% hedged by current fixed rate debt and interest rate derivatives.

M&A activity

We acquired the entire issued share capital of Highcroft on 21 May 2025 for £47.6 million through the issue of 24.2 million new ordinary shares. The fair value of net assets acquired was £52.9 million, the portfolio of 22 assets being valued on acquisition at £81.1 million.

The acquisition has been accounted for as a property acquisition and the difference between the consideration paid and the net assets acquired represents a price discount of £5.3 million, reducing the cost of the property assets acquired. The price discount was largely due to the exchange ratio being based on the Company's adjusted net tangible assets ('NTA') which was higher than the Company's share price on completion used to determine the consideration paid of 196.5p.

		Highcroft Investments plc £m
Fair value of consideration paid	Shares	47.6
Fair value of net assets acquired	Investment property	81.1
	Bank debt	(26.1)
	Other	(2.1)
		52.9
Price discount on acquisition		(5.3)
Acquisition costs		1.7

We acquired the entire issued share capital of ULR on 23 June 2025 for £726.8 million through the issue of 257.9 million new ordinary shares at 202.2p per share, a cash consideration of £196.7 million and the fair value of the Company's existing shareholding in ULR of £8.7 million.

The exchange ratio was based on an adjusted NTA to adjusted NTA approach, taking into account the fair value of property and debt and the acquisition of the investment advisory contract and team of four employees which completed the following day for a cash consideration of £8.1 million.

These two acquisitions have been accounted for as business combinations in accordance with IFRS 3. The difference between the total consideration paid of £734.9 million and the total fair value of net assets acquired of £726.8 million, totalling £8.1 million, has been recognised in the income statement as goodwill fully impaired in the year. The goodwill arising was largely due to the consideration paid being based on the Company's share price at completion of 202.2p, which was higher than the adjusted NTA used to determine the exchange ratio.

Transaction costs of £16.3 million have been recognised separately in the income statement. Further details are set out in note 15 to the financial statements.

	Urban Logistics REIT Plc £m	Logistics Asset Management Newco Limited £m	Total £m
Fair value of consideration paid:			
Shares	521.4	–	521.4
Cash	196.7	8.1	204.8
Shares held in Urban Logistics REIT Plc	8.7	–	8.7
	726.8	8.1	734.9
Fair value of net assets acquired (note 15)	726.7	0.1	726.8
Goodwill recognised on acquisition and subsequently impaired	0.1	8.0	8.1
Acquisition costs recognised in the income statement	16.0	0.3	16.3

Through our M&A activity we acquired secured debt facilities with new lenders of £484.4 million, of which £464.4 million had been drawn at an average rate of 4.26%.

Financial highlights

£305.3m EPRA earnings ↑ 13.9%	**£295.7m** IFRS reported profit ↓ 15.0%
200.6p EPRA NTA per share ↑ 0.7%	**202.7p** IFRS NAV per share ↑ 0.1%
13.5p EPRA EPS per share ↑ 2.4%	**12.45p** Dividend per share ↑ 3.8%

Presentation of financial information

The Group financial information is prepared in accordance with IFRS, where the Group's share of its joint venture ('JV') is shown as a single line item in the income statement and balance sheet and its subsidiaries including any non-controlling interest ('NCI') are fully consolidated.

The Group uses alternative performance measures based on the European Public Real Estate Association ('EPRA') Best Practice Recommendations ('BPR') to supplement IFRS, in line with best practice in our sector, as they highlight the performance of the Group's property rental business and aid the comparability of financial information across public real estate companies.

EPRA earnings and EPRA net tangible assets are key business metrics adopted in this review and throughout this report and exclude items including fair value movements on property, derivatives and other financial instruments, profits and losses on disposal of properties, goodwill, acquisition costs and deferred tax, all of which may fluctuate considerably from year to year. EPRA earnings is the key support to the level of dividend payments.

The supplementary notes include other EPRA metrics and a proportionally consolidated EPRA income statement and balance sheet. Further details, definitions and reconciliations between EPRA measures and the IFRS financial statements can be found in note 8 to the financial statements, supplementary notes i to vii and xviii, and in the Glossary.

Financial review continued

> Our corporate acquisitions underpinned the 16.6% increase in net rental income and 13.9% increase in EPRA earnings to £305.3 million or 13.5p per share.

Income statement

Group EPRA earnings are summarised in the table below.

For the year to 31 March	2026 £m	2025 £m
Gross rental income	461.7	395.5
Property costs	(6.4)	(4.9)
Net rental income	455.3	390.6
Management fees and other income	2.9	1.2
Net income	458.2	391.8
Administrative costs	(30.2)	(27.1)
Net finance costs[1]	(123.9)	(97.1)
Share of joint venture and non-controlling interest[2]	2.2	1.9
Tax[3]	(1.0)	(1.5)
EPRA earnings	305.3	268.0

1 Reflect borrowing costs of £163.6 million (2025: £124.5 million) (note 5b) and finance income of £18.0 million (2025: £23.7 million) (note 5a) less the impact of inflation volatility relating to the income strip of £4.8 million (2025: £3.7 million) and debt early repayment costs of £16.9 million in the current year

2 Reflects EPRA earnings for MIPP of £3.4 million (2025: £3.2 million) reduced by the NCI share of EPRA earnings of £1.2 million (2025: £1.3 million) as shown in supplementary note ii

3 UK and German current taxes as reflected in note 6 to the financial statements. Deferred tax on our German asset of £0.7 million (2025: £0.7 million) is also included in IFRS reported profit

Net rental income

As the UK's leading NNN lease REIT, we strive to deliver reliable, repetitive and progressive income and dividends for our shareholders over the long term and are therefore delighted to report a 16.6% increase in net rental income in the year. The detailed movements in net rental income are set out in the table below.

	£m	£m
Net rental income in the year to 31 March 2025		390.6
Additional rent from existing properties and developments		9.8
Movement in surrender premium income		2.5
Additional rent from acquisitions[1]	72.2	
Rent lost through disposals	(23.0)	
Additional rent from net acquisitions		49.2
Movement in rent provisions		4.7
Movement in property costs		(1.5)
Net rental income in the year to 31 March 2026		455.3

1 Includes additional rent from ULR of £54.6 million, from Highcroft of £4.8 million and from other acquisitions of £12.8 million

Our property costs have increased primarily as a result of increased vacancy costs inherited through our acquisition of ULR. However, our cost leakage ratio remains low at 1.4% (2025: 1.2%) which is a reduction since the half year as we have started to mitigate the impact of the ULR inherited vacancies.

Income Statement highlights

16.6% Increase in net rental income	**99.7%** Rent collected in the year
1.4% Cost leakage ratio	**7.7%** EPRA cost ratio

Financial review continued

Rent collection

Our rent collection rates continue to be very strong, reflecting our focus on credit control and the quality of our covenants. We have collected 99.7% of rent due in the year and trade receivables of £2.2 million that were overdue and considered at risk have been provided for in full.

Administrative costs and EPRA cost ratio

Administrative costs increased 11.4% to £30.2 million, reflecting higher remuneration costs from increased headcount and role changes following corporate acquisitions, increased advisory fees for the enlarged group and inflation.

Our sector leading EPRA cost ratio of 7.7% demonstrates operational synergies, cost discipline and rental growth.

The full calculation is set out in supplementary note iv.

For the year to 31 March	2026 %	2025 %
EPRA cost ratio including direct vacancy costs	**7.7**	7.8
EPRA cost ratio excluding direct vacancy costs	**7.1**	7.5

Net finance costs

Our net finance costs have increased by £26.8 million or 27.6% to £123.9 million this year. We have held higher debt balances during the year due to debt of £464.4 million acquired through corporate transactions and additional debt required to fund the cash consideration of £204.8 million for ULR.

Our average drawn debt balance was £0.5 billion higher than last year and our net debt has increased from £2.0 billion last year to £2.8 billion at 31 March 2026.

Therefore, whilst our average debt cost is unchanged at 4.0% our net finance costs have increased by £26.8 million. This increase reflects interest charges on new debt acquired through our M&A in the year of £11.1 million, increased interest on other debt facilities net of derivative receipts of £14.4 million, higher commitment and amortisation costs associated primarily with new facilities of £1.9 million and increased interest charged on lease and other financial liabilities following CPI increases of £1.2 million. This was offset by increased bank, coupon and capitalised interest receivable of £1.8 million.

Further details on finance income and costs are provided in note 5 to the financial statements.

Taxation

As the Group is a UK REIT, any income and capital gains from our qualifying property rental business are exempt from UK corporation tax.

Any UK income that does not qualify as property income within the REIT regulations is subject to UK tax in the normal way.

Our German asset, acquired through LXi, is subject to German corporate income tax and deferred tax is provided on revaluation gains on that property.

The tax charge of £1.7 million in the year relates primarily to German corporate and deferred taxes and the UK corporation tax charge attributable to the Group's non-controlling interest in LMP Retail Warehouse JV Holdings Limited.

The Group's tax strategy is compliance oriented; to account for tax on an accurate and timely basis and meet all REIT compliance and reporting obligations. We seek to minimise the level of tax risk and to structure our affairs based on sound commercial principles. We strive to maintain an open dialogue with HMRC with a view to identifying and resolving any issues as they arise.

We continue to monitor and comfortably comply with the REIT balance of business tests and distribute as a Property Income Distribution ('PID') 90% of REIT relevant earnings to ensure our REIT status is maintained. The Group has already paid a large part of its expected PID for the year to 31 March 2026.

IFRS reported profit

A reconciliation between EPRA earnings and the IFRS reported profit is given in note 8(a) to the financial statements and supplementary note ii on a proportionately consolidated basis and is summarised in the table below.

For the year to 31 March	2026 £m	2025 £m
EPRA earnings	**305.3**	268.0
Revaluation of property	**68.2**	106.0
Fair value of derivatives	**(9.7)**	(11.1)
Loss on disposals	**(19.0)**	(13.0)
Goodwill impairment[1]	**(9.6)**	–
Acquisition costs[2]	**(16.3)**	–
Debt and hedging early repayment costs	**(16.9)**	–
Other movements[3]	**(6.3)**	(2.0)
IFRS reported profit	**295.7**	347.9

1 Goodwill recognised on acquisition and subsequently impaired. Full details are set out in note 15 to the financial statements
2 Reflects acquisition costs recognised in the income statement for the corporate acquisition of ULR
3 Includes JV and NCI share of adjustments (£2.8 million), impact of inflation volatility relating to the income strip (~£4.8 million), revaluation of investments (~£3.6 million) and deferred tax (~£0.7 million) in the year to 31 March 2026

The Group's reported profit for the year was £295.7 million (2025: £347.9 million), representing a 15.0% decrease. The movement reflects costs associated with corporate acquisitions and debt repayment in the current year of £42.8 million and adverse movements compared to last year in property revaluations, sales and other movements of £48.1 million, offset by positive movements in earnings and derivatives of £38.7 million.

Financial review continued

Balance sheet

EPRA net tangible assets ('NTA') is a key performance measure that includes both income and capital returns but excludes the fair valuation of derivative instruments that are reported in IFRS net assets. A reconciliation between IFRS net assets and EPRA NTA is detailed in the table below and in note 8(c) to the financial statements. The EPRA proportionally consolidated balance sheet is shown in supplementary note iii.

As at 31 March	2026 £m	2025 £m
Investment properties	7,819.0	6,383.9
Assets held for sale	47.8	10.4
Trading properties	1.1	1.1
Group investment property	7,867.9	6,395.4
Gross debt	(2,952.3)	(2,073.2)
Cash	143.4	81.2
Share of joint venture and non-controlling interest[1]	48.9	42.2
Other net liabilities	(409.8)	(374.6)
EPRA net tangible assets	4,698.1	4,071.0
Derivatives	16.2	23.7
Deferred tax	–	(0.5)
IFRS equity shareholders' funds	4,714.3	4,094.2
Share of non-controlling interest	18.6	29.7
IFRS net assets	4,732.9	4,123.9

1 Reflects share of net assets of MIPP of £67.5 million (2025: £71.9 million) reduced by the NCI share of net assets of £18.6 million (2025: £29.7 million) as shown in supplementary note iii

Balance Sheet highlights

£4.7bn
IFRS net assets

3.8%
Dividend growth in the year

6.9%
Total accounting return

£3.0bn
Total debt drawn

"This year, we have taken proactive measures to strengthen and diversify our financial position through comprehensive refinancing of secured, near term and high cost debt facilities.

Financial review continued

IFRS reported profit (for equity shareholders)

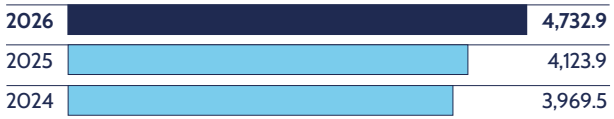
£295.7m

15.0%

IFRS net assets

£4,732.9m

14.8%



IFRS net assets

IFRS reported net assets increased by £609.0 million or 14.8% in the year to £4.7 billion, largely due to our M&A activity.

EPRA NTA has increased accordingly by £627.1 million or 0.7% on a per share basis to 200.6p. The movement is detailed in the table below.

			£m	EPRA NTA £m
At 1 April 2025				4,071.0
EPRA earnings				305.3
Dividend paid[1]				(245.3)
Property revaluation				68.2
Corporate acquisitions	Highcroft	Share issue	47.6	
	ULR	Share issue	521.4	
	ULR	Goodwill and derivatives[2]	(9.3)	
	ULR	Acquisition costs[3]	(16.8)	
				542.9
Other movements[4]				(44.0)
EPRA NTA at 31 March 2026				**4,698.1**

1 Dividend charge of £271.8 million less scrip saving of £26.5 million
2 Goodwill of £8.1 million recognised on acquisition and subsequently impaired and the fair value of derivatives acquired of £1.2 million
3 Acquisition costs of £16.3 million reflected in the income statement and £0.5 million charged to equity
4 Other movements include debt early repayment costs (~£16.9 million), loss on sales (~£19.0 million), the impact of inflation volatility relating to the income strip (~£4.8 million), revaluation of investments (~£3.6 million) and other movements (£0.3 million)

The movement in EPRA NTA per share, together with the dividend paid in the year, results in a total accounting return of 6.9% (7.7% after adjusting for M&A costs).

The full calculation can be found in supplementary note viii.

Dividend

Our policy of paying a sustainable and progressive dividend remains unchanged and the dividend for the year is 108% covered by EPRA earnings and fully covered on a cash basis as set out in supplementary note xx. We have continued to declare quarterly dividends and offer shareholders a scrip alternative to cash payments.

The Company paid the third and fourth quarterly dividends for the year to 31 March 2025 and the first two quarterly dividends for the year to 31 March 2026 totalling £271.8 million or 12.4p per share as reflected in note 7 to the financial statements. The Company issued 14.2 million ordinary shares under the terms of the Scrip Dividend Scheme, which reduced the cash dividend payment by £26.5 million to £245.3 million.

The first two quarterly payments for the current year of 6.1p per share were paid as Property Income Distributions ('PIDs') in the year. The third quarterly dividend of 3.05p per share was paid as a PID in April 2026 and the Company has approved a fourth quarterly payment of 3.3p per share to be paid in July 2026, of which 1.5p will be a PID. The total dividend payable for 2026 of 12.45p represents an increase of 3.8% over the previous year.

The Board took the following into account when considering its dividend payments:

- Its REIT obligations to distribute 90% of property rental business profits;
- Its desire to pay a sustainable, covered and progressive return to shareholders;
- Its EPRA earnings for 2026; and
- The outlook for 2027.

At the year end, the Company had distributable reserves of £1.7 billion (2025: £1.1 billion), providing substantial cover for the dividend payable for the year. When required and at least six monthly, the Company receives dividends from its subsidiaries which increase its distributable reserves.

Financial review continued

Portfolio valuation

Our property portfolio valuation including the share of joint ventures and excluding the non-controlling interest increased in the year to £7.6 billion as set out in the table below.

The Group property portfolio valuation includes the value of assets held for sale and trading properties that are reflected separately in the balance sheet.

As at 31 March	2026 £m	2025 £m
Investment properties	7,819.0	6,383.9
Assets held for sale	47.8	10.4
Trading properties	1.1	1.1
Group investment property	7,867.9	6,395.4
Income strip gross up[1]	(237.1)	(231.0)
Head lease assets	(54.4)	(40.9)
Group property portfolio valuation[2]	7,576.4	6,123.5
Share of joint venture	65.5	69.9
Share of non-controlling interest	(21.3)	(38.1)
Total property portfolio valuation	7,620.6	6,155.3

1 Represents the gross up of the investment property balance associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022, as reflected in note 14a(ii)
2 Portfolio valuation from external valuation reports set out in note 9a of £7,575.3 million (2025: £6,122.4 million) plus trading property of £1.1 million (2025: £1.1 million)

During the year and as reflected in the table opposite, we acquired property assets for £1,526.6 million, of which £1,225.7 million related to the corporate acquisitions of Highcroft and ULR.

We spent £161.8 million on development and other capital expenditure and generated net sales proceeds of £288.4 million which reduced the book value of property by £307.4 million (including the cost of lease incentives written off of £4.0 million).

At 31 March 2026, we had exchanged to sell ten assets for £48.4 million (book value £47.8 million). These transactions will be accounted for on completion next year.

A full reconciliation between transactions exchanged and completed in the year is set out in supplementary note xix.

Portfolio valuation movement

The portfolio movement in the year is reflected in the table below.

For the year to 31 March	2026 £m	2025 £m
Group opening valuation	6,123.5	5,972.7
Acquisitions[1]	1,526.6	284.7
Developments[2]	98.4	22.8
Capital expenditure[3]	63.4	68.9
Disposals[4]	(303.4)	(323.7)
Revaluation[5]	62.1	101.0
Foreign currency	5.8	(2.9)
Group closing property portfolio valuation	7,576.4	6,123.5
Income strip gross up	237.1	231.0
Head lease assets	54.4	40.9
Group investment property[6]	7,867.9	6,395.4

1 Group acquisitions include purchase costs and represent completed investment properties as shown in note 9 to the financial statements
2 Group developments include acquisitions, capital expenditure and lease incentive movements on properties under development as reflected in note 9
3 Group capital expenditure and lease incentive movements on completed properties as reflected in note 9 to the financial statements
4 Group disposals as reflected in notes 9a and 9b to the financial statements
5 Profit on revaluation of investment properties in the income statement also includes the movement in the income strip gross up of £6.1 million (2025: £5.0 million)
6 Includes the value of assets held for sale of £47.8 million (2025: £10.4 million) and trading properties of £1.1 million (2025: £1.1 million)

Portfolio valuation split

A breakdown of the total property portfolio valuation by sector is reflected in the table below.

As at 31 March	2026 £m	2026 %	2025 £m	2025 %
Mega distribution	316.5	4.2	315.1	5.1
Regional distribution	802.8	10.5	726.8	11.8
Urban logistics	2,904.4	38.1	1,796.0	29.2
Logistics	4,023.7	52.8	2,837.9	46.1
Convenience	1,054.8	13.8	977.7	15.9
Entertainment & leisure	1,539.6	20.2	1,297.8	21.1
Healthcare & education	921.5	12.1	931.1	15.1
Long income	3,515.9	46.1	3,206.6	52.1
Other	81.0	1.1	110.8	1.8
Total property portfolio value	7,620.6	100.0	6,155.3	100.0
Income strip gross up[1]	237.1		231.0	
Head lease assets	54.4		40.9	
Total portfolio value	7,912.1		6,427.2	
Share of joint venture	(65.5)		(69.9)	
Share of non-controlling interest	21.3		38.1	
Group investment property[2]	7,867.9		6,395.4	

1 Represents the gross up of the investment property balance associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022, as reflected in note 14a(ii)
2 Includes investment properties of £7,819.0 million (2025: £6,383.9 million), assets held for sale of £47.8 million (2025: £10.4 million) and trading properties of £1.1 million (2025: £1.1 million) which are reflected separately in the Group balance sheet

Portfolio highlights

£7.6bn	£1.5bn	52.8%	£68.2m
Property portfolio value	Acquisitions in the year	Logistics	Portfolio valuation gain

Financial review continued

Financing

The key performance indicators used to monitor the Group's debt and liquidity position are shown below.

As at 31 March	2026 £m	2025 £m
Total debt drawn[1]	**2,977.2**	2,090.6
Cash	**143.4**	81.2
Net debt	**2,833.8**	2,009.4
Net debt/EBITDA[2]	**7.5**	6.4
Loan to value[3]	**36.7%**	32.7%
Cost of debt[4,6]	**4.0%**	4.0%
Interest cover[5] (times)	**3.8**	4.2
Undrawn facilities	**515.0**	831.1
Average debt maturity	**4.4 years**	4.7 years
Hedging[6]	**99.8%**	100.0%

1 Excludes unamortised fair value adjustments that reduce gross debt to £2,952.3 million (2025: £2,073.2 million) as set out in note 14a(i)
2 Based on net debt and annualised funds from operations, which includes Highcroft and ULR pre-acquisition earnings
3 LTV includes the impact of sales and acquisitions that have exchanged and excludes the fair value of debt as reflected in supplementary note xviii
4 Cost of debt is based on total debt drawn and includes amortised costs but excludes commitment fees and adjustments to fair value
5 Net income divided by net interest payable as defined by the Group's unsecured funding arrangements
6 Includes the impact of post period end hedging arrangements

Financing highlights

4.0% Cost of debt	**£515m** Undrawn facilities
36.7% Loan to value	**99.8%** Hedging

Financing activity in the year

Net debt has increased by £0.8 billion this year, primarily as a result of our M&A activity, through which we acquired £484.4 million secured facilities with new lenders and funded the cash consideration for ULR of £204.8 million.

In total, we have completed £1,230.0 million of new unsecured debt arrangements which comprised the following:

- Inaugural £500 million public bond, rated A- by Fitch, with a weighted maturity of 5.5 years and attractive coupon of 4.69%;
- £150 million US private placement with a weighted maturity of 5.5 years and blended fixed rate of 5.3%; and
- Four unsecured bank facilities totalling £580 million with eight new lenders, a weighted maturity of 4.2 years and blended margin of 1.4% which was lower than comparable existing facilities.

These new arrangements have allowed us to repay £1,143.9 million of existing debt facilities, comprising:

- £743.9 million secured facilities acquired through LXi and ULR;
  - Four fixed rate facilities totalling £553.9 million with a blended rate of 5.4%;
  - £190 million term loan and revolving credit facility with a margin of 1.75% and less than two years remaining; and
- Two unsecured revolving credit facilities totalling £400 million with a blended margin of 1.6% and four months remaining.

These financings have reduced our finance costs, increased our maturity and diversified our lending pool both through new bank lenders and greater access to the debt capital markets, building on the success and strength of our credit rating.

Finally, in March 2026, we refinanced £1.5 billion of unsecured revolving credit facilities and term loans, reducing the average margin by 49bps to 1.05% and average commitment fees by 19bps, further diversifying our lender base with two new lenders and improving our weighted average debt maturity.

Hedging

The Group's policy continues to be to limit exposure to interest rate volatility by entering into hedging and fixed rate arrangements. We acquired £140 million of interest rate swaps through the ULR acquisition at an average rate of 3.2% and post year end have completed on £350 million of new interest rate swaps at a fixed rate of 3.75%. We continue to be very well protected against adverse movements in interest rates and our year end drawn debt was 99.8% hedged by fixed rate loans and interest rate swaps and caps that we currently have in place. We received £13.2 million (2025: £20.6 million) from interest rate derivatives in place during the year and continue to monitor our hedging profile in light of interest rate projections.

Financial loan covenants

The Group has comfortably complied throughout the year with the financial covenants contained in its debt funding arrangements and has substantial levels of headroom within these. Covenant compliance is regularly stress tested for changes in capital values and income. The Group's unsecured facilities, private placement loan notes and public bond, which together account for 81% of debt drawn at the year end, contain gearing and interest cover financial covenants. At 31 March 2026, the Group's gearing ratio as defined within these funding arrangements was 67% which is significantly lower than the maximum limit of 125%, and its interest cover ratio was 3.8 times, comfortably higher than the minimum level of 1.5 times. Property values would have to fall by 27% to reach the banking gearing threshold, which would equate to an LTV ratio of 54%, and rents would have to fall by 57% or interest costs rise by 152% before the banking interest covenant is breached.

Financial position at 31 March 2026

This year, we have proactively strengthened and diversified our financial position through extensive refinancing of secured, near term and expensive debt facilities. At 31 March 2026, we had total debt facilities of £3.5 billion, undrawn debt facilities of £0.5 billion and ample room under banking covenants. We are in a strong financial position, with diversified sources of funding and flexibility to execute transactions as opportunities arise and repay near term debt expiries.

Financial review continued

Our refinancing activity has enabled us to maintain a low average cost of debt of 4.0% (2025: 4.0%), despite acquiring higher priced debt through M&A and persistently high base rates. Other debt metrics remain robust, with debt maturity at the year end of 4.4 years (2025: 4.7 years), with only £0.2 billion of debt expiring over the next two years, and loan to value of 36.7% (2025: 32.7%).

Cash flow

During the year, the Group's cash balances increased by £62.2 million as reflected in the table below. Further detail is provided in the consolidated cash flow statement.

For the year to 31 March	2026 £m	2025 £m
Net cash from operations before changes in working capital	**366.2**	322.1
Working capital movements and tax paid	**(4.0)**	(5.2)
Net cash from operating activities	**362.2**	316.9
Net cash used in investing activities	**(303.8)**	(7.9)
Net cash from/(used in) financing activities	**3.8**	(339.7)
Net increase/(decrease) in cash and cash equivalents	**62.2**	(30.7)

The net cash inflow from operations has increased by £45.3 million to £362.2 million. The Group spent £163.9 million acquiring Highcroft and ULR (net of cash received) and a further £447.2 million acquiring other property and investment assets and developing property. It received £282.6 million from property disposals, £9.1 million from joint ventures investments and £15.6 million in interest. Cash inflows from financing activities reflect net loans drawn of £415.9 million offset by dividend payments and distributions of £256.1 million, financing costs of £152.1 million and share purchases and awards of £3.9 million.

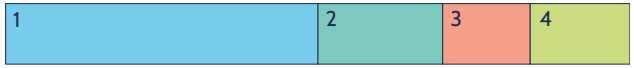
Average debt maturity (based on debt drawn)

4.4 years[1]

1. Debt expiring within 0-2 years[2]	6%
2. Debt expiring within 3-10 years[2]	90%
3. Debt expiring 10+ years[2]	4%

Total facilities

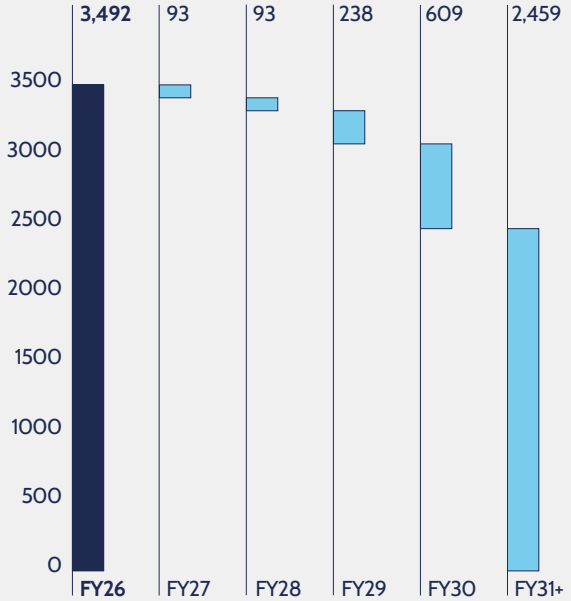
£3.5bn



1. Unsecured RCF and Term Loans	50%
2. Private placement	20%
3. Public bond	14%
4. Secured facilities	16%

1 Average debt maturity including extension options subject to lender approval is 5.2 years
2 Debt expiry profile includes all extension options subject to lender approval

Debt facility expiry profile (£m)[2]



> "Our available debt facilities and disposals programme provide significant headroom and flexibility.

Responsible Business and ESG review

Our Responsible Business

The Company recognises the need to consider and address all Environmental, Social and Governance ('ESG') matters relevant to its business.

Large solar array at a warehouse in Huntingdon

Environmental

Through our activities we look to minimise the environmental impact of our business, maximise opportunities to improve the efficiency of our assets and improve the resilience of our assets to climate change and the impact of transitioning to a low carbon economy.

- Reducing portfolio's carbon intensity and embodied carbon from our activities
- Addressing climate change through our net zero target
- Helping cities to develop sustainable infrastructure

SDGs

7 Affordable and Clean Energy; 11 Sustainable Cities and Communities; 12 Responsible Consumption and Production; 13 Climate Action

See p50 for more

Social

Our actions consider the long term interests of all our stakeholders including those of our employees, suppliers, customers and local communities as well as ensuring that we maintain a high standard of business conduct.

- Collaborating with our occupiers
- Enhancing and supporting local communities and wellbeing of stakeholders
- Promoting good working conditions and equality for all

SDGs

3 Good Health and Well-Being; 8 Decent Work and Economic Growth; 10 Reduced Inequalities

See p55 for more

Governance

The Board is committed to upholding high standards of corporate governance. It ensures that appropriate health and safety procedures, responsible supply chains and ethical business conduct are embedded across our activities.

- Enhance transparency in reporting, aligned to key industry benchmarks and frameworks
- Uphold responsible business ethics
- Strengthen climate resilience monitoring and governance

SDGs

16 Peace, Justice and Strong Institutions; 17 Partnerships for the Goals

See p62 for more

"LondonMetric supports the UN's 17 Sustainable Development Goals ('SDGs'). The goals shown on the left represent those that we feel are the most relevant to our business.

Martin McGann
Chief Financial Officer

Responsible Business and ESG review continued

Our Strategy and Governance

In addition to meeting legislation, environmental improvements translate into real asset value enhancement, as occupiers increasingly value these improvements and differentiate between assets based on environmental attributes. On a national scale, there is a critical need to ensure businesses minimise their environmental impact to meet overarching climate targets.

Our Responsible Business Framework guides us in mitigating climate-related risks, identifying and advancing environmental and stakeholder opportunities, and upholding high standards of corporate governance. Responsible Business is embedded across all our corporate, investment, asset management and development activities. We implement both 'top down' analysis and 'bottom up' asset-specific risk and opportunity assessment.

Over the year, we reviewed and updated our overall ESG strategy, framework, policies and objectives to ensure they reflect our business and the latest industry standards.

Our Sustainability and Responsible Business Policy sets out our approach, with ESG targets reviewed and set annually. Progress is monitored at monthly ESG Working Group meetings, attended by key business representatives and an Executive Director who represents the Board. ESG performance is reported to the Board, with the Audit Committee responsible for overseeing ESG progress. Executive Directors and relevant employees are set individual ESG targets, and remuneration is linked to achieving those targets.

The delivery of the ESG targets and the implementation of the strategy are the responsibility of the Responsible Business Working Group and the wider property team. Annual ESG workshops are held to ensure clear communication on ESG matters across the business.

We continue to engage with our key stakeholders and strengthen our industry engagement through our Better Building Partnership ('BBP') membership.

ESG performance in the year

We made good progress against our corporate ESG targets in FY26, and further details are set out on the following pages. Full details will be set out in our separate Responsible Business Report, which will be available on our website in June 2026.

Key progress in the year included:

- Update to our Net Zero Pathway to reflect material portfolio changes. Our carbon intensity has decreased to 33kgCO_2e/sq m (2024: 39.4kgCO_2e/sq m);
- 11 refurbishments, all achieving EPC B, with a number achieving A. Our portfolio's EPC A-C rating remained at 92% with EPC A-B ratings on 60% of the portfolio (2025: 58%);
- Solar PV additions of 1.9MWp across eight assets, together with 2.0MWp added through acquisition activity increase installed solar capacity to 12MWp;
- Occupier energy data coverage of 72% (2025: 80%), with the reduction mainly due to industry changes in how data is collected. We will continue to drive improved data collection through occupier engagement;
- A further improved landlord recommendation score of 8.8/10 (2025: 8.7) in our annual occupier survey;
- Maintaining our high employee satisfaction levels with 94% of employees saying that they enjoy working for LondonMetric (2025: 96%);
- Strong performances across our external ESG benchmarks: GRESB score: 73, MSCI: A, ISS: C, CDP: A-, and FTSE4Good: 3.6/5;
- Meeting all sustainability-linked loan targets and issuance of our Green public bond; and
- Update to our detailed portfolio flood risk analysis to include assets acquired in the year and enhanced assessments on higher risk assets. The analysis found that 19 properties, representing 7% of floor area, had a high risk of internal fluvial flooding. We continue to undertake indepth reviews, which we expect will materially reduce the number of higher risk assets in the portfolio.

92%
Percentage of portfolio rated EPC A-C (by area)

8.8/10
Landlord recommendation score

3.9MWp
Solar capacity added in the year

94%
Percentage of employees who enjoy working at LondonMetric

A-
CDP Score, up from C-

Read more on climate resilience and flood risk on page 66

Responsible Business and ESG review continued

Environmental

Our footprint and environmental focus

We recognise the importance of addressing climate change and how reducing real estate emissions can support the UK's 2050 Net Zero goal. LondonMetric can have a material impact by lowering its emissions, aiding occupiers in reducing theirs, and helping them meet their net zero commitments. Our goal is to achieve full net zero across our portfolio by 2050, including occupier emissions. All energy and carbon data are reported on a calendar year basis (January to December 2024 and 2025).

In 2025, our total carbon footprint was 116,183tCO_2e, (2024: 96,582tCO_2e). Our carbon reporting focuses on material sources of emissions, and with only 54 employees, corporate emissions from purchasing and travel are insignificant and therefore excluded. We monitor all sources of emissions and re-evaluate as necessary. A detailed breakdown of our greenhouse gas inventory is included in our Responsible Business Report, along with a rationale for any exclusions.

Access to and the accuracy of our Scope 3 emissions data remain challenging when measuring our carbon footprint. Recent industry-wide issues with automating data collection have meant that we have relied solely on manual data collection, which has reduced our Scope 3 energy data coverage this year.

Updated portfolio carbon intensity

33kgCO_2e/sq m

Occupier data coverage

72% (from 80%)

New developments completed to minimum EPC A

100%

LondonMetric Carbon footprint

Scope 1 and 2 (Landlord emissions)	Scope 3 (Occupier emissions)	Scope 3[2] (Development emissions)
0.3% of total carbon footprint	**94.9%** of total carbon footprint	**4.8%** of total carbon footprint

LondonMetric's direct Scope 1 and 2 emissions are minimal compared to its total portfolio emissions and mainly arise from external car park lighting, tenant heating and energy use at a leased head office.

Our Manchester Arena property is the main source of emissions, where we supply gas heating to tenants. It accounts for the majority of our Scope 1 emissions. Reducing emissions here is central to our Scope 1 and 2 decarbonisation strategy.

We aim to achieve Net Zero for Scope 1 and 2 emissions by the end of 2027[1] through energy-efficiency upgrades, replacement of fossil-fuel heating systems and procurement of renewable energy. In the interim, we maintain our carbon neutrality statement, offsetting emissions through verified carbon credits.

Since most of our properties have FRI/NNN leases, occupiers are in full control of most of the energy consumption at our properties. Therefore collaboration with them is essential to achieve decarbonisation on our assets and meet our Net Zero Pathway.

17 of our top 20 occupiers, accounting for 43% of rent, are formally committed to net zero. This provides confidence that our modelled interventions to achieve our Net Zero Pathway will be implemented. We work with occupiers to understand their energy use and implement improvement opportunities.

Our target to be net zero by 2050, is supported by our projected 51% reduction in total emissions by 2030 from our baseline in 2024 and full electrification of heating systems by 2040, with any residual gap addressed through verified carbon offsets.

Although developments account for a small share of our carbon emissions, we look to minimise emissions from our development activity and plan to establish a baseline and set a target for embodied carbon by 2027. This year, we completed six developments, all of which were rated EPC 'A' and monitored the embodied carbon at our largest development in Weymouth, which achieved BREEAM Excellent. As it stands, 15% of our portfolio is certified BREEAM Very Good or above.

Landlord electricity renewably sourced

98%

Read more mandatory carbon reporting for Scope 1 and 2 emissions on page 54

Reduction in emissions by 2030

51%

See londonmetric.com/sustainability for detailed summary of our Net Zero Pathway

1 Emissions from our leased head office are excluded from our Scope 1 and 2 Net Zero target but are reported within our Scope 1 and 2 figures as required under SECR

2 Emissions from development activity were calculated using embodied carbon assessment covering A1-A5 for one development, and estimated for the remaining five

Responsible Business and ESG review continued

Environmental continued

Our Net Zero Pathway

Following the acquisition of ULR in the year, we re-baselined our Net Zero Pathway for our enlarged portfolio. The updated assessment uses our latest available energy data to ensure that our decarbonisation trajectory remains representative of our current portfolio.

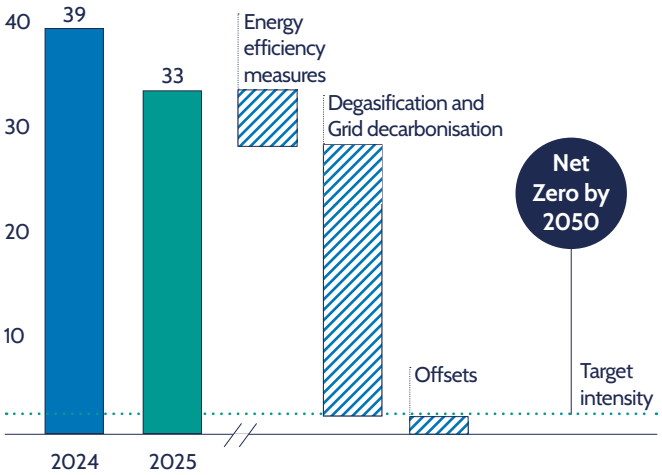
Our approach to gap-filling was also adjusted, allowing for more accurate modelling of our portfolio's energy intensity and emissions by reducing the number of properties assumed to use fossil fuels. As a result, the restated proportion of energy usage across our portfolio that is electricity has increased to 71% (2024: 55%).

The ULR acquisition, updated assumptions, grid decarbonisation, and a move away from fossil fuel by occupiers have resulted in our portfolio intensity reducing materially to 33kgCO_2e/sq m (2024: 39kgCO_2e/sq m).

We expect this trend to continue, with c.50% of emissions reduction by 2050 modelled to be achieved through energy efficiency and degasification interventions, and the remainder through ongoing decarbonisation of the grid.

LondonMetric's Net Zero Pathway

(kg CO_2e/sq m)



Refining Our Approach

Having rebased our analysis we are monitoring and refining our methodology. We are now in the process of reviewing and interpreting the key outputs, which identified some anomalies and require further analysis. While the updated methodology prevents direct like for like comparisons this year, we expect to provide clear year on year comparatives in future reporting periods.

Industrial and Logistics

Industrial and Logistics ("I&L") is the largest archetype within LondonMetric's portfolio (58% by area). Therefore I&L assets are central to achieving our Net Zero Pathway.

These assets are well suited to achieving net zero due to their:

- Large, unobstructed roof areas, suitable for solar PV at scale;
- Lower energy intensity and often limited occupier fit outs, generally requiring straightforward fabric and system interventions to improve building energy ratings; and
- Occupier type, with the occupier base including many major logistics and retail companies, most of whom have published net zero targets.

The ULR acquisition increased our portfolio size by 18% (by value). All of the assets acquired were I&L and they added 2MWp of solar PV and had a similar EPC rating profile to LondonMetric's.

As the acquisition did not introduce any new asset classes, there was no alteration to our overall decarbonisation strategy at the archetype level. With a carbon intensity of 25 kgCO_2e/sq m[1], the ULR assets had a lower intensity compared to LondonMetric's.

This takeover has strengthened our ability to deliver interventions at scale, supporting our Net Zero pathway for I&L assets through the following focus areas:

- Solar PV installation on rooftops, targeting at scale deployment;
- Fabric upgrades, often undertaken as part of the standard property upgrade cycle;
- Degasification and low carbon heating solutions; and
- Occupier engagement to collaborate on asset strategies.

1 Figures as of September 2024, published by ULR prior to the acquisition

Archetype Carbon Intensity

	% portfolio (sq m)	Intensity ($kgCO_2e$/sq m)
Hospitals	2%	91
Retail – Supermarkets	5%	51
I&L – Unheated	7%	30
Hotels	8%	29
I&L – Manufacturing	15%	28
I&L – Refrigerated	3%	27
Retail – Warehouse	**9%**	22
I&L – Heated	**32%**	11

The chart above shows 8 out of 18 archetypes in our Pathway, focusing on those with the highest portfolio coverage. Generally, archetypes with high carbon intensity represent a smaller proportion of our portfolio.

Proportion of portfolio energy use from electricity

71%

Reduction in overall carbon emissions by 2050 (expected)

97%

Responsible Business and ESG review continued

Environmental continued

Progress in the year on net zero delivery

Achieving net zero is embedded across our business, with asset management initiatives (particularly on lease events) expected to improve asset energy efficiency, where minimum high standards are not already attained. Where near term improvements are unachievable, plans are put in place to ensure assets can achieve a minimum EPC B rating, thereby progressing towards net zero.

With our long lease structures, occupiers are also making significant sustainability improvements to our properties at their own costs. Whilst these improvements are not always immediately visible to us, their impact is reflected in a reduction in emissions intensity over time and better EPC ratings.

We continue to make tangible progress across the four intervention pillars (shown below). Achievement of our Net Zero Pathway is based on a number of assumptions and highlighted below are some of those assumption across key archetypes and actions taken in the year.

Warehouse refurbishment completed in Birmingham this year

Total solar capacity installed across the portfolio

11.9MWp

Top 20 occupiers with firm net zero targets

17/20

Refurbishment completed in the year by LondonMetric

11

Improve fabric

30%

Targeted energy reduction from fabric upgrades on I&L Heated assets by 2040

Fabric improvements encompass roof and wall insulation upgrades, replacement of single glazing with double glazing, and improvements to airtightness in temperature-controlled assets.

In the year, we undertook several fabric upgrade programmes as part of refurbishments or lease event interventions, including at Bircholt and Colnbrook.

Install solar PV

17%

Roof coverage by solar PV for eligible assets by 2050

Solar PV supports renewable, low carbon on site electricity. In the year, 3.9MWp of solar capacity was added, taking our total installed capacity to 11.9MWp.

We have a pipeline of 4.9MWp, and 55% of respondents in our annual occupier survey indicated that they were considering solar or other renewable installations.

Replace fossil fuel

31%

Targeted energy reduction from replacing fossil fuel on NNN retail assets by 2045

Degasification is a standard initiative in our refurbishment programme. Across the portfolio, gas is being replaced with low carbon heating systems.

This replacement is being undertaken by our occupiers but also by us. In the year, we removed gas at 11 units, including as part of our Eastbourne and Luton retail refurbishments.

Behavioural change

17/20

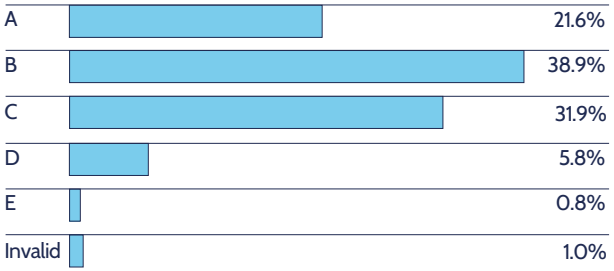
Proportion of our largest 20 occupiers with a formal net zero commitment

Occupier engagement is central to delivering our Pathway.

Through quarterly sustainability specific asset manager meetings, we identify key opportunities and risks at the asset level, as well as how we can target specific engagement with our major occupiers on their decarbonisation strategies.

EPC rating of portfolio[1]

We are committed to complying with regulatory standards and ensuring our properties meet the Minimum Energy Efficiency Standard ('MEES'). Although not yet legislated, the current proposed regulations set a target of a minimum B rating by 2030 which we continue to work towards. 60% of our assets are already rated B or above (2025: 58%), and our EPC A-C coverage stands at 92% (2025: 92%).



1 EPC ratings as at 31 March 2026. Ratings exclude assets not within scope of the MEES Regulations, including assets located in Scotland and exempt properties

Responsible Business and ESG review continued

Environmental continued

Improving energy efficiency

Energy efficiency across our assets helps deliver progress towards our net zero targets and aligns our portfolio with minimum energy standards.

In the year, we completed 11 refurbishments, all targeting a minimum EPC B. These refurbishments demonstrate our commitment to improving asset quality, reducing carbon emissions, and delivering better buildings for occupiers. Each project incorporates our standard package of energy-efficiency interventions, including as a minimum LED lighting installation and low carbon heating, with fabric upgrades, solar PV, and EV charging points implemented where appropriate.

Our NNN aligned portfolio has very low vacancy rates, reflecting the quality of our assets. With our long leases, occupiers typically invest in building improvements themselves during the lease term without our direct involvement. This means that relatively few assets return to us in need of upgrading. Where we do undertake upgrade works, capex is accretive through higher rents.

Two example of asset refurbishments are shown on this page.

Star Gate, Birmingham (37,000 sq ft)

A complete refurbishment, with degasification, solar PV and EV.

Gas heating was replaced with a new electric heating and cooling system, and LED lighting was fitted throughout the warehouse. 154kWp of solar PV was installed, expected to supply 47% of the occupier's energy needs. Two twin EV chargers were also installed, supporting zero-emissions transport. A rental uplift of c.50% is expected on letting.

EPC Rating	Solar capacity added
A	**154**
Up from C	kWp

Lodge Farm, Northampton (49,400 sq ft)

New letting deal agreed at our logistics warehouse with sustainability improvements undertaken.

As part of our upgrade works, we capped the gas supply, and a new all-electric air-conditioning system was installed to provide heating and cooling for the office element. Electric heaters were also installed in the staff ancillary and warehouse areas. Our works improved the EPC rating from a C to a B and the unit was re-let, achieving a 32% rental uplift.

EPC Rating

B

Up from C

Responsible Business and ESG review continued

Environmental continued

Mandatory Streamline Energy and Carbon Reporting

Consumption		Greenhouse gas (GHG) emissions	
-6%	Over the year on a like for like basis	**-20%**	Over the year on a like for like basis
Landlord-derived energy consumption decreased by 6% to 281MWh on assets operated during both 2024 and 2025. This was due to several energy efficiency initiatives implemented during the year, particularly lighting upgrades. Absolute energy consumption increased by 60%, to 2,169MWh due to the ULR acquisition, which included several vacant units and sites where we as landlord procure energy for tenant use.		Scope 1 and 2 emissions decreased by 20% for assets operated during both 2024 and 2025. Absolute emissions have increased overall to 388tCO_2e from 271tCO_2e. The 43% increase was due to the acquisition of the ULR portfolio. Over 98% of Landlord electricity supply was sourced from renewable energy sources.	

SECR GHG emissions in metric tonnes

Emissions sources:	Calendar Year 2025	Calendar Year 2024
Scope 1 emissions – combustion of fuels[1]	**121**	77
Scope 2 emissions – electricity consumption (location-based)	**267**	194
Scope 2 emissions – electricity consumption (market-based)	**6**	15
Total emissions (location-based) tCO_2e	**388**	271
Total emissions (market-based) tCO_2e	**127**	91
Total energy consumption (kWh)	**2,168,758**	1,357,066
Operational control floor area sq m	**529,522**	576,883
Carbon intensity (kgCO_2e/sq m) – location-based	**0.73**	0.45
Carbon intensity (kgCO_2e/sq m) – market-based	**0.24**	0.13

1 Emissions from refrigerants use have not been included

We have been carbon neutral for Scope 1 and 2 since calendar year 2024. In line with the Oxford Principles for Net Zero Aligned Offsetting, we prioritise emissions reductions through energy efficiency, renewable energy procurement, and decarbonisation measures in line with our Net Zero Pathway to reduce our reliance on offsets. We will offset a total of 127 tonnes of carbon emissions for 2025, with verified carbon credits from high-integrity projects. A detailed description of the carbon credits purchased will be provided in our Responsible Business Report.

Energy efficiency measures

This year, multiple energy efficiency projects have been implemented across our landlord-managed supplies, such as installing smart meters at Bicester, upgrading lighting controls with timers and photocells at Berwick Upon Tweed, and replacing lighting with LEDs at Manchester Arena.

Data qualifying notes

We calculate our carbon emissions for the calendar year using an operational consolidated control approach and in accordance with the requirements of the GHG Protocol Corporate Accounting and Reporting Standard and ISO 14064-1:2006.

Our data quality is reviewed and improved every year, so the previous year's figures are restated if more data becomes available.

Our energy and carbon data (Scope 1, 2 and Scope 3 Category 13) is externally assured in line with AA1000AS. The assurance statement will be available in our Responsible Business Report.

For Scope 1 and 2 calculations, we rely on meter-level energy consumption (kWh) data and extrapolate any incomplete data. Our Scope 1 emissions consist of gas consumption and exclude refrigerant-related emissions, as they are not material to our operations.

We report Scope 2 on both a market and location basis, with REGOs being taken into account for market-based figures. We use the 2025 emission conversion factors provided by the UK Government Department for Energy Security and Net Zero, as our Scope 1 and 2 operations are exclusively UK-based.

Our like for like analysis only includes assets that are fully owned and have the same occupancy status in both 2024 and 2025.

We have chosen operational control floor area (sq m) as our intensity metric, which includes all internal areas with Scope 1 or 2 energy consumption.

A detailed GHG emissions inventory, including Scope 3 emissions relating to our tenant activities, will be included in our Responsible Business Report.

Responsible Business and ESG review continued

Social

Building and nurturing relationships with our stakeholders is integral to our business model and the way we work.

Our stakeholders

Occupiers	People	Contractors and Advisors	Communities	Investors
We work closely with our occupiers to create high occupational contentment Read more on page 56	Our employees are critical to our success and delivering on our strategy Read more on page 57	We rely on the support of a diverse group of contractors and advisors Read more on page 58	Supporting local communities and charities is highly important to us Read more on page 59	Strong relationships with our investors are critical to us accessing capital efficiently Read more on page 61
465 Diverse range of customers across many growth sectors	**54** Highly talented and incentivised team	**100%** Compliance with our Responsible Development Requirements checklist	**98** Charity initiatives supported in the year	**397** Investors and brokers seen in the year

Responsible Business and ESG review continued

Social continued

Occupiers

How we engage with our occupiers

- Annual occupier surveys
- Leasing and regear activity
- Regular site visits and inspections
- Energy saving discussions
- Wider property needs discussions

Why they are important to us

- Drivers of income and capital growth
- Lie at the heart of our business purpose

What is important to them

- Fit for purpose real estate
- Lease terms that suit their business model
- Well designed and sustainable buildings
- Approachable and trustworthy landlord

Strong customer focus

We recognise that when our occupiers' businesses thrive, our business also thrives. We treat our occupiers as customers and put them at the centre of our decision making.

Our occupier-led approach provides us with market knowledge to better understand future trends and make informed decisions. Our customer satisfaction scores, high occupancy rate and rent collection demonstrate the strength of these relationships.

Extending existing relationships and developing new contacts continue to be a key focus for us.

Develop trusted relationships

Our customer-focused approach reflects our differentiated proposition where we:

- Are approachable and actively engage with our occupiers;
- Strive to listen, fully understand occupier requirements and create solutions that are mutually beneficial; and
- Make quick decisions, act swiftly and deliver on our promises.

Board Engagement

The Board is provided with detailed analysis of occupier transactional activity on a regular basis. In addition:

- Executive Directors feed back results to the Board of occupiers' financial performance and rent collection on a regular basis, along with wider occupier intelligence and updates;
- Results of the annual occupier survey are presented to Audit Committee each year; and
- Site visits provide an opportunity for the Board to engage with customers.

> "A proactive landlord who constantly tries to understand tenants needs and work out if there is a way to deliver economic benefits to both parties.

Feedback from a top 10 occupier

Occupier survey (March 2026)

Recommend LondonMetric as a landlord	Satisfaction with our properties
8.8/10	8.6/10

In March 2026, we undertook our annual occupier survey. 201 occupiers were surveyed, representing 86% of rent. Responses were received from 70 occupiers representing 55% of rent.

Questions were asked about occupiers' satisfaction with our properties and their locations, how satisfied they were with LondonMetric and whether they would recommend us as a landlord. We also asked specific environmental questions.

We scored an average of 8.8 out of 10 for whether our occupiers would recommend us as a landlord (2025: 8.7) and 8.6 out of 10 for how satisfied they were with our properties (2025: 8.6).

This was the first year that we surveyed Urban Logistics REIT occupiers and, as with previous surveys, we will address the results of the survey and feedback through our ongoing occupier engagement.

Encouragingly, occupier sentiment remained upbeat, with 42% saying that they are looking to increase their UK property footprint. A further 50% said that they expect their footprint to stay the same, whilst those looking to reduce space was only 8%.

Key occupier-related targets:

- Maintain high occupier satisfaction
- Engage with all of our key occupiers

Responsible Business and ESG review continued

Social continued

People

How we engage with our people	• Annual employee surveys and off site employee sessions • Annual appraisals • Encourage training, including on ESG matters • Committee meetings • Regular business updates
Why they are important to us	• Build relationships with our occupiers and the property industry • Allow us to execute on investment, asset management and development strategies • Responsibility for their wellbeing
What is important to them	• Flexibility and wellbeing • Progression and career development • Reward and recognition • Fairness and equality

Overview, culture and approach

The Company is highly focused with seven Non Executive Directors and 54 employees (2025: 48). Since formation of LondonMetric in 2013, employee numbers have only increased marginally despite our portfolio increasing in size six fold. This reflects improved efficiencies and the portfolio's lower operational requirements.

We have successfully attracted and retained a talented and loyal team, which is reflected in our low annual voluntary staff turnover rate of 6% since 2013. Working in the office is seen as critical to our business with five days in the office per week embraced. Our approach to our team is based on:

- A culture of empowerment, inclusion, openness and teamwork, with a flat management structure and clear responsibilities and decision making processes;
- Fair and performance based remuneration aligned to personal and company targets, with inclusion of employees in LTIPs; and
- A small team, allowing a flexible and individual approach.

We promote diversity across knowledge, experience, gender, age and ethnicity with a published diversity and inclusion policy, and we support the Real Estate Balance group.

Read more on diversity on page 107

Board engagement

The Board regularly engage with its employees through:

- Regular communication from the Chief Executive;
- Various Company Committee meetings;
- Site visits for the Board facilitated by key staff; and
- Events arranged by the workforce Non Executive Director.

Our designated workforce Non Executive Director is Kitty Patmore. Each year, she hosts an informal off site session for some employees, with the Remuneration Committee Chair also in attendance. The meeting allows employees to speak freely, ask about board level discussions and share their working experiences. Topics discussed this year included ideas to enhance integration following M&A, retain the existing culture and further improve internal communication. Non attributable feedback was relayed to the Board.

Employee survey

Staff survey engagement level

91%

Staff enjoy working for LondonMetric

94%

In February 2026, we undertook our ninth annual employee survey to track staff satisfaction. This year included former Urban Logistics REIT employees.

47 questions were asked, focusing on the Company, the working environment and the individual. Responses were received from 91% of staff. Overall, feedback from the survey again delivered very positive results with 94% of employees saying they enjoy working at LondonMetric (2025: 96%).

Employees remain highly supportive of the Company and working environment.

98% feel proud to work for LondonMetric with 96% feeling the Company supports social responsibility, through community involvement or charitable giving in an ever-changing environment.

Read more on our purpose, values and culture on page 95

Key people-related targets:

- Maintain high employee satisfaction
- Create an inclusive workplace & culture
- Ensure access to meaningful training to support development

Responsible Business and ESG review continued

Social continued

Contractors and Advisors

How we engage with our contractors & advisors	• Regular project meetings • Annual reviews and audits on projects • Regular meetings with property and managing agents • Sharing of learning between different suppliers
Why they are important to us	• Being a small team we are dependent on a diverse group of key suppliers including professional advisors and contractors
What is important to them	• Fair payment terms and prompt settlement • Good, effective and collaborative working relationship • Long term partnerships

Overview

We rely on the support of a diverse group of contractors, suppliers and advisors. Our relationships are highly important to allow us to deliver on our developments and refurbishments, manage our properties, acquire and dispose of properties and access capital markets.

Our Responsible Procurement Policy

We have a responsible procurement policy which outlines our approach to implementing supply chain and procurement standards on developments and our existing estate through our contractors and suppliers. It focuses on areas such as labour, human rights, health and safety, resource, pollution risk and community.

Contractors

Our contractor relationships are highly important in allowing us to deliver on our developments and refurbishments. In conjunction with our external project managers, our development team ensures that we select high quality and robust contractors with a proven track record. We regularly review the financial robustness of our contractors and work closely with them throughout projects.

Our development team monitors progress and tracks all elements of our projects including sub-contracted works. We stay in close contact with our contractors and arrange regular visits and detailed reviews and checks of their systems and processes.

Our Responsible Development Requirements checklist is used on all projects and sets minimum requirements for contractors. Compliance with this checklist is mandatory for all projects and sets minimum standards that our contractors must meet. The checklist covers environmental, responsible supply chain and H&S standards. We also specify compliance by contractors with the Considerate Constructors Scheme on most of our projects where we deem it appropriate.

At project meetings, we challenge all of our contractors to consider the environment, biodiversity, local community involvement and local sourcing.

Managing Agents

Managing Agents are an important part of the supply chain on our assets where there are multiple occupiers in place.

We select a few highly competent companies to deliver our managing agent services. Whilst our spend on these services is relatively small, we continue to monitor their compliance against our Managing Agents' policies and ensure that their sub-contractors are properly appointed and compliant with our standards, including responsible supply chain/anti-slavery and human trafficking.

Over recent years, we have undertaken a number of reviews of material sub-contractors employed by our key Managing Agents with a specific focus on sustainability, community, legislation and employment.

Board Engagement

- The Board and its Committees receive regular presentations and reports from its advisors;
- The Board continues to advocate the Prompt Payment Code and promote responsible development standards; and
- The Board visits sites with the development and asset management teams.

Contractors & advisors activity in the year

Average payment

15 days

to pay our suppliers

Compliance

100%

with our Responsible Development Requirements checklist

Key contractor/supplier targets:

- Embed responsible development & high safety standards across all contractors
- Ensure fair & equitable treatment of suppliers

Responsible Business and ESG review continued

Social continued

Communities

How we engage with our people	• Supporting local charities • Encouraging local sourcing on projects • Planning consultations • Resident updates on projects • Engagement with local authorities • Supporting local occupier initiatives
Why they are important to us	• Considering communities local to our activities is an important part of our Responsible Business approach to doing business and delivering our strategy
What is important to them	• Environmental and social impact of our activities • Employment opportunities • Investment into local infrastructure

Overview

We recognise the importance of supporting our local communities and maintaining strong engagement with stakeholders. Our Community Policy sets out how we aim to maximise the social and economic value created through our activities by:

- Collaborating with local authorities, councils, and other stakeholders to promote positive and sustainable outcomes for the communities in which we operate;
- Enhancing local infrastructure through the regeneration and development of modern purpose built buildings;
- Maintaining active engagement with councils and local authorities through the life cycle of our developments to ensure transparent communication and community involvement;
- Supporting local employment and economic activity during construction and refurbishment projects by working with local contractors and suppliers where feasible;
- Securing occupiers that deliver lasting employment opportunities and strengthen the local economy; and
- Contributing to the wellbeing of local communities through investment in community initiatives, events, educational partnerships and local facilities.

Our Charity and Communities Working Group implements charity giving and co-ordinates community involvement. We aim to allocate £0.2 million pa for charitable giving across three key areas:

1. Corporate charities and initiatives identified at group level;
2. Employee-led charitable causes, with all employees able to nominate organisations or apply for matched funding in support of their own fundraising efforts; and
3. Occupier and asset-related initiatives, supporting local causes and community organisations connected to our occupiers and the communities in and around our assets and developments.

In 2025, we contributed £222,280 to charitable initiatives. We continue to receive further charity funds from our banking arrangements following the achievement of ESG-related banking targets.

Board engagement

- Opportunities to take part in charitable events organised by LondonMetric
- Regular updates on charitable activities and community initiatives
- Awareness of community matters relating to ongoing developments through project updates

Our charitable giving in the year

Initiatives	Activity
98	£222k

Corporate-led

We contributed £134,098 to corporate-led initiatives, supporting a range of charities including NSPCC, Air Ambulance, CiaO, Re N-Gage, LandAid, The King's Trust, Youth Beyond Borders and The Boathouse Youth.

Employee-led

£28,960 was given to employee-led initiatives supporting a range of charitable causes. This included backing fundraisings and community activities, such as children's football clubs, climbing the Alps and half marathons.

Occupier and asset related

We also contributed £59,222 towards a number of occupier and asset related initiatives, including supporting Christmas and other appeals, installing defibrillators, adding biodiversity through bug hotels and improving facilities at a homeless shelter near to our Weymouth development.

Responsible Business and ESG review continued

Race to the Office

In June 2025, the LondonMetric team hit the streets – on foot and on wheels – for our very own race to the office.

Overview

Teams from our London and Birmingham offices took part in a city-wide challenge to see who could reach the finish line first.

This Companywide effort saw cyclists setting off from LondonMetric's Bedford Link Logistics Park while runners and walkers departed from our Currys store in New Malden and other locations in London and Birmingham.

The team challenges included

- Walking 10km
- Running 13 miles
- Cycling 66 miles

Each team made their way to one of our offices, racing toward a shared finish line.

This exciting event was arranged to support three exceptional charities chosen by LondonMetric employees.

We exceeded our £20,000 fundraising target receiving donations of £24,930.

Supporting three exceptional charities

Macmillan Cancer Support

A leading UK charity offering health care, information, and financial support to people affected by cancer. In 2024 alone, Macmillan supported over 2.4 million people.

Alzheimer's Society

Working toward a world where dementia no longer devastates lives, the charity focuses on early diagnosis, research, and support for families.

King's Arms Project, Bedford

A local charity near our Bedford Logistics park tackling homelessness through outreach, housing, and employment opportunities.

£24k
Raised of the £20k target

+40
People took part from LondonMetric

48
Donations

980
Kilometres covered

Responsible Business and ESG review continued

Social continued

Investors

How we engage with our investors	• Investor roadshows & conferences • Results presentations to analysts • Annual General Meeting • Non Executive Director attendance at investor meetings • Debt refinancing activity • Site visits
Why they are important to us	• Continued investment and support • Feedback and direction • Maintaining a flexible and attractive debt structure
What is important to them	• Financial performance and progression • Scale and liquidity • Structurally supported assets with income growth • Well covered and growing dividend • Clear strategy, execution and reporting • ESG fully considered

Equity investors

We value our good relationships with our shareholders. Understanding their views continues to be a top priority and is vital to the Company's strategic direction. The Company's principal representatives continue to be the Chief Executive and Chief Financial Officer who, along with the Head of Investor Relations and Sustainability, hold meetings throughout the year and particularly following results announcements.

Over the year, we met with 397 equity investors and brokers through one-to-one and group meetings. Unsurprisingly, interest to meet the Company remained high given continued market uncertainty as well as our M&A and transactional activity.

A breakdown of meetings by type of investor is shown in the chart opposite. The Company continues to place great importance on and engage with its private wealth shareholders, who represented 31% of investors met in the year. We continued to see increased interest from US investors, who now account for 21% of our register.

We continue to enjoy strong research analyst coverage and interaction with the 15 brokers that cover us, which is up from 13 last year.

Our investor relations framework

The framework is set around our half yearly results, and at other times in response to ad hoc requests and where we undertake UK regional and overseas roadshows and investor conferences. Meetings and roadshows keep investors informed of the Company's performance and plans and allows them to ask questions.

Specific topics discussed during the year included implementation of strategy, financial and operational performance, the property market, the strength of our occupiers, our M&A transactions, non core sales, investment opportunities, our debt structure and ESG.

Shareholders are kept informed through results statements and other regulatory announcements. These are published on our website, affording all shareholders full access to material information.

Investor activity

Equity investors met

397

Debt facilities arranged

£2.7bn

Equity investors (by type)

1. Sector specialists	37%
2. Private wealth	31%
3. Generalists	27%
4. Brokers	5%

Investor site visit in October 2025

We hosted a debt investor visit to a few of our larger assets including our Bedford Link Logistics Park and our Rivers Hospital let to Ramsay Health Care. A number of investors attended and they were accompanied by the Chief Financial Officer, Asset Director and several other senior employees.

Debt investors and joint ventures

We have continued to strengthen our relationship base across bank lenders and the debt capital markets as well as engaging with new debt investors through our inaugural public bond issue, further diversifying our debt providers, and building on the success and strength of our credit rating. We have also continued to maintain strong, collaborative relationships with our joint venture partners to achieve our shared goals.

Board Engagement

- Investor feedback provided regularly to the Board;
- Chair and Senior Independent Director participated in half yearly investor roadshows;
- Shareholder consultation on our new Remuneration Policy; and
- Full Board attendance at the AGM in July 2025.

Responsible Business and ESG review continued

Governance

The Board is committed to upholding high standards of corporate governance and Responsible Business is an important part of ensuring that we deliver on those high standards.

Leadership status

A-

CDP score in 2025 submission

Supplier monitoring

100%

Completion of Responsible Development checklist

External governance benchmarking

We maintained good ratings in external benchmarks, outperforming our peer group in most instances. Notably, we achieved a leadership ranking with an 'A-' score in our latest CDP submission, an improvement from 'C-'. This progress followed a gap analysis and enhanced reporting metrics, reflecting our commitment to transparent climate action. We achieved a score of 73 in the 2025 GRESB Real Estate Assessment, earning a two-star rating. We retained our inclusion in the FTSE4Good Index, scoring 3.6 out of 5.0 in the latest assessment, compared to 2.8 for the peer group and achieved 'A' in our MSCI rating, above the sector average. In EPRA's last review, we maintained our Gold Award in the sBPR assessment and improved our ISS score to 'C', which exceeds the peer group average.

GRESB ISS FTSE4Good EPRA sBPR GOLD MSCI CDP

Overview

Martin McGann, Chief Financial Officer, represents the Board at Responsible Business Working Group meetings and his remuneration is linked to the Company achieving certain Responsible Business-related objectives.

To ensure governance standards cascade across our stakeholders and to align with industry standards, we have updated several of our policies in the year. The Company's overall Sustainability and Responsible Business policy is available on our website along with other related documents, including:

- Responsible Business targets and Responsible Business reports;
- Our approach to health and safety;
- Compliance and anti-corruption procedures;
- Whistleblowing Policy;
- Community Policy; and
- Human Rights and Modern Slavery Policy and Act Statement.

Committed to embedding ESG across our business, in the year we issued our inaugural £500 million Green public bond, allocating proceeds to eligible green projects under our Green Finance Framework, and approximately 60% of investors held dedicated sustainable investment mandates or strong ESG requirements.

Read more about Governance from page 87

Health & Safety

The Board is responsible for ensuring that there are appropriate health and safety procedures in place. Mark Stirling, Asset Director, is responsible for implementing procedures and reporting back to the Board. RP&P Management Ltd ('RP&P') acts as our Corporate Health and Safety Advisor.

Risk assessments for compliance with specific duties or regulation are carried out and necessary actions are implemented as required. Health and safety training is carried out for employees and additional training is considered on a case by case basis.

Our health and safety procedures are regularly reviewed and, as well as ensuring that our employees are offered a safe and healthy working environment, it addresses the two key areas of:

I. Construction – Procedures and processes have been developed to ensure we comply with current legislation with a Project Manager, Principal Designer and Principal Contractor appointed on all projects to oversee, manage and monitor health and safety.

II. Managed properties – The majority of our assets are let on full repairing and insuring leases. For single occupier assets, the occupier is responsible for managing health and safety matters at the property and the wider estate. Where there are multiple occupiers, we appoint a Managing Agent for health and safety monitoring, ensuring assessments are completed and reported back to us.

There were zero reportable incidents on projects and a zero accident rate for LondonMetric employees.

Responsible Development Requirements

We have implemented robust processes to ensure that our contractors uphold our high standards and minimise the environmental impact from developments. All of our contractors adhere to our Responsible Development Requirements checklist, which sets minimum requirements on developments, including:

- Health & Safety and Considerate Constructors;
- Scheme compliance;
- BREEAM Very Good or better standard (where appropriate) and environmental impact monitoring; and
- Promoting local employment opportunities and fair remuneration for workers.

Annual contractor review of The Capital Group

Each year we undertake a detailed review of systems and processes at one of our contractors, looking in particular at compliance with our standards, local sourcing, modern slavery and minimum wage. This year we are reviewing The Capital Group, a London based contractor with whom we have a longstanding relationship. They recently completed a development in Luton for us.

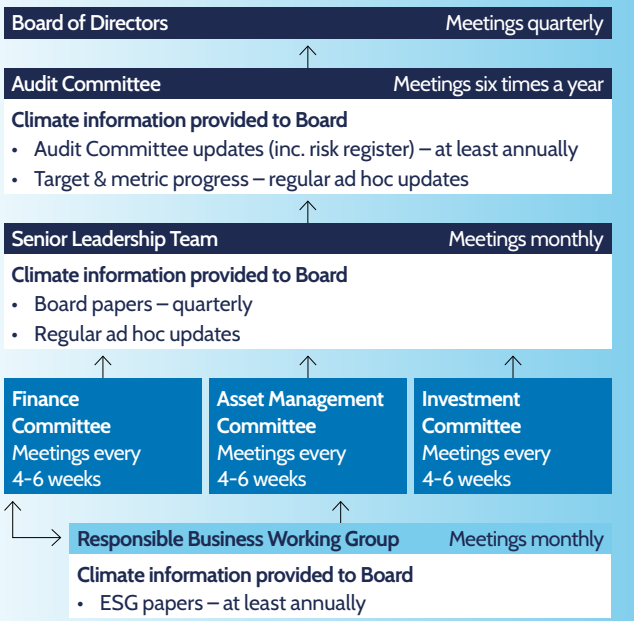
Having already completed our Responsible Development Requirements Checklist, Capital has demonstrated that it has robust policies in place and shares the same core values as LondonMetric. The contractor maintains strong relationships with its clients and key suppliers, with senior management playing a very active role in all business activities.

TCFD Recommendation & Alignment

LondonMetric has complied with the requirements of UKLR 6.6.6.(8) by including its Task Force on Climate-related Financial Disclosures ('TCFD') Statement below. Our statement is consistent with the four overarching disclosures. We have complied with nine out of eleven TCFD-specific disclosure requirements, except for Strategy B and C, where we are focused on strengthening the financial quantification of our disclosure.

This statement outlines the combined group's position after LondonMetric's acquisition of Urban Logistics REIT in June 2025. Any changes to our climate-related risks and opportunities are highlighted where relevant. In anticipation of the UK Sustainability Reporting Standard S2: Climate-related Disclosures (UK SRS S2), we have conducted a gap assessment against its disclosure requirements and have begun incorporating relevant disclosures into this report, aiming for full compliance once it is legislated.

Figure 1: LondonMetric Climate-Related Risk Governance Structure & Meeting Frequency



1. Governance

a) Describe the Board's oversight of climate-related risks and opportunities

The Board of Directors and the Audit Committee oversee ESG matters and are accountable for the Group's risk management framework, including climate-related risks and opportunities. Further details are provided on pages 70 to 74 of the Annual Report and the Audit Committee Terms of Reference.

The Board considers climate-related issues in its regular review of strategy, risk management, budgeting, performance and capital allocation. It ensures that all risks are identified, assessed and addressed through mitigation, and evaluates relevant trade-offs in strategic decisions. ESG factors, including climate-related risks and opportunities, are assessed alongside commercial considerations when determining long term asset viability. While ESG risks are not automatically exclusionary, assets exceeding the Company's risk appetite will, where possible, undergo enhanced ESG due diligence and in full capex analysis (for acquisitions) or may be earmarked for disposal (for owned assets).

The Board identifies its own training needs and has access to the Deloitte Academy's sustainability and climate briefings. The Nomination Committee also monitors the Board's skills, including sustainability expertise, and considers the Board well-equipped to oversee climate-related matters. The Remuneration Committee sets Board remuneration, with 10% of annual bonuses linked to ESG objectives, including EPC improvements, sustainability improvements at lease events and occupier data coverage.

The Audit Committee conducts an annual review of the Group's risk register and oversees the integration of climate-related risks into the wider risk management framework, providing the Board with assurance that risks are adequately managed. It also monitors progress against the Group's climate-related objectives and targets, in line with the framework outlined in Metrics & Targets.

Relevant climate risks, opportunities, and updates on ESG metrics and targets are reported to the Board quarterly and ad hoc as necessary.

b) Describe management's role in assessing and managing climate-related risks and opportunities

The Senior Leadership Team ('SLT') and the Responsible Business Working Group are responsible for the day-to-day management of climate-related risks and opportunities and report directly to the Audit Committee. The Working Group includes representatives from finance, asset management, property management, development, and strategy, ensuring ESG integration across key internal functions. It is led by the Head of Investor Relations and Sustainability, supported by an ESG associate, and the Chief Financial Officer, both SLT members, with the CFO also serving on the Board. The Working Group identifies, assesses and manages climate-related risks and opportunities across the business and escalates material issues to the SLT.

Quarterly meetings with asset managers are held to evaluate climate-related progress, with daily contact to ensure ESG support. Regular contact with the investment team ensures climate due diligence is completed for all asset level acquisitions, identifying vulnerabilities and establishing an understanding of the impacts on asset value from the outset. ESG is included as an item in asset handovers between the investment and asset management teams and we also hold annual ESG workshops for both teams.

TCFD Recommendation & Alignment continued

2. Strategy

a) Describe the climate-related risks & opportunities the organisation has identified over the short, medium and long term; and

b) Describe the impact of climate-related risks & opportunities on the organisation's businesses, strategy, and financial planning

We conducted our latest climate risk assessment in early 2025 and remain committed to updating our full climate risk assessment every three years, unless material changes occur. Following the acquisition of Urban Logistics REIT, we concluded that the acquisition did not materially alter the Group's asset mix, geographic footprint or portfolio-level strategy and therefore previous climate-related risk assessments remained relevant to the enlarged portfolio. We did review the flood risk exposure on the newly acquired assets as part of our annual flood risk review on all new assets.

Our climate risk assessment is structured around three-time horizons, as shown below.

Time Horizon	Transition Risk	Physical Risk
Short Term	2025 – 2027 (2020s)	2021 – 2050 (2030s)
Medium Term	2028 – 2037 (2030s)	2041 – 2070 (2050s)
Long Term	2038+ (2040s)	2071 – 2100 (2080s)

Physical risk horizons are longer, reflecting their slower development over time, while we consider transition risks to materialise more immediately, therefore requiring closer reviews and alignment with our strategic planning horizons. Scenario analysis was undertaken using two IPCC Representative Concentration Pathways ('RCPs'), RCP4.5 (stabilised emissions) and RCP8.5 (high emissions), to model potential outcomes for the UK portfolio through to 2100. Our leased offices are excluded and considered low risk since we do not own them and can operate remotely.

Material risks and opportunities are summarised in the tables on the following pages. Inherent scores were derived on a 1-25 scale: Very Low (<5), Low (5-9), Medium (10-14), High (15-19) and Very High (20-25). Residual scores consider our preparedness for a risk on the same scale and were updated according to mitigation actions undertaken during the year and reviewed in line with our risk management and governance processes.

The analysis focuses on risks with a direct financial impact on LondonMetric; most of our leases are FRI meaning interventions such as heating, ventilation, and air conditioning system replacement and associated costs fall under tenant responsibility. Physical risks are considered material if rated High or above in the short term, or Very High at any time. Transition risks and opportunities are material across all timeframes if inherent scores are Medium or above and residual scores are Low or above. Issues rated Very Low are not shown but monitored internally.

We aim to review our materiality thresholds within our next climate risk assessment to better align with UK SRS requirements.

Further insight into our methodology and scenario analysis is provided in the 'Risk Management' section (see page 68).

c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario

Given our physical and transition risks and opportunities under RCP4.5 and RCP8.5, we consider our organisation to be highly resilient in the short and medium term, supported by robust risk management practices and an agile investment strategy. As demonstrated in our Net Zero Pathway, we expect the whole portfolio to make meaningful progress in decarbonising. However, our material risks will require increased focus on higher-intensity asset classes, particularly hospitals, food stores and hotels, through occupier engagement and disposal of underperforming assets.

Our investment strategy considers changing climate, regulatory and market conditions to continually improve the environmental quality and resilience of our portfolio. Our portfolio will likely stay diversified in terms of asset sectors, but we expect ongoing asset monitoring and embedding asset improvements to help mitigate financial impacts and reduce our portfolio's relative carbon intensity. Our FRI leases mean tenants tend to undertake upgrades during the lease, reducing our capital expenditure.

Proposed changes to MEES regulations, particularly the requirement for commercial properties to achieve an EPC rating of B or above by 2030, represent a key transition risk. In response, we continue to actively review our portfolio to identify assets at risk of non-compliance and ensure appropriate mitigation plans are in place. Over the past year, EPCs have been reassessed across 2.2 million sq m of assets, and we continue to target a minimum EPC B rating on all new lettings, lease regears and acquisitions. As a result, we have increased the proportion of our portfolio rated EPC A-B from 58% to 60%.

TCFD Recommendation & Alignment continued

2. Strategy continued

Table 1: Material climate-related transition risks under RCP4.5 scenario

We expect transition risks to materialise in the short to medium term and thus be the most material risks for LondonMetric within these timeframes.

Time Horizon	Physical Risk	Inherent Risk Rating	Potential Financial Impact	Management/Mitigation	Residual Score
Short Term (2025–2027)	**R1: Market and technological demand** Shifts in tenant preference for efficient, low carbon buildings combined with accelerating technological innovation, such as solar PV, EV charging and smart building systems, may lower demand for assets with weaker sustainability performance. Expectations are rising particularly among high-profile occupiers and premium assets.	**Medium (14)**	• Pressure on rents, incentives and vacancy rates if occupiers favour higher-performing sustainable buildings • Higher capital investment exposure for vacant assets that require upgrades to remain competitive • Possible valuation impacts and obsolescence risk where demand decreases for lower-performing assets	Our acquisitions process involves comprehensive due diligence to ensure our assets meet tenant expectations, supported by a disposal strategy for underperforming assets. Within asset management, we align with tenants' net zero ambitions and use our own Net Zero Pathway to guide refurbishment. Key interventions include lighting and equipment upgrades, new roofs, solar PV installation and heating degasification. We expect this risk to be low in the short term but rise to medium over the medium term as tenant expectations continue to increase.	**Low (9)**
Medium Term (2028–2037)	**R2: Carbon tax and fuel source transition** The transition away from fossil fuels, combined with potential carbon pricing mechanisms and shifting energy policies, is increasing pressure to move towards low carbon heating and energy systems.	**Medium (14)**	• Rising operating costs for fossil fuel-based systems where we control energy supply • Capital investment needs to transition energy and heating systems to lower carbon alternative in vacant assets that can otherwise not be relet • Lower rental income and letting opportunity if occupiers face high operating/refurbishment costs	We engage our tenants to encourage the switch to alternative fuel sources through leasing incentives or green leases. In particular, we are working towards the degasification and switch to electric heating for our units, which will help us meet future MEES EPC requirements. We expect this risk to remain medium over the long term as most assets are likely to transition away from fossil fuels before any carbon tax is introduced.	**Medium (10)**
	R3: Environmental legislation Current and emerging regulations, such as MEES, ESOS, UK SRS and policies aligned to national climate goals, are tightening performance requirements for assets and reporting obligations.	**Medium (14)**	• Increased administrative and reporting costs associated with new disclosure requirements • Asset devaluation or obsolescence if compliance gaps are material or costly to address • Capital expenditure to meet minimum standards will likely fall on us as the landlord	We have a robust strategy in place to manage legislative requirements like MEES and ESOS. We have an internal EPC B target and align occupier engagement and our disposal strategy accordingly. Our due diligence process factors in property upgrade costs for compliance although this cost is rarely material since upgrade costs are paid by occupiers or built into lease incentive arrangements. We also utilise our industry memberships and networks for regulatory horizon scanning and are preparing for UK SRS S2 reporting. We expect this risk to remain low over the long term due to our robust process.	**Low (8)**
	R4: Embodied carbon Rising focus on whole-life carbon emissions is increasing attention on materials, refurbishment and construction choices. Stakeholders expect greater transparency and strategies for embodied carbon.	**Medium (12)**	• Higher construction/refurbishment costs due to low-carbon materials and embodied carbon assessment • Potential valuation adjustments for assets with high embodied carbon • Lower availability of capital for future developments if investor perceptions are affected	Although developments represent a small share of our activity, we plan to set an embodied carbon target by 2027 and maintain high development standards including EPC and BREEAM targets. We also consider carbon pricing for new developments and redevelopments. We expect this risk to remain low in the long term due to our limited development exposure.	**Low (5)**

TCFD Recommendation & Alignment continued

2. Strategy continued

Table 2: Material climate-related physical risks under RCP8.5 scenario

Physical risks will affect our portfolio most materially in the long term, with increased precipitation, flooding, drought, water stress and heat stress being key hazards.

Time Horizon	Physical Risk	Inherent Risk Rating	Potential Financial Impact	Management/Mitigation	Residual Score
Long Term (2071–2100)	**R5: Heavy and increased winter precipitation** Heavy rainfall or rainfall over a prolonged period may lead to more regular fluvial flooding events and affect assets in proximity to rivers or coastal areas.	**High (18)**	The potential financial impacts across our material physical risks are similar and summarised below: • Higher vacancy risk if occupiers perceive assets as operationally vulnerable • Lower asset valuation due to issues like structural damage, damp, mould or re-pricing of physical risk • Reduced rental income or pressure on incentives if physical risk suppresses local demand or impacts tenant operations (e.g. tenants reliant on water or cooling infrastructure) • Capital investment may be required for vacant units that need major upgrades before they can be re-marketed and relet	Our broader physical risk assessment flags increased winter precipitation as a High long term risk for Convenience, Hotel, Health and Other archetypes. To underpin this assessment and further assess potential asset value impacts, we also conduct flood risk assessments on an asset level. 6.9% of our total portfolio (19 assets) is currently at high risk of internal fluvial flooding and we also monitor our portfolio for surface water flooding (expect to fall as further analysis undertaken). We undertake regular asset inspections and site visits to ensure tenants adequately consider flood risk in their operation of our assets. During development and refurbishment, we also ensure that any mitigation measures are considered to minimise flood risk.	**Medium (14)**
	R6: Drought, subsidence and water stress Prolonged periods of low rainfall may lead to soil shrinkage, ground movement and reduced water availability, increasing the risk of structural damage to assets and disrupting occupier operations reliant on water supply.	**High (19)**		Drought, subsidence and water stress present a High risk in the long term in nearly half of the regions, particularly across East and Southeast England and the East and West Midlands. It will affect mainly industrial & logistics and health archetypes. Our longer term strategy focuses on limiting impact on asset value by encouraging occupiers to undertake structural assessments and ensuring the integrity of areas surrounding our assets.	**Medium (10)**
	R7: Heat stress and higher temperatures Rising mean temperatures and extreme temperature highs may reduce the operational efficiency of assets, increase cooling demand, and affect workers and machinery.	**High (19)**		Heat stress becomes a significant long term risk, rated Very High for health archetypes in Southeast England, and High for several other archetypes, including entertainment & leisure, hotels and logistics. To reduce this risk, we collaborate with occupiers to install energy-efficient electric heating and cooling systems. This is supported by insights from our annual occupier survey, which helps identify and address property-related concerns.	**Medium (10)**

TCFD Recommendation & Alignment continued

2. Strategy continued

Table 3: Material climate-related opportunities under RCP4.5 scenario

Our climate-related opportunities are focused on improvements that can be made to our assets in terms of their energy and carbon intensity and are most prominent in the logistics sector.

Time Horizon	Opportunity	Inherent Risk Rating	Potential Financial Impact	Management/Mitigation	Residual Score
Medium Term (2028–2037)	**O1: Green energy transition** Growing demand for low carbon and electrified assets is creating opportunities to integrate renewable technologies across assets.	**High (19)**	The financial benefits from climate-related opportunities are broadly consistent and most prominent in the logistics sector. They include: • Rent premiums where upgraded assets become more attractive to occupiers due to lower operating costs • Valuation premiums for assets with sustainability-aligned upgrades, leading to better marketability and liquidity • Reduced capital expenditure as proactive upgrades reduce the need for reactive and often more costly investment later	We undertook 8 solar PV projects during the year and continue to work with our occupiers to degasify assets and incorporate more sustainable technology like heat pumps. Given a larger part of our portfolio is industrial assets, this presents further opportunity for solar PV projects due to the large roof spaces of these assets.	**Medium (12)**
	O2: Increased efficiency Improving building standards and adopting modern design/operational practices can enhance overall asset efficiency and resilience.	**Medium (12)**		Our Net Zero Pathway provides us with a structured plan of what measures to implement (e.g. lighting and equipment upgrades, degasification) to achieve increased efficiency across the portfolio.	**Medium (10)**
	O3: Asset upgrade and development The transition presents opportunities to acquire and improve underperforming assets.	**Medium (12)**		We have been strong stewards in developing underinvested assets, which allows us to acquire sub-standard assets and make material changes that enhance their operation and value. In the year we undertook 11 refurbishment projects, upgrading assets' environmental credentials.	**Low (7)**

TCFD Recommendation & Alignment continued

3. Risk Management

a) Describe the organisation's processes for identifying and assessing climate-related risks;
b) Describe the organisation's processes for managing climate-related risks; and
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management

Our climate-related risk management process remains unchanged from the previous reporting period. Climate risks and opportunities continue to be identified, assessed and prioritised within our enterprise risk management framework, with operational responsibility held by the SLT.

Risk Identification & Assessment:

Physical risks are identified using the UKCP18 Climate Risk Indicators ('CRI') and EU Taxonomy hazards to ensure exhaustive coverage of relevant climate hazards. Nineteen hazards, aggregated into eight physical risk types, are assessed across the portfolio, covering acute and chronic risk categories as defined by the TCFD. The assessment uses national datasets and climate modelling, including the National Flood Risk Assessment ('NAFRA'), Met Office historical climate datasets and UKCP18 scenario projections.

Transition risks are identified across the four TCFD categories (policy & legal, technology, market, reputation) and assessed through academic and industry literature reviews to ensure materiality and sector suitability. The policy & legal assessment captures current regulatory requirements (e.g. ESOS, MEES), as well as emerging regulations (e.g. strengthened MEES, UK SRS). Similarly, climate-related opportunities are identified using the TCFD opportunity categories and assessed through academic papers and peer reviews.

Risk Scoring & Prioritisation:

Scenario analysis underpins our scoring approach. We use RCP 8.5 as the primary scenario for physical risks, as it represents the long term worst case. The NGFS Delayed Transition scenario (aligned with RCP 4.5) is used as the primary scenario for transition risks and opportunities as we consider this to most accurately depict policy and economic developments in the near term in line with this being considered the most likely scenario by the UK Met Office.

Physical Risk	Transition Risk & Opportunities
RCP 4.5	NGFS Below 2°C
RCP 8.5	NGFS Delayed Transition
	NGFS Current Policies

All climate-related risks and opportunities are qualitatively rated for likelihood (1-5) and impact (1-5), generating an inherent risk score (0-25), which is converted to a standard risk rating (see table below). Physical risk scores are derived by aggregating related hazards using the highest hazard score per timeframe and adjusting for company-level impact consequence.

Score Range	Risk/Opportunity Rating
0-5	Very low
6-10	Low
11-15	Medium
16-20	High
21-25	Very High

Once the risk/opportunity ratings have been applied, we produce residual ratings by adjusting for our preparedness, which reflects existing mitigation measures (for risks) or readiness to benefit (for opportunities). Residual risk scores are updated annually where relevant to account for actions undertaken during the reporting year.

Risk Register Integration:

Climate-related risks and opportunities form part of our corporate risk register under the principal risk 'Responsible Business & Sustainability'. Principal risks are those with the potential to materially affect our operations, stakeholders, strategy delivery or the Board's risk appetite. Climate-related risks are evaluated and prioritised using the same likelihood and impact methodology as other enterprise risks.

The SLT, supported by the Working Group, updates the risk register at least annually, with Audit Committee approval of any changes, acceptable risk levels and required mitigations. The ESG team provides specialist input into the assessment and scoring process.

Management & Monitoring:

We manage material climate-related risks in collaboration with occupiers, encouraging measures such as green lease clauses, resilience investments and sustainability improvements, aligned with our Net Zero Pathway and disposal strategy. Since most of our leases are FRI leases, we rely on our occupiers' environmental ambitions and willingness to work with us.

Climate-related risks and opportunities are fully refreshed every three years, with ongoing monitoring to detect emerging issues or material changes. Ad hoc updates are made if needed, unless a full re-assessment is warranted. Progress on risk and opportunity management is monitored through the Company's targets and KPI framework (see Metrics & Targets section).

TCFD Recommendation & Alignment continued

4. Metrics & Targets

a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process;
b) Disclose Scope 1, Scope 2 and, if appropriate, Scope 3 greenhouse gas (GHG) emissions and the related risks;
c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.

We have established a comprehensive metrics & targets framework to assess and manage climate-related risks and opportunities in line with our strategy and risk management process. Material metrics, their targets and the risks and opportunities they apply to are shown in Table 4. Asset percentages are calculated using floor area, unless otherwise stated.

As explained in the 'Governance' section, 10% of executive bonuses are tied to a selection of these metrics. While we have not adopted an internal carbon price, we use a shadow price on all developments over £5 million where we are developing the asset ourselves rather than forward funding.

Our GHG emissions are calculated in line with the GHG Protocol Corporate Accounting and Reporting Standard and ISO 14064-1:2006, consistent with industry practice and aligned with TCFD and UK SRS guidance. Our methodology remains unchanged from last year and is disclosed in our SECR statement (page 54). Our targets and ambition levels support our Net Zero Pathway and apply across our UK-based portfolio.

We consider our targets to be aligned with the Paris Agreement, the UK Net Zero target and the UK 2030 and 2035 Nationally Determined Contributions ('NDCs'). Our Net Zero target has been devised using a sectoral decarbonisation approach ('SDA'), consistent with CRREM, and assumes that the remainder 2% of residual emissions will be offset through high quality, verified carbon offsets in line with the Oxford Offsetting Principles. Further details on our offsetting strategy and credits are provided in Appendix C of our Net Zero Pathway, available on our website.

Table 4: Metrics and Targets Framework

Target Objective & R/O Mapping	Interim Targets	KPIs	FY 2025/26	FY2024/25	Trend analysis & comments
Mitigation & Conformance with Science-Based Initiatives (R4, R5, R6, R7, O1, O2, O3) **Net Zero Scope 1, 2+3 emissions by 2050**	Net Zero absolute Scope 1+2 emissions by 2027 from 2023 baseline	Total Scope 1+2 market-based emissions (tCO_2e)[1]	↑ 123tCO_2e	91tCO_2e	35% increase due to acquisitions in the year, with REGO contracts for 98% of landlord supplies.
	51% reduction in absolute Scope 3 emissions by 2030 and 71% reduction by 2035 from 2023 baseline	Total Scope 3 emissions intensity ($kgCO_2e/m^2$)	↓ 33kg CO_2e/m^2	39kg CO_2e/m^2	Reduction due to low-energy acquisitions and degasification.
		Occupier energy data coverage >80% [2]	↓ 72%	80%	Coverage has decreased due to industry issues blocking data access.
	Measure embodied carbon & set target by 2027	100% Large developments BREEAM Very Good or better	→ 100%	n/a	BREEAM Excellent rating achieved for Weymouth development.
Adaptation (R4, R5, R6, R7, O1, O2, O3) **Monitor & improve portfolio energy efficiency**	Increase % portfolio with EPC A+B	Total portfolio with EPC A+B & aligned (%, £m rent)[3]	↑ 60%, £275m	58%	Driven by refurbishment initiatives, new acquisitions, and EPC renewals.
	Increase % of lease events with green improvements to 90% by 2030	>75% of relevant lease events leading to improvement[4]	↑ 85%	40%	Strong tenant relationships and asset management increased improvements.
Mitigation (R4, R5, R7, O1, O2, O3) **Phase out fossil fuels in the portfolio in line with our net-zero 2050 target**	Electrify heating systems in 25% of units by 2030, 50% of units by 2035 & 100% by 2040	Electricity consumption as % of total energy consumption	↑ 71%	55%	Increase due to landlord and ten-ant-led degasification.
		Installations of six on site solar & low carbon heating in the year (min 3 solar) (#)	→ 11 installs	7 installs	In the year 8 solar and 5 low-carbon heating installations were undertaken as a result of asset management. All solar installs were over 35kWp, and 3 low carbon heating were over 25kW.
Adaptation (R1, R2, R3) **Monitor portfolio exposure to physical risk**	Develop asset-level strategy for all assets exposed to material flood risk	Assets vulnerable to material climate-related flood risk (%)[5]	↑ 6.9% fluvial	4.1% fluvial	Portfolio flood risk increased due to acquisitions in the year. Enhanced flood assessments have been undertaken on existing assets, with further assessment planned for acquisitions.

1 The net zero target for Scope 1 and 2 excludes head office emissions and applies only to properties owned for at least 24 months.
2 2024/25 figures include data from automated sources which was not unavailable in 2026 due to industry issues.
3 Only applicable to properties in the scope of the UK Minimum Energy Efficiency Standard (MEES) regulation. Theme parks are excluded from £m KPI as income principally derives from land area.
4 Relevant lease events apply to new lettings or renewals for units not meeting future EPC B standard or with gas consumption.
5 Fluvial flood figures for 2024 have been restated, as these were based on the title area in the past. Updated stats only include build assets.

Risk management and internal controls

> Our risk management framework supports informed decision making and remains integral to the way we run the business, ensuring that strategic priorities are pursued within clearly defined risk parameters.

Martin McGann
Chief Financial Officer

Framework and responsibility

The Board

The Board has overall responsibility for the Group's risk management and internal controls framework. It:

- Assumes ultimate responsibility for risk management and internal controls
- Assesses and monitors going concern and longer term viability
- Sets the Group's strategic objectives having considered the associated risks
- Determines appropriate risk appetite levels
- Establishes delegated authority limits

Audit Committee

The Audit Committee provides a key oversight and assurance role on behalf of the Board. It:

- Monitors the effectiveness of the risk management and internal controls framework
- Reviews key processes and controls over principal risks
- Reports to the Board on the effectiveness of risk management and control processes

Senior Leadership Team

The Senior Leadership Team is responsible for the day-to-day identification, assessment and management of risk. It:

- Identifies, assesses and quantifies risks across the business
- Designs, implements and monitors risk mitigation processes
- Ensures risk awareness is embedded throughout the organisation and integrated into operational decision making

Managing risk

Our risk management framework ensures that risks are managed in line with the Board's risk appetite.

The Board

The Board determines the level of risk it is prepared to accept in pursuing the Group's strategic objectives and retains ultimate responsibility for the risk management and internal controls framework.

Risk considerations are embedded within Board decision making and form a standing component of Board agendas throughout the year. The Chief Executive initiates discussion through a market and operating overview covering relevant macroeconomic themes, external developments, evolving trends within UK real estate and the wider risk environment. Input is provided by the Chief Financial Officer as appropriate, including in relation to capital structure, liquidity, financing and other Company specific risks. A high level risk dashboard is used to monitor material issues, track movements in principal and emerging risks and promote regular, structured risk debate.

Detailed Board papers highlight specific risk considerations relevant to matters reserved for the Board. Where such papers are circulated outside of scheduled meetings, Directors are able to engage with senior management prior to approval and subsequent Board ratification. Relevant discussions between Directors outside formal meetings are also reported back to the Board.

During the year, the external environment continued to be a key driver of Board level risk discussions. The Board considered the implications of ongoing geopolitical instability, including the escalation of conflict in the Middle East, rapidly evolving US policy and domestic political and fiscal developments, as well as the renewed volatility in global trade, energy markets and supply chains. These developments have increased uncertainty around inflation, interest rates, debt costs and market sentiment, with potential second order impacts for occupiers, investment markets and financing conditions.

Risk management and internal controls continued

Alongside the macro backdrop, the Board also considered a range of business specific risks, including labour and skills retention, sustained higher debt costs, market liquidity, execution risk associated with corporate activity, the timing and pricing of non core asset disposals, debt strategy, tenant covenants, vacancies and asset management initiatives.

This year, the Board approved a number of acquisitions, including the takeovers of Urban Logistics REIT Plc ('ULR') and Highcroft Investments plc ('Highcroft'). In each case, the transactions were assessed through the Group's established investment appraisal and approval processes, supported by detailed due diligence and external advice where appropriate. The Board was satisfied that the acquisitions were consistent with the Group's strategy and risk appetite and did not give rise to any new principal risks.

The Audit Committee

The Audit Committee plays a central role in oversight and assurance. It reviews the risk management framework to ensure there is an effective system in place for identifying, assessing and mitigating the principal risks facing the Group – those risks which could impact strategic objectives, future performance, viability or reputation.

The Committee undertakes an annual review of the risk register and internal controls and performs thematic reviews where areas of heightened or emerging risk are identified. Findings and recommendations are reported to the Board.

Read more on the Committee's activities, conclusions and recommendations during the year on page 73.

The Senior Leadership Team

The Senior Leadership Team, comprising departmental heads with a broad range of skills and experience, oversees key operational and financial aspects of the business. It is responsible for ongoing risk identification and for the design, implementation and maintenance of internal controls in response to risks identified.

Short reporting lines support the timely escalation of issues and ensure that key messages and decisions are communicated effectively across the organisation, embedding risk awareness throughout day-to-day activities. Senior Leadership Team members hold significant shareholdings in the Company, reinforcing alignment with shareholders and supporting long term disciplined decision making.

Risk register

The Group's risk register is reviewed and updated at least annually by the Company Secretary with input from members of the Senior Leadership Team.

The register identifies risks and assesses them based on both significance and likelihood, reflecting their potential impact on the business before mitigation. Safeguards are assessed from strong to weak and combined with inherent risk ratings to produce a residual risk score using a colour coded approach. Each risk is assigned an owner, with mitigating actions, assurance activities and timeframes clearly documented.

The detailed risk register is supplemented by the high level risk dashboard used by the Board at each meeting to monitor movements in principal and emerging risks.

Principal risks arising from this process are set out on pages 75 to 84.

Internal control systems

An effective system of internal controls underpins the Group's risk management framework. Key elements include:

- A schedule of matters reserved for the Board
- A documented appraisal and approval process for developments and significant capital expenditure
- Robust financial planning, forecasting and reporting processes
- Regular cash flow forecasting reviewed by members of the Senior Leadership Team
- Integrated financial and property management system
- Clearly defined roles, responsibilities and authority limits
- Close involvement of senior management in day-to-day operations, supported by disciplined management committee structures below the Board
- Maintenance of the risk register and summary dashboard
- Formal whistleblowing arrangements and annual performance reviews to enable staff to voice concerns

The Senior Leadership Team oversees a comprehensive system of processes and controls covering all aspects of the business. These are kept under continuous review and updated as necessary to reflect changes in systems, regulation and operating practices.

BDO have been engaged to support the documentation of process flows and material controls in preparation for the Board's future declaration on the effectiveness of material controls under Provision 29 of the Code.

This work forms part of a wider, structured programme to strengthen and evidence the Group's internal control framework, supporting the Board's responsibilities under Principle O of the Code. The programme is being progressed on a phased basis and is described in more detail in the section on the next page on preparing for the Provision 29 controls declaration.

Read more on preparing for the Provision 29 controls declaration on page 72.

Risk management and internal controls continued

> The Board sets and reviews the Group's risk appetite in the context of prevailing market conditions, emerging risks and the Group's financial strength, ensuring that strategic decisions are taken within clearly defined and appropriate risk parameters.

Determining appropriate risk appetite levels

The Group's risk management framework provides the Board with assurance that inherent business risks are identified and mitigated appropriately, reducing the likelihood of adverse outcomes and helping to ensure that controllable risks remain within acceptable limits.

Risk appetite represents the nature and extent of risk the Board is willing to accept in pursuit of its strategic objectives. In determining risk appetite, the Board considers a wide range of factors, including prevailing market conditions, emerging risks and the Group's financial strength. While the Board maintains a generally low risk appetite, it balances this with the need to remain commercially responsive and able to pursue value accretive opportunities.

Further detail on the Board's risk appetite in relation to each principal risk is set out on pages 75 to 84.

Identifying emerging risks

The early identification of emerging risks is supported by the Group's governance structure and operating model. The Senior Leadership Team is supported by ESG specialists and management sub committees covering investment, asset management and finance, which meet regularly alongside more informal interactions as issues arise.

Active involvement of senior management in daily operations and strategic decision making supports the timely identification, assessment and monitoring of emerging risks – those risks which may not yet be fully understood but have the potential to materially impact the business in the future. These may arise from technological developments, changes in the macroeconomic or geopolitical environment, regulatory evolution, environmental and climate-related factors, or shifts in occupier and consumer behaviour.

At an asset level, close relationships with occupiers and operating partners provide insight into tenant performance, emerging pressures and evolving requirements. Management also maintains regular engagement with lenders, investors, analysts and industry bodies, helping to identify external developments, test assumptions and highlight areas where further analysis or briefing is required.

Material emerging risks are escalated and discussed at Board level, ensuring that potential impacts on strategy, operations and financial resilience are considered at an early stage and appropriate mitigating actions are developed.

> Emerging risks are identified, assessed and monitored through established governance processes, with appropriate escalation and mitigating actions developed where required.

Preparing for the Provision 29 controls declaration

The UK Corporate Governance Code 2024 places increased emphasis on the Board's responsibility for establishing and maintaining an effective risk management and internal control framework, including an annual evidence based review of the effectiveness of material controls and a formal declaration in the Annual Report from next year.

During the year, the Group continued to progress a structured programme of work to strengthen, document and evidence its internal control framework in preparation for this future declaration. This programme has been overseen by management with regular updates provided to the Audit Committee and Board.

Key elements of the programme include:

- Scoping the Group's key business cycles and processes to establish a consistent and repeatable basis for identifying material control areas
- Documenting end-to-end processes and controls, supported by process maps and risk and control matrices to identify key risks, material controls and any gaps
- Enhancing the documentation and consistency of controls across financial, operational, reporting and compliance areas and identifying and tracking remediation actions
- Developing an assurance and monitoring approach to support the Board's ongoing assessment of control effectiveness
- Completing an initial assessment of the design of material controls across key business cycles with effectiveness testing planned ahead of 31 March 2027

This work is being phased and prioritised reflecting both the scale and complexity of the Group's activities and the evolving regulatory timetable. While the Board has not yet made a declaration under Provision 29, the programme is designed to ensure that it is well prepared to do so when required and that internal controls continue to evolve in line with the Group's growth and risk profile.

Risk management and internal controls continued

Audit Committee's review of the effectiveness of risk management and internal controls

The Audit Committee plays an integral role in the Group's oversight and assurance processes. On behalf of the Board, it reviews the effectiveness of the risk management and internal control framework and considers whether a comprehensive assessment has been undertaken of the principal and emerging risks facing the Group, including those that could impact the delivery of its strategic objectives.

Throughout the year, the Audit Committee undertook a programme of risk, internal control and thematic reviews, drawing on management reporting, the Group's risk register and updates on key areas of focus. In doing so, the Committee considered the prevailing economic, market and geopolitical environment, together with business specific risks relevant to the Group's activities during the year, including capital management, corporate activity and operational execution.

The Committee also received regular updates on the review and documentation of key processes and controls as part of the Group's ongoing work to strengthen and evidence its internal control framework in preparation for the future declaration required under Provision 29 of the Code.

The Committee's prior year recommendations arising from its review of risk management and internal controls have been addressed.

Based on its review and assessment, the Committee identified no significant weaknesses in the design or operation of the Group's risk management and internal control framework. The Committee's conclusions were reported to the Board.

Outcome

Following Board discussion and the Audit Committee's review and assessment of the effectiveness of the systems established for the identification, assessment and mitigation of risk, the Board considers that a robust appraisal of the principal and emerging risks facing the Group, including those that could jeopardise its strategic priorities, was undertaken during the year.

Audit Committee's review

Compliance with Provision 29 of the Code (Internal Controls declaration)	Internal controls evaluation and management reporting	The Group's detailed risk register	Corporate activity and execution risk
What was considered Progress against the structured programme of work to strengthen, document and evidence the Group's internal control framework in preparation for the future Board declaration required under Provision 29. Updates were received from the Chief Financial Officer on scoping, documentation and prioritisation of key business cycles and controls, supported by work undertaken by BDO. **Outcome** Members were satisfied with progress to date and agreed that the Committee should continue to receive regular updates as the programme advances.	**What was considered** Review of management's assessment of the design and operation of key internal controls across financial, operational, reporting and compliance areas. Updates were considered on the documentation of key processes and controls and the consistency of control operation across the Group. **Outcome** No significant weaknesses were identified.	**What was considered** Review of the risk register, including the identification, assessment and weighting of principal and emerging risks together with associated mitigating actions, assurance activities and assigned ownership. **Outcome** The Committee was satisfied that the register appropriately reflected the Group's risk profile and the prevailing economic, market and geopolitical environment. No changes to the principal risks were recommended.	**What was considered** Review of risk considerations associated with corporate activity during the year including the acquisitions of ULR and Highcroft. **Outcome** The Committee noted that transaction specific risks, including accounting treatment and integration considerations, were assessed through the Group's established appraisal and approval processes, supported by due diligence and external advice where appropriate and that no new principal risks arose.

Capital management and liquidity	IT and cyber security	Portfolio credit and tenant risk	ESG and climate-related risks
What was considered Capital management, liquidity and corporate activity risks were considered as part of the interim and year end reviews with the external auditor in attendance. **Outcome** The Committee was satisfied that the Group maintained a strong liquidity position with appropriate covenant headroom and funding flexibility.	**What was considered** Review of how cyber and IT risks are managed, including enhancements to systems, controls and resilience, together with the results of independent testing. **Outcome** The Committee was satisfied that cyber risk continues to be actively monitored and managed and that appropriate safeguards are in place.	**What was considered** Review of tenant covenant strength, credit monitoring processes and watch list reporting, together with updates on occupier performance in the context of the current economic environment. **Outcome** The Committee was satisfied that appropriate processes remain in place and that management continues to monitor emerging pressures.	**What was considered** Consideration of climate, sustainability and broader ESG risks, including progress against the Net Zero Pathway, regulatory developments and external benchmarking. **Outcome** The Committee noted ongoing work and requested updates on specific areas of analysis and near term Net Zero Pathway targets.

Risk management and internal controls continued

Looking ahead

Looking ahead, the Board and Audit Committee will continue to monitor the evolving economic, market, climate and geopolitical environment and its potential implications for the Group's risk profile. Focus will remain on maintaining strong capital discipline and liquidity, overseeing the continued embedding and monitoring of the Group's internal control framework in preparation for the future declaration under Provision 29 of the Code and ensuring that established processes continue to support effective execution of the Group's strategy. The Board will also remain alert to emerging risks, including those relating to tenant performance, operational resilience and corporate activity, and will respond as appropriate should conditions change.

Principal risks

Our principal risks remain consistent with last year.

We consider risk under the three main categories but recognise that these are often interlinked.

Residual risks are assessed by their likelihood and potential impact on the business after mitigation measures are applied.

Our principal risks are identified and reported on pages 75 to 84

Risk categories

Corporate risks

Relating to the entire Group

Risk considerations:

- Culture
- Strategy
- The market
- Political
- Economic
- Employees
- Responsible Business practices
- Wider stakeholders
- Security
- Systems
- Regulation

See pages 75 to 80

Property risks

Focusing on our core business

Risk considerations:

- Portfolio composition
- Investments
- Divestments
- Asset management
- Developments
- Valuation
- Occupiers

See pages 81 to 83

Financing risks

Focusing on business funding

Risk considerations:

- Capital markets
- Investors
- Joint ventures
- Debt
- Cash management

See page 84

"Principal risks represent those risks that could most materially affect the Group's ability to deliver its strategy, performance and long term objectives.

A review of our principal risks

Corporate risks

1 Strategy and its execution

Risk

Our asset selection or targeted sectors may not always align with the current economic climate, market cycle or occupier needs. External factors or ineffective implementation of strategy may prevent us from achieving our goals.

Impact

Our financial performance and growth objectives may be negatively impacted.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Our investment approach focuses on income growth by directing resources into sectors supported by broad economic trends, evolving consumer preferences and demographics, with an emphasis on assets that are essential to occupiers.
- By leveraging a wide ranging network, thorough research and strong connections with tenants, we gather essential market insights to aid effective strategic decisions.
- The Senior Leadership Team has extensive experience to manage the essential operational and financial elements that drive the business forward and with a streamlined organisational structure we can quickly identify market changes, evaluate developing risks and efficiently manage operational activities.
- The Board regularly reviews strategy and objectives to ensure continued alignment with evolving market conditions, structural trends and technological developments.
- The portfolio is continually analysed to take into consideration sector weightings, tenant and geographical concentrations, perceived threats and market changes, asset management opportunities and other factors.
- Robust transactional controls are maintained and the Board is kept regularly updated on significant activity.

Commentary

The Group's income-led strategy and focus on structurally supported sectors continue to guide capital allocation during a challenging investment market.

Activity levels during this year and last were exceptionally high, reflecting the execution of strategy through accretive corporate activity alongside disciplined portfolio optimisation, despite constrained market liquidity. Against a subdued and uncertain transactional backdrop, the Group has continued to refine sector exposure, tenant mix and asset quality in line with strategic objectives.

This year total acquisitions amounted to £333 million on a stand-alone basis and £1.5 billion including M&A activity, while disposals totalled £318 million. Income lost on disposals broadly matched income acquired on a like for like basis, even though higher yielding assets were generally sold.

Since the acquisition of LXi two years ago, to March 2026, £327 million or 12% of the original portfolio has been sold, representing significant progress in reducing non core exposure, alongside £72 million of ULR assets since June sold at prices in line with underwritten values. Sales of poorer quality and vacant assets have reduced reletting risk and ongoing void costs.

Year ahead

The Group will remain disciplined as it continues to optimise the enlarged portfolio, recycling capital from non core assets where appropriate and deploying selectively into opportunities that meet return and risk requirements. While direct market liquidity remains uneven, the Group's scale, income characteristics and proven execution capability provide flexibility to remain patient and opportunistic.

Appetite

Low. The Board has a low appetite for misalignment between strategy and execution. Capital is allocated selectively to assets and sectors that support long term income growth, with disciplined execution, portfolio alignment and sustainable compounding rather than simply growing assets under management.

Change in the year

Increased risk

The level of risk has increased due to the scale and pace of activity undertaken in a more challenging and illiquid investment environment. This reflects greater external complexity rather than any diminution in execution capability or strategic clarity.

Read more in the Chief Executive's review page 15 and the Property review page 26

A review of our principal risks continued

Corporate risks continued

2 Major event

Risk

Unexpected events on a national, regional or global scale – including financial crises, pandemics, conflicts, terrorism, or political and economic developments – may cause market downturns, sector instability or significant business disruption.

Impact

Our competitive advantage could be diminished, potentially impacting our financial performance.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- The Board assesses the external operating environment and its implications on capital markets, occupier demand and portfolio resilience, using this analysis to inform capital allocation and investment decisions.
- We focus on the controllable aspects of the business through disciplined portfolio management, maintaining a broad mix of tenants to diversify risk, keeping vacancies low and investing in well located UK properties across structurally supported sectors.
- Building strong relationships with occupiers helps us to understand tenant needs and stay informed about market trends and emerging risks. This allows us to offer assets that consistently attract occupiers, supporting steady income and lasting value.
- Our capital and funding strategy is kept under regular review and we maintain flexible funding arrangements from a diverse lender pool, with significant covenant headroom, low leverage and an investment grade credit profile.
- Development exposure remains limited in the current economic environment with no speculative development activity.
- The property portfolio is protected by appropriate insurance cover.

Commentary

The external environment has become increasingly uncertain, shaped by heightened geopolitical tension, ongoing conflict in Ukraine and the Middle East, persistent inflationary pressures and the risk of further disruption to capital markets and global trade. Such events can have rapid and unpredictable effects on sentiment, liquidity and occupier behaviour, even where underlying property fundamentals remain sound.

In response, the Group has continued to focus on strengthening the resilience of the elements of the business that are within its control. Capital allocation decisions during the year reflected a cautious and disciplined approach to market risk, prioritising income durability, asset quality and flexibility over short term growth. Significant progress in reducing non core exposure and vacancy risk has improved portfolio robustness, while the focus on mission critical assets that are integral to occupiers' core operations continues to support stable cash flows during periods of disruption.

The Group's scale, diversification and measured approach to execution provide a degree of insulation against major external shocks. These characteristics, alongside active oversight by the Board of the evolving risk environment, position the business to remain operationally and financially resilient as conditions continue to change.

Year ahead

The external environment is expected to remain volatile, with the potential for further geopolitical, economic and market driven disruption. The Group will continue to focus on the areas it can control, maintaining portfolio and income resilience, preserving balance sheet flexibility and retaining the ability to adjust capital allocation and management actions promptly as conditions evolve.
The Board will keep the potential implications of major external events under close review as part of ongoing strategic and capital allocation decisions.

Appetite

Low. Events of this nature are inherently outside the Board's control. The Board's appetite is therefore focused on maintaining a resilient portfolio and financing structure that can absorb shocks and limit potential adverse impacts. The evolving risk environment is monitored closely, with adjustments made where necessary.

Change in the year

Increased risk

The risk has increased due to escalating geopolitical conflict, continued instability in Ukraine and the Middle East, heightened global trade and capital market tensions, UK political instability and the increasing prevalence of disinformation, all of which elevate uncertainty and the potential for sudden external shocks.

Read more in the Chief Executive's review page 15 and the Property review page 26

A review of our principal risks continued

Corporate risks continued

3 People

Risk

The Group relies on a relatively small team of highly motivated individuals whose skills and experience are critical to the effective leadership of the business, capital allocation discipline and the execution of strategy. The ability to attract, motivate and retain high calibre individuals, particularly in senior roles, is essential to the Group's continued success.

Impact

Our financial performance and ability to deliver long term value for shareholders may be adversely affected if we are unable to retain key skills, leadership capability and organisational momentum.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Competitive remuneration structures are in place, with employees participating in long term incentive arrangements that support retention, encourage long term performance and foster an ownership culture. Staff turnover remains low.
- Employee engagement and culture are monitored through annual staff satisfaction surveys, with results reviewed and actions considered as appropriate by senior management and the Board.
- The designated workforce Non Executive Director holds annual round table discussions with a cross section of employees to gather feedback and insights, with key themes reported to the Board.
- Performance management and development are supported through annual appraisals, providing a structured forum to discuss objectives, performance, and development needs, supplemented by ongoing dialogue with line managers.
- The Senior Leadership Team actively promotes talent development below Board level, supporting succession planning and organisational resilience.
- External specialist support is engaged where appropriate to complement internal capability.

Commentary

We value a culture of empowerment, inclusion, openness and teamwork, which has supported strong engagement and retention during a period of sustained business change. Over the last three years the Group has completed four public company takeovers, growing assets from £3.0 billion to £7.6 billion and increasing contracted rent from £145 million to £432 million, placing increased demands on leadership, organisational capability and culture.

This year we welcomed four colleagues following the acquisition of ULR, all of whom have transitioned successfully and are fully embedded in the business. Continued growth and scale create further opportunities for professional development, supporting LondonMetric's position as an attractive place to work.

Staff survey results remain highly positive, with 94% of employees saying that they enjoy working at LondonMetric. This independent evidence is consistent with feedback reported to the Board by the workforce Non Executive Director following informal employee engagement.

Succession planning remains a key focus for the Board and the Senior Leadership Team. Following Valentine Beresford's decision to retire at the year end, Will Evers was appointed sole Head of Investment. The investment and property leadership team continues to operate collaboratively, ensuring continuity of expertise, clear accountability and disciplined capital allocation, underpinned by strong economic alignment with long term shareholder interests.

Year ahead

Resourcing will be kept under review, alongside continued system enhancements to streamline processes and further improve operational efficiency.

Appetite

Low. The Board has a low appetite for risks that could undermine effective leadership, specialist expertise, succession planning or organisational culture, recognising these as critical to the delivery of strategy and long term value.

Change in the year

— No significant change

While organisational scale and demands increased during the year, strong retention, engagement and succession planning have mitigated any increase in people-related risk.

Read more in:
Responsible Business and ESG review - People page 57
How we monitor culture page 96 to 97

A review of our principal risks continued

Corporate risks continued

4 Systems, processes and financial management

Risk

The effectiveness of the Group's cyber security, the integrity of its property and financial systems and the accuracy and timeliness of financial information supporting decision making and strategy may be compromised.

Impact

Decisions may be made on inaccurate or incomplete information and external reporting may be misstated or delayed. Cyber threats may give rise to significant financial losses, reputational harm and disruption to business continuity.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- A strong controls culture is maintained across the business, supported by appropriate segregation of duties and controls over financial systems. Robust data capture and validation processes underpin the integrity and accuracy of the Group's property database and financial records.
- Management information and financial performance are monitored through regular reporting with management accounts reviewed by senior management and the Board. Variances to forecast are analysed and reported supporting effective oversight and informed decision making.
- Cost management and expenditure controls ensure spending is appropriate, authorised and subject to ongoing monitoring.
- Corporate acquisitions are subject to comprehensive due diligence to identify differences in accounting policies, processes, systems and controls. Following completion, enhanced controls and oversight are implemented where required prior to full integration.
- IT resilience and cyber security are supported through a business continuity framework, independent third party testing and ongoing staff training, with cyber risk and control effectiveness kept under regular review.

Commentary

During the year, the Group successfully integrated the ULR and Highcroft acquisitions from a systems, financial reporting and controls perspective. Financial data and key processes were migrated onto LondonMetric's established systems, with enhanced oversight and controls implemented where required to support consistency, accuracy and timely reporting across the enlarged Group.

As part of this, management continued the migration of rent billing activity in-house, improving control over billing processes, data quality and the timeliness of financial information. These changes have increased resilience and reduced reliance on third party providers while supporting more effective portfolio and cash flow management.

The Group also made progress in strengthening the documentation and consistency of key financial and operational controls in preparation for the future material controls declaration under Provision 29. The Audit Committee reviewed management's assessment of the design and implementation of key internal controls across financial, operational, reporting and compliance areas and no significant weaknesses were identified.

Cyber and IT risks continue to receive focused management and Board oversight. System resilience and cyber security are supported through a business continuity framework, independent testing and ongoing staff training with the Audit Committee receiving regular updates on control effectiveness in this area.

Year ahead

The programme of work to strengthen, document and evidence the Group's systems and internal controls will continue with a focus on completing process mapping, refining control documentation, progressing the testing of material controls and embedding consistency across the enlarged Group. Progress, including the development of appropriate assurance and monitoring approaches, will continue to be overseen by management and reviewed by the Audit Committee.

Appetite

Low. The Board has a low appetite for risks that could compromise the integrity, accuracy or timeliness of financial and property information, the effectiveness of internal controls, or the resilience of the Group's IT and cyber environment.

Change in the year

— No significant change

While system integration and control documentation activity increased following corporate acquisitions, no material weaknesses were identified and overall risk levels remain unchanged.

Read more on preparing for the Provision 29 controls declaration on page 72

A review of our principal risks continued

Corporate risks continued

5 Responsible business and sustainability

Risk

Failure to adhere to responsible business practices or to effectively identify and manage climate-related risks.

Impact

Non-compliance could result in reputational damage, reduced asset desirability, increased costs, lower income resilience or restricted access to capital.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Supported by external specialists, we monitor developments in regulation, stakeholder expectations and best practice relating to sustainability, environmental matters and social impact to inform strategy and decision making.
- Clear accountability for responsible business obligations sits with members of the Senior Leadership Team, supported by a Responsible Business Working Group that meets regularly and reports to the Audit Committee with material issues escalated to the Board as appropriate.
- Sustainability objectives and performance targets are set, monitored and reported. Energy performance across the portfolio is managed to comply with current and future Minimum Energy Efficiency Standards ('MEES'), supporting asset quality, lettability and long term liquidity.
- Environmental and climate-related risks are assessed across the portfolio, supported by targeted studies, data analysis and appropriate training.
- Regular engagement with occupiers and other stakeholders informs priorities and expectations and supports a collaborative approach to responsible business outcomes.
- We work with tenants to enhance the resilience of assets and occupier business models in response to climate-related risks while also considering the Group's impact on local communities.
- Contractors and suppliers are required to comply with the Group's responsible development and sustainability requirements.

Commentary

During the year, the Group made further progress in strengthening its approach to responsible business and the management of climate-related risks across the enlarged portfolio. Detailed analysis was undertaken and our Net Zero Pathway refreshed to encompass assets acquired. The update and relevance of our ESG KPIs were presented to the Audit Committee to ensure our targets remain appropriate, credible and aligned with the Group's strategy and risk appetite.

The Group continues to monitor the environmental impact of its activities, having 72% coverage of occupier emissions and it remains carbon neutral for Scope 1 and 2 landlord emissions. Energy performance has continued to improve, with EPC A-C rated assets maintained at 92% of the portfolio and A-B increasing to 60%, supporting asset quality, tenant demand and long term liquidity.

Flood risk analysis was progressed across the portfolio during the year to review assets acquired enabling targeted mitigation on higher risk properties.

Engagement with occupiers remains strong and continues to translate into tangible outcomes, including implementation of sustainability improvements at lease events and the routine adoption of green clauses on new leases and regears. The annual occupier survey again reported a high landlord recommendation score of 8.8/10, demonstrating alignment between responsible business outcomes and tenant satisfaction. This alignment also resulted in an additional 1.9MWp of solar capacity added to the portfolio from asset management.

Year ahead

The Group will continue to embed its responsible business priorities into regular asset management reviews and asset by asset action plans, with a focus on implementing and monitoring the revised Net Zero Pathway KPIs across the enlarged portfolio. Portfolio level flood risk will continue to be monitored to support resilience planning, alongside continued improvement in EPC performance and collaboration with occupiers on energy efficiency and sustainability initiatives.

Appetite

Low. The Board has a low tolerance for responsible business and sustainability-related risks that could adversely impact the Group's reputation, stakeholder confidence, asset liquidity or access to capital.

Change in the year

— No significant change

Although regulatory expectations and climate-related risks are expected to continue to evolve, the Group's overall responsible business risk profile remains stable, supported by improved data, governance and portfolio analysis.

Read more in:
Responsible Business and ESG review page 48
TCFD Recommendation & Alignment page 63

Our full Responsible Business report can be found at www.londonmetric.com

A review of our principal risks continued

Corporate risks continued

6 Regulatory framework

Risk

Failure to comply with applicable legal and regulatory requirements.

Impact

Failure could result in financial penalties, reputational damage, operational disruption or restrictions on the Group's ability to execute its strategy.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Regulatory developments affecting the Group are monitored on an ongoing basis, supported by external specialist advisors where appropriate.
- The implications of legislative and regulatory change are assessed and factored into strategic and operational planning.
- Clear accountability for compliance with specific legal and regulatory obligations is assigned to individual members of the Senior Leadership Team, with oversight provided by the Board and Audit Committee through regular reporting and review.
- Employees receive regular training on relevant compliance matters, including health and safety, cyber awareness, anti-money laundering, market abuse, whistleblowing, conduct and ethics.
- Health and safety policies and procedures are kept under regular review, with audits undertaken on developments and activities to monitor compliance and support continuous improvement.
- The Group's procurement and supply chain policies set clear standards relating to labour practices, human rights, environmental matters, pollution risk and community impact, supporting responsible business practices across the value chain.

Commentary

While the regulatory environment continues to evolve, including increased expectations around governance, reporting and sustainability, no significant regulatory breaches or compliance failures were identified this year.

The Group continued to strengthen its regulatory compliance framework, supported by clear accountability within the Senior Leadership Team and regular oversight by the Board and Audit Committee. Experience from prior acquisitions has been embedded into the Group's existing controls, reinforcing a consistent approach to regulatory compliance across the enlarged business.

Year ahead

Regulatory expectations relating to governance, reporting and internal controls are expected to continue to evolve. The Board and Audit Committee will maintain oversight of management's ongoing programme to strengthen, document and evidence compliance and control frameworks in preparation for future regulatory requirements, including the Board declaration on the effectiveness of material controls required under the UK Corporate Governance Code 2024.

Any future independent assurance activities in this area, and the evaluation of outputs arising from them, will be considered by the Audit Committee in the context of the Group's overall assurance framework and reported to the Board as appropriate.

Appetite

Low. The Board has a low appetite for regulatory non-compliance that could result in harm to stakeholders, damage to assets or reputation, or restrictions on the execution of strategy.

Change in the year

— No significant change

While regulatory requirements continue to evolve, no material compliance failures were identified and the overall level of regulatory risk remains unchanged.

Read more in:
Preparing for the Provision 29 controls declaration on page 72
Audit Committe's review of the effectiveness of risk management and internal controls page 73
Audit Committee report page 111

A review of our principal risks continued

Property risks

7 Investment risk

Risk

We may be unable to source and execute investment opportunities at pricing levels that meet the Group's return requirements.

Impact

The Group's ability to deploy capital in a disciplined manner and deliver value and earnings accretive growth in line with its strategy may be constrained.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- The investment team draw on deep sector experience, market insight and established relationships to identify and assess investment opportunities across the market.
- Investment decisions are subject to rigorous governance through a Senior Leadership Team led Investment Committee, supported by short reporting lines and active management involvement, enabling timely and well informed decision making.
- All transactions are assessed against strict pricing, return and risk criteria with a disciplined approach to underwriting maintained and investment deferred where pricing does not meet required thresholds.
- The Group's scale and position as a leading consolidator in the UK listed real estate market provide access to a broad range of corporate and asset level opportunities, supported by experience in executing and integrating transactions, while also enabling selectivity and pricing discipline in assessing potential investments.
- A resilient capital structure, significant undrawn facilities and access to diversified funding sources support flexibility and optionality, allowing the Group to remain patient and disciplined until pricing is attractive.
- High levels of contracted and index linked rental income provide income visibility and allow the Group to remain patient and selective, maintaining pricing discipline.

Commentary

The investment market has remained challenging during the year, with elevated and volatile debt costs and cautious market sentiment continuing to weigh on transaction activity particularly for acquisitions of scale requiring leverage.

Against this backdrop, the Group has remained highly active, across both acquisitions and disposals, maintaining a broadly balanced approach to capital deployment and recycling at a direct asset level. Investment activity has reflected disciplined capital allocation with decisions focused on opportunities that met the Group's pricing, income durability and asset quality requirements.

The Group's scale, sector focus and established relationships have continued to provide access to opportunities that are less competitive such as sale and leaseback opportunities, or require execution capability, structuring expertise or certainty of delivery beyond that of many market participants.

Year ahead

Investment activity is expected to remain selective, with transaction liquidity and pricing varying significantly by asset type and lot size. The Group will continue to deploy capital in a disciplined manner.

Appetite

Low. Capital deployment is deliberately paced in response to market conditions. The Board has a low appetite for deploying capital at pricing that does not meet the Group's return and risk thresholds and is prepared to remain patient where market conditions do not support disciplined investment.

Change in the year

Increased risk

Investment risk has increased due to continued volatility in debt markets, constrained transaction liquidity and persistent misalignment between asset pricing and returns that meet the Group's underwriting criteria, particularly in structurally supported sectors.

Read more in the Chief Executive's review page 15 and the Property review page 26

A review of our principal risks continued

Property risks continued

8 Valuation risk

Risk

The value of the Group's investments may decline.

Impact

A sustained fall in asset values could place pressure on net asset value and, in very adverse scenarios, on loan to value covenant headroom.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- The Group prioritises sustainable income, through lettings to high quality tenants across a diversified portfolio of well located assets. Modern, fit for purpose properties, low vacancy and strong covenants support income resilience and help moderate valuation volatility in weaker market conditions.
- The portfolio is predominantly aligned to structurally supported sectors, with negligible exposure to legacy sectors supporting long term asset relevance and liquidity.
- Active asset management enhances the quality, functionality and desirability of assets over time. Close engagement with occupiers supports longer dated income visibility and greater certainty of cash flows.
- Market conditions and property cycle dynamics are continually monitored, with capital allocation and asset management decisions taken in anticipation of changing conditions and adjusted where appropriate.
- Asset performance is reviewed regularly on an asset by asset basis, supported by benchmarking and portfolio analytics.
- Tenant covenant strength and trading performance are monitored to identify emerging pressures and inform asset level decision making.
- Capital is actively recycled through disposals of weaker sub-sectors and assets with reinvestment into higher quality opportunities with better income growth prospects in strong sectors, enabling the portfolio to adapt to changing market conditions and occupier needs.

Commentary

During the year, management continued to focus on actively reducing valuation risk through the disposal of non core and lower quality assets, particularly those with short income profiles, weaker tenant credits or elevated obsolescence risk. In total, 57 assets were sold for £318 million despite the challenging market backdrop and uncertainty around liquidity for certain asset types.

Most of these disposals related to assets acquired through recent corporate activity that did not align with the Group's long term strategy. While overall market liquidity remained constrained, the Group continued to see more consistent buyer depth for smaller lot sizes, particularly where leverage was not required. This supported execution at or around book values, albeit with pricing still sensitive to asset quality and sector.

Sales proceeds have been recycled into higher quality properties with stronger income durability and growth prospects, supporting valuation stability over the medium term. By focusing on asset quality, income visibility and lot size liquidity rather than near term yield optimisation, the Group has taken a measured approach to managing valuation risk in an environment where pricing remains highly sensitive to interest rates and sentiment.

Year ahead

Valuation conditions are expected to remain uncertain, with pricing discovery constrained by elevated funding costs and intermittent market liquidity. The Group will continue to manage valuation risk through a further reduction of residual non core exposure where appropriate and disciplined capital allocation with continued focus on income quality and asset relevance rather than short term yield movements.

Appetite

Low. The Board seeks to minimise valuation risk through disciplined asset selection and active portfolio management, recognising that property valuations are inherently subjective and sensitive to changes in interest rates, sentiment and market liquidity.

Change in the year

Increased risk

Although prime yields in structurally supported sectors have shown some stability, valuation risk has increased due to continued uncertainty around pricing discovery, limited liquidity for larger assets and the heightened sensitivity of values to interest rate movements and market sentiment.

Read more in the Chief Executive's review page 15 and the Property review page 26

A review of our principal risks continued

Property risks continued

9 Transaction and tenant risk

Risk

Acquisitions and asset management initiatives may be inconsistent with strategy, due diligence may be inadequate, or tenants may default or fail.

Impact

This could adversely affect financial performance, constrain the delivery of growth objectives and place pressure on debt covenant headroom in extreme circumstances.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Acquisitions and asset management initiatives are subject to comprehensive due diligence, supported by input from experienced internal teams and external advisors where appropriate.
- New initiatives are assessed through structured cost benefit and risk analysis prior to approval and implementation.
- Tenant concentration, covenant strength and trading performance are considered for all investment and leasing decisions and are monitored on an ongoing basis thereafter.
- Close engagement with tenants supports early identification of potential issues, with rent collection and arrears monitored closely to inform proactive management.
- The Group has a diversified tenant base, with the majority of income generated from a broad range of occupiers, reducing reliance on individual tenants. Exposure to bespoke assets is concentrated in a small number of high quality tenants with strong covenants and long dated income.
- An experienced asset management team works collaboratively with occupiers to deliver solutions that support tenant performance and help mitigate vacancy and income risk.

Commentary

During the year, the Group continued to manage transaction and tenant risk through a combination of income granularity, long dated lease structures and active, engagement led asset management. Rental income growth was delivered across lettings, regears and reviews, reflecting the underlying strength of occupier demand for the Group's assets and the effectiveness of its asset management approach.

The portfolio benefits from a diversified tenant base and a high proportion of long dated, contracted income, which limits exposure to individual tenants or transactions. Where risks do arise, close engagement with occupiers enables early identification of potential issues and proactive interventions to protect income continuity and reduce vacancy risk.

While operating conditions are more challenging for some tenants, the Group's focus on business critical assets, strong covenants and flexible asset management solutions continues to mitigate the potential impact of tenant distress on overall performance.

Year ahead

While the external economic environment remains uncertain and cost pressures may increase stress for some tenants in certain sectors, these factors are not expected to materially increase overall transaction and tenant risk. This reflects the diversification of the income base and the Group's proactive management approach. The focus will remain on tenant engagement, disciplined transaction execution and early intervention where pressures emerge.

Appetite

Low. The Board has no appetite for risk arising from inadequate due diligence or poor execution of acquisitions or asset management initiatives. A measured level of tenant covenant risk and shorter lease lengths may be accepted only where supported by strong occupational demand, asset flexibility or credible alternative use.

Change in the year

Increased risk

While portfolio composition and operating performance remain robust, tenant and transaction risk has increased due to a more challenging economic backdrop, rising cost pressures on occupiers and increased uncertainty affecting business confidence.

Read more in the Chief Executive's review page 15 and the Property review page 26

A review of our principal risks continued

Financing risks

10 Capital and finance risk

Risk

The Group may have insufficient liquidity or access to available credit, or may be exposed to rising interest rates.

Impact

This could constrain the implementation of the Group's strategy and adversely affect financial performance.

Impact on strategy

Own	Collaborate
Manage	Generate

Read more about our strategy on page 14

Potential severity of impact

Low — High

Likelihood to impact the business

Low — High

Mitigation

- Capital allocation is managed on a disciplined basis, with competition for capital across the portfolio. Assets are considered for disposal where future growth prospects are assessed to be limited, supporting liquidity and balance sheet flexibility.
- The availability, cost and terms of debt are considered as part of long term capital planning, with relationships maintained across a diversified group of lenders and funding sources.
- Cash flow and liquidity forecasts are monitored regularly by members of the Senior Leadership Team, supporting early identification of funding requirements and pressures.
- The Group operates with a prudent level of gearing and monitors LTV and covenant headroom on an ongoing basis.
- Financing arrangements incorporate appropriate covenant headroom and cure rights, and the predominantly unsecured nature of the Group's facilities provides flexibility.
- Where secured debt inherited through corporate activity is backed by multiple assets, the implications of asset disposals are assessed and lenders engaged to facilitate substitutions where appropriate.
- Interest rate exposure is actively managed, with derivatives used selectively to fix or cap rates in line with the Group's risk appetite.
- Debt maturity profiles are actively managed to avoid concentration risk and support flexibility over the medium and long term.

Commentary

In December, the Group successfully accessed the public debt capital markets issuing a debut £500 million unsecured bond. This issuance improved access to longer term funding, diversified the Group's sources of capital and supported a return to a predominantly unsecured debt structure.

Building on this, in March the Group completed the refinancing of £1.5 billion of unsecured term loans and revolving credit facilities. The new £1.3 billion syndicated facility and £200 million bilateral facility replaced nearly all unsecured facilities due to mature over the next four years and delivered a material enhancement to the Group's debt profile, including expected savings from lower margins and commitment fees, improved lender diversification and an extended weighted average debt maturity.

Following the refinancing, only £186 million of debt will mature over the next two years, which can be met from planned disposals and available undrawn facilities as the Group retains significant liquidity headroom.

Interest rate risk continues to be managed in line with the Board's risk appetite. The refinancing was undertaken alongside the Group's existing hedging strategy, with all drawn debt either fixed or fully hedged, providing protection against interest rate volatility and supporting the predictability of finance costs.

Following the year end, a further £350 million of swaps expiring April 2029 were executed at 3.75%.

Year ahead

The Group will continue to actively manage its capital structure to maintain strong liquidity and covenant headroom while monitoring market conditions for opportunities to further optimise the cost, maturity and mix of funding. Focus will remain on preserving flexibility, supporting disciplined capital allocation and aligning future financing decisions with the Group's strategy and risk appetite.

Appetite

Low. The Board has no appetite for imprudently low levels of liquidity or covenant headroom and has very limited appetite for unhedged floating rate debt, particularly in a volatile interest rate environment.

Change in the year

Decreased risk

During the year, the Group executed a significant refinancing programme that materially strengthened its capital structure, improved funding flexibility and reduced refinancing risk.

Read more in:
Financial review page 39
Going concern and viability page 85

Going concern and viability

The Directors have evaluated the Group's prospects and principal risks to assess both short term and long term viability. Details regarding the methodology employed for this assessment are outlined in the Risk Management and Internal Controls section of this report from page 70.

Based on the results of this assessment, they believe that the Group has adequate resources to meet its liabilities as they fall due over the three year period to 31 March 2029 and will be able to continue in operation.

The assessment of viability is split into short term and longer term time horizons.

Time period of assessment

Consistent with previous years and in accordance with the UK Corporate Governance Code 2024, the Board has assessed the prospects of the Group over the following time horizons:

- **Short term** – a period of 12 months from the date of this report as required by the 'Going Concern' provision; and
- **Longer term** – a period of three years to 31 March 2029 as required by the 'Viability Statement' provision.

Short term assessment

The Directors' short term going concern assessment considered the key models and metrics used by the Senior Leadership Team to measure and monitor the Group's liquidity.

These are reviewed at least monthly by the Senior Leadership Team and include the following key metrics and information:

- The Group's current financial position;
- The short term cash flow forecast;
- The availability of undrawn debt facilities;
- The repayment profile of the Group's debt facilities;
- Potential sources of alternative financing;
- The hedging profile and forecast interest and swap rates;
- Rent collection rates; and
- The lease expiry profile.

The following key financial metrics, which are set out in the Financial review on page 46 supported their assessment:

As at 31 March	2026
Loan to value	36.7%
Cost of debt	4.0%
Interest cover (times)	3.8
Undrawn facilities (£m)	515.0
Cash (£m)	143.4
Average debt maturity	4.4 years
Hedging	99.8%
Rent collection in the year	99.7%
Occupancy	97.7%

During the year, the Group raised £1,230.0 million of funding through a £500.0 million public bond, £150.0 million US private placement and £580.0 million new revolving credit facilities and term loans. The new arrangements diversified lending sources and were at attractive prices and lower than for existing comparable facilities. The public bond was rated A- by Fitch and broadened our access to the public debt market.

The new arrangements allowed the Directors to consider the repayment of more expensive secured facilities acquired through our acquisitions of LXi and ULR and also unsecured facilities that were nearing maturity. In total, the Group was able to repay £1,143.9 million existing debt facilities that were on less favourable terms or had shorter maturities.

In March 2026, we completed an extensive refinancing exercise of £1.5 billion revolving credit facilities and term loans. The Group entered into two new arrangements on similar terms with Lloyds and a syndicate of ten lenders, at lower margins and extended maturities.

At 31 March 2026, the Group's gearing ratio as defined within its unsecured facilities, private placement loan notes and public bond, which together account for 81% of debt drawn, was 67% (maximum 125%) and interest cover was 3.8 times (minimum 1.5 times).

Going Concern Statement

On the basis of this review, together with available market information and the Directors' experience and knowledge of the portfolio, they have a reasonable expectation that the Company and the Group can meet its liabilities as they fall due and has adequate resources to continue in operational existence for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements for the year to 31 March 2026.

Longer term assessment

The Board has reviewed the viability assessment period and, as in previous years, considers the three year period to 31 March 2029 suitable for evaluating the Group's viability for the following reasons:

- The Group's financial business plan and detailed budgets cover a rolling three year period;
- It is a reasonable approximation of the time it takes from obtaining planning permission for a development project to practical completion of the property; and
- Three years is considered to be the optimum balance between long term property investment and the difficulty in accurately forecasting ahead given the cyclical nature of property investment.

Assessment of viability

The Board conducted this review taking account of the Group's business strategy, principal and emerging risks, financial position and outlook as discussed throughout the Strategic report.

The Group's three year business model is used to consider future prospects on a quarterly basis and to stress test assumptions and consider the likely impact of changes in the principal risks, including:

- Macroeconomic conditions in the domestic and global markets and changes impacting rental income, property values and finance costs;
- The occupier market and changes impacting occupancy levels;

Going concern and viability continued

- The availability of additional funding and interest rate projections; and
- The real estate market conditions impacting investment, divestment and development opportunities.

Our strategy, which the Board reviews at each of its meetings, focuses on investing in mission-critical assets and delivering reliable, repetitive and growing income and dividends over the long term.

This strategy forms the foundation of our business plan and three year financial forecasting model, incorporating transactions under offer, committed developments and reinvestment plans.

The integrated model forecasts future earnings, cash flows and net assets, taking into account capital commitments, dividend cover, loan covenants and REIT compliance metrics.

The Senior Leadership Team provide key strategic input to the financial forecasts covering investment, divestment and development plans which consider their impact on earnings and liquidity. Forecasts are reviewed against actual performance and reported quarterly to the Board.

The business plan was stress tested to ensure it remained resilient to adverse movements in its principal risks including changes to macroeconomic conditions that were considered severe but realistic scenarios, both on an individual and collective basis.

The scenarios considered the likely impact on the Group's longer term profitability and liquidity and were consistent with previous years as set out below:

- A 2% increase in interest rates;
- A 5% tenant default rate reducing rent by the equivalent amount; and
- A 5% decline in property valuations.

The modelling indicated that under all scenarios the Group would still be able to execute its strategic plan and had sufficient reserves to continue in operation and remain compliant with its debt covenants.

In addition, reverse stress testing was undertaken to determine the circumstances under which financial covenants would be breached and considered the following scenarios:

- The amount by which property values would need to fall before the gearing covenant was breached;
- The amount by which rent would need to fall before the interest cover covenant was breached; and
- The amount by which interest costs would need to rise before the interest cover covenant was breached.

Under the Group's unsecured facilities, private placement debt and public bond, that together account for 81% of the Group's borrowing, the reverse stress testing indicated the following:

- Property values would need to fall by 27% before the banking gearing threshold was reached and this would equate to a loan to value ratio of 54%; and
- Rental income would need to fall by 57% or interest payable rise by 152% to breach the interest cover covenant.

In conjunction with the modelling undertaken, the Board is mindful of the following points when assessing the Group's longer term prospects:

- Income certainty, with 69% of the Group's rental income benefitting from contractual uplifts;
- Income diversity, with only 35% of rent due from our top ten occupiers and lower than in the previous year;
- Strong rent collection, with 99.7% of rent due in the year collected;
- Strong relationships with debt providers, evidenced by the new £1.2 billion debt arrangements and £1.5 billion refinancing which also diversified the pool of lenders and debt offering;
- Substantial liquidity, with undrawn debt facilities of £515.0 million at the year end;
- Significant hedging following post period end transactions which increased the percentage of debt drawn at the year end hedged to 99.8%, mitigating future interest rate risk and volatility;
- The Group's proven track record of executing transactions, including sizeable corporate acquisitions and successful subsequent integration, making good sector choices and growing income even in uncertain and challenging times; and
- The Group's ability to be flexible and react to changes in the macroeconomic and property markets, including the ability to transact through M&A opportunities.

This testing, combined with the Group's strong financial position and mitigation actions available including deferring non committed capital expenditure and selling assets, supports the Group's ability to weather unexpected and adverse economic and property market conditions over the longer term viability period.

Viability Statement

Based on the results of their assessment, the Directors have a reasonable expectation that the Company will be able to continue in operation and meet its liabilities as they fall due over the three year viability period to 31 March 2029.

Governance

Our governance framework supports effective leadership and long term sustainable success through clear structures, robust oversight, and accountable and informed decision making in the best interests of shareholders and other stakeholders.

In this section

Chair's introduction	88
Governance overview	90
Board leadership and Company purpose	92
Division of responsibilities	102
Composition, succession and evaluation	104
Audit, risk and internal control	111
Remuneration	118
Report of the Directors	149
Directors' Responsibility Statement	152

"The Board devoted significant time to overseeing capital allocation and capital structure activity, completing and integrating acquisitions, strengthening the control environment and ensuring that governance arrangements remained robust and effective as the Group continued to scale.

Alistair Elliott
Chair

Chair's introduction

A year of consolidation, capital discipline and delivery

Alistair Elliott
Chair

> "During the year, the Board oversaw the integration of Urban Logistics and Highcroft, the disciplined recycling of capital and significant financing and refinancing activity strengthening balance sheet resilience and long term funding flexibility.

As Chair of the Board, I am pleased to introduce the Governance section of this year's Annual Report following a year in which the Group focused on disciplined delivery, the successful completion and integration of major strategic initiatives and balance sheet strength.

This year was characterised by the consolidation of the enlarged Group and the execution of a number of priorities that are central to both our strategy and our governance framework. In particular, the Board devoted significant time to overseeing capital allocation and capital structure activity, completing and integrating acquisitions, strengthening the control environment and ensuring that governance arrangements remained robust and effective as the Group continued to scale.

The year also marked the completion of the acquisitions of Urban Logistics REIT Plc ('ULR') and Highcroft Investments plc ('Highcroft'), representing a significant step in the evolution of the Group. The Board closely monitored the finalisation of these transactions and the subsequent integration of the acquired platforms, with a particular focus on aligning systems, processes and controls with the Group's internalised operating model. Ensuring that integration was achieved without compromising financial reporting quality, risk management or culture was a key governance priority.

Alongside this, the Board oversaw a large programme of non core asset disposals, with £318 million realised during the year. Capital was recycled into higher quality, income secure assets aligned with the Group's long term strategy, enhancing portfolio quality, income durability and risk adjusted returns. Throughout the year, the Board remained closely engaged in reviewing portfolio performance, asset management activity and capital allocation decisions. This disciplined and active oversight underpins the Board's commitment to long term value creation. Operationally, the portfolio continued to demonstrate resilient performance, supported by long income characteristics, high occupancy and embedded rental growth.

Chair's introduction continued

Against this backdrop, capital discipline and balance sheet resilience were at the forefront of Board decision making throughout the year. The Board oversaw a substantial programme of financing and refinancing activity, including the Group's inaugural £500 million public bond issuance and the extension and refinancing of bank facilities. These actions enhanced liquidity, extended debt maturities and preserved covenant headroom, reducing refinancing risk and leaving limited near term debt maturities. The strategic rationale and impact of this activity are set out in detail in the Financial review.

The Board also made clear progress during the year in strengthening the Group's assurance framework, including work undertaken in preparation for the Board's future attestation on the effectiveness of material controls under Provision 29 of the Code. This included the documentation and mapping of key processes and controls over principal risks, alongside enhanced reporting to the Audit Committee. Further detail is provided within Risk management and internal controls from page 70.

People, culture and leadership remain central to the Board's agenda. Throughout the year, the Board continued to oversee Board and executive succession planning, workforce engagement and leadership development, recognising their importance to the Group's long term success. The Board's approach to composition, evaluation and succession is described in more detail in the Nomination Committee report.

Looking ahead

The Board remains focused on navigating an uncertain external environment while maintaining high standards of governance, accountability and transparency. The Group's strengthened balance sheet, enhanced portfolio quality and disciplined operating model provide a robust platform from which to manage risk and pursue opportunities consistent with our strategy.

On behalf of the Board, I would like to thank all colleagues for their continued hard work and professionalism during the year, and my fellow Directors for their constructive challenge and support.

We remain committed to maintaining the highest standards of governance as we continue to execute our strategy for long term, sustainable growth.

Our Annual General Meeting is scheduled for 9 July 2026. We encourage your attendance and support of the proposed resolutions, as we intend to do.

The notice of the meeting is detailed on pages 204 to 209 of this Annual Report.

Alistair Elliott
Chair
21 May 2026

Governance overview

This report sets out the Company's governance policies and practices and explains how the Board and its Committees discharge their duties, apply the principles and comply with the provisions of the UK Corporate Governance Code.

Board leadership and Company purpose 92

Provides an overview of how the Board leads its activities in the year and how it has considered its stakeholders and S172 responsibilities.

Board of Directors 92
Board meetings and attendance during the year 92
Senior Leadership Team 94
Our purpose, values and culture 95
How we monitor culture 96
Board activities in the year 98
Companies Act 2006 Section 172 Statement 99
Stakeholders 100

Division of responsibilities 102

Sets out the roles of Board members and framework for Board Committees.

Governance framework 102
Leadership roles and responsibilities 103

Composition, succession and evaluation 104

Sets out the practices in place which ensure the Board and its Committees have the appropriate balance of skills to govern the business and operate effectively.

Nomination Committee report 104
Board composition and succession planning 105
Board appointments, induction and training 107
Board diversity and inclusion 107
Board performance evaluation 109

Audit, risk and internal control 111

Sets out how we monitor the integrity of the financial statements and oversee risk management and internal control.

Audit Committee report 111
Financial reporting and significant matters 113
Risk management and internal control 115
External audit and regulatory compliance 115

Remuneration 118

Sets out Directors' remuneration arrangements, implementation and alignment with strategy and the wider workforce.

Remuneration Committee report 118
Directors' remuneration at a glance 122
Directors' Remuneration Policy 123
Annual Report on Remuneration 136
Implementation of Policy next year 137

A balanced and committed Board

Board independence at 31 March 2026

63%

Female representation at 31 March 2026

44%

Board meeting attendance during the year

100%

Board consideration and outcomes

Board succession and independence

Board changes:

May 2025

Andrew Livingston stepped down

Kitty Patmore became designated workforce NED

July 2025

Suzy Neubert became Remuneration Committee Chair

September 2025

Suzy Neubert appointed to Nomination Committee

January 2026

Alistair Elliott appointed to Remuneration Committee

Reward structure for Executive Directors

Shareholder consultation

Approved annual bonus and LTIP vesting outcomes

Determine new Remuneration Policy

Read more on page 118

Pathway to Provision 29 compliance

Enhancements to documentation

Identification of material controls

Mapping of controls to principal risks

Read more on page 72

Increased scale through corporate acquisitions

Approved corporate acquisitions

Highcroft Investments plc
21 May 2025

Urban Logistics REIT Plc
23 June 2025

£1.2bn
Property acquired through corporate acquisitions

Disciplined capital recycling

92
Investment transactions

£318m
Disposals approved

Strengthened debt structure

£500m
Public bond issue

£1.5bn
Debt refinanced

£1.2bn
New unsecured facilities

Governance overview continued

Statement of compliance with the UK Corporate Governance Code 2024

The Board has considered the Company's compliance with the provisions of the UK Corporate Governance Code 2024 (the 'Code'), published by the Financial Reporting Council in January 2024 and publicly available at www.frc.org.uk.

The Board considers that, throughout the year, the Company has applied the Principles and complied with the Provisions set out in the Code in all material respects.

The Board notes that the 2024 Code applies to financial years beginning on or after 1 January 2025, with Provision 29 (relating to the declaration on the effectiveness of material internal controls) applying for the financial year beginning on 1 April 2026.

The Board has also undertaken preparatory work in anticipation of Provision 29, including enhancing documentation, identifying financial, operational, reporting and compliance controls considered material and mapping these controls to principal risks. This work is ongoing and set out in more detail on page 72.

> "The Board comprises individuals with broad commercial experience across sectors including property, finance, banking, capital markets, risk management and sustainability.

Statement on Board Diversity

The Board has considered UK Listing Rule 6.6.6R (9) relating to Board diversity as at 31 March 2026 and considers that the Company has met all three targets as set out below.

Provision	
9(a)(i)	At least 40% of the individuals on the Board of Directors are women.
9(a)(ii)	At least one of the senior positions of Chair, Chief Executive, Senior Independent Director or Chief Financial Officer on the Board of Directors is held by a woman.
9(a)(iii)	At least one Board member is from an ethnic minority background.

Other Governance Statements

Statements	Position
Going Concern and Viability	The Going Concern Statement is made on page 85. The Viability Statement is made on page 86.
Principal risks and uncertainties	The principal risks and uncertainties are set out from page 75 and the Board's statement is on page 73.
Fair, balanced and understandable	The fair, balanced and understandable statement is made on page 152.
Section 172 statement	The Section 172 statement is on pages 99 to 101 and provides cross-references to the required detail set out throughout this Annual Report.

Board of Directors

Strong leadership

The Board meets regularly in line with the financial calendar, with additional meetings held as needed. The Company Secretary maintains a rolling agenda for the Board and its Committees, working with the respective Chairs to ensure coverage of reserved matters, regulatory requirements and the Code.

Directors are expected to attend all meetings and devote sufficient time to the Company's affairs. Where a Director is unable to attend, they receive the papers in advance and may submit comments, with apologies noted. Minutes and action points are circulated after each meeting and progress is reviewed at the next meeting.

Members of the Senior Leadership Team and wider organisation attend Board and Committee meetings as required to provide updates and discuss operational, strategic and emerging topics. Some also attend Board lunches, supporting open dialogue and broader perspectives. These interactions enhance Non Executive Directors' understanding of the business, culture and leadership capability, enabling more effective challenge and informed decision making.

N R

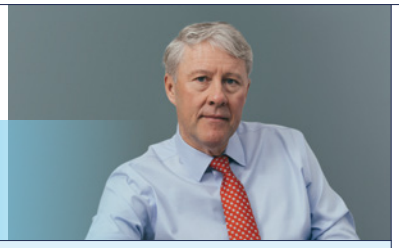
Alistair Elliott

Chair
Appointed: 26 May 2022

Board and Nomination Committee Chair: 11 July 2023

Skills and experience: Alistair spent almost 40 years at Knight Frank, latterly as senior partner and chair of the group executive board, leading the firm's global strategy. He has held a number of senior industry roles, including vice chair and trustee of LandAid, member of the BPF Policy Committee and the Professional and Business Services Council, and chair of the Office Agents Society and the Property Advisors Forum.

Other appointments: Member of the Prince's Council for the Duchy of Cornwall and the Council for the Duchy of Lancaster, and non executive chair of Grosvenor Property UK.



Andrew Jones

Chief Executive
Appointed: 25 January 2013

Skills and experience: Andrew Jones is a co founder of LondonMetric. Since the 2013 merger of Metric Property Investments plc and London & Stamford Property Plc, he has led a sixfold increase in the Group's portfolio to c.£7.6 billion across logistics, convenience retail, entertainment and leisure. He has also established LondonMetric as a leading consolidator in UK listed real estate with a market capitalisation of over £4.4 billion through five M&A transactions since 2019, including LXi REIT, Urban Logistics and A&J Mucklow. Andrew previously held senior roles at British Land, following its acquisition of Pillar Property plc in 2005, where he served as executive director and head of retail.

Other appointments: Non executive director of InstaVolt Limited.

Meeting attendance

Current member	Appointed to board	Independent	Board[1]	Audit Committee[1]	Nomination Committee[1]	Remuneration Committee[1]
Alistair Elliott (Chair)	**26/5/2022**	n/a	7 (7)		Chair 2 (2)	1 (1)
Andrew Jones	**25/1/2013**	N	7 (7)			
Martin McGann	**13/1/2010**	N	7 (7)			
Suzanne Avery	**22/3/2018**	Y	7 (7)	6 (6)	2 (2)	5 (5)
Robert Fowlds	**31/1/2019**	Y	7 (7)	6 (6)	2 (2)	5 (5)
Sandy Gumm	**27/3/2024**	Y	7 (7)			
Nick Leslau	**5/3/2024**	N	7 (7)			
Andrew Livingston[2]	**31/5/2016**	Y	2 (2)			1 (1)
Suzy Neubert (SID)	**29/3/2023**	Y	7 (7)	6 (6)	1 (1)	Chair 5 (5)
Kitty Patmore	**28/1/2021**	Y	7 (7)	Chair 6 (6)		

1 Bracketed numbers indicate the number of meetings the member was eligible to attend
2 Andrew Livingston retired from the Board on 20 May 2025

Committee Membership

A Audit
N Nomination
R Remuneration

Martin McGann

Chief Financial Officer
Appointed: 13 January 2010

Skills and experience: Martin joined London & Stamford Property Plc in September 2008. From 2002 to 2005 he worked for Pillar Property Plc, latterly as finance director. Between 2005 and 2008, Martin was a director of Kandahar Real Estate. Martin is a qualified chartered accountant having trained and qualified with Deloitte.

Other appointments: None.

Board of Directors continued

A N R

Suzy Neubert

Senior Independent Director
Appointed: 29 March 2023

Remuneration Committee Chair: 9 July 2025

Skills and experience: Suzy is a qualified barrister and has extensive capital markets and financial services experience both in executive and non executive director positions. She was managing director of equities at Merrill Lynch followed by 14 years as global head of sales & marketing at J O Hambro Capital Management. Suzy also previously held the position of senior independent director of Witan Investment Trust Plc and was a non executive director of LV=.

Other appointments: Senior independent director of Jupiter Fund Management plc, non executive director Howden Joinery Group Plc and Aptia Group Limited and a trustee and vice chair of the King's Trust.

A N R

Suzanne Avery

Independent Director
Appointed: 22 March 2018

Skills and experience: Suzanne has over 25 years' experience in corporate banking, holding various managing director roles at RBS, including managing director of Real Estate Finance Group & Sustainability, where she was responsible for REITs, Funds and London based private property companies as well as for the RBS corporate bank sustainability strategy. She was a co-founder of Real Estate Balance and previously a trustee of LandAid.

Other appointments: Church Commissioner and senior advisor to Centrus.

A N R

Robert Fowlds

Independent Director
Appointed: 31 January 2019

Skills and experience: Robert has over 40 years' experience in real estate and is a chartered surveyor. He was head of real estate investment banking at J.P. Morgan Cazenove until 2015 and, prior to joining J.P. Morgan Cazenove in 2006, an equity analyst at Merrill Lynch and previously Dresdner Kleinwort Benson. Robert was also a non executive director of UK Commercial Property REIT Limited, until August 2021.

Other appointments: Member of the supervisory board of Klepierre S.A. and non executive director and chair of Helical plc.

A

Katerina Patmore (Kitty)

Independent Director
Appointed: 28 January 2021

Audit Committee Chair: 24 May 2023

Skills and experience: Kitty is chief financial officer of Harworth Group plc and has over 20 years' experience in finance, banking and real estate lending, with a strong capital markets background. Her experience spans senior roles at Harwood Real Estate, DRC Capital and Barclays Bank PLC, where she focused on real estate finance, capital allocation and funding structures. Kitty brings extensive experience of listed company financial leadership, governance, investor engagement and disclosure.

Other appointments: Chief financial officer of Harworth Group plc.

Nicholas Leslau (Nick)

Non Independent Director
Appointed: 5 March 2024

Skills and experience: Nick was chair and majority shareholder of Prestbury Investment Partners Limited, investment advisor to Secure Income REIT Plc ('SIR') prior to its merger with LXi REIT Plc in 2022. A Chartered Surveyor, he was previously chief executive of Burford Holdings Plc and group chair and chief executive of Prestbury Group Plc. He has served on numerous quoted and unquoted boards, most recently Max Property Group Plc, SIR and LXi.

Other appointments: Member of the Bank of England Property Forum. Director of various private companies including the Prestbury group of companies where he is chair.

Sandra Gumm (Sandy)

Independent Director
Appointed: 27 March 2024

Skills and experience: Sandy is a chartered accountant with over 30 years' experience in commercial real estate and finance. She joined Prestbury Group at its establishment in 1997 as finance director and became chief operating officer in 2007. She later served as chief operating officer of Prestbury Investment Partners Limited, advisor to Secure Income REIT Plc ('SIR'), until its merger with LXi in 2022. Earlier in her career, Sandy spent nine years at KPMG before becoming group financial controller of Burford Holdings Plc. She has held numerous quoted and unquoted board roles, most recently at SIR and LXi.

Other appointments: Director of various private companies including the Prestbury group of companies and Wellcome Genome Campus Holdings Limited.

Senior Leadership Team

The Board has delegated responsibility for the execution of the Company's strategy and the day-to-day management of the business to the Senior Leadership Team, which operates under the direction of the Chief Executive.

The team, which includes the Executive Directors, comprises departmental heads from across the Company's key business functions and meets monthly to oversee strategy delivery, risk management, financial and operational performance, investment activity, capital allocation and employee-related matters.

These meetings support the development of management capability below Board level and reinforce the Company's culture and values, with key messages and decisions communicated by departmental heads throughout the wider organisation. Given the size of the Group, Executive Directors and Senior Leadership Team members are closely involved in all significant business discussions and decision making.

The Senior Leadership Team is supported by four sub-committees – the Investment Committee, the Asset Management Committee, the Finance Committee and the AI Steering Committee – each of which focuses on specific areas of the business and meets regularly.

Following the retirement of Valentine Beresford in March 2026, Will Evers was appointed sole Head of Investment.

The biographies of the **Executive Directors** are on page 92

The biographies of the **Senior Leadership Team** members can be found in the People section of our website at www.londonmetric.com

A I AI

Andrew Smith
Strategy Director
Joined: 6 May 2014

A

Mark Stirling
Asset Director
Joined: 25 January 2013

I AI

Darren Richards
Chief Investment Officer
Joined: 6 January 2025

I AI

Will Evers
Head of Investment
Joined: 25 January 2013

F

Jadzia Duzniak
Company Secretary
Joined: 23 April 2007

F AI

Gareth Price
Head of Investor Relations and Sustainability
Joined: 5 January 2015

F I AI

Ritesh Patel
Head of Corporate Finance
Joined: 21 November 2011

F AI

Jackie Jessop
Head of Finance
Joined: 1 March 2006

Committee Membership

A Asset Management Committee | I Investment Committee | F Finance Committee | AI AI Steering Committee

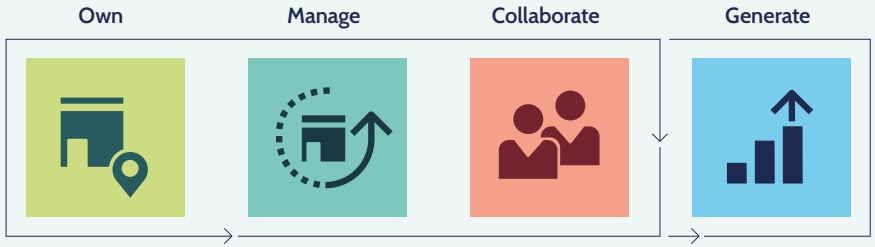
Responsibilities of the Senior Leadership Team

Acquisitions & disposals	Staff wellbeing	Cash flow, liquidity, debt
Asset management, development & valuation	Financial forecasts & results	Risk & mitigation ESG, AI

Our purpose, values and culture

Our team is small, highly motivated, and brings significant real estate and financial expertise. We value honesty and respect in our operations, always engaging and listening to stakeholders, and acting with integrity to reach our objectives. Open communication, collaboration and a positive outlook are central to our approach, guiding us to make long term decisions that support empowerment, inclusion, openness and teamwork.

Our organisational culture reflects these core values, shaping both employee conduct and stakeholder engagement. This culture encourages behaviours essential for sustained success. The Board and Senior Leadership Team acknowledge that company culture is defined not by prescriptive rules, but by behaviours exemplified at the highest levels of leadership.

Our purpose...	What we do and why	Our aim is to build on our position as the UK's leading Triple Net Lease REIT and become the UK's most enduring real estate partner by investing in mission critical and key real estate assets to deliver reliable, repetitive and growing income over the long term. Our purpose sets out to stakeholders what we do and why, underpinning our approach and long term direction and guides our decision making. Read more on page 1
Drives our strategy...	How we achieve our purpose through our strategic priorities	Our strategy guides how we achieve our purpose through four strategic priorities of investing in quality assets in winning sectors, maintaining a disciplined, low cost and responsible management approach, leveraging our expertise to collaborate with stakeholders and deliver reliable, repetitive and growing income and a progressive dividend. Read more on page 14 
Underpinned by our values...	What we believe in	Our values are embedded into our everyday practices by the close involvement of the Executive Directors and Senior Leadership Team members, who lead by example and demonstrate the behaviour that underpins our culture, which can be broadly defined as:

	Empowerment	Inclusion	Openness	Teamwork
Shaping our behaviours and culture	Trusting our employees to take responsibility and make decisions	Promoting diversity throughout the organisation and equality of progression and reward	Working together in an environment characterised by openness, trust and fairness	Operating with honesty, integrity and respect for the people we work and interact with

How we monitor culture

The Board, led by the Chair, retains overall responsibility for setting the tone from the top and overseeing the Company's culture.

The Board exemplifies leadership, with its conduct influencing the organisation through ongoing engagement between Executive Directors and Senior Leadership Team members. With our small team, we are able to closely monitor culture and values. Both the Chair and Non Executive Directors regularly visit the office and remain updated on business operations through regular dialogue with staff.

We acknowledge the significant benefits of in person collaboration, particularly for employees who are early in their careers or involved in transactional roles within our organisation. It is our considered view that working together in an office setting enhances the exchange of ideas and contributes positively to overall performance.

The Board remains committed to engagement, communication and maintaining a consistent culture as the business grows.

The Board ensures that any concerns about alignment with Company purpose, values, or strategy are addressed, seeking confirmation from senior leadership if corrective action is needed. No issues required escalation this year.

Our team's contributions are fundamental to our achievements and we take pride in fostering an appealing workplace defined by robust values and a positive culture. As the Company has expanded, preserving this culture has been crucial. We have recently refurbished the office space and created additional meeting space and quiet pods to accommodate a larger predominantly office based team. The employee survey results this year were again strong with 94% of staff enjoying working for the Company. The Board views a healthy company culture as essential in reducing key risks, especially when it comes to decision making, integration and maintaining operational strength.

Culture outcomes

The Board consistently utilises a range of indicators to determine whether the Company's culture remains in harmony with its purpose, values and strategic objectives. These measures are also used to ensure that the culture supports effective decision making in accordance with Section 172 requirements.

Throughout the year, the Board carefully reviewed responses from employee surveys, workforce engagement initiatives and broader stakeholder interactions as part of its ongoing oversight of culture.

The workforce NED hosted a meeting for a small group of employees, from both property and finance, as a forum for staff to share their views and raise any concerns. This was also attended by the Remuneration Committee Chair who welcomed questions on executive pay and rewards.

Employee feedback reinforced the support for the business and recent growth journey. Employees are proud to work for the Company and are invested in the strategy. Employees participate in long term incentive arrangements that foster an ownership culture.

This feedback played an important role in informing discussions relating to positive leadership behaviours, improvements in internal communication, the adoption of AI tools and the integration of teams following M&A.

The Board took steps to ensure continued and consistent leadership behaviours and effective communication across the enlarged Group. Actions included increasing headcount, strengthening teams, enhancing office based working practices, refurbishing office space and supporting staff wellbeing.

Looking ahead, the Board will continue to focus on reinforcing the Company's culture as the business evolves, with particular emphasis on communication and sustained employee engagement.

Ways in which the Board manages and monitors culture

1	Board engagement with employees includes: – The annual designated workforce NED meeting; – Employee participation and presentation at Board and Committee meetings and lunches; – Property site visits, where employees are invited to accompany Board members; – Induction sessions for new Board members; and – Regular office interaction;
2	Leadership behaviours and alignment with the Company's values are actively incorporated into performance reviews and leadership evaluations. Annual individual staff appraisals conducted by Executive Directors and Senior Leadership Team members facilitate discussions on career development, training, wellbeing and reinforce desired behaviours. These sessions also provide a platform for staff to express concerns or raise issues;
3	CEO and CFO business and strategy briefings following half yearly results allow employees to engage directly and ask questions;
4	Feedback from designated workforce NED, collected through staff surveys and meetings, highlights areas of strength and identifies opportunities for improvement -this year focusing on maintaining our existing culture and enhancing internal communication systems and AI tools;
5	Feedback from other stakeholder engagement, including shareholders and our annual occupier survey, help the Board assess how our behaviours are embedded into the way we do business;
6	Oversight of team integration following M&A activity; and
7	Monitoring of the staff turnover rates, whistleblowing and health and safety incidents.

How we monitor culture continued

Results of the annual employee survey

91%
Employee engagement level

98%
Of employees feel proud to work for LondonMetric

96%
Of employees believe the Company supports and promotes social responsibility

94%
Of employees enjoy working at LondonMetric

Diversity

44%
Female representation on the Board

50%
Female representation across the Company

Low staff turnover rate

6%
Average staff turnover since 2013

Employee LTIP participation

100%
Of staff who have worked for the Company for more than one year were granted awards in 2026

Prompt payments

15 days
Average number of days to settle supplier invoices

Whistleblowing incidents

None
Reported in the year

Strong occupier contentment

8.8/10
Landlord recommendation score in 2026 occupier survey

Board activities in the year

An overview of matters considered, decisions made and subsequent outcomes is provided in the table below. Read more about our strategy on page 14

Strategy and operations

M&A activity
- Approved the corporate acquisitions of ULR and Highcroft, including holding an additional Board meeting to review due diligence, key risks, metrics and people considerations

Strategy
- Discussed strategy in light of investment market liquidity, corporate opportunities, progress on non core disposals and reinvestment to enhance portfolio quality
- Considered the external operating environment, including macroeconomic conditions, capital markets volatility and geopolitical developments, and their potential impact on strategy, tenants and access to capital
- Considered dividend sustainability and approved a progressive dividend of 12.45p per share (2025: 12.0p)

Portfolio performance
- Received regular updates on portfolio performance and asset management activity, including portfolio alignment following corporate acquisitions
- Reviewed tenant covenant strength and exposure to key and watch list tenants
- Debated significant asset management initiatives

Cyber security
- Reviewed actions to align with the Government's Cyber Governance Code of Practice, including Board oversight of cyber risk and resilience
- Received a briefing on developments in technology relevant to the business

Governance, leadership and regulatory

Transactions
- Oversaw governance arrangements relating to the ULR and Highcroft acquisitions, including approval of transaction documentation, share allotment and admission, and related regulatory filings

Risk management and internal controls
- Reviewed risk management and assurance activity during the year, including principal risks, internal controls and development of the assurance framework in preparation for future material controls attestation

Succession planning
- Considered leadership and succession matters, including oversight of executive succession planning
- Approved the appointment of Alistair Elliott to the Remuneration Committee and considered the independence of Sandy Gumm under Provision 10 of the Code

Regulatory
- Noted the new RICS requirement for mandatory rotation of property valuers and the Company's approach to ensuring compliance
- Undertook the annual evaluation of the effectiveness of the Board and its Committees
- Maintained oversight of regulatory and other Code developments

Finance and reporting

Financing strategy
- Considered the funding and balance sheet implications of the ULR and Highcroft acquisitions, including debt substitution requirements, covenant constraints, ratings considerations and ongoing compliance with debt facilities
- Received and considered updates on liquidity, maturities and floating rate debt exposure
- Approved new financing of £1.2 billion in the year, including an inaugural £500 million public bond, a £150 million US private placement and the refinancing of £1.5 billion of unsecured facilities to extend maturity, reduce refinancing risk, deliver cost savings and diversify the lender base

Statutory reporting
- Reviewed interim and year end financial reporting, property valuations and results, including engagement with independent valuers and Deloitte and approved the related disclosures

Going concern and viability
- Reviewed going concern and longer term viability, informed by stress testing, scenario analysis and liquidity headroom

People and stakeholders

Integration following M&A
- Had regard to Section 172 matters when making key decisions, particularly in relation to M&A, financing and disposals
- Considered stakeholder and employee matters arising from the acquisitions, including workforce integration and the orderly transition of roles

Monitored culture
- Monitored culture across the Group, receiving updates on integration activity, organisational structure and workforce engagement
- Considered the results of the annual staff survey and feedback from the designated workforce engagement NED

Shareholder engagement
- Received updates on shareholder engagement and investor communications, including in relation to the proposed new Remuneration Policy
- Oversaw stakeholder engagement more broadly, including relationships with investors, lenders and advisors during a year of heightened corporate activity

May	June	July	September	November	December	January	February	March
Full year results 2025 Acquired Highcroft Investments plc Andrew Livingston retired and Kitty Patmore appointed designated workforce NED	Investor roadshow Acquired Urban Logistics REIT Plc	AGM Suzy Neubert appointed Remuneration Committee Chair	Suzy Neubert appointed to Nomination Committee	Half year results 2026	Investor roadshow	Alistair Elliott appointed to the Remuneration Committee	Shareholder consultation on new Remuneration Policy	Valentine Beresford retired from the SLT

Companies Act 2006 Section 172 Statement

The Board of Directors can confirm that during the year ended 31 March 2026 it acted in a way that it considered in good faith would be most likely to promote the long term success of the Company for the benefit of its shareholders, having regard to the matters set out in S172(1)(a) to (f) of the Companies Act 2006.

We set out in the table below how we have considered each of the requirements of S172 with references to further reading.

S172 matter		Board consideration	Further reading
1(a)	**The likely consequences of decisions in the long term**	The Board sets the Company's purpose, which is to build on our position as the UK's leading Triple Net Lease REIT and become the UK's most enduring real estate partner by investing in mission critical and quality assets in structurally supported sectors that allow us to deliver reliable, repetitive and progressive income over the long term through disciplined, low cost and responsible management. The Board oversees management's execution of strategy to deliver this and reviews progress against targets and financial forecasts. Strategic matters are reviewed at every meeting. We hold assets for long term income generation to support a progressive and covered dividend. We seek to improve and enhance our assets so that they remain fit for purpose, meet high environmental standards and can deliver sustainable and growing income returns.	Our purpose and aim page 1 CEO Q&A and review pages 12 to 21 Our purpose, values and culture page 95
1(b)	**The interests of employees**	Our small team of employees is crucial to executing our strategy. We strive to create an environment that values empowerment, inclusivity, transparency and collaboration, ensuring everyone feels inspired and involved. 98% of employees surveyed in 2026 felt proud to work for the Company. Following our M&A activity this year, the Board received updates on integration progress and monitored employee retention outcomes and the need to recruit additional staff to meet the operational needs of the enlarged group.	People and employee survey page 57 How we monitor culture pages 96 to 97
1(c)	**Fostering the Company's relationships with suppliers, customers and others**	Our occupiers are central to our mission and, as a small team, we depend heavily on our suppliers and advisors to achieve our goals. By actively engaging with them, we foster strong partnerships and strive to offer practical solutions through attentive listening. We ensure fair treatment of our suppliers by promptly paying their invoices. At 31 March 2026, the average settlement period was 15 days. Our latest occupier survey was undertaken in March 2026 and received responses from 70 occupiers representing 55% of rent. Strong occupier contentment score of 8.8 out of 10.	Occupiers page 56 Occupier survey results page 56 Average supplier payment days page 58 Audit Committee report page 112
1(d)	**The impact of the Company's operations on the community and the environment**	The Audit Committee received an ESG update in May 2026 and reviewed progress against the Net Zero Pathway and considered other targets including portfolio EPC ratings and asset level sustainability initiatives such as degasification and solar. The Responsible Business Working Group is headed by the Chief Financial Officer, meets monthly and has approved charitable giving of £222,000 this year, including £29,000 for employee-led initiatives. Our ESG key performance indicator measures the proportion of the portfolio with an EPC rating of A to C. At 31 March 2026, this was 92% in line with last year.	Communities page 59 ESG key performance indicator page 25
1(e)	**The Company's reputation and maintaining high standards of business conduct**	Our values establish the standards of conduct and expected behaviours for all staff, and leadership consistently exemplifies these principles from the highest levels. Regular companywide training on health and safety, cyber awareness, anti money laundering, market abuse, whistleblowing, conduct and ethics is provided to staff. We are proud to be a FTSE4Good business.	Our purpose, values and culture page 95 FTSE4Good page 49
1(f)	**The need to act fairly as between members of the Company**	The Board, primarily through the Executive Directors, maintains open and constructive communication with shareholders. This year, they conducted 397 meetings and presentations after annual and half year results.	Investors page 61

Stakeholders

How our stakeholders inform our decision making

Our key stakeholders include employees, occupiers, investors, contractors, advisors, and communities. To create value and sustainable returns, we listen to their perspectives and maintain strong relationships through regular engagement, using their input to guide our decisions. We strive for fair treatment of all stakeholders, keeping the Company's long term interests in mind, though competing priorities may not allow positive outcomes for everyone. This year, the Chair and Senior Independent Director have met with investors following results announcements and also to discuss the proposed Remuneration Policy and have reported feedback to the Board.

Read more on our stakeholders from page 55

How we engage with our stakeholders

Stakeholder engagement is both at Board level, principally with employees and shareholders, and through Senior Leadership Team members and other senior managers who keep the Board fully apprised of any issues or feedback through regular reports and briefing papers. Methods of engagement include one-to-one meetings and roadshows both face to face and through virtual platforms, regular liaison, employee appraisals and occupier and employee surveys.

Informed decision making

All major Board decisions must clearly show that the impact on stakeholders has been properly considered and evaluated. Where applicable, Board and Committee minutes document how stakeholders were taken into account during the decision making process and all newly appointed Directors receive an explanation of Directors' duties under S172 as part of their induction.

1 Capital allocation and M&A activity

During the year, the Board evaluated opportunities arising from increased consolidation within the listed REIT sector and approved the corporate acquisitions of ULR and Highcroft. These transactions represented a significant step in the evolution of the Group and were assessed against the Board's long term strategic objectives, capital discipline and risk appetite.

In reaching its decisions, the Board considered the long term consequences of the acquisitions for shareholders, employees, occupiers and other stakeholders. The Board challenged management on valuation, integration risk, funding structure and execution capacity to ensure that anticipated strategic and financial benefits could be delivered without compromising balance sheet resilience or operational control.

Following completion, the Board had oversight of the integration process, with particular focus on aligning systems, processes and controls with the Group's internalised operating model. Stakeholder considerations informed the phasing of integration activity to protect financial reporting quality, risk management and organisational culture. The Board also monitored workforce integration and retention following the transition of former ULR employees into the Group.

Alongside these acquisitions, the Board approved a substantial programme of non core asset disposals, recycling £318 million of capital into higher quality assets with stronger income growth prospects. In doing so, the Board balanced near term market conditions with long term portfolio quality, income sustainability and shareholder returns.

Impacted stakeholders	S172 considerations	S172 factor
Employees	Retention, culture, integration	1(b)
Occupiers	Service continuity	1(c)
Shareholders	Capital discipline, returns	1(a)

2 Debt refinancing and bond issue

Capital discipline and balance sheet resilience remained a central focus of the Board's decision making during the year, against a backdrop of persistently high interest rates, yield volatility and broader macroeconomic uncertainty.

The Board approved and monitored a comprehensive programme of financing and refinancing activity, including the Group's inaugural £500 million public bond issuance and the extensive refinancing of existing bank facilities. In evaluating these transactions, the Board considered the long term implications for liquidity, cost of capital, covenant headroom and refinancing risk, as well as the interests of shareholders, lenders and rating agencies.

The Board challenged management on the maturity profile, pricing and structural terms of new and refinanced debt to ensure that the Group retained financial flexibility and resilience through the cycle. These actions extended the weighted average debt maturity, diversified funding sources and reduced cost and exposure to near term refinancing risk, while maintaining appropriate leverage in line with the Group's financial policies.

Throughout the process, the Board remained mindful of the need to balance prudent risk management with the delivery of sustainable returns for shareholders over the long term.

Further detail of the Group's financing activities is set out in the Financial review.

Impacted stakeholders	S172 considerations	S172 factor
Shareholders	Cost of capital, resilience, sustainable returns	1(a)
Lenders and bond investors	Credit quality, covenants, maturity profile	1(c)
Employees	Financial stability and long term viability	1(b)

Stakeholders continued

3 Governance

The Board recognises that strong governance, independence and effective succession planning are fundamental to promoting the long term success of the Company and maintaining stakeholder confidence.

As Andrew Livingston's tenure approached nine years, the Nomination Committee reviewed his independence during the prior year and confirmed a planned transition in line with Provision 10 of the Code. The Board approved the change at that time. Andrew Livingston retired from the Board during the year and the Nomination Committee oversaw the handover of the workforce Non Executive Director role to Kitty Patmore, ensuring continuity and effectiveness.

In agreeing the succession arrangements during the prior year, the Board had regard to the interests of employees and to maintaining effective workforce engagement, recognising the importance of the designated workforce Non Executive Director role in supporting dialogue between the workforce and the Board.

The Board is satisfied that these actions maintained strong governance arrangements and independence and ensured that stakeholder perspectives continue to inform Board decision making.

Read more in the Nomination Committee report from page 104

Impacted stakeholders	S172 considerations	S172 factor
Employees	Continuity of workforce engagement	1(b)
Shareholders	Board independence and succession	1(a), 1(e)
Regulators	Code compliance and best practice	1(f)

4 Remuneration Policy

The Board recognises that executive remuneration plays an important role in promoting long term sustainable performance and aligning management incentives with shareholder interests.

During the year, the Remuneration Committee consulted with major shareholders, representing approximately 60% of the Company's issued share capital, as well as proxy voting agencies, in advance of proposing a new Remuneration Policy for shareholder approval. The Board considered the feedback received and challenged the Committee on the appropriateness of the proposed changes in the context of the Company's strategy, performance and wider market practice.

As a result of the shareholder engagement, aspects of the long term incentive framework were amended to address concerns raised relating to the introduction of an additional EPRA cost ratio performance metric. The Board considered the feedback received and instead increased the weighting for growth in EPRA EPS to 45%.

Having taken the views of stakeholders into account, the Board is satisfied that the revised policy supports long term decision making, sustainable performance and responsible reward outcomes.

Impacted stakeholders	S172 considerations	S172 factor
Shareholders	Alignment with long term value creation	1(a)
Employees	Fairness and pay transparency	1(b)
Proxy advisors/ governance bodies	Pay transparency and inclusion	1(f)

"Our key stakeholders include employees, occupiers, investors, contractors, advisors, and communities.

To create value and sustainable returns, we listen to their perspectives and maintain strong relationships through regular engagement, using their input to guide our decisions.

Alistair Elliott
Chair

Division of responsibilities

Governance framework

Board

The Board provides leadership and strategic direction, sets the organisation's culture, values and ethics, and oversees management's delivery of strategy with appropriate challenge and support.

It comprises individuals with broad commercial experience across sectors including property, finance, banking, capital markets, risk management and sustainability. This collective expertise and understanding of the business and its stakeholders supports the delivery of sustainable long term value, as set out in the Strategic report.

Read more on pages 92 to 93

Board Committees

The Board has three Committees of Non Executive Directors to which it has delegated a number of its responsibilities. The Committees ensure a strong governance framework for decision making and each operates within defined terms of reference which are reviewed annually. The Chair of each Committee provides a verbal update on the matters discussed at each meeting to the Board.

Audit Committee

The Audit Committee has oversight of the Group's financial reporting, risk and internal control processes, monitors the integrity of the financial statements and maintains an effective relationship with the Group's external auditor.

- Oversees financial reporting process
- Scrutinises significant judgements made by management
- Monitors effectiveness of risk management systems, internal control and viability
- Evaluates the external audit process
- Oversees regulatory compliance

Read more on pages 111 to 117

Remuneration Committee

Responsible for determining and implementing a fair reward structure to incentivise Executive Directors to deliver the Group's strategic objectives whilst maintaining stability in the management of its long term business.

- Determines and implements Remuneration Policy
- Sets remuneration packages and incentives for Executive Directors
- Approves annual bonus and LTIP targets and outcomes
- Has oversight of workforce remuneration arrangements and alignment

Read more on pages 118 to 148

Nomination Committee

Responsible for ensuring that the Board and its Committees have the right balance of skills, knowledge and experience, having due regard to succession planning and diversity.

- Recommends appointments
- Board composition and succession
- Considers skills and diversity
- Leads the performance evaluation of the Board and its Committees

Read more on pages 104 to 110

Management Committees

Senior Leadership Team

The Board delegates the execution of the Company's strategy and day-to-day running of the business to the Senior Leadership Team which operates under the direction and leadership of the Chief Executive. It is supported by four sub-committees, focusing on different areas of the business.

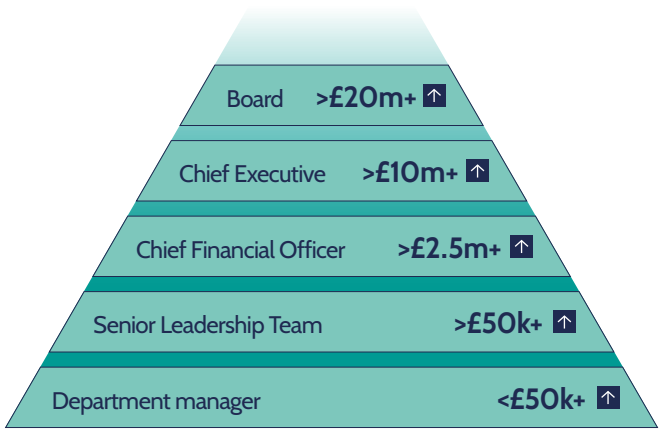
- Implementation of strategy
- Sets budgets and monitors operational and financial performance
- Day-to-day management of the business
- Manage, appraise and develop staff
- Employee remuneration and wellbeing
- Manages allocation of capital
- Identifies and assesses business risks and implements mitigation strategies
- Responsible Business, ESG workstreams and AI

Read more on page 94

How we make decisions

To ensure effective oversight and a clear separation between the Board's responsibilities and the day-to-day management of the business, certain matters are reserved for Board approval. These include the approval of strategy, budgets, financial statements, capital allocation and dividend policy. Authority for investment, asset management and capital expenditure decisions is delegated in accordance with defined value thresholds, as set out below.

Delegated authority limits



Information flow

The Company Secretary ensures that Directors receive clear, timely and relevant information to enable them to discharge their duties effectively. Reports and briefing papers are circulated well in advance of each Board and Committee meeting to support informed discussion and decision making. These materials provide updates on market conditions, the portfolio, financial performance, risk and governance matters, together with agenda specific papers.

During the year, focused briefings were provided on topics including the internal performance review, debt and hedging, cyber security, portfolio credit strength, artificial intelligence and ESG.

Directors also receive transactional papers between meetings, with decisions formally ratified at the subsequent Board meeting.

Division of responsibilities

Leadership roles and responsibilities

Role	Individuals	Responsibilities
Chair	Alistair Elliott	• Responsible for leadership of the Board and for ensuring its effectiveness • Sets the Board's agenda, culture and tone, promoting open and constructive debate • Promotes the Company's purpose, values and ethics • Maintains regular communication with the Non Executive Directors, both individually and collectively • Oversees delivery of strategy and the performance of the Chief Executive • As Chair of the Nomination Committee, ensures appropriate succession planning
Chief Executive (CEO)	Andrew Jones	• Develops and recommends strategy to the Board and is responsible for its implementation • Sets objectives and oversees the day-to-day operations and performance of the business, assisted by the Senior Leadership Team • Leads engagement with shareholders and key stakeholders and reports feedback to the Board
Chief Financial Officer (CFO)	Martin McGann	• Supports the Chief Executive in the development and delivery of strategy • Has responsibility for stewardship of the Company's financial resources • Oversees the ESG agenda, risk management and internal control framework
Non Executive Directors	Suzanne Avery Alistair Elliott Robert Fowlds Sandy Gumm Nick Leslau Suzy Neubert Kitty Patmore	• Provide independent judgement, oversight and constructive challenge to the Executive Directors • Contribute to the development of strategy and approve matters reserved to the Board • Monitor delivery of the agreed strategy within the Board approved risk and control framework • Review the integrity of financial information and risk management systems • Bring a breadth of skills, experience and commercial insight • All are considered independent except Nick Leslau, due to the size of his shareholding
Senior Independent Director (SID)	Suzy Neubert	• Acts as a sounding board for the Chair and an intermediary for other Directors • Provides an alternative channel for shareholder engagement where appropriate • Leads the evaluation of the Chair's performance
Designated Workforce Non Executive Director	Kitty Patmore	• Acts as a link between the Board and the workforce • Engages with employees and attends key employee and business events • Monitors workforce feedback, including staff surveys • Reviews whistleblowing matters and reports to the Board
Company Secretary	Jadzia Duzniak	• Advises the Board on corporate governance matters and is accountable to the Chair • Ensures a timely and effective flow of information to the Board, its Committees and senior management • Promotes compliance with statutory and regulatory requirements and Board procedures • Provides guidance and support to Directors, individually and collectively

"The Board provides leadership and strategic direction, sets the organisation's culture, values and ethics, and oversees management's delivery of strategy with appropriate challenge and support.

Alistair Elliott
Chair

Composition, succession and evaluation

Nomination Committee report

"I am pleased to present an overview of the Committee's work over the year.

Alistair Elliott
Nomination Committee Chair

Highlights this year

- Oversaw the implementation of succession changes announced last year, including Andrew Livingston's retirement and Kitty Patmore taking on the designated workforce Non Executive Director role
- Oversaw the orderly transition of the Remuneration Committee Chair from Robert Fowlds to Suzy Neubert following the 9 July 2025 AGM; Robert actively supported Suzy's onboarding and the early stages of the remuneration policy review
- Confirmed Suzy Neubert's appointment to the Nomination Committee with effect from 30 September 2025.
- Supported the appointment of Alistair Elliott to the Remuneration Committee with effect from 28 January 2026
- Took into consideration the retirement of Valentine Beresford from the Senior Leadership Team

Key responsibilities

Board composition and succession planning

- Regularly assess the skills and composition of the Board and its Committees to identify any gaps in experience or expertise
- Develop and maintain a succession plan for the Board and key senior managers, including identifying and mentoring future leaders

Read more on page 105

Director appointments

- Lead the process for new Board and Committee appointments in a transparent and objective manner to ensure each has the necessary mix of skills and experience to steer the Company effectively
- Evaluate the skills, qualifications, experience and independence of potential candidates to ensure they meet the Company's needs and regulatory requirements

Read more on page 106 to 107

Promote diversity and inclusion

- Foster the Company's diversity policy at Board level to ensure that it reflects a broad range of perspectives and experiences to enhance decision making and corporate governance
- Consider the Company's approach to diversity and ensure it complies with relevant codes and guidelines

Read more on pages 107 to 108

Director induction and ongoing training

- Oversee the induction of new Directors ensuring they receive the necessary orientation and training to fulfil their roles effectively and to ensure a smooth transition
- Identify and support training needs to help Directors stay informed on industry trends, regulatory changes and governance best practices

Read more on page 107

Evaluating Board and Director performance

- Oversee annual assessments to determine whether the Board and its Committees are functioning effectively
- Assess the time commitment required from Non Executive Directors, consider whether as Directors they are fulfilling their duties and consider their annual re-election

Read more on pages 109 to 110

Corporate governance

- Ensure the Company complies with relevant corporate governance codes which set out standards for roles and board composition
- Ensure sufficient Directors are independent to maintain objectivity and prevent conflicts of interest

Read more on page 108

Membership and attendance

The number of Committee members and their attendance during the year was as follows:

Member	Date appointed	Tenure (years)[1]	Meetings attended[2]
Alistair Elliott (Chair)	11/7/2023	3	2 (2)
Andrew Livingston[3]	19/9/2018	–	–
Suzanne Avery	31/1/2019	7	2 (2)
Robert Fowlds	28/1/2021	5	2 (2)
Suzy Neubert	30/9/2025	1	1 (1)

1 Tenure is measured from date of appointment to the Committee and as at 31 March 2026, rounded to the nearest whole year
2 Bracketed numbers indicate the number of meetings the member was eligible to attend
3 Andrew Livingston retired 20 May 2025

Nomination Committee report continued

Dear Shareholder,

As Chair, I present the Nomination Committee report for the year ending 31 March 2026.

Role of the Committee

This Committee comprises of independent Non Executive Directors. We operate under Terms of Reference reviewed annually to reflect the Code and evolving best practice. These terms can be found on our website at www.londonmetric.com.

Our role is to ensure the Board and its Committees retain the right balance of skills, experience, independence and knowledge to provide strong and effective leadership for long term success. We also lead the planning and orderly management of succession across the Board and senior management.

Key activity during the year

Board composition and succession planning

Our focus this year has been on maintaining an optimal balance of skills, experience, independence and diversity on the Board and its Committees, to support the Company's long term strategic objectives, and on ensuring an orderly succession for key roles without disruption to the business.

As signposted in last year's report, Andrew Livingston retired from the Board on 20 May 2025 and the Committee oversaw an orderly handover of his responsibilities, including the transition of the designated workforce Non Executive Director role to Kitty Patmore, ensuring continuity in workforce engagement. As part of his handover for this role Andrew invited Kitty to his final informal off site meeting and discussion with a cross section of staff.

The Committee also oversaw the orderly transition of the Remuneration Committee Chair from Robert Fowlds to Suzy Neubert following the 9 July 2025 AGM. It was agreed that Robert would remain on that Committee to support Suzy's onboarding due to his valuable experience of working with the former remuneration consultant and leading the last remuneration policy review.

The Committee additionally confirmed Suzy Neubert's appointment to the Nomination Committee as reported last year. The effective date of the appointment was 30 September 2025.

Separately, on 28 January 2026, it was recommended that Alistair Elliott be appointed to the Remuneration Committee. Alistair was eligible for appointment as he was independent on joining the Board. He had attended Remuneration Committee meetings by invitation for over a year, providing valuable continuity, insight and constructive challenge. This recommendation was approved by the Board.

During the year, the Committee also revisited the independence of Sandy Gumm under Provision 10 of the Code. The Committee and the Board concluded that Sandy continues to be independent in character and judgement, with no factors compromising her ability to act objectively. Nick Leslau continues to be deemed non independent due to the size of his shareholding in the Company.

Having reviewed the balance of skills, experience and independence on the Board, the Committee reaffirmed that Andrew Livingston's Board seat would not be replaced, and that the Board continues to meet all independence requirements under the Code with the complementary experience, skills and knowledge necessary to drive the Group forward.

Evaluation

The annual Board and Committee performance evaluation undertaken during the year reaffirmed the effectiveness of the Board and its Committees, with respondents highlighting a constructive culture, high quality debate and open communication. In addition to these consistently positive findings, this year's evaluation placed particular emphasis on forward looking strategic discussion, the importance of succession planning across the wider management population and the Non Executive cohort and the continued strengthening of assurance and internal controls in light of forthcoming regulatory requirements.

> "This Committee is responsible for assessing the composition of the Board and its Committees and for identifying any gaps in skills, experience, knowledge, or diversity.
>
> We work to ensure that the Board is well-rounded and equipped to effectively oversee the Company's activities and that Directors provide strong and effective leadership to drive the future success of the business.

Feedback from Directors noted further improvements in the clarity of reporting during the year and the benefits of enhanced engagement with members of the Senior Leadership Team. Reflecting the Board's ongoing focus on effectiveness, the evaluation also highlighted opportunities to continue evolving Board agendas over time to support deeper forward looking strategic discussion.

During the year, the Chair maintained regular engagement with Non Executive Directors, both individually and collectively, through a range of formal and informal interactions. These discussions covered matters including Board and executive succession planning, Board composition and strategic priorities, and provided insight into Directors' ongoing contribution, capacity and engagement, supporting the Committee's oversight of Board effectiveness.

The Committee would like to thank all Directors and participating members of the Senior Leadership Team for their thoughtful and constructive input into the evaluation process and for their continued commitment and contribution throughout the year.

Further detail on the Board and Committee performance evaluation is set out on pages 109 to 110.

Nomination Committee report continued

Time commitment

Directors must obtain approval before accepting external commitments to avoid conflicts of interest and to ensure they have enough time for their Company duties. During the year Suzy Neubert stepped down from the board of LV = and, with approval, accepted an appointment to the board of a private company which specialises in pension administration.

In accordance with the Company's governance framework the Executive Directors are required to devote substantially the whole of their working time to the Company, unless otherwise agreed by the Board. Andrew Jones currently remains a non executive director of InstaVolt Limited.

The Committee received confirmation during the year that each Director continued to devote sufficient time to their duties. This conclusion was informed by the Chair's regular engagement with Non Executive Directors and consideration of their external commitments, which were assessed to ensure they did not conflict with Directors' responsibilities to the Company or impair their ability to meet the expected time commitments of their roles.

Election and re-election of Directors

Following the evaluation and appraisal process, the Committee concluded that each Director standing for election or re-election continues to make an effective and valuable contribution, with the necessary skills, knowledge, experience and time to discharge their duties in the coming year. All Directors will stand for re-election at the AGM on 9 July 2026, and I encourage shareholders to support these resolutions.

Looking forward

Looking ahead, the Committee's priorities for the year will centre on ensuring continuity and effective succession across the Board and senior leadership. In parallel, the Committee will continue to consider how the Board's collective skills and experience should evolve alongside the Group's strategy, capital structure and portfolio composition. This includes reflecting the growing importance of capital markets engagement and financing, balance sheet management and disciplined capital allocation, alongside sector and operational expertise, to ensure the Board remains well positioned to support the Company's long term objectives.

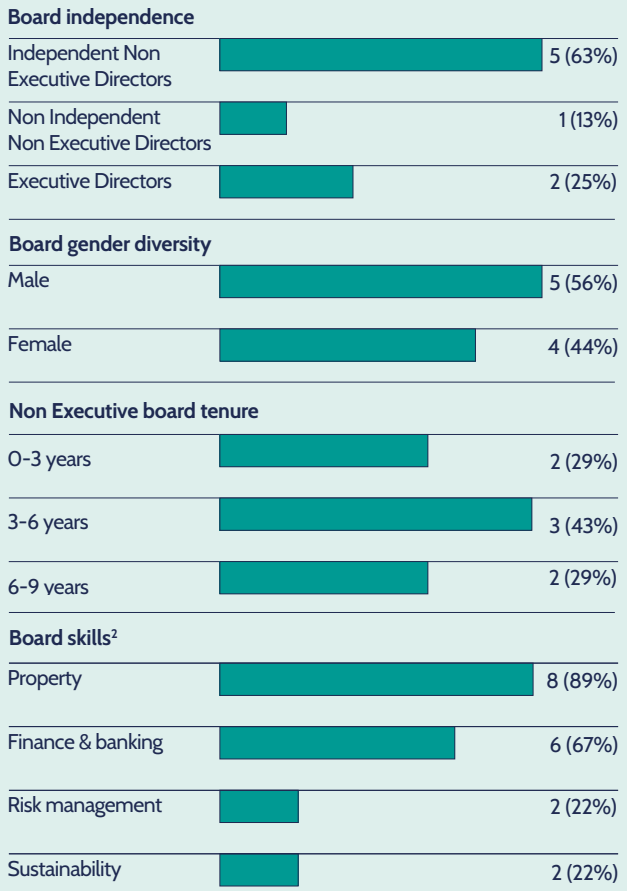
The Committee notes that Suzanne Avery's Board tenure reaches nine years in March 2027. As part of its forward planning, the Committee will consider the implications of this in the context of the Board's overall composition, size and future needs, including the skills, experience and perspectives that would be lost on any future retirement and the capabilities that may be required to support the Board's longer term strategy. The Committee will keep these matters under review and will determine the appropriate next steps in due course.

More broadly, the Committee will focus on maintaining a disciplined and forward looking approach to talent and leadership oversight, including periodic review of executive succession arrangements, management depth and the evolution of key roles over time, to ensure the Board and Senior Leadership Team remain well positioned to support the Company's long term objectives.

A Balanced Board

The composition of the Board and its three Committees as at 31 March 2026 is detailed in the table on page 92. Directors' biographies are reflected on pages 92 to 93 and Board diversity is summarised on page 108.

A Balanced Board[1]



1 All charts are based on Board composition as at 31 March 2026
2 Some Directors are represented in more than one category in terms of their experience

Nomination Committee report continued

Executive succession planning and talent development

The Committee continued to support succession planning and talent development across the organisation during the year, recognising this as a key element in maintaining a strong and sustainable leadership pipeline capable of supporting the Group's long term strategy. The Committee maintains visibility of the Group's internal talent pipeline, with a particular focus on high performing individuals and their readiness to assume greater responsibility over time. In common with all Non Executive Directors, Committee members are encouraged to maintain appropriate engagement with the wider organisation, providing insight into potential successors through presentations, property tours, office visits and, where appropriate, discussions on specific topics.

Succession planning below Board level sits with the Senior Leadership Team, which includes the Executive Directors, to ensure suitable future leaders are recruited and retained and that appropriate contingency plans are in place for unforeseen absences.

There were no Senior Leadership Team appointments during the year. However, the Committee noted the retirement of Valentine Beresford, which was announced in October 2025 and also confirmed Will Evers' appointment as Head of Investment, following his prior role as Joint Head. This represented the most significant senior leadership transition outside of the Board and formed part of the broader executive succession planning context considered by the Committee.

The Committee will continue its oversight of executive succession planning in the year ahead, ensuring appropriate focus is maintained on leadership development, internal capability and the orderly management of future senior leadership transitions.

Board induction

Although there were no new Directors appointed during the year, the Committee continues to maintain a comprehensive and well-structured induction programme for use whenever a new Board member is appointed. This standing programme is designed to support the effective integration of new Non Executive Directors, providing them with a thorough understanding of the business, including its strategy, portfolio, governance framework, stakeholder landscape, financial structure, risks and controls.

Induction materials typically include recent Board and Committee papers, the Risk Register, key governance documents, site visits and meetings with senior management across the organisation. The programme is tailored to the background and experience of each new Director, ensuring they are able to contribute effectively from the outset and build a detailed understanding of the Group's operations and culture.

Board training

Directors are encouraged to identify and develop their own training needs, with the Chair overseeing overall provision to ensure that the Board and its Committees collectively maintain the skills and knowledge necessary for effective governance. Training and development are delivered through a combination of Board level briefings, Committee specific updates and access to external resources, allowing Directors to stay informed on developments relevant to their responsibilities, matters affecting the Company and the wider operating environment.

During the year, training was provided through a mixture of Board and Committee sessions covering topics such as regulatory and accounting developments, UK Corporate Governance Code compliance, debt and hedging, cyber security, artificial intelligence, portfolio credit analysis and ESG matters. Committee members also received specialist updates relevant to their particular remit, supplementing the broader programme available to the Board.

Directors continue to have access to ad hoc learning opportunities where particular areas of interest or emerging risks are identified, and external advisors may be invited to provide insight on specialist topics as needed.

Diversity and inclusion

The Board recognises the importance of diversity in its broadest sense and the value it brings to the organisation. A range of skills, experience, perspectives and ideas enriches discussion, strengthens challenge and ultimately supports better decision making. We strive to maintain a working environment built on equal opportunity and a culture of openness, respect and inclusion.

The Board sets the tone on diversity and considers the principles of the Company's Diversity and Inclusion Policy, available on our website, when evaluating new appointments. The Company has complied with UK Listing Rule 6.6.6R(9) throughout the year, as summarised on page 108.

We acknowledge that our diversity ambitions are influenced by the quality and availability of external candidates, and we therefore engage only with search firms who are signatories to the Voluntary Code of Conduct for Executive Search Firms, ensuring a diverse and high quality candidate pool. However, progress is naturally constrained by the availability of suitable candidates and the limited number of vacancies that arise within the organisation. This remains a structural challenge across the sector, particularly for specialist roles and small leadership teams.

All appointments to the Board and across the Company are based on merit, suitability for the role and alignment with our values; appointment on any other basis would not be in the best interests of shareholders or the Company. We are proud of our low level of staff turnover, which supports a stable and committed workforce, while recognising that this can constrain the pace of demographic change.

Nomination Committee report continued

We continue to support Real Estate Balance, which promotes the development of a strong female talent pipeline within the sector, and we remain mindful of the FTSE Women Leaders target of 40% female representation across leadership teams. Given the size and structure of the Senior Leadership Team and the low rate of natural turnover, achieving this target is likely to remain challenging and will depend partly on the timing of future vacancies.

The Senior Leadership Team is responsible for the day-to-day operation of the business and comprises functional heads representing a broad mix of skills and experience. Our ambition remains to increase gender diversity within the Senior Leadership Team and among their direct reports when opportunities arise and strong candidates are identified.

Across the wider organisation, 50% of employees are women, and the Company continues to foster a culture that supports inclusion and equal opportunities for all colleagues.

Further detail on the Company's approach to diversity and inclusion is available in the Responsible Business and ESG review from page 48.

The tables opposite meet the requirements of UK Listing Rule 6.6.6R(10) and set out the gender and ethnic diversity of the Board, Senior Leadership Team and wider Group as at 31 March 2026. Data is based on individuals' self identified responses using the gender and ethnicity categories shown.

Gender representation as at 31 March 2026

	Number of Board members	% of the Board	Number of senior positions[1]	Number of Senior Leadership Team members[2]	% of Senior Leadership Team
Men	5	56%	3	6	75%
Women	4	44%	1	2	25%
Non-binary	–	–	–	–	–
Not specified/prefer not to say	–	–	–	–	–

		Female		Male
Senior Leadership Team and direct reports[3]	8	31%	18	69%
Group	27	50%	27	50%

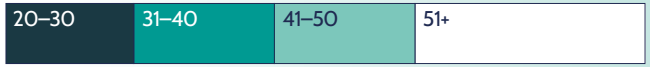
Ethnic representation as at 31 March 2026

Ethnic representation	Number of Board members	% of the Board	Number of senior positions[1]	Number of Senior Leadership Team members[2]	% of Senior Leadership Team
White British or other White	8	89%	3	7	87%
Mixed/Multiple ethnic	1	11%	1	–	–
Asian/Asian British	–	–	–	1	13%
Black/African/Caribbean/Black British	–	–	–	–	–
Other ethnic group, including Arab	–	–	–	–	–
Not specified/ prefer not to say	–	–	–	–	–

1 Senior Board positions include the Chair, Chief Executive, Chief Financial Officer or Senior Independent Director
2 The Senior Leadership Team, as set out on page 94 is considered to be the Company's executive management as defined by the Listing Rules and senior management as defined by the Code
3 The Senior Leadership Team's direct reports are the next layer of management below senior management

Other Group diversity

Age (years)



20–30	11	21%
31–40	12	22%
41–50	12	22%
51+	19	35%
Total	54	100%

Length of service (years)

0–5	29	54%
6–10	5	9%
11–15	14	26%
16+	6	11%
Total	54	100%

Nomination Committee report continued

2026 Performance evaluation

The objective of the annual evaluation is to assess the effectiveness of the Board and its Committees, including their composition, dynamics, behaviours and the quality of information that supports decision making. In line with the Company's three year cycle, the 2026 review was an internal evaluation, coordinated by the Company Secretary. All Directors and relevant members of the Senior Leadership Team completed detailed questionnaires, and the consolidated results were reviewed by the Chair before being considered by the Board. The outcomes of the evaluation, together with progress against prior year actions, were considered by the Board as part of its wider review of effectiveness.

The key recommendations arising from the evaluation are set out opposite and on page 110.

The key findings from the 2026 performance evaluation review

Area	Key findings
Objectives, strategy and remit	• The Company's overall strategy and objectives are well defined and actively managed with strong agreement on strategic direction and execution between both NEDs and Executives • Strategy is viewed dynamically with the CEO continuing to refine and adapt strategy in response to market conditions and opportunities • Strategy risks are identified, and NEDs can consult with the CEO as required between meetings • There is a strong connection between strategic objectives and the management team's competence and experience
Performance measurement	• The Board collectively assumes responsibility for performance by fostering a culture of ownership that is deeply embedded and focused on achieving results • Management reporting is high quality, regular and easy to review with enhanced debt and funding analysis and transaction activity overviews provided during the year
Relationships with shareholders	• The relationship between the Company and its shareholders remains a primary consideration for the Executive Directors, and current investor sentiment towards the Company is positive
Risk management	• Risk oversight is regarded as strong, with structured updates on principal and emerging risks and Directors confident that risk is considered in decision making processes • The process for identifying and reporting principal risks is sound, suitable and relevant to the business. The level of detail received, and the range of mitigating measures adopted is appropriate and properly implemented • There is sufficient emphasis placed on the development and documentation of assurance and internal controls in preparation for forthcoming regulatory requirements • Respondents praised management's handling of risks arising from the M&A, integration and debt management work undertaken in the year
Board function and Directors	• The Board is united, and Directors foster strong, productive relationships with one another • The Board maintains a prudent and conservative culture, and its Directors demonstrate a clear understanding of their regulatory obligations • Engagement levels are high with open and transparent discussion and debate on pertinent matters at meetings • The attendance of senior management at meetings is helpful and welcomed
Board constitution and succession	• The Board is strong and well balanced with a complimentary range of expertise and breadth and depth of experience to allow it to effectively face current and future challenges • Management are highly respected, well connected, and trusted, placing them in an excellent position to identify early market signals and spot opportunities. They maintain open communication with the Board, and their responsiveness gives Non Executive Directors confidence in their leadership
Board Committees	• Committees have the right balance of skills and are diligently and extremely well chaired and supported by external advisors, the Executive Directors and wider management team • The Board and its Committees operate effectively with good transparency between them
The Chair	• The Chair offers effective management support, is praised for energy and diligence, and demonstrates constructive leadership • He motivates Directors to express their opinions and ensures in-depth, transparent discussions take place before significant decisions are reached, while also managing time efficiently

Nomination Committee report continued

Key suggestions from the 2026 performance evaluation review

The 2026 Board and Committee performance evaluation confirmed that the Board continues to operate effectively, with open debate, constructive challenge and a clear focus on strategic priorities. In addition to reaffirming these strengths, the evaluation identified a small number of areas where further refinement and development could enhance Board effectiveness and support the continued evolution of governance practices.

- Further enhance the balance of Board agendas by allocating more structured time to forward looking strategic discussion, enabling deeper exploration of medium term opportunities and risks
- Continue refining the structure and presentation of Board and Committee papers, without changing their core content, to support clearer signposting of key information and efficient preparation
- Build on existing investor engagement practices by complementing ad hoc investor feedback, particularly in the context of transaction and strategy discussions, with more regular thematic updates to support broader strategic debate
- Strengthen portfolio level forward analysis, complementing the detailed asset level information provided when Directors consider major investment and disposal decisions outside of formal Board meetings
- Consider how best to leverage the full breadth of Non Executive Directors' experience and networks outside formal Board and Committee meetings, to further support management and strategic development

The key findings from the 2025 performance evaluation review and progress made after review

Recommendations	Progress against 2025 recommendations
The Group's underlying capital management strategy would benefit from greater profile in public communications	The Financial review sets out the strategic rationale for the year's major financing actions and how these support liquidity, maturity and cost, diversifying the lender pool and reducing secured debt within the Group. Public communication in the year included announcements relating to the public bond and refinancing. **Read more on page 39**
Non Executive Directors would welcome broader input from the Chair and SID on shareholder engagement activities conducted by them	The Chair and SID have relayed feedback from shareholder engagement, including the Remuneration Policy consultation, strengthening the Board's understanding of investor sentiment and responding directly to Board evaluation feedback on the value of more visible and aggregated shareholder insight.
Additional site visits for Non Executive Directors	No formal Non Executive Director site visits were undertaken in the year. Engagement with the portfolio instead took place through presentations, transaction reviews and informal discussions.
Consider increasing management's delegated authority from £10 million to £20 million to provide greater flexibility	Implemented ahead of the prior year end.
Review, documentation and testing of key processes and material controls in preparation for the Board's Provision 29 of the Code attestation on the effectiveness of material controls	The Company strengthened and further evidenced its assurance framework ahead of the new regulatory requirements. The Audit Committee received updates on the review and documentation of internal controls, including BDO's structured approach to Provision 29. This work included key cycle mapping and identification of material controls over principal risks, supported by an updated Internal Control Evaluation Questionnaire. **Read more on page 72**

Independent advice

All Directors and Committees can consult the Company Secretary at any time, who ensures that Board procedures are followed and governance requirements are met to uphold high standards. Directors are also permitted to seek independent professional advice at the Company's expense to support their responsibilities; however, no Director did so during the year. The chairs of the Audit and Remuneration Committees maintain regular, independent communication with relevant staff and external advisors, including the Company's auditor, property valuers, and remuneration consultants.

Conflicts of interest

Directors are obligated to disclose to the Company any potential conflicts of interest. All identified conflicts are documented and reviewed during each Board meeting. No conflicts of interest have been reported this year.

Alistair Elliott
Chair of the Nomination Committee
21 May 2026

Audit Committee report

"As Chair, I am pleased to present my report which sets out the work we have undertaken this year.

Kitty Patmore
Audit Committee Chair

Highlights this year

- Considered the accounting treatment for the acquisitions of Highcroft Investments plc and Urban Logistics REIT Plc and monitored the integration plans for systems, data and people
- Considered the programme of work undertaken by management, assisted by BDO, to prepare for the requirement under Provision 29 of the UK Corporate Governance Code 2024 to include a Board declaration on the effectiveness of material controls by 31 March 2027
- Dedicated one meeting to ESG matters and received a presentation and update from the Head of Investor Relations and Sustainability
- Received papers on going concern, cyber security, tenant covenants and valuer rotation and discussed with members of the Senior Leadership Team at meetings

Key responsibilities

Financial reporting

- Monitor the integrity of the financial reporting process
- Scrutinise the annual and interim financial statements
- Assess whether the Company has adopted suitable accounting policies and made appropriate estimates and judgements
- Review and challenge the accounting methodology for significant or unusual transactions adopted by management

Read more on pages 113 to 114

Risk management and internal control

- Assess the risk management framework to ensure that a robust system is in place for identifying and mitigating the principal risks faced by the Group, including emerging risks
- Review the system of internal controls including financial, operational and compliance controls, and consider their effectiveness
- Consider the requirement for an internal audit function

Read more on page 115

External audit

- Select, appoint and oversee the work of the external auditor
- Evaluate the auditor's independence, objectivity, performance and fees
- Monitor the ratio and level of audit to non audit fees payable to the external auditor
- Review the scope of the audit and compliance with relevant auditing standards
- Review the policy for the approval of non audit fees payable to the external auditor

Read more on pages 115 and 116

Regulatory compliance

- Monitor compliance with applicable laws and regulations
- Review the Viability Statement and going concern basis of preparation of the financial statements
- Consider whether the Annual Report is 'fair, balanced and understandable'
- Oversight of ESG activities and reporting

Read more on pages 116 and 117

Whistleblowing and ethical standards

- Review the Company's whistleblowing, anti-corruption and anti-bribery procedures

Read more on page 116

Membership and attendance

The number of Committee members and their attendance during the year was as follows:

Member	Date appointed	Tenure (years)[1]	Meetings attended[2]
Kitty Patmore (Chair)	28/1/2021	5	6 (6)
Suzanne Avery	22/3/2018	8	6 (6)
Robert Fowlds	31/3/2019	7	6 (6)
Suzy Neubert	24/5/2023	3	6 (6)

1 Tenure is measured from date of appointment to the Committee and as at 31 March 2026, rounded to the nearest whole year

2 Bracketed numbers indicate the number of meetings the member was eligible to attend

Audit Committee report continued

Dear Shareholder,

As Chair of this Committee, I am delighted to present my report for the year to 31 March 2026 which sets out the work we have undertaken this year.

Following another year of growth through corporate acquisitions, we have considered the appropriate accounting treatment for the acquisitions of Highcroft Investments plc ('Highcroft') and Urban Logistics REIT Plc ('ULR') and have monitored the subsequent integration of staff, processes and systems into the enlarged Group. Our detailed assessment of the accounting considerations and the conclusions we reached is set out on page 114.

The annual comprehensive review of the Group's risk register and internal control procedures remains a central agenda item during our March planning meeting, providing valuable support to the Board in confirming that its risk management framework is robust and relevant. This year, management also presented a detailed paper on the structured programme of work, both completed and planned, designed to strengthen, document, and evidence the internal control framework ahead of the Board's declaration regarding the effectiveness of material controls as at 31 March 2027, in line with Provision 29 of the UK Corporate Governance Code 2024. The programme of work focuses on scoping key business cycles, documenting end-to-end processes and material controls and developing an assurance framework to support the Board's assessment of controls' effectiveness. Management has engaged BDO to assist with the identification and documentation of business process areas and material controls. During the year, management completed an initial assessment of the design of material controls. Operating effectiveness testing and further enhancement will be undertaken next year. We are pleased with the level of work undertaken to date and will continue to monitor further enhancements and testing during the course of next year.

We have continued to oversee the external audit process and have met independently with both the external auditor and valuers to discuss significant transactions and challenge and scrutinise areas of judgement including the property valuations.

With the implementation of the RICS mandatory rotation of UK valuers from May 2026, the Committee reviewed proposals set out by the Strategy Director for assigning asset groups to three of our incumbent external valuers based on rotation requirements and expertise. Over the next six months, the Committee will monitor the transition and continue to scrutinise and challenge the half yearly valuations.

Committee composition and effectiveness

There were no changes to the Committee during the year which comprises of four independent Non Executive Directors.

The Board is satisfied that members possess the financial expertise, commercial insight, and industry knowledge required by the Code, supported by their roles in property, finance, banking, capital markets, risk management, and sustainability. Member biographies detailing relevant skills and experience are available on page 93.

This year, the Board, led by the Nomination Committee, conducted an internal performance evaluation. The review found that the Audit Committee remains effective, offers independent oversight, and receives strong support from the Chief Financial Officer, his team and the external auditor.

Committee meetings

The Committee met formally six times during the year and followed our usual programme, which is aligned to the Company's financial reporting timetable. As in previous years, the external auditor, independent property valuers, Chief Financial Officer and Head of Finance attended meetings. In addition the Strategy Director, Head of Investor Relations and Sustainability and other members of staff were invited to selected meetings to provide input on specific topics, including valuer rotation, preparation for Provision 29 and ESG. As Chair, I update the Board at its next meeting on matters discussed and decisions made at each Committee meeting.

The May and November meetings are scheduled to precede the approval and issue of the full and half year financial reports and separate meetings were held with the Group's property valuers to challenge and scrutinise the valuation process and outcomes.

At its March meeting, the Committee considered the year end audit plan and the Group's risk register and internal control processes, with a particular focus on progress against the Provision 29 controls programme. The review also covered key risk areas including the economic downturn and global disruption, IT and cyber security and portfolio credit and tenant risk.

Once again, this year the Committee dedicated a full meeting to ESG matters, enabling a deeper level of scrutiny and discussion than is possible within the regular agenda. Key areas of focus included progress against our revised Net Zero Pathway and other targets including portfolio EPC ratings and asset level sustainability initiatives, such as degasification and solar. As in previous years, the meeting was attended by the Responsible Business Working Group members led by the Chief Financial Officer, including the Head of Investor Relations and Sustainability, Head of Development, an ESG associate and an external ESG specialist from Orbis Advisory. We were satisfied that ESG is firmly embedded into all business operations and remains a key focus for management.

We welcome the attendance of members of the Senior Leadership Team and professional advisors to our meetings as it facilitates a greater depth of discussion and debate on specialist and topical issues and allows the Committee to meet the pool of emerging talent below Board.

In addition to formal Committee meetings, I have regular contact with the Chief Financial Officer and Head of Finance to discuss and understand key matters in advance of meetings, facilitating informed and constructive debate.

Our work in 2026

Throughout the year, the Committee acted in accordance with its terms of reference, which were last reviewed and updated in March 2026 and can be found at www.londonmetric.com. The work undertaken this year is set out in the table on page 113 and has included the consideration, review and approval where required of each of the items noted.

Audit Committee report continued

Financial reporting

One of our principal responsibilities is to monitor the integrity of the financial information published in the interim and annual financial statements and the overall tone, messaging and clarity of reporting.

In conducting its review, the Committee considers:

- The extent to which suitable accounting policies and practices have been adopted, consistently applied and disclosed;
- Significant matters by virtue of their size, complexity, level of judgement and potential impact on the financial statements; and
- Compliance with relevant accounting standards and other regulatory reporting requirements including the Code.

Developments in accounting regulations and best practice are monitored and, where appropriate, reflected in the financial statements. The Committee and finance team are kept informed of developments in accounting and corporate governance through technical briefing material and webinars as well as an annual technical update presentation for finance staff led by Deloitte, which this year included a discussion on the new Provision 29 material controls declaration, the FRC Annual Review and consideration of the presentation and disclosure requirements of IFRS 18.

Management confirmed that they were not aware of any material misstatements and the auditor confirmed they had not found any material misstatements in the course of their work, as reported in their independent report from page 154.

Area of responsibility	Consideration
Financial reporting	• Interim and full year results announcements and the Annual Report • Accounting treatment of significant transactions and areas of judgement • The valuation process, the half yearly property valuations and the independence of the Group's valuers • Processes undertaken to ensure that the financial statements are 'fair, balanced and understandable'
Risk management and internal control	• The Group's risk register, principal and emerging risks • Cyber security risk, processes and enhancements • Systems and staff integration following corporate acquisitions in the year • The adequacy and effectiveness of the Group's internal controls • The appropriateness of the going concern assumption • The Viability Statement and longer term forecast • The need for an internal audit function • Preparation for the new Provision 29 material controls declaration
External audit	• Scope of the external audit plan • The independence and objectivity of the external auditor • Performance of the external auditor and effectiveness of the audit process • Auditor's fee for the year • Non audit services policy and ratio of fees
Regulatory compliance	• Committee's composition, performance, terms of reference and constitution • Section 172 statement • TCFD statement, ESG ambitions and progress • Tax strategy and REIT status

> "Following another year of growth through corporate acquisitions, we have considered the appropriate accounting treatment for the acquisitions of Highcroft and ULR and have monitored the subsequent integration of staff, processes and systems into the enlarged group.

Audit Committee report continued

Significant accounting matter – Property valuations

Reporting issue

Property valuations are inherently subjective and rely on judgements and assumptions made by external valuers, supported by transactional market evidence that may not ultimately prove to be accurate. In periods of market uncertainty, the availability and relevance of such evidence may reduce, increasing the degree of judgement required. As a result, the property valuation remains a key area of focus for the external auditor.

The Group's property assets, with a carrying value of £7.6 billion, are reflected in the Financial review and detailed in Supplementary note ix.

The Committee's role

All investment properties are externally valued on a half yearly basis by independent valuers: CBRE Limited, Savills (UK) Limited, Knight Frank LLP and Jones Lang LaSalle.

The Committee met twice during the year with the external valuers as part of the interim and year end reporting process, to review and challenge the valuation methodologies, material assumptions and valuation outcomes. The Committee considered the principal assumptions applied, including rental growth, market yields, capital expenditure and void costs, together with the supporting market evidence used to benchmark assets. Where appropriate, assumptions were challenged and the sensitivity of valuations to changes in those assumptions was assessed.

Assets requiring a higher degree of judgement were subject to enhanced scrutiny, including properties under development, post period end disposals and valuation movements not broadly aligned with market benchmarks. The Committee also considered matters raised with management to satisfy itself that the valuers remained independent and objective, and that the valuation process had not been subject to undue influence.

As part of their audit procedures, Deloitte used their internal property valuation specialists to independently assess and challenge the valuation approach, assumptions and judgements. Deloitte met separately with the valuers and reported their findings and conclusions directly to the Committee.

Conclusion

The Committee confirmed to the Board that it was satisfied that the external property valuation included within the financial statements had been carried out appropriately, independently and in accordance with industry valuation standards.

Significant accounting matter – Significant transactions

Reporting issue

The Group acquired £1.5 billion of property in the year, largely through the corporate acquisitions of Highcroft and ULR as discussed in detail throughout the Strategic report.

Certain transactions that are large and/or complex in nature may require management to make judgements when considering the appropriate accounting treatment including how and when a transaction should be recognised. There is an inherent risk that an inappropriate approach for a significant transaction could lead to a material misstatement in the Group's financial statements.

The Committee's role

The Committee, in conjunction with the external auditor, received and challenged management's accounting proposals in relation to the corporate acquisitions in the year, which were presented in Board and Committee briefing papers and discussed at meetings.

The corporate acquisition in May 2025 of Highcroft and its portfolio of 22 assets valued on acquisition at £81.1 million was considered to be an asset acquisition rather than a business combination, as no processes or workforce were acquired and substantially all of the fair value was represented by investment properties.

By contrast, the corporate acquisitions of ULR and Logistics Asset Management Newco Limited, which held the investment advisory contract for ULR, both of which completed in June 2025, were considered to be business combinations in accordance with IFRS 3 as in addition to the property portfolio and debt facilities acquired, a team of four employees, an investment advisory contract and all of its operating processes were transferred. The Group acquired a portfolio of predominantly logistics assets valued at £1.1 billion, as well as debt of £0.4 billion.

The acquisition of the entire issued share capital of ULR was implemented by way of a Scheme of Arrangement under Part 26 of the Companies Act 2006 and completed on 23 June 2025 for £726.8 million, through the issue of 257.9 million ordinary shares at 202.2p per share, a cash consideration of £196.7 million and the fair value of the Company's existing shareholding in ULR of £8.7 million. Alongside this, the Group acquired Logistics Asset Management Newco Limited for a cash consideration of £8.1 million.

As reflected in note 15c, the fair value the identifiable assets acquired from ULR and Logistics Asset Management Newco Limited was £726.8 million generating goodwill of £8.1 million, as the consideration paid was more than the fair value of the assets acquired. The goodwill arising was largely due to the consideration paid being based on the Company's share price at completion of 202.2p, which was higher than the adjusted NTA used to determine the exchange ratio. The goodwill has been fully impaired and reflected in the income statement in the year as the future cash flows arising in the form of rental income were fully incorporated into the fair value of the assets acquired.

Conclusion

The Committee concurred with the approach adopted by management in each case.

Audit Committee report continued

Risk management and internal control

The Board recognises the importance of effective risk management and internal control processes in managing business risks and delivering strategy. Risk awareness guides decision making and is supported by robust procedures for identifying and managing risks.

Detailed information, including the Audit Committee's work and the preparations underway to ensure compliance with the Provision 29 controls declaration as at 31 March 2027, can be found in the Risk management and internal controls section on page 72.

BDO has continued to support management in scoping the Group's business cycles and improving process documentation.

Management presented an initial assessment of material controls to the Committee in March. The Committee challenged the scope, prioritisation and proposed next steps, including the planned enhancements to the controls framework.

The Committee expects the controls framework to transition from documentation to embedded operation and testing next year.

The Committee has continued to assist the Board by reviewing the detailed risk register and internal control questionnaire prepared by the Senior Leadership Team. Additionally, it received a cyber security update outlining improvements and future focus areas including the development and use of AI platforms, as well as a review of tenant covenants and details of review and monitoring processes.

Preparing for the Provision 29 controls declaration on page 72

Internal audit

The Group does not maintain an internal audit function due to its size, straightforward structure, and close management oversight.

The Committee reviews this need annually, recognising that as the Group grows, a robust assurance framework becomes more essential and new Code regulations require clear evidence of controls.

External advisors are engaged for specialist reviews, such as IT systems and security testing and support with tax and ESG matters.

The Committee is satisfied that, at this stage, targeted external assurance and management-led control testing provide proportionate and effective assurance and agreed that external assurance should be sought for any complex, specialist or high risk issues.

External audit

The Committee maintains a constructive working relationship with its external auditor, Deloitte, led by Rachel Argyle. Under UK regulations, the lead partner must be rotated every five years, a formal tender held every ten years, and the auditor changed every twenty years. Rachel Argyle will leave her role after the 2027 year end, and Deloitte will cease serving as auditor after the 2033 year end.

This year, the Company has complied with the Competition and Markets Authority Order 2014 concerning non audit services.

Oversight

A primary responsibility of the Audit Committee is to evaluate the effectiveness and quality of the external audit process, in alignment with the FRC's 'Audit Committees and the External Audit: Minimum Standard.' The success of the audit depends on the proper identification of audit risks at the beginning of the audit cycle.

Deloitte presented their audit plan to the Committee in March, outlining key areas of audit risk, including property valuations and management override of controls. The Committee discussed and approved the level of audit materiality.

Deloitte subsequently shared their audit findings with the Committee ahead of both interim and full year results.

The Committee reviewed and scrutinised the auditor's work, concentrating on principal assumptions and identified audit risks. Additionally, the Committee held private discussions with the auditor without management present.

Effectiveness

The Committee evaluated the external audit process by reviewing the audit plan, deliverables, independence, objectivity, fees, and reappointment. Its assessment considered the audit partner's expertise, consistency, quality, and timeliness of deliverables, as well as how well the plan was followed, the level of independent scrutiny, and understanding of key issues. The Committee also factored in management's feedback after the audit clearance meeting.

Audit Committee report continued

Independence

The Committee values auditor objectivity and independence, which may be affected by non audit services. The Company assesses these services on a case by case basis, requiring Executive Director pre-approval for fees up to £100,000 or Audit Committee review above that amount. Guidelines include maintaining auditor independence, auditor confirmation of independence, and prohibiting certain services such as bookkeeping, financial statement preparation, system design, taxation, valuation, remuneration and legal advice. PwC, Grant Thornton and BDO provided taxation services in the year. Remuneration advice was provided by Korn Ferry. Provision 29 controls work and the audit of certain subsidiary companies was undertaken by BDO. This year, approval was given for Deloitte to prepare a comfort letter for the inaugural public bond issue.

Year to 31 March	2026 £000	2025 £000	2024 £000
Audit fees	**783**	620	626
Review of interim results	**104**	95	50
Comfort letter for EMTN programme	**80**	–	–
Total	**967**	715	676
Ratio of non audit fees (including interim review) to audit fees	**23%**	15%	8%

Deloitte confirmed its independence to the Audit Committee, highlighting internal safeguards and procedures that maintain objectivity and prevent conflicts with non audit work. The three year average ratio of non audit fees to audit fees is low at 16%, supporting Deloitte's continued independence.

The Audit Committee found this year's audit well planned, executed and high quality. Deloitte remained professional, objective and independent throughout.

Regulatory compliance

Section 172 duties

The Audit Committee reviewed the Board's responsibilities under Section 172 of the Companies Act 2006, focusing on promoting the Company's success for its members. The Chief Financial Officer provided a report to the Committee detailing how the Board addressed stakeholder needs during the year.

The Board's Section 172 statement is on pages 99 to 101 and engagement with stakeholders is set out in the Responsible Business and ESG review on pages 48 to 62.

Going concern and viability

The Audit Committee reviewed the suitability of preparing the financial statements on a going concern basis and supported the Board's Viability Statement. The assessment included principal risks, risk appetite, period of assessment, financial position, loan covenant headroom, undrawn facilities, investment commitments and stress tested forecasts. Scenario testing covered interest rate increases, reduced rental income and lower property values. After its review, the Committee confirmed that the going concern basis is appropriate and recommended Board approval of the Going Concern and Viability statements, which can be found on pages 85 to 86.

Whistleblowing procedures, anti-corruption and anti-bribery

The Company operates with honesty and professionalism, enforcing strict integrity standards and zero tolerance for misconduct. Employees receive whistleblowing and anti-corruption guidelines at onboarding and ongoing ethics training. The Board is responsible for reviewing and monitoring whistleblowing activities, and the Committee reports any incidents that are brought to its attention to the Board. No cases were reported during the review period.

Climate-related disclosures

The Committee reviewed how the Company identifies and assesses climate risk, confirming alignment with TCFD recommendations. Members were reassured by strong risk management processes and positive third party benchmarking, which support industry standard disclosures and ensure suitable reporting each year.

The Company's TCFD disclosure is found on pages 63 to 69 in the Responsible Business and ESG review and showcases the Company's commitment to transparent and comprehensive climate-related reporting. The statement includes early integration of the expected UK Sustainability Reporting Standard S2: Climate-related Disclosures, with key additional requirements already embedded within existing governance and risk processes. Focus areas identified for next year include strengthening the financial quantification aspects of disclosure (Strategy B and Strategy C) and improving the measurement and coverage of Scope 3 emissions generated by tenants (Metrics & Targets B). The Company also continues to monitor its key physical and transition risks, particularly those related to flood risk and environmental legislation.

Audit Committee report continued

Fair, balanced and understandable

At the request of the Board, the Audit Committee considered whether this Annual Report was a fair, balanced and understandable assessment of the Group's position and prospects. The review process and considerations taken into account are set out below.

Fair, balanced and understandable considerations:

In carrying out its review, the Committee considered the following criteria:

Fair

- Does it provide shareholders with information to assess the Group's position and performance, business model and strategy?
- Does it include relevant and necessary transactions and balances?
- Does it include the required regulatory disclosures?
- Is it honest, reporting both successes and opportunities alongside challenges to the business?

Balanced

- Does it present the complete story and are key messages appropriately reflected?
- Is it consistent throughout with sufficient linkage?
- Is there an appropriate mix of statutory and alternative performance measures?
- Are alternative performance measures explained and reconciled to the financial statements?

Understandable

- Is it written in straightforward language without unnecessary repetition?
- Does it use diagrams, charts, tables and case studies to break up lengthy narratives?
- Is there a clear contents page to aid navigation and sufficient signposting?

Fair, balanced and understandable review process:

Management preparation and review

- A team of experienced senior managers from finance, investor relations and property was established with clear responsibilities for preparing and reviewing relevant sections of the report
- Team members attended a corporate governance and accounting update presented by the external auditor in February 2026
- Regular liaison of team members during the drafting stages ensured consistency in tone and message, balanced content and appropriate linkage

Executive Director involvement

- The team sought input from the Executive Directors early in the process on the design and overall message and tone of the report
- Executive Directors were closely involved throughout the process, with extensive review of drafting

Verification

- The team conducted an extensive verification exercise to ensure factual accuracy and consistency throughout the report
- The external auditor's review considered the tone, message and consistency of the report and findings were reported to the Committee

Board approval

- The Committee reviewed the Annual Report ahead of its meeting to approve in May and fed back comments to the Chief Financial Officer and wider team
- The Board considered the Committee's recommendation that the Annual Report taken as a whole is fair, balanced and understandable

The Committee concluded that the Annual Report was fair, balanced and understandable, allowing the Board to make its statement on page 152.

Looking ahead

Next year, in addition to our usual work, the Committee will focus on the following key matters:

- Continue to receive regular progress reports and monitor delivery of the programme of works underway to support the Board's declaration on the effectiveness of material controls as at 31 March 2027 in accordance with Provision 29 of the UK Corporate Governance Code 2024;
- Assess the evolving sustainability reporting requirements; and
- Oversee the assessment and pathway for compliance with IFRS 18 Presentation and Disclosure in Financial Statements which will come into effect for the Group on 1 April 2027.

Finally, I would like to thank my fellow Committee members for their commitment and valuable contribution this year.

Kitty Patmore
Chair of the Audit Committee
21 May 2026

Remuneration Committee report

"Our focus this year has been to consult with shareholders on the Directors' Remuneration Policy and approve proposed changes ahead of the mandatory vote at the AGM in July.

Suzy Neubert
Remuneration Committee Chair

Highlights this year

- Considered and approved the appointment of Korn Ferry as advisor following a competitive tender process
- Reviewed the Directors' Remuneration Policy and consulted with shareholders on its design and performance measures ahead of the mandatory vote at this year's AGM
- Considered employees' views on executive pay through attendance at the workforce Non Executive Director's annual staff meeting
- Approved the variable elements of the annual bonus and LTIP performance against targets set

Key responsibilities

Our remuneration framework aligns executive reward with strategy, performance and workforce pay.

The Committee's role is to operate a fair and transparent reward structure that motivates and incentivises the Executive Directors to deliver the Group's strategic goals, reward exceptional performance and retain high calibre individuals for the long term.

Remuneration Policy

- Set and review the Directors' Remuneration Policy and ensure it is aligned to the Company's purpose and values and the delivery of its strategy
- Set the remuneration of the Executive Directors and oversee senior leadership workforce remuneration arrangements

Read more from page 123

Remuneration packages and payouts

- Determine and review individual remuneration packages
- Approve salaries, bonuses and LTIP awards

Read more in the Annual Report on Remuneration from page 136

Variable incentives

- Determine and review the Long Term Incentive Plan ('LTIP') and Annual Bonus Plan arrangements
- Approve targets and outcomes

Read more in the Annual Report on Remuneration from page 136

Governance

- Maintain open communication with shareholders on remuneration decisions and policies
- Feedback to the Board on remuneration matters
- Review and approve the annual Remuneration Committee report

This report is structured as follows:

- Committee Chair's introduction, which summarises the work, key decisions taken and outcomes (pages 119 to 121);
- Directors' Remuneration Policy ('Policy') overview and illustrations (pages 123 to 135); and
- Annual Report on Remuneration which describes how the Policy has been applied for the year ending 31 March 2026 and how we intend to implement the Policy for the year to 31 March 2027 (pages 136 to 148).

Membership and attendance

The number of Committee members and their attendance during the year was as follows:

Member	Date appointed	Tenure (years)[1]	Meetings attended[2]
Suzy Neubert (Chair)	29/9/2023	3	5 (5)
Suzanne Avery	19/9/2018	8	5 (5)
Andrew Livingston[3]	28/1/2021	–	1 (1)
Robert Fowlds	31/1/2019	7	5 (5)
Alistair Elliott	28/1/2026	–	1 (1)

1 Tenure is measured from date of appointment to the Committee and as at 31 March 2026, rounded to the nearest whole year

2 Bracketed numbers indicate the number of meetings the member was eligible to attend

3 Andrew Livingston retired 20 May 2025

Committee Chair's introduction

On behalf of the Remuneration Committee, I am delighted to present my first report as Chair for the year to 31 March 2026, having succeeded Robert Fowlds following the last AGM on 9 July 2025.

Remuneration aligned to purpose and strategy

Our remuneration framework continues to be strongly aligned with the Company's purpose, strategy and performance as well as the interests of our shareholders as reflected in the chart on page 134.

Delivery of these strategic objectives is measured using key performance metrics that are embedded within the variable elements of remuneration, being EPRA Earnings per Share ('EPS'), Total Property Return ('TPR'), Total Accounting Return ('TAR') and Total Shareholder Return ('TSR'). Strategic and ESG based metrics were introduced to the annual bonus as part of the Policy approved in 2023.

New Remuneration Policy

We have consulted our largest shareholders and the leading proxy voting agencies on proposed revisions to the Directors' Remuneration Policy so that approval for a new Policy can be sought at the AGM in July. The engagement process was very helpful in shaping our proposals which are set out later in this report.

The context for the new Policy is the continued growth in the business in terms of both assets and complexity.

The last material increase in remuneration for the CEO and CFO was in June 2024, when salaries were increased to bring them to market levels to reflect the significant shift in scale of the business. Since then, the Company has expanded through acquisitions including Urban Logistics REIT Plc ('ULR') and Highcroft Investments plc ('Highcroft'), which added £1.2 billion of assets to the portfolio this year, and has successfully integrated these businesses and LXi. This has been evidenced by EPRA EPS increasing to 13.5p in 2026 from 10.9p in 2024. The Company has performed particularly well on a sustained basis over the last ten years, consistently outperforming the REIT sector as illustrated by the TSR chart on page 146, and has been a FTSE 100 constituent since June 2024.

As part of our triennial review of the Policy, we have considered the market positioning of our executives' remuneration to ensure that there is no disconnect between business performance, size and remuneration opportunity. This review had identified that target total remuneration for both the CEO and CFO has (i) slipped below the lower quartile compared to a pan-sector group of 20 companies above and 20 below LondonMetric's six month average market capitalisation (excluding financial services companies) and (ii) in relation to the other FTSE 100 REITs at the time of the consultation (SEGRO, Land Securities, British Land and Unite), target total remuneration now ranks fourth out of five. The Committee notes that this is primarily a function of materially below market LTIP grant levels. These were last increased in 2016, by 25% of salary, and the Policy maximum has not changed since 2013.

Having taken these factors into account, the only substantive change we are making is to propose a higher level of maximum LTIP award. This is an increase of 75% of salary for the CEO and 60% of salary for the CFO. Feedback we received during the consultation was very supportive of this change. During the discussions of LTIP performance metrics we acknowledged shareholders' feedback and dropped a proposal to introduce a 15% weighting on EPRA cost ratio performance, instead increasing the weighting on EPRA EPS growth to 45%. This better reflects the income focus of the Company than has been the case up to now.

The full Policy is set out on pages 123 to 135.

Performance during the year

Throughout a year filled with ongoing global economic instability, elevated geopolitical risks, and the uncertainty created by the delayed Autumn Budget, we have continued to strengthen the Company. Our M&A activity has been a significant focus, with the acquisitions and full operational integration of ULR and Highcroft completing in the first half year. Our portfolio has been improved with profitable new acquisitions, alongside the sale of weaker, non core assets predominantly inherited from LXi and ULR. In this demanding market, these efforts required considerable resources and attention due to liquidity challenges in the investment sector.

Our balance sheet and financial position was also strengthened by the significant amount of debt refinancing undertaken in the year. We arranged £1.2 billion of new unsecured facilities, including a £150.0 million US private placement featuring the tightest credit spreads seen by any REIT globally in the USPP market over the past three years, and a £500 million inaugural public bond issue rated A- by Fitch. Additionally, we repaid and cancelled facilities totalling £1.1 billion and refinanced a further £1.5 billion of unsecured facilities and term loans, securing better rates and with a diversified lending pool.

Operationally, we advanced rent reviews and lease renegotiations, adding £16.6 million additional income and achieving exceptional income growth that surpassed expectations.

Our investment and asset management activity allowed us to deliver another strong set of results and grow both EPRA earnings and NTA. Our 2.4% growth in EPRA earnings per share allowed us to increase our dividend for the year by 3.8% to 12.45p per share, whilst maintaining full earnings and cash cover.

Given the organisation's strong financial and operational performance, the Committee considers it entirely appropriate to reward the Executive Directors with the variable elements of this year's annual bonus and LTIP in line with the formulaic outcomes as detailed below.

Salary increases

The Committee approved a 4.5% increase to Executive Director salaries to apply from 1 June 2026, which is below the average increase awarded to the workforce of 6.0%. This follows an increase from 1 June 2025 of 2.5% for the Executive Directors and an average increase of 6.5% for the workforce.

Chair's introduction continued

Annual bonus

The metrics determined for the annual bonus for the year to 31 March 2026 were based on Growth in EPRA EPS (30% weighting), Growth in Total Property Return ('TPR') (30% weighting), Strategic objectives (30% weighting) and ESG objectives (10%) and consistent with last year, the Remuneration Committee determined to measure EPS performance on both a quantitative (50%) and qualitative (50%) basis.

The maximum opportunity remained at 165% of salary for the Chief Executive and 140% of salary for the Chief Financial Officer. EPRA EPS performance was strong and increased to 13.5p, which was greater than the financial target set.

Significant progress was made on the four qualitative factors set including: progress of non core disposals and reducing the exposure to vacant ULR assets, evolution of the portfolio toward preferred sector choices, increased exposure to market rent reviews and the effective integration of ULR and Highcroft.

The Committee deemed that strong progress had been made against the qualitative pillars of EPS, and in combination with the above target quantitative outcome, this element would be met in full.

In line with best practice, TPR is measured on a multi year basis (over one and three years) based on the relative outperformance against the MSCI all property benchmark to 31 March 2026. The Committee is satisfied that this approach measures and rewards the longer term investing principles inherent in the real estate sector.

Relative outperformance was above the maximum target and therefore the TPR element paid out in full.

A significant proportion of the strategic and ESG elements of the annual bonus were determined based on quantifiable targets set with respect to three key pillars of business strategy – own desirable assets; be partner of choice and generate income-led TSR with good governance. For the strategic element, these included logistics exposure, gross to net income leakage, like for like income growth, occupancy rate, balance sheet strength, diversity of lenders and EPRA cost ratio. In relation to the ESG element, objectives set included EPC ratings, tenant incentives linked to asset sustainability improvements, employee and occupier satisfaction, improved benchmark scores and occupier data collection rates.

The Committee assessed that the Executive Directors achieved their Strategic and ESG target, which paid out at 94.4% and 81.9% of maximum respectively. Overall, the Committee determined annual bonuses for the Executive Directors to be at 96.5% of their respective maximum levels. Full details of all the objectives, targets and their assessment is set out on pages 140 to 142.

LTIP vesting

Vesting of the LTIP awards granted to Executive Directors in 2023 is dependent on Company performance over the three years to 31 March 2026. Performance is measured by reference to TAR and TSR relative to the FTSE 350 Super Sector Real Estate index excluding agencies and operators (37.5% weighting each) and EPRA EPS growth (25% weighting).

In line with last year and reflecting the significant M&A activity undertaken by the Company, the Committee discussed and approved the same adjustment to the way in which TAR is defined for the purpose of determining the incentive outcomes, to reflect the amortisation of significant and exceptional one-off costs borne as a result of the M&A strategy. The Committee felt that with this adjustment, TAR was reflective of the true business performance matching the costs of M&A activity with the benefits derived from it. Based on this approach, the TAR element will vest in full.

As actual TSR growth over the measurement period was equal to the upper quartile threshold of 30.8%, the TSR element will vest in full.

Lastly, as set out in the earlier annual bonus section, the EPRA EPS outcome for the year of 13.5p was above the maximum target and therefore this element will vest in full.

Taking into account the performance under the EPRA EPS growth, relative TSR and TAR conditions, all of the 2023 LTIP will vest in June 2026 subject to a two year post vesting holding period. 22 other employees will benefit from the vesting of this award, and the Committee retains the objective of widening share ownership below the Executive level. To this end, LTIP awards will be granted to all employees who have worked for the Company for more than one year.

LTIP awards

The Group's LTIP arrangements seek to align executive pay with the delivery of long term growth in shareholder value.

This year, 1,263,195 share awards were granted to the Executive Directors and 761,642 LTIP awards vested. The Directors disposed of 359,050 shares to settle tax liabilities and retained the remaining 402,592 shares which increased their holding in the Company.

Looking forward

Our focus next year will be to oversee the implementation of the proposed new Policy and ensure that remuneration arrangements and packages continue to incentivise management.

Chair's introduction continued

Conclusion

The Company has had another strong year, defined by M&A activity and its successful integration into the business, together with the recycling of assets and strengthening the Group's debt structure. The Committee believes that the remuneration outcomes are entirely appropriate and reflective of the strong business performance this year.

I look forward to your support at our forthcoming AGM and welcome feedback from shareholders. I will be available at the AGM should you have any questions and can be contacted through the Company Secretary at other times at info@londonmetric.com.

Finally, I would like to express my gratitude to the Committee members for their dedication and support throughout the year, as well as to our employees for their unwavering commitment that led to these exceptional results.

Suzy Neubert
Chair of the Remuneration Committee

21 May 2026

> "The Committee is satisfied that the Policy operated as intended in the year to 31 March 2026.

Remuneration Committee assessment

The Committee is satisfied that the amount payable under the variable incentive plans is a fair reflection of the underlying performance of the business. As such, no discretion was exercised by the Committee in relation to the formulaic outcomes. In making this assessment, the Committee took account of the following factors:

- ☑ The Company achieved a strong set of financial results, allowing the Board to propose an increase to the dividend for the year to 31 March 2026 of 3.8% which was also covered 108% by EPRA earnings
- ☑ Successful recycling of capital increasing the Group's logistics weighting to 53%, up from 46% last year
- ☑ Accretive asset management initiatives, delivering £16.6 million of rental uplift through reviews and lettings
- ☑ Maintained the strength and quality of the portfolio and tenant mix with a WAULT of 16.9 years and occupancy of 97.7%
- ☑ ESG embedded into operations and high EPC rating maintained with 92% of assets rated A to C and 60% rated A to B, up from 58% last year
- ☑ Strengthened balance sheet and financial position through £1.2 billion new facilities and £1.5 billion debt refinancing at reduced rates and with a diversified lending pool
- ☑ All employees received an annual bonus and LTIP awards will be granted to all employees who have worked for the Company for more than one year

Directors' remuneration at a glance

Earnings for the financial year

Remuneration for Executive Directors	Salary £000	Benefits £000	Pension £000	Bonus £000	LTIP[3] £000	**Total 2026[2] £000**	Total 2025 £000	Illustrative change in value of shares owned and outstanding share awards[1] £000
Andrew Jones	817	29	82	1,306	1,651	**3,885**	3,159	860
Martin McGann	536	31	53	727	872	**2,219**	1,821	466

1 Based on an illustrative swing in share price of 10p. For reference, the highest closing share price during the year was 215.0p and the lowest closing price was 170.5p. The number of shares and share awards was calculated based on the year end total
2 Full details of Directors' remuneration for the year can be found in the table on page 139
3 2023 LTIP awards expected to vest in June 2026

Annual bonus plan – targets and outcome

Performance measure	Payout target 25%	Payout target 100%	Actual	% awarded
EPRA EPS	13.1p	13.4p	13.5p	**100%**
TPR (3 year All Property)	10.9%	3.1%	21.4%	**100%**
TPR (1 year All Property)	5.4%	6.5%	7.1%	**100%**

Combining these outcomes with the strategic and ESG objectives gives the following payouts[1]:	£000	% of maximum
Andrew Jones	1,306	96.5
Martin McGann	727	96.5

1 Full details of the strategic and ESG objectives and the Committee's assessment of their achievement is set out on pages 141 to 142

2023 LTIPs vesting – targets and outcomes

Performance measure	Payout target 25%	Payout target 100%	Actual	% awarded
TSR	9.1%	30.8%	30.8%	**100%**
TAR	3.5%	15.4%	26.2%	**100%**
EPRA EPS	11.5%	11.9%	13.5p	**100%**

The estimated number of shares vesting are as follows:	Number	% awarded
Andrew Jones	829,329	**100%**
Martin McGann	437,791	**100%**

The level of LTIP vesting in 2026 demonstrates the successful performance of the Company over the three year performance period with strong absolute earnings growth and a resulting comparative return performance in excess of many of the Company's direct competitors.

LTIPs granted in the year

	Basis of award (% of salary)	**Date of grant**	**Share awards number**	**Face value per share**	**Face value of award £000**
Andrew Jones	200%	**3 June 2025**	**819,508**	**200.1p**	**1,640**
Martin McGann	165%	**3 June 2025**	**443,687**	**200.1p**	**888**

Directors' Remuneration Policy

The current Policy, which was approved with over a 99% vote in favour at the December 2023 General Meeting, is approaching the end of its three year term.

This section outlines the proposed 2026 Policy which, subject to shareholder approval at the AGM, will take effect from 9 July 2026. Payments to Directors can only be made if they are consistent with the Policy, or by an amendment to the Policy as approved by shareholders.

The Policy has been prepared in accordance with The Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 (as amended) and the provisions of the current UK Corporate Governance Code and the UK Listing Rules.

The Board delegated its responsibility to the Remuneration Committee to establish the Policy for the remuneration of the Executive Directors and the Chair. The Board has established the Policy for the remuneration of the other Non Executive Directors.

The Committee sets the Policy for Executive Directors, taking into account the Company's strategic objectives over both the short and the long term as well as external market practices.

The Committee oversees the operation of employee pay practices, ensuring that incentives for employees support the culture and values of the Company.

In order to manage conflicts of interest, no Director or employee participates in discussions pertaining to their own remuneration. The Committee reviews the performance of its external advisors on an annual basis to ensure that the advice provided is independent of any support provided to management.

Overview of our Policy

The Group's Policy is designed to align executive pay and incentives with the Company's goals and encourage and reward exceptional overall and individual performance. As well as motivating performance, remuneration plays a key role in retaining highly regarded individuals and needs to be competitive.

The principles which underpin the Policy ensure that Executive Directors' remuneration:

- Is aligned to the business strategy and achievement of business goals;
- Is aligned with the interests of shareholders by encouraging high levels of share ownership;
- Attracts, motivates and retains high calibre individuals;
- Is competitive in relation to other comparable real estate companies;
- Is set in the context of pay and employment conditions of other employees; and
- Rewards superior performance through the variable elements of remuneration that are linked to performance.

Main changes to the Policy

During the course of the last year, the Committee has carried out its triennial review of the Policy with the assistance of our newly appointed advisors, Korn Ferry. The review concluded that the current Policy was broadly fit for purpose in its overall design but fell short in terms of the incentive opportunity relative to our peers and companies of a similar size and standing in the UK listed market. Further explanation is contained in the Committee Chair's statement on page 119.

The substantive change proposed is to increase the opportunity under the LTIP to 275% of salary for the CEO and to 225% of salary for other Executive Directors. The Committee has taken the opportunity to review the detailed wording of the Policy and update it to both simplify it and provide minor additional flexibility where it might be beneficial over the next three years.

Minor amendments include:

- The ability to pay NED fees in shares and also to reflect additional time commitment with higher fee levels;
- The ability to pay an Executive Director a temporary additional allowance where their responsibilities and/or role change on a temporary basis; and
- Permitting the Committee to set the threshold payment at less than 25% of maximum in the annual bonus plan and LTIP.

> "Our remuneration framework aligns executive reward with strategy, performance and workforce pay.

Directors' Remuneration Policy continued

Executive Directors' Remuneration Policy Table

The policy table below sets out the key elements of the remuneration package for Executive Directors.

Base salary	
Purpose and link to strategy	Provide a competitive level of fixed pay to attract and retain Executive Directors of the required calibre to deliver the Group's strategy. The level of pay reflects individuals' skills, seniority and experience and complexity of the role.
Operation	An Executive Director's basic salary is set on appointment and reviewed annually with changes normally taking effect from 1 June or when there is a change in position or responsibility. When determining an appropriate level of salary, the Committee considers: • Pay increases to other employees • Remuneration practices within comparable real estate companies • Any change in scope, role and responsibilities • The general performance of the Company and each individual • The experience of the relevant Director • The economic environment Individuals who are recruited or promoted to the Board may, on occasion, have their salaries set below the targeted policy level until they become established in their role. In such cases subsequent increases in salary may be higher than the general rise for employees until the target positioning is achieved. A temporary additional allowance may be paid where an individual's responsibilities/role change on what is expected to be a temporary basis.
Maximum opportunity	The Committee ensures that maximum salary levels are positioned in line with companies of a similar size to the Group and validated against other real estate companies, so that they are competitive against the market. The Committee intends to review the comparator group each year and will add or remove companies as it considers appropriate. In general, salary increases for Executive Directors will be in line with the increase for employees. However, larger increases may be offered if there is a material change in the scope and responsibilities of the role, including significant changes in Group size and/or complexity or if it is necessary to remain competitive to retain a Director.
Performance measures	The Directors are subject to an annual performance assessment, the outcome of which is taken into account when setting base salaries.
Pension	
Purpose and link to strategy	Provide a competitive post retirement benefit to attract and retain individuals.
Operation	The Company provides a pension contribution allowance in line with practice relative to its comparators to enable the Company to recruit and retain Executive Directors with the experience and expertise to deliver the Group's strategy. This allowance will be a non-consolidated allowance and will not impact any incentive calculations.
Maximum opportunity	The maximum pension contribution rate is 10% of salary for Executive Directors, aligned to the wider workforce. Where there is any increase to the pension contribution rate received by the wider workforce, the Executive Directors will be entitled to receive the same contribution level at the discretion of the Remuneration Committee which, for the avoidance of doubt, could be more than 10% of salary. No element other than base salary is pensionable.
Performance measures	None.

Directors' Remuneration Policy continued

Benefits	
Purpose and link to strategy	Provide a comprehensive and competitive benefit package to aid recruitment and the retention of high quality Executive Directors.
Operation	Each Executive Director receives the following: • Car allowance • Private medical insurance • Life insurance • Permanent health insurance The Committee recognises the need to maintain suitable flexibility in the determination of benefits that ensures it is able to support the objective of attracting and retaining personnel. Accordingly, the Committee would expect to be able to adopt benefits such as relocation expenses, tax equalisation and support in meeting specific costs incurred by Executive Directors to ensure the Company and the individuals comply with their obligations in the reporting of remuneration. Additional benefits which are available to other employees on broadly similar terms may be offered.
Maximum opportunity	Car allowance is £20,000 per annum for each Executive Director. Other benefits are provided at the market rate and therefore the cost will vary from year to year based on the cost from third party providers.
Performance measures	None.
Annual bonus	
Purpose and link to strategy	Incentivise the achievement of annual financial targets consistent with the Group's business plan for the relevant financial year as well as the delivery of non financial targets.
Operation	Annual performance measures, targets and their weightings are set by the Committee at the start of the financial year, linked to the Group's long term strategy. Executive Directors who have met their minimum shareholding requirement have the option to receive the annual bonus paid in cash. For those who are yet to meet the minimum shareholding requirement, up to 100%, and at least 50%, of the annual bonus will be paid in deferred shares vesting over three years. Dividend equivalents will be payable on deferred shares. The annual bonus contains malus and clawback provisions.
Maximum opportunity	The maximum bonus for the Chief Executive is 165% of salary and 140% of salary for other Executive Directors. Target bonus is normally half of the maximum opportunity. The threshold for the bonus is up to 25% of the maximum opportunity.
Performance measures	Performance is assessed against target financial and non financial measures depending on the annual priorities of the business. The Committee may amend the measures used each year in line with the Group's general business strategy as well as vary weightings from year to year. At least 75% of the bonus will be based on quantifiable targets. Non financial targets will be set to measure (for example) strategic and ESG performance as well as contribution to the achievement of portfolio management initiatives and other operational management objectives. The Committee will set challenging annual targets that are appropriately stretching, but achievable. The Committee is of the opinion that due to the commercial sensitivity of annual targets, they will be disclosed retrospectively. In exceptional circumstances where the Committee believes the original measures and/or targets are no longer appropriate, the Committee has discretion to amend performance measures and targets during the year as long as these are considered equally stretching as the original measures and/or targets. The Committee retains discretion to make downward or upward adjustments to the amount of bonus payable resulting from the application of the performance measures if it believes that the outcomes are not a fair and accurate reflection of business performance.

Directors' Remuneration Policy continued

Long term incentives	
Purpose and link to strategy	Incentivise and reward the delivery of long term Group performance and sustained growth in line with business strategy, thereby building a shareholding in the Group and aligning Executive Directors' interests with shareholders.
Operation	Awards are granted annually to Executive Directors in the form of a conditional share award or nil cost option. Details of the performance conditions will typically be set out in the Annual Report on Remuneration on a prospective basis. If the Committee decides that any metric is commercially sensitive for future grants, details will be disclosed retrospectively in the Annual Report on Remuneration. Awards will normally vest at the end of a three year period subject to: • The Executive Director's continued employment at the date of vesting; and • Satisfaction of the performance conditions. Vested awards will be subject to a further two year holding period during which Executive Directors cannot dispose of shares other than for tax purposes. The Committee may award dividend equivalents on awards that vest. The LTIP contains malus and clawback provisions.
Maximum opportunity	Annual awards with a maximum value of up to 275% of salary for the Chief Executive and 225% of salary for other Executive Directors. Up to 25% of the award will vest for threshold performance. 100% of the award will vest for maximum performance. There is normally straight line vesting between these points.
Performance measures	The performance measures for the LTIP are set by the Committee and are based on a combination of metrics, with at least 50% being financial in nature. The performance period is three years. The Committee may change the balance of the measures or use different measures for awards as appropriate. No material change will be made to the type of performance conditions without prior shareholder consultation. In exceptional circumstances the Committee retains the discretion to: • Vary, substitute or waive the performance conditions applying to LTIP awards if it considers it appropriate and the new performance conditions are deemed reasonable and are not materially less difficult to satisfy than the original conditions; and • Make downward or upward adjustments to the amount vesting under the LTIP award resulting from the application of the performance measures if it believes that the outcomes are not a fair and accurate reflection of business performance.

Directors' Remuneration Policy continued

Performance measures and targets

The table below sets out the performance measures chosen in respect of the annual bonus and LTIP in respect of the financial year ending 31 March 2027.

Annual Bonus	
Performance measures and weightings	• 30% Growth in EPRA EPS • 30% Growth in Total Property Return ('TPR') • 30% Strategic objectives • 10% ESG objectives
Performance targets	The relative TPR measurement will be based on performance against the relevant MSCI All Property indices on an annual and multi year basis. Full payout if growth is equal to 1.2 times the relevant index; 25% payout if growth is equal to the relevant index; Straight line interpolation between points. The Board deems all other specific annual bonus targets to be commercially sensitive. Full details of next year's targets and their achievement will be disclosed retrospectively in the Directors' Remuneration Report for the year to 31 March 2027.
Why measures were chosen	Incentivise the achievement of annual financial targets consistent with the Group's business plan with particular focus on TPR and EPRA EPS. The strategic objectives ensure that management is rewarded for the achievement of additional targets linked to value generation for shareholders. Linking the Executive Directors' annual bonus to ESG objectives is reflective of broader investor views and ensures the Executive Directors are incentivised to deliver the Company's ESG strategy.
How targets are set	The performance targets are calibrated by the Committee considering the Company's business plan, strategic and operational objectives and market conditions. The TPR threshold and maximum performance levels are similar to the median and upper quartile TAR and TSR relative vesting scales in the LTIP. The Committee will aim to set quantifiable targets where possible against ESG measures but recognises the challenge as an investment company, rather than a pure operator, of capturing quality carbon and related data.
LTIP	
Performance measures and weightings	• 30% Total Shareholder Return ('TSR') versus FTSE 350 Real Estate Super Sector Index (excluding agencies and operators) • 25% on relative Total Accounting Return ('TAR') against the same peer group as TSR • 45% on EPRA EPS growth ('EPS')
Performance targets	The relative TSR and TAR target at threshold level is performance equal to the Index and maximum performance is equal to the upper quartile (weighted by market capitalisation), with straight line vesting in between. The Committee will retain the discretion, at vesting, to determine whether the absolute level of TSR return has been acceptable, and to adjust for this if appropriate, rather than being limited by a formulaic measure. In relation to EPS, vesting will be based on the EPS achieved in the year ending 31 March 2029. Threshold vesting will be achieved for EPS growth equal to CPIH and maximum vesting for EPS growth of CPIH + 2%. CPIH will be capped at 4.0% per annum with a floor of 2.0% per annum. Straight line vesting in between threshold and maximum performance.
Why measures were chosen	The relative TSR and TAR measures have been selected to reward senior executives for the generation of strong and sustainable long term growth and the delivery of long term sustainable value for the benefit of shareholders. EPS has been selected as it remains the Company's primary measure of profitability. Each measure is consistent with the objective to generate reliable, repetitive and growing income-led total returns.
How targets are set	The relative TSR and TAR targets have been set, in line with standard practice, such that threshold vesting is achieved for performance in line with an appropriate index, with full vesting for upper quartile (weighted by market capitalisation). The Group's three year financial forecast was taken into account when setting the EPS targets along with consideration of strategic goals and priorities, proposed investment and development plans, gearing levels, previous years' results and the Company's portfolio lease structure. The CPIH cap and floor are included to reflect the nature of many of the Company's leases and ensures a minimum level of growth is required in times of low inflation.

Directors' Remuneration Policy continued

Shareholding guidelines

Minimum shareholding requirement

In line with the Group's remuneration principles, the Policy places significant importance on aligning the long term interests of shareholders with those of management by encouraging the Executive Directors to build up over a five year period and then subsequently hold a shareholding equivalent to a percentage of base salary. Adherence to these guidelines is a condition of continued participation in the equity incentive arrangements.

In addition, Executive Directors will be required to retain at least 50% of the post tax amount of vested shares from the Company incentive plans until the minimum shareholding requirement is met and maintained. The following table sets out the minimum shareholding requirements.

Role	Shareholding requirement (% of salary)
Chief Executive	700%
Other existing Executive Directors	700%
Newly appointed Executive Directors	400%

Post cessation shareholding requirement

There is a post cessation shareholding requirement for the Executive Directors, who must retain shares equivalent in value to the minimum of 200% of salary and their actual shareholding on cessation for two years post cessation of employment.

This requirement provides further long term alignment with shareholders and ensures a focus on successful succession planning.

Malus and clawback

The following definition of malus and clawback will apply to both the annual bonus (including any deferred shares) and the LTIP.

Malus is the adjustment of the annual bonus awards or unvested LTIP awards because of the occurrence of one or more circumstances listed. The adjustment may result in the value being reduced to nil.

Clawback is the recovery of payments made under the annual bonus or vested LTIP awards as a result of the occurrence of one or more circumstances listed.

Remuneration element	Malus	Clawback
Annual bonus (cash)	Up to the date of the cash payment	Two years post the date of any cash payment
Annual bonus (deferred shares)	To the end of the three year vesting period	n/a
LTIP	To the end of the three year vesting period	Two years post vesting

Clawback may apply to all or part of a participant's payment under the annual bonus or LTIP award and may be effected, among other means, by requiring the transfer of shares, payment of cash or reduction of awards or bonuses.

The circumstances in which malus and clawback could apply are as follows:

- Discovery of a material misstatement resulting in an adjustment in the audited accounts of the Group
- The assessment of any performance condition or condition in respect of an annual bonus payment or LTIP award was based on error, or inaccurate or misleading information
- The discovery that any information used to determine the annual bonus payment or LTIP award was based on error, or inaccurate or misleading information
- Action or conduct of a participant which amounts to fraud or gross misconduct
- Events or the behaviour of a participant have led to the censure of a Group company by a regulatory authority or have had a significant detrimental impact on the reputation of any Group company provided that the Board is satisfied that the relevant participant was responsible for the censure or reputational damage and that the censure or reputational damage is attributable to the participant
- Where, as a result of an appropriate review of accountability, the Remuneration Committee determines that the Executive Director has caused wholly or in part a corporate failure of the Company

The table above outlines the time periods during which these recovery provisions may apply for each element of remuneration.

The Committee has set these time periods to reflect the period of time that it might reasonably expect that audit procedures would have identified any of the above circumstances.

Non Executive Directors' fees

The fees for Non Executive Directors and the Chair are broadly set at a competitive level against the comparator group and increases take account of any change in responsibility.

The aggregate fee for Non Executive Directors and the Chair will not exceed £1 million.

The base fee for Non Executive Directors has been increased by 2.7% from 1 June 2026. Fees for chairing committees have been increased to £20,000 to bring them closer in line with market. The Chair's fee has been increased by 8.8% from 1 June 2026 to better align with the peer group.

Chair	£310,000
Base Non Executive Director fee	£60,000
Senior Independent Director additional fee	£10,000
Additional fee for Audit/Remuneration Committee Chair (plus membership fee)	£20,000
Additional fee for Audit/Remuneration Committee membership	£5,000

Directors' Remuneration Policy continued

Non Executive Directors' Remuneration Policy Table

Fees and benefits	
Purpose and link to strategy	To attract and retain suitably qualified Non Executive Directors by ensuring fees are competitive. Non Executive Directors are not eligible to receive benefits other than travel, hospitality-related or other incidental benefits linked to the performance of their duties as a Director.
Operation	The Board is responsible for setting the remuneration of the Non Executive Directors. The Remuneration Committee is responsible for setting the Board Chair's fees. Non Executive Directors are paid an annual fee and additional fees for the Chair of Committees and for the Senior Independent Director. The Company retains the flexibility to pay fees for the membership of Committees and performance of additional duties/extra time commitment. The Chair does not receive any additional fees for membership of Committees. Fees are reviewed annually based on equivalent roles in the comparator group used to review salaries paid to the Executive Directors and can be paid in cash or shares. Non Executive Directors and the Chair do not participate in any variable remuneration arrangements or other benefits arrangements.
Maximum opportunity	The fees for Non Executive Directors and the Chair are broadly set at a competitive level against the comparator group. In general, the level of fee increase for the Non Executive Directors and the Chair will be set taking account of any change in responsibility. The aggregate fee for Non Executive Directors and the Chair will not exceed the limit set out in the Articles of Association, which is currently £1 million. The Company will pay reasonable expenses incurred by the Non Executive Directors and Chair and may settle any tax incurred in relation to these.

Recruitment remuneration arrangements

The Company's principle is that the remuneration of any new executive recruit will be assessed in line with the same principles as for the existing Executive Directors, as set out in the Remuneration Policy table. The Committee is mindful that it wishes to avoid paying more than it considers necessary to secure a preferred candidate with the appropriate calibre and experience needed for the role.

In setting the remuneration for new recruits, the Committee will have regard to guidelines and shareholder sentiment regarding one-off or enhanced short term or long term incentive payments as well as giving consideration for the appropriateness of any performance measures associated with an award.

Where an existing employee is promoted to the Board, the Policy would apply from the date of promotion but there would be no retrospective application of the Policy in relation to subsisting incentive awards or remuneration arrangements. Accordingly, prevailing elements of the remuneration package for an existing employee would be honoured and form part of the ongoing remuneration of the person concerned. These would be disclosed to shareholders in the Annual Report on Remuneration for the relevant financial year.

New Non Executive Directors will be appointed through letters of appointment and fees set at a competitive market level and in line with the other existing Non Executive Directors. Letters of appointment are normally for an initial term of three years and are subject to a notice period of three months by either party.

Remuneration element	Recruitment Policy
Salary, Benefits and Pension	These will be set in line with the policy for existing Executive Directors.
Annual Bonus	Maximum annual participation will be set in line with the Company's policy for existing Executive Directors and will not exceed 165% of salary (175% of salary in exceptional circumstances).
LTIP	Maximum annual participation will be set in line with the Company's policy for existing Executive Directors and will therefore not exceed 275% of salary.

Directors' Remuneration Policy continued

Remuneration element	Recruitment Policy
Buyout of incentives forfeited on cessation of employment	Where the Committee determines that the individual circumstance of recruitment justifies the provision of a buyout, the equivalent value of any incentives that will be forfeited on cessation of an Executive Director's previous employment will be calculated taking into account the following: • The proportion of the performance period completed on the date of the Executive Director's cessation of employment • The performance conditions attached to the vesting of those incentives and the likelihood of them being satisfied • For awards which do not include performance conditions, the relevant vesting conditions and any underpins or similar conditions • Any other terms and conditions having a material effect on their value The Committee may then grant up to the same value as the forfeited value under the Company's incentive plans. To the extent that it was not possible or practical to provide the buyout within the terms of the Company's existing incentive plans, a bespoke arrangement would be used.
Relocation Policies	In instances where the new Executive Director is required to relocate or spend significant time away from their normal residence, the Company may provide one-off compensation to reflect the cost of relocation for the Executive Director. The level of the relocation package will be assessed on a case by case basis but will take into consideration any cost of living differences and schooling.

Service contracts and payment for loss of office

Service contracts are terminable by either party with notice of 12 months. The Committee considers this appropriate for all existing and newly appointed Directors. The Executive Directors are subject to annual re-election at the Company's AGM. The Non Executive Directors do not have service contracts but are appointed under letters of appointment. Each Non Executive Director is subject to an initial three year term with annual re-election at the Company's AGM.

The following definition of leavers will apply to both the annual bonus and the LTIP. A good leaver reason is defined as cessation in the following circumstances:

- Death
- Ill health
- Injury or disability
- Redundancy
- Retirement
- Employing company ceasing to be a Group company
- Transfer of employment to a company which is not a Group company
- At the discretion of the Committee

Cessation of employment in circumstances other than those set out above is cessation for other reasons.

Remuneration element	Treatment on cessation of employment
General	The Committee will honour Executive Directors' contractual entitlements. Service contracts do not contain liquidated damages clauses. If a contract is to be terminated, the Committee will determine such mitigation as it considers fair and reasonable in each case. There is no agreement between the Company and its Directors or employees providing for compensation for loss of office or employment that occurs because of a takeover bid. The Committee reserves the right to make additional payments where such payments are made in good faith to discharge an existing legal obligation, or by way of damages for breach of such an obligation or by way of settlement or compromise of any claim arising in connection with the termination of an Executive Director's office or employment.
Salary, Benefits and Pension	These will be paid over the notice period. The Company has discretion to make a lump sum payment in lieu.

Directors' Remuneration Policy continued

Remuneration element	Treatment on cessation of employment
Cash bonus	**Good leaver**: performance conditions will be measured at the bonus measurement date. Bonus will normally be pro-rated for the period worked during the financial year. **Other reason:** no bonus payable for year of cessation. **Discretion:** the Committee has the following elements of discretion: • To determine that an Executive Director is a good leaver. It is the Committee's intention to only use this discretion in circumstances where there is an appropriate business case which will be explained in full to shareholders • To determine whether to pro-rate the bonus to time. The Committee's normal policy is that it will pro-rate the bonus for time. It is the Committee's intention to use discretion to not pro-rate in circumstances where there is an appropriate business case which will be explained in full to shareholders
Deferred share awards	**Good leaver:** all subsisting deferred share awards will vest. **Other reason:** lapse of any unvested deferred share awards. **Discretion:** the Committee has the following elements of discretion: • To determine that an Executive Director is a good leaver. It is the Committee's intention to only use this discretion in circumstances where there is an appropriate business case which will be explained in full to shareholders • To vest deferred shares at the end of the original deferral period or at the date of cessation. The Committee will make this determination depending on the type of good leaver reason resulting in the cessation • To determine whether to pro-rate the maximum number of shares to the time from the date of grant to the date of cessation. The Committee's normal policy is that it will not pro-rate awards for time. The Committee will determine whether or not to pro-rate based on the circumstances of the Executive Director's departure
LTIP	**Good leaver:** pro-rated to time and performance in respect of each unvested LTIP award. **Other reason:** lapse of any unvested LTIP awards. **Discretion:** the Committee has the following elements of discretion: • To determine that an Executive Director is a good leaver. It is the Committee's intention to only use this discretion in circumstances where there is an appropriate business case which will be explained in full to shareholders • To measure performance over the original performance period or at the date of cessation • The Committee will make this determination depending on the type of good leaver reason resulting in the cessation • To determine whether to pro-rate the maximum number of shares to the time from the date of grant to the date of cessation. The Committee's normal policy is that it will pro-rate awards for time. It is the Committee's intention to use discretion to not pro-rate in circumstances where there is an appropriate business case which will be explained in full to shareholders
LTIP award in a holding period	Where cessation of employment occurs during any holding period, the holding period will normally continue to apply to vested LTIP award shares as normal. However, the Committee retains discretion to allow the shares to be released when cessation of employment occurs in certain exceptional circumstances.
Buyout awards	Where cessation of employment occurs in relation to a new Executive Director who has been granted a buyout award, the treatment would be in line with the terms of the buyout award. The Committee has discretion in line with the terms of the buyout award.

Directors' Remuneration Policy continued

Change of control

The following table outlines the policy for the treatment of incentives in the event of a change of control:

Remuneration element	Change of control	Discretion
Annual bonus (cash)	Pro-rated to time and performance to the date of the change of control.	The Committee has discretion regarding whether to pro-rate the bonus for time. The Committee's normal policy is that it will pro-rate the bonus for time. It is the Committee's intention to use its discretion to not pro-rate in circumstances only where there is an appropriate business case which will be explained in full to shareholders.
Annual bonus (deferred shares)	Subsisting deferred share awards will vest on a change of control.	The Committee has discretion regarding whether to pro-rate the award for time. The Committee's normal policy is that it will not pro-rate awards for time. The Committee will make this determination depending on the circumstances of the change of control.
LTIP	The number of shares subject to subsisting LTIP awards will vest on a change of control, pro-rated to time and performance.	The Committee has discretion regarding whether to pro-rate the LTIP awards for time. The Committee's normal policy is that it will pro-rate the LTIP awards for time. It is the Committee's intention to use its discretion to not pro-rate in circumstances only where there is an appropriate business case which will be explained in full to shareholders.
Buyout awards	The treatment would be in line with the terms of the buyout award.	The Committee has discretion in line with the terms of the buyout award.

Directors' Remuneration Policy continued

Difference in policy for Executive Directors and for other employees

The table opposite illustrates the cascade of pay structures throughout the business for the Chief Executive, Chief Financial Officer and the Senior Leadership Team.

The Committee believes this demonstrates a fair and transparent progression of remuneration throughout the Company which is in line with one of its core pay principles that variable performance based pay increases with seniority.

The following differences exist between the Company's Policy for the remuneration of Executive Directors as set out in the Policy table and its approach to the payment of employees generally:

- All employees are eligible for a performance based annual bonus. A lower level of maximum annual bonus opportunity applies to employees when compared to the Executive Directors.
- Executive Directors participate in the LTIP. All employees who have worked for the Company for more than one year will be invited to participate in the 2026 LTIP at the Remuneration Committee's discretion.

In general, these differences arise from the development of remuneration arrangements that are market competitive for the various levels of seniority.

The Remuneration Committee is comfortable that the remuneration of the Executive Directors is appropriate taking account of internal and external measures.

			Participation/ FY26 Annual Bonus Entitlement
Role	Chief Executive	Chief Financial Officer	Senior Leadership Team
LTIP award	275% of salary	225% of salary	55% to 165% of salary
Annual bonus	159% of salary	135% of salary	49% to 133% of salary
Pension	10% of salary	10% of salary	10% of salary

Other directorships

Executive Directors are permitted to accept external, non executive appointments with the prior approval of the Board where such appointments are not considered to have an adverse impact on their role within the Group. Fees earned may be retained by the Director. Andrew Jones was a non executive director of InstaVolt Limited throughout the year to 31 March 2026 and earned fees of £40,000.

Employee considerations

Chief Executive		Wider workforce[1]	
+4.5% Salary increase from June 2026	**+1.2%** Bonus movement in 2026	**+6.0%** Average salary increase from June 2026	**+5.0%** Average bonus movement in 2026
1330% Of salary held in Company shares	**10%** Pension contribution in line with workforce	**100%** Of employees received a bonus in 2026	**100%** Of employees who have worked for the Company for more than one year will participate in the LTIP in 2026

1 Excludes Executive Directors

The Company applies the same principles to the remuneration for employees as it applies to the Executive Directors, namely that:

- The remuneration is competitive in relation to other comparable real estate companies;
- The incentive elements reward superior performance through the variable elements of remuneration that are linked to the same performance targets as for the Executive Directors that are aligned to the business strategy; and
- The remuneration encourages employees to become shareholders.

The Committee considers employee views carefully and Kitty Patmore is the designated workforce Non Executive Director responsible for gathering employee views, ensuring that key points raised by employees are discussed at Committee and Board meetings and feeding back to employees how their views have been considered in the decision making process.

Kitty hosted a meeting of a small group of employees from across the business, providing a forum for staff to share their views and raise any concerns. The Remuneration Committee Chair attended this meeting to consider employee views on executive pay but did not address the upcoming Policy renewal directly.

Directors' Remuneration Policy continued

Strategy link to Remuneration Policy

The Committee's remuneration decisions are steered by the achievement of the Group's strategic objectives and so it is critical that the incentive arrangements operated by the Company are directly linked to the achievement of these strategic priorities and overall corporate objectives. It is the Committee's belief that the incentive elements of the Policy align with these objectives.

The following table demonstrates how the Company's key performance indicators ('KPIs') are aligned to its variable incentive arrangements of the annual bonus and LTIP.

Read more about our strategy on page 14

Own

Invest in quality assets in winning sectors

Manage

Low cost and responsible asset management

Collaborate

Leverage our expertise and strong relationships

Generate

Deliver reliable, repetitive and growing income

Key performance indicators	Link to remuneration: Annual bonus	Link to remuneration: LTIP	Link to strategy
Total shareholder return		30%	
Total accounting return		25%	
EPRA earnings per share	30%	45%	
Total property return	30%		
Strategic objectives	30%		
ESG objectives	10%		

Directors' Remuneration Policy continued

Illustration of application of Proposed Remuneration Policy

The charts opposite show the application of the Policy in its first year and provides an indication of the potential remuneration for each element of remuneration for each of the two current Executive Directors under various scenarios.

The elements of remuneration have been categorised into three components: (i) Fixed; (ii) Annual bonus (including deferred bonus); and (iii) LTIP. The remuneration illustrations are based on the implementation of Policy next year where the maximum annual bonus opportunities are 165% of salary for the Chief Executive and 140% of salary for the Chief Financial Officer, and LTIP awards at 275% and 225% of salary respectively for the Chief Executive and Chief Financial Officer. Potential dividend equivalents earned on vested shares have not been included and the other assumptions used in determining the remuneration illustrations are set out in the table opposite. For comparison, we have also shown the actual single figure for the year to 31 March 2026.

Statement of consideration of shareholder views

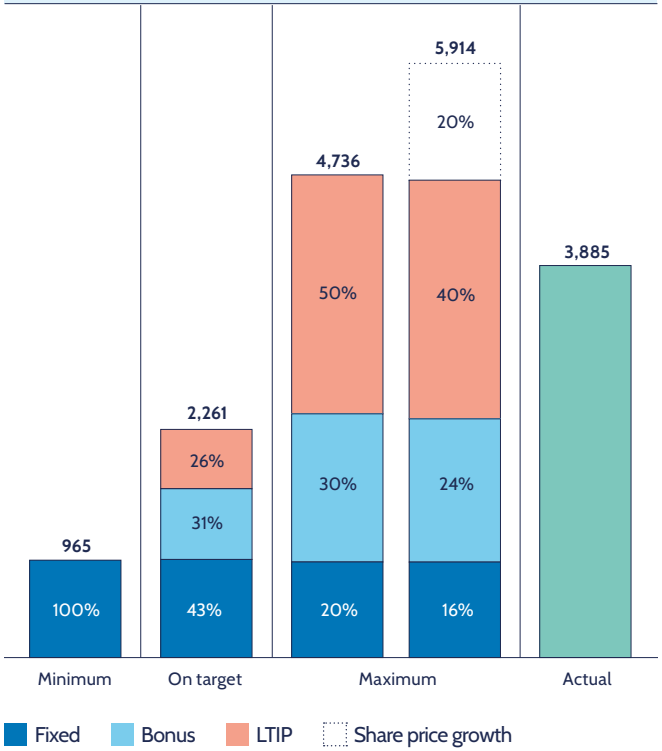
The Remuneration Committee seeks to ensure that shareholder views are fully taken into account in the development and operation of the Remuneration Policy. Ahead of making its final decisions on the new Policy, the Committee sought feedback from shareholders during a consultation process. The Committee initially consulted with eight of our largest shareholders and then broadened the consultation to other holders in the top 30 plus the leading proxy voting agencies.

The Committee was pleased that the vast majority of shareholders who provided feedback were supportive of the proposals. Following feedback in the initial phase of engagement, the proposal to include within the LTIP an EPRA cost ratio metric was dropped and the 15% weighting was aggregated with the 30% weighting on EPRA EPS growth.

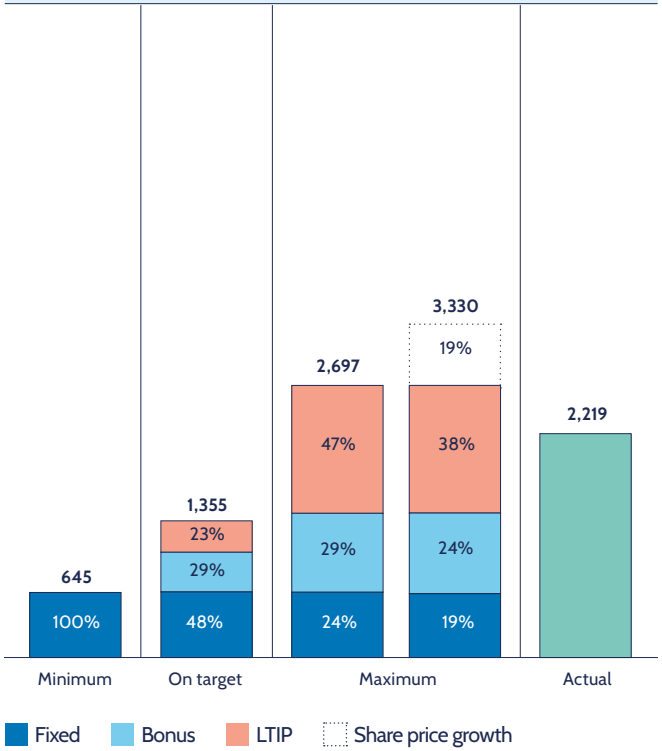
The Committee remains committed to ongoing dialogue with the Company's investor base to ensure the views of all stakeholders are taken into account in order to ensure the correct decisions are made in the interests of the Company and its shareholders.

Scenario	Fixed	Annual Bonus (including Deferred Bonus)	LTIP
Minimum	• Base salary: Expected salary earned over the financial year to 31 March 2027 • Pension: 10% of base salary • Benefits: In line with those paid in year ending 31 March 2026	Nil	Nil
Target		50% of maximum (in line with target payout)	25% vesting (in line with threshold vesting)
Maximum		100% of maximum	100% vesting
Maximum with LTIP share price growth of 50% over three years		100% of maximum	100% vesting with 50% share price growth

Andrew Jones



Martin McGann



Annual Report on Remuneration

This section presents the Annual Report on Remuneration for the year ending 31 March 2026, detailing how the Policy was implemented and plans for its application in 2027. The report, including the Chair's introduction, will be subject to an advisory vote at the AGM on 9 July 2026.

The report complies with the UK Corporate Governance Code 2024, Listing Rules and The Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 (as amended). The areas of the report which are subject to audit have been highlighted.

The role of the Remuneration Committee

The Committee sets Executive Directors' pay according to the approved Policy and its Terms of Reference, which the Board reviews each year. These documents are available on the Company's website at www.londonmetric.com. Although the Board is ultimately responsible for executive compensation, it has assigned this duty to the Committee.

All Committee members are Non Executive Directors, ensuring that Executive Directors' pay is decided by Board members who have no personal financial interest in the Company other than as potential shareholders. Suzy Neubert became Chair after the July 2025 AGM, replacing Robert Fowlds. Andrew Livingston retired from the Board and Committee in May 2025 and Alistair Elliott joined the Committee in January 2026.

The Committee meets independently of the Executive Directors and receives advice from Korn Ferry, which is only connected to the Group through the provision of remuneration services.

Korn Ferry was appointed this year after a competitive tender. Remuneration advice fees totalled £76,270, based on hourly rates. Prior to their appointment, PwC were the remuneration advisor to the Committee and were paid fees of £65,250 in the year, calculated on both hourly and fixed fee bases.

The Committee is satisfied that the advice provided by Korn Ferry and PwC was both objective and independent.

No Executive Director participates in decisions regarding their own remuneration, and fees for Non Executive Directors are determined collectively by the Board.

The Company Secretary serves as secretary to the Committee, with the Chief Executive and Chief Financial Officer attending meetings by invitation; however, they are absent during discussions concerning their own compensation.

The Chair of the Committee provides the Board with comprehensive reports on the proceedings and outcomes after each meeting.

Meetings and activities

The Committee met on five occasions during the year. The main activities of the Committee during the year were as follows:

Annual bonus and LTIP	Set challenging EPS targets for the 2025 LTIP awards granted and annual bonus for the year to 31 March 2026
	Approved Executive Directors' share awards under the LTIP following the announcement of the Company's results for the year ended 31 March 2025
	Assessed the performance of Executive Directors against targets set at the beginning of the year and reviewed annual bonuses for the year to 31 March 2026
Salary	Reviewed annual salary increases effective from 1 June 2026
Governance	Internal evaluation of its own performance and review of its Terms of Reference
	Reviewed and approved the Remuneration Committee report
	Reviewed and approved the CEO pay ratio
	Received a regulatory update from Korn Ferry

Implementation of Policy next year

Summary of Policy (if approved at the AGM)	Implementation in the year to 31 March 2027

Annual bonus

Annual bonus performance targets are set by the Committee at the start of the financial year linked to the Group's long term strategy.

The performance targets are calibrated by the Committee considering the Company's business plan, strategic and operational objectives and market conditions. At least 75% of the bonus will be subject to quantifiable metrics.

The payout for on target performance is 50% of the maximum and the payout for threshold performance is 25% of the maximum.

Executive Directors who have met their minimum shareholding requirement have the option to receive the annual bonus paid in cash. For those who are yet to meet the minimum shareholding requirement, up to 100%, and at least 50%, of the annual bonus will be paid in deferred shares vesting over three years.

The maximum bonus opportunity is 165% of salary for the Chief Executive and 140% of salary for the Chief Financial Officer. The performance conditions and weightings for the annual bonus are as follows:

Performance measure	Weighting	Description of targets
Growth in EPRA EPS	30%	Growth in Company's EPRA EPS against a range of challenging targets
Growth in total property return ('TPR')	30%	Growth in Company's TPR against the relevant MSCI All Property indices on an annual and multi year basis; Full payout if growth is equal to 1.2 times the relevant index; 25% payout if growth is equal to the relevant index; Straight line interpolation between these points
Strategic objectives	30%	Measures management's performance against the strategic imperatives set annually by the Board. Many will be financial in nature such that at least 75% of the overall annual bonus will be subject to quantifiable metrics
ESG objectives	10%	Measures management's performance against targets aligned with delivering the Company's ESG strategy

The Committee believes that the annual bonus targets for the coming year are commercially sensitive and accordingly these are not disclosed. These will be reported and disclosed retrospectively next year in order for shareholders to assess the basis for any payouts.

Base salary

An Executive Director's basic salary is set on appointment and reviewed annually with changes normally taking effect from 1 June or when there is a change in position or responsibility.

When determining an appropriate level of salary, the Committee considers multiple factors including pay increases to other employees, remuneration within comparable real estate companies or listed companies of similar scale, changes in scope, role and responsibilities and the general performance of the Company and individual.

The Committee has approved salary increases for the Executive Directors of 4.5% which is below the workforce average.

Executive Director	Base salary from 1 June 2026
Andrew Jones	**£856,900**
Martin McGann	**£562,341**

Pension

The maximum pension contribution rate is 10% of salary for Executive Directors, aligned to the wider workforce.

Where there is any increase to the pension contribution rate received by the wider workforce, the Executive Directors will be entitled to receive the same contribution level at the discretion of the Remuneration Committee.

Executive Directors will receive the 10% salary contribution.

This is payable as a monthly contribution to the Executive Director's individual personal pension plan or taken as a cash equivalent. Salary sacrifice arrangements can apply.

Benefits

The Committee recognises the need to maintain suitable flexibility in the benefits provided to ensure it is able to support the objective of attracting and retaining personnel in order to deliver the Group strategy.

In line with the Policy, each Executive Director receives:

- Car allowance
- Private medical insurance
- Life insurance
- Permanent health insurance

Implementation of Policy next year continued

Summary of Policy (if approved at the AGM)	Implementation in the year to 31 March 2027
Long Term Incentive Plan Annual awards of up to 275% of salary for the Chief Executive and 225% of salary for other Executive Directors. Awards will normally vest at the end of a three year period subject to: • The Executive Director's continued employment at the date of vesting; and • Satisfaction of the performance conditions. Vested awards will be subject to a further two year holding period during which Executive Directors cannot dispose of shares other than for tax purposes. The Committee may award dividend equivalents on awards that vest.	The Committee has determined that LTIP awards for 2026 will be 275% of salary for the Chief Executive and 225% of salary for the Chief Financial Officer. **Performance measure** / **Weighting** / **Threshold (25% vesting)** / **Maximum[1] (100% vesting)** Total shareholder return ('TSR') / 30% / Equal to index / Equal to upper quartile ranked company[2] Total accounting return ('TAR') / 25% / Equal to index / Equal to upper quartile ranked company[2] EPRA EPS growth / 45% / CPIH over three years / CPIH[3] plus 2% over three years 1 Straight line interpolation between threshold and maximum 2 The upper quartile calculation will reflect the market capitalisation of each company in the peer company, in line with the approach for calculating the threshold vesting target 3 CPIH will be set with a floor of 2% per annum and a cap of 4% per annum TSR and TAR are relative measures against the FTSE 350 Real Estate Sector excluding agencies and operators ('the Index'). TAR will be measured in line with the methodology set out in the Remuneration Committee Chair's statement on page 120, as initially explained in last year's report.
Shareholding requirement Executive Directors are encouraged to build up and hold a shareholding equivalent to a percentage of base salary. Executive Directors will be required to retain at least 50% of the post tax amount of vested shares from incentive plans until this requirement is met and maintained. There is a post cessation shareholding requirement for the Executive Directors, who must retain shares equivalent in value to the minimum of 200% of salary and their actual shareholding on cessation for two years post cessation of employment.	The shareholding requirement is: • Chief Executive and other existing Executive Directors – 700% of salary • Newly appointed Executive Directors – 400% of salary
Malus and clawback Malus may apply to any cash bonus up to the date of payment and any deferred bonus or LTIP award during their respective vesting periods. Clawback may apply to any cash bonus for up to two years following the payment of the bonus and may apply to LTIP awards for up to two years following vesting. Malus/clawback may result in the value of awards being reduced to nil.	The circumstances in which malus and clawback could apply are: • Material misstatement • Calculation error in incentives • Fraud or gross misconduct • Reputational damage • Corporate failure
Non Executive Director fees Non Executive Directors are paid an annual fee and additional fees for the Chair of Committees and for the Senior Independent Director. The Company retains the flexibility to pay fees for the membership of Committees. The Chair does not receive any additional fees for membership of Committees.	Fees are reviewed annually based on equivalent roles in the comparator group used to review salaries paid to the Executive Directors. Non Executive Directors and the Chair do not participate in any variable remuneration arrangements or other benefits arrangements. Please see page 128 for details of fees for the year ending 31 March 2027.

Directors' remuneration in 2026

Single total figure of remuneration for each Director (audited)

Director[5]	Salary and fees		Benefits[1]		Pension[2]		Total Fixed		Annual bonus[3]		LTIP[4]		Total Variable		Total	
	2026 £000	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000	**2026 £000**	2025 £000
Executive																
Andrew Jones	**817**	774	**29**	27	**82**	77	**928**	878	**1,306**	1,290	**1,651**	991	**2,957**	2,192	**3,885**	3,159
Martin McGann	**536**	509	**31**	29	**53**	51	**621**	589	**727**	718	**872**	514	**1,599**	1,186	**2,219**	1,821
Non Executive																
Alistair Elliott	**279**	242	**–**	–	**–**	–	**279**	242	**–**	–	**–**	–	**–**	–	**279**	242
Suzanne Avery	**68**	67	**–**	–	**–**	–	**68**	67	**–**	–	**–**	–	**–**	–	**68**	67
Robert Fowlds	**71**	77	**–**	–	**–**	–	**71**	77	**–**	–	**–**	–	**–**	–	**71**	77
Sandy Gumm	**58**	57	**–**	–	**–**	–	**58**	57	**–**	–	**–**	–	**–**	–	**58**	57
Nick Leslau	**58**	57	**–**	–	**–**	–	**58**	57	**–**	–	**–**	–	**–**	–	**58**	57
Andrew Livingston (retired 20 May 2025)	**10**	62	**–**	–	**–**	–	**10**	62	**–**	–	**–**	–	**–**	–	**10**	62
Suzy Neubert	**85**	76	**–**	–	**–**	–	**85**	76	**–**	–	**–**	–	**–**	–	**85**	76
Kitty Patmore	**73**	72	**–**	–	**–**	–	**73**	72	**–**	–	**–**	–	**–**	–	**73**	72

1 Taxable benefits include the provision of a car allowance for Executive Directors and private medical insurance
2 Pension contribution is 10.0% of salary and may be taken partly or entirely in cash. No Executive Directors participate in a defined benefit pension arrangement
3 Annual bonus payable in respect of the financial year ending 31 March 2026 paid fully in cash as minimum shareholding requirements met
4 2023 LTIP awards expected to vest in June 2026 for the performance period to 31 March 2026. The value of the award has been calculated by multiplying the estimated number of shares that will vest, including the dividend equivalent, by the average share price for the three months to 31 March 2026 (199.1p). No discretion was applied in determining the estimated vesting of the award as a result of changes in share price or other factors. The change in share price between grant and 31 March 2026 increases the value of the award by £159,000 for Andrew Jones and £84,000 for Martin McGann as reflected in the table on page 144. The estimated figures disclosed in the previous Annual Report for the 2022 LTIP awards vesting in 2025 have been restated to reflect final vesting figures and the share price on the date of vesting. The estimated share price used last year was 182.8p and the actual share price on vesting was 197.6p. The differences in value were £89,000 for Andrew Jones and £46,000 for Martin McGann
5 The Committee did not operate malus or clawback in relation to any part of the Directors' remuneration in the year to 31 March 2026 or earlier years

The Committee continues to believe that it is important to take a holistic view of the Executive Directors' total wealth when considering the single figure of remuneration. The Executive Directors have very large shareholdings in the Company and are exposed to relatively small changes in the share price significantly affecting their overall wealth. In the Committee's opinion, the impact of share price movements on the total wealth of the Director is more important than the single figure. The significant shareholding encourages Directors to take a long term view of the sustainable performance of the Company, which is critical in a cyclical business. The Directors' significant exposure to share price movements remains a key facet of the Company's Policy.

Directors' remuneration in 2026 continued

Annual bonus outcome for the year ended 31 March 2026 (audited)

The Remuneration Committee's assessment of the performance outcome for each element of the annual bonus for the year to 31 March 2026 is set out in the table below. Bonus awards are based 60% on the Company's key property and financial metrics and 40% on metrics relating to the Company's strategic and ESG objectives, with over 75% of the overall bonus determined by quantifiable metrics. The maximum opportunity remained at 165% of salary for Andrew Jones and 140% of salary for Martin McGann.

	Financial objectives – EPS (out of 30%)	Financial objectives – TPR (out of 30%)	Strategic objectives (out of 30%)	ESG objectives (out of 10%)	Bonus % of maximum	Bonus % of salary	**Total bonus £000**
Andrew Jones	30.0%	30.0%	28.3%	8.2%	96.5%	159%	**1,306**
Martin McGann	30.0%	30.0%	28.3%	8.2%	96.5%	135%	**727**

Performance targets

Given the growth of the Company over the last few years, and the evolution of its strategy to become the UK's leading Triple Net Lease REIT, the Remuneration Committee continues to be mindful of bonus targets to ensure that they are appropriately defined and represent fair measures of the success of the business and drive outperformance. On this basis, adjustments were made to some of the targets as noted below.

Group financial targets

The financial performance element measures EPRA EPS and TPR relative to the MSCI all property benchmark.

In line with last year and recognising the difficulty in purely setting financial targets that would represent outperformance, the Remuneration Committee determined at the start of the year to measure EPS performance on both a quantitative (50%) and qualitative (50%) basis during 2026. EPRA EPS performance was strong, increasing by 2.4% to 13.5p which was in excess of the maximum financial target of 13.4p. The Committee deemed that given strong progress had been made against the qualitative pillars of EPS, as set out below, and in combination with the above target quantitative outcome, the EPS element would be met in full.

Qualitative pillars of EPRA EPS

- Progress of non core disposals: £318 million of disposals have been delivered, which includes weaker and more challenged assets primarily inherited through M&A. During the year, we have successfully divested £173 million of non core former ULR, Highcroft and LXi assets;
- Evolution of the portfolio toward preferred choices: Our logistics exposure has increased to 53% from 46% last year, primarily as a result of £1.2 billion of assets added through M&A activity. In addition, reinvestment of disposal proceeds has included £181 million into the budget hotel sector to increase our exposure to Premier Inns and reduce our exposure to Travelodge;
- Increased exposure to market rent reviews: market rent reviews have increased significantly to 31% of the portfolio (2025: 23%); and
- The integration of systems, processes and people following the ULR and Highcroft corporate acquisitions has successfully completed. Significant amounts of debt substitution work has also been completed giving management the ability to sell identified non core assets, which had previously been held in secured debt arrangements.

In line with best practice, TPR is measured on a multi year basis (over one and three years) to reflect performance against the MSCI All Property index. The Committee is satisfied that this approach measures and rewards the longer term investing principles inherent in the real estate sector. Relative performance was above the maximum target as set out in the table on page 141 and on this basis, the TPR element will pay out in full.

Directors' remuneration in 2026 continued

Performance measure	Weighting	Basis of calculation	Range (0%)	Range (25%)	Range (100%)	Actual performance	% awarded
EPRA EPS	30%	Growth in EPRA EPS	<13.1p	13.1p	13.4p	**13.5p**	**100%**
Total property return ('TPR')	30%	Growth in TPR against MSCI index	Below MSCI index	Equal to MSCI index	Equal to 1.2 times MSCI index	**See below**	**100%**
		3 year All Property	<10.9%	10.9%	13.1%	**21.4%**	**100%**
		1 year All Property	<5.4%	5.4%	6.5%	**7.1%**	**100%**

Strategic and ESG targets

Executive Directors' bonus awards were measured against strategic (30% weighting of overall bonus) and ESG (10% weighting) performance metrics respectively. The objectives selected by the Committee were aligned to the Company's strategic priorities in the year and these are set out below along with the Committee's assessment of their achievement and outcome.

2025/6 Priority	Strategic objective	Outcome & assessment	Award
Own desirable assets in structurally supported sectors with low running costs	Improve portfolio quality and sell non core assets	Logistics exposure has increased from 46.1% last year to 52.8%. Sales of £318 million, predominantly non core former LXi and ULR assets and reinvestment of £333 million in addition to our two corporate acquisitions which added £1.2 billion of assets.	Fully met
	Maintain low cost leakage between 1% and 1.5%	This has remained low and on a like for like basis is 1.2% (2025: 1.2%).	Substantially met
Be a partner of choice to support long, strong and growing income	Like for like income growth to be greater than CPIH +0.5%	Like for like income growth is 4.2% as reflected in the Property review.	Fully met
	Occupancy rate to be greater than 97.5% with stretch of 98.5%	Occupancy rate on a like for like basis is 98.5%.	Fully met
Generate income-led TSR, supported by a strong balance sheet and good governance	Maintain a fortress balance sheet and grow sources of capital	Strengthened financial position through £1.2 billion new facilities including a £150 million US private placement and £500 million public bond. Repaid and cancelled facilities totalling £1.1 billion and refinanced a further £1.5 billion at preferential rates and with a diversifying lending pool.	Fully met
	EPRA cost ratio to be between 7.5% and 8.5%	EPRA cost ratio is 7.7% as noted in Supplementary note iv.	Substantially met

Directors' remuneration in 2026 continued

2025/6 Priority	ESG objective	Outcome & assessment	Award
Own desirable assets in structurally supported sectors with low running costs	EPC A-C between 90% to 95%	• EPC A-C of 92% achieved as reflected in the Responsible Business and ESG review on page 49.	Partially met
	Percentage of tenant incentives linked to sustainability improvements of between 40% to 50%	• 85% of incentives tied to sustainability improvements as reflected in the table on page 69.	Fully met
Maintain high levels of employee and occupier satisfaction	Occupier satisfaction greater than 75%, stretch of 80%	• Occupier landlord satisfaction score of 8.8 out of 10 in 2026.	Fully met
	Employee satisfaction greater than 75%, stretch of 80%	• Latest staff survey results remain positive with 94% of staff enjoying working for the Company.	Fully met
Good governance	Maintain and improve benchmark scores	• GRESB score of 73 and FTSE4Good score of 3.6 are both above the peer group average. CDP score improved from C- to A- and MSCI rating was 'A'.	Fully met
	Occupier data collection to be between 77% and 85%	• Latest collection result is 72%.	Not met

Deferred Bonus Plan

The Policy allows the Directors to opt out of bonus deferral if the minimum shareholding requirement is met. At the date of this report, both Executive Directors' shareholding materially exceeds the minimum requirement and therefore no annual bonus earned in the year to 31 March 2026 will be deferred into shares.

Long Term Incentive Plan – awards granted (audited)

Awards granted in the year to 31 March 2026 as nil cost options are summarised in the table below.

Director	Basis of award (% of salary)	Date of grant	Share awards number	Face value per share	Face value of award £000	Face value of award at threshold (25%) vesting £000
Andrew Jones	200%	3 June 2025	819,508	200.1p	1,640	410
Martin McGann	165%	3 June 2025	443,687	200.1p	888	222

The face value is based on a weighted average price per share, being the average share price over the five business days immediately preceding the date of the award. Awards will vest after three years subject to continued service and the achievement of performance conditions over the three year period to 31 March 2028 as set out on page 143.

Directors' remuneration in 2026 continued

Performance condition	Vesting level
Total Shareholder Return ('TSR') measured against FTSE 350 Real Estate Super Sector excluding agencies and operators (37.5% of award)[1]	
TSR less than index over 3 years	0%
TSR equals index over 3 years	25%
TSR between index and upper quartile ranked company in the index	Pro rata on a straight line basis between 25% and 100%
TSR equal to or better than the upper quartile ranked company in the index	100%
Total Accounting Return ('TAR') measured against FTSE 350 Real Estate Super Sector excluding agencies and operators (37.5% of award)[2]	
TAR less than index over 3 years	0%
TAR equals index over 3 years	25%
TAR between index and upper quartile ranked company in the index	Pro rata on a straight line basis between 25% and 100%
TAR equal to or better than the upper quartile ranked company in the index	100%
EPRA EPS growth against a base target plus CPIH (25% of award)	
Less than base plus CPIH plus 0% over 3 years	0%
Base plus CPIH plus 0% over 3 years	25%
Base plus CPIH plus between 0% and 2% over 3 years	Pro rata on a straight line basis between 25% and 100%
Base plus CPIH plus 2% or better over 3 years	100%

1 The Committee will retain the discretion, at vesting, to determine whether the absolute level of TSR return has been acceptable, and to adjust for this if appropriate
2 TAR will be measured in line with the methodology set out in the Remuneration Committee Chair's statement on page 120

The adjusted EPRA EPS base target for the three year performance period commencing 1 April 2025 has been set at 13.1p. The Group's three year financial forecast was taken into account when setting this target along with consideration of strategic goals and priorities, proposed investment and development plans, gearing levels and previous years' results. Targets are considered challenging yet achievable in order to adequately incentivise management and are in line with the Company's strategic aim of delivering long term growth for shareholders.

Directors' remuneration in 2026 continued

Long Term Incentive Plan – awards vesting (audited)

2023 LTIP awards expected to vest in relation to the three year performance period ending 31 March 2026 are summarised below.

Performance measure	Weighting	Basis of calculation	Range (0%)	Range (25%)[2]	Range (100%)[2]	Actual performance	% awarded
Total shareholder return ('TSR')	37.5%	TSR against FTSE 350 Real Estate Index[1]	<9.1%	9.1% (index)	30.8% (upper quartile ranked company)	**30.8%**	**100%**
Total accounting return ('TAR')	37.5%	TAR against FTSE 350 Real Estate Index[1]	<3.5%	3.5% (index)	15.4% (upper quartile ranked company)	**26.2%**	**100%**
EPRA EPS	25%	Growth in EPRA EPS against a challenging base target	<11.5p	11.5p	11.9p	**13.5p**	**100%**

1 TSR and TAR are relative measures against the FTSE 350 Real Estate Sector excluding agencies and operators ('the Index'). These metrics have been measured in line with the methodology set out in the Remuneration Committee Chair's statement on page 120
2 Straight line interpolation between threshold and maximum

Overall, the Committee determined the 2023 LTIP vesting targets to be fully met. No discretion has been exercised as the Committee determined vesting is in line with underlying corporate performance.

Director	Maximum number of shares[2]	LTIP % of maximum	Estimated number of shares vesting	Face value at grant £000	Share price appreciation £000	**Total estimated value of award vesting[1] £000**
Andrew Jones	829,329	100.0%	829,329	1,221	159	**1,651**
Martin McGann	437,791	100.0%	437,791	644	84	**872**

1 The estimated value is based on the average share price for the three months to 31 March 2026 of 199.1p
2 Includes dividend equivalent shares to 31 March 2026

Outstanding LTIP awards held by the Executive Directors are set out in the table below.

Director	Date of grant	Face value of grant	Number of shares under award[1]: At 1 April 2025	Granted in year	Notional dividend shares in year	Vested in year	Lapsed in year	**At 31 March 2026**	Performance period
Andrew Jones	6.6.2022	257.4	564,009	–	9,329	(501,671)	(71,667)	**–**	1.4.2022 to 31.3.2025
	2.6.2023	176.2	777,620	–	51,709	–	–	**829,329**	1.4.2023 to 31.3.2026
	13.6.2024	200.7p	847,751	–	56,373	–	–	**904,124**	1.4.2024 to 31.3.2027
	3.6.2025	200.1p	–	819,508	40,272	–	–	**859,780**	1.4.2025 to 31.3.2028
Martin McGann	6.6.2022	257.4	292,275	–	4,835	(259,971)	(37,139)	**–**	1.4.2022 to 31.3.2025
	2.6.2023	176.2	410,495	–	27,296	–	–	**437,791**	1.4.2023 to 31.3.2026
	13.6.2024	200.7p	458,976	–	30,520	–	–	**489,496**	1.4.2024 to 31.3.2027
	3.6.2025	200.1p	–	443,687	21,803	–	–	**465,490**	1.4.2025 to 31.3.2028

1 Awards granted as nil cost options

Directors' remuneration in 2026 continued

Directors' shareholdings and share interests (audited)

The beneficial interests in the ordinary shares of the Company held by the Directors and their families who were in office during the year are set out in the table below. There were no movements in Directors' shareholdings between 31 March 2026 and the date of this report.

The shareholding guidelines recommend Executive Directors build up a shareholding in the Company at least equal to seven times salary. All Executive Directors complied with this requirement at 31 March 2026 and as at the date of this report. No Director had any interest or contract with the Company or any subsidiary undertaking during the year.

In 2017, the Executive Directors entered into individual personal loan arrangements with Coutts & Co and granted pledges over ordinary shares in the Company as security in connection with the loans. The loans were used to repay debt secured against various residential investment properties held personally. The number of shares pledged by each of the Directors is reflected in the table below.

	Overall interest 31 March 2026 Ordinary shares of 10p each	Overall interest 31 March 2025 Ordinary shares of 10p each	LTIP shares in the form of a nil cost option subject to performance conditions	Deferred bonus shares not subject to performance conditions	**Total interests as at 31 March 2026**	Share ownership as % of salary[1]	Shareholding guideline met	**Number of shares pledged as at 31 March 2026**
Executive Directors								
Andrew Jones	**6,007,539**	5,742,363	2,593,233	–	**8,600,772**	1330%	Yes	**3,446,072**
Martin McGann	**3,272,102**	3,134,206	1,392,777	–	**4,664,879**	1104%	Yes	**2,341,585**
Non Executive Directors								
Alistair Elliott	**90,000**	90,000						
Suzanne Avery	**27,050**	27,050						
Robert Fowlds	**136,780**	136,780						
Sandy Gumm[2]	**351,639**	351,640						
Nick Leslau[3]	**26,408,755**	26,408,755						
Andrew Livingston[4]	**106,830**	106,830						
Suzy Neubert	**39,505**	39,004						
Kitty Patmore	**15,000**	15,000						

1 Based on the Company's share price at 31 March 2026 of 181.5p and the beneficial interests of the Director
2 Sandy Gumm also holds an indirect minority interest in Prestbury Investment Holdings Limited which gives her an interest in 556,801 of the 24,365,860 ordinary shares held by that company
3 Nick Leslau holds 2,042,895 ordinary shares through Yoginvest Ltd (in respect of which Nick Leslau is the sole shareholder) and 24,365,860 ordinary shares through Prestbury Investment Holdings Limited (in respect of which Nick Leslau holds a controlling indirect interest)
4 Andrew Livingston retired 20 May 2025

Directors' remuneration in 2026 continued

Performance graph

The graph below shows the Group's total shareholder return ('TSR') for the period to 31 March 2026, compared to the FTSE All Share REIT Index, the FTSE 350 Real Estate Index and the FTSE 350 Real Estate Super Sector Index. These have been chosen by the Committee as in previous years as they are considered the most appropriate and relevant benchmarks against which to assess the performance of the Company.

Total shareholder return measures share price growth with dividends deemed to be reinvested on the ex-dividend date.

Chief Executive's remuneration table

The table below details the remuneration of the Chief Executive, Andrew Jones, for the ten year period to 31 March 2026.

Year to 31 March	Total remuneration £000	Annual bonus (as a % of the maximum payout)	LTIP vesting (as a % of the maximum opportunity)
2026	3,885	96.5	100
2025	3,159	97.8	87.5
2024	2,739	96.2	90.2
2023	2,372	79	84.7
2022	2,881	90	95.8
2021	2,998	97	100
2020	2,925	97.5	88
2019	2,703	90	84
2018	2,392	79	94
2017	2,506	89	100

Directors' remuneration in 2026 continued

Annual percentage change in remuneration of Directors and employees

The percentage change in Director remuneration from the previous year compared to the average percentage change in remuneration for all other employees is as follows:

	2026 % change			2025 % change			2024 % change			2023 % change			2022 % change			2021 % change		
	Salary and fees	**Taxable benefits**	**Annual bonus**	Salary and fees	Taxable benefits	Annual bonus	Salary and fees	Taxable benefits	Annual bonus	Salary and fees	Taxable benefits	Annual bonus	Salary and fees	Taxable benefits	Annual bonus	Salary and fees	Taxable benefits	Annual bonus
Andrew Jones	**5.5%**	**7.4%**	**1.2%**	21.3%	3.8%	26.5%	4.8%	–	27.7%	7.8%	–	-5.7%	3.4%	–	-3.3%	0.4%	–	-0.2%
Martin McGann	**5.3%**	**6.9%**	**1.2%**	19.2%	3.6%	24.0%	4.9%	–	31.1%	7.7%	-3.4%	-7.9%	3.5%	–	-3.4%	0.6%	3.6%	2.5%
Alistair Elliott[1]	**15.3%**	**n/a**	**n/a**	52.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Suzanne Avery	**1.5%**	**n/a**	**n/a**	4.7%	n/a	n/a	3.2%	n/a	n/a	3.3%	n/a	n/a	–	n/a	n/a	1.7%	n/a	n/a
Robert Fowlds	**-7.8%**	**n/a**	**n/a**	–	n/a	n/a	–	n/a	n/a	2.7%	n/a	n/a	5.6%	n/a	n/a	10.9%	n/a	n/a
Sandy Gumm	**1.8%**	**n/a**	**n/a**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Nick Leslau	**1.8%**	**n/a**	**n/a**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Andrew Livingston[3]	**-83.9%**	**n/a**	**n/a**	5.1%	n/a	n/a	3.5%	n/a	n/a	3.6%	n/a	n/a	–	n/a	n/a	1.9%	n/a	n/a
Suzy Neubert	**11.8%**	**n/a**	**n/a**	18.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitty Patmore	**1.4%**	**n/a**	**n/a**	5.9%	n/a	n/a	19.3%	n/a	n/a	3.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other employees[2]	**6.0%**	**5.6%**	**5.0%**	6.5%	1.9%	10.0%	9.8%	-9.0%	31.1%	8.4%	-4.2%	-5.1%	4.2%	3.0%	-0.9%	–%	-5.0%	10.0%

1 Alistair Elliott was appointed Chair of the Board on 11 July 2023
2 Excluding Directors
3 Andrew Livingston retired 20 May 2025

CEO pay ratio

Whilst the Company has fewer than 250 employees and therefore is not required to disclose a ratio, the Committee felt that it was appropriate to disclose the CEO to all-employee pay ratio, recognising that the Company's investors expect to see such disclosure.

				Pay ratio
Year	Method of calculation	25th percentile	50th percentile	75th percentile
2026	A	48:1	30:1	9:1
2025	A	38:1	24:1	8:1
2024	A	38:1	22:1	8:1
2023	A	33:1	19:1	7:1
2022	A	43:1	22:1	8:1
2021	A	34:1	13:1	7:1
2020	A	42:1	16:1	8:1

The Company chose to adopt the Option A methodology, as at 31 March 2026, when calculating the ratio as it deemed it the most appropriate approach and had sufficient data to be able to carry out this method. This method was used to calculate all figures in the table to the left. The Chief Executive's single figure of remuneration used for the calculation ratio is as detailed on page 139. The same methodology was used to calculate all-employee pay for the purposes of the ratios, which were calculated based on amounts receivable up to the end of the relevant financial year for all employees excluding the CEO and the Non Executive Directors. No elements of pay have been omitted and no assumptions have been made.

The Committee is comfortable that the median pay ratio is consistent with pay and progression policies for employees.

Directors' remuneration in 2026 continued

Service contracts

Service contracts are terminable by either party with notice of 12 months. The Committee considers this appropriate for all existing and newly appointed Executive Directors.

The Non Executive Directors do not have service contracts but are appointed under letters of appointment. Each Non Executive is subject to an initial three year term with annual re-election at the Company's AGM.

Payments to past Directors and for loss of office

There have been no payments for loss of office or to past Directors in the year.

Relative importance of spend on pay

The table below shows the expenditure and percentage change in spend on employee remuneration compared to other key financial indicators.

	2026 £m	2025 £m	% change
Employee costs[1]	**19.0**	17.3	9.8%
Dividends[2]	**271.8**	203.7	33.4%

1 Figures taken from note 4 Administrative costs on page 170 and are stated before any amounts capitalised and exclude share scheme costs
2 Figures taken from note 7 Dividends on page 172

Statement of voting at AGM

At the AGM on 9 July 2025, the Annual Report on Remuneration was approved with votes from shareholders representing 73% of the issued share capital of the Company.

The Directors' Remuneration Policy was approved at a General Meeting of the Company on 18 December 2023 with votes from shareholders representing 78% of the issued share capital at the time. The details of these outcomes are below.

	2025 Annual Report on Remuneration		**2023 Directors' Remuneration Policy**	
	Votes cast	%	Votes cast	%
For	1,642,684,809	95.83	844,279,993	99.37
Against	71,438,098	4.17	5,321,974	0.63
Withheld	247,570		98,680	
Total	**1,714,370,477**		**849,700,647**	

Suzy Neubert
Chair of the Remuneration Committee

21 May 2026

Report of the Directors

On behalf of the Board, it is my pleasure to present the Report of the Directors together with the audited financial statements for the year ended 31 March 2026.

Annual General Meeting ('AGM')

The AGM of the Company will be held on 9 July 2026 at 10 am at The Connaught, Carlos Place, Mayfair, London, W1K 2AL. The Notice of AGM on pages 204 to 209 sets out the proposed resolutions and voting details.

The Board believes the resolutions support the Company's success and are in the best interests of its shareholders.

The Directors unanimously recommend that you vote in favour of the resolutions as they intend to do in respect of their own beneficial holdings, which amount in aggregate to 36.3 million shares representing approximately 1.55% of the existing issued ordinary share capital of the Company as at 20 May 2026.

Additional information which is incorporated into this report by reference, including information required in accordance with the Companies Act 2006 and UK Listing Rule 6.6.1R can be found on the following pages:

Information	Relevant section	Page
Review of business and future developments	Strategic report	Page 1
Section 172 Statement	Governance – Section 172 Statement	Page 99
Principal risks	Strategic report – Risk management and internal control	Page 75
Greenhouse gas emissions	Strategic report – Responsible Business and ESG review	Page 54
Internal financial control	Governance – Audit Committee report	Page 115
	Strategic report – Risk management and internal control	Page 71
Diversity and inclusion	Governance – Nomination Committee report	Page 107
Monitoring culture	Governance	Page 96
Viability Statement	Strategic report – Risk management and internal control	Page 86
Financial instruments	Financial statements – note 14	Page 180
Directors' details	Governance – biographies	Page 92
Financial risk management policies	Financial statements – note 14	Page 178
Directors' interests	Governance – Remuneration Committee report	Page 145
Interest capitalised	Financial statements – note 5	Page 171
Long term incentive schemes	Governance – Remuneration Committee report	Page 142
Related party transactions	Financial statements – note 20	Page 185
Stakeholder engagement	Strategic report – Responsible Business and ESG review	Page 55
Post balance sheet events	Financial statements – note 21	Page 185

Corporate governance arrangements

We have applied the principles of good governance contained in the UK Corporate Governance Code 2024 (the 'Code') throughout the year under review and have complied with all of the provisions of the Code. Our compliance statement is set out on page 91.

Further details on how we have applied the Code can be found in the Governance section on pages 87 to 148 and should be read as part of this report.

Company status and branches

LondonMetric Property Plc is a Real Estate Investment Trust ('REIT') and the holding company of the Group, which has no branches. It is listed on the London Stock Exchange with ordinary shares in the company being admitted to the Equity Shares (Commercial Companies) category of the Official List of the Financial Conduct Authority and to trading on the London Stock Exchange's main market for listed securities with a premium listing.

Principal activities and business review

The principal activity of the Group continues to be property investment and development, both directly and through joint venture arrangements.

The purpose of the Annual Report is to provide information to the members of the Company which is a fair, balanced and understandable assessment of the Group's performance, business model and strategy. A detailed review of the Group's business and performance during the year, its principal risks and uncertainties, its business model, strategy and its approach to Responsible Business and ESG is contained in the Strategic report on pages 1 to 86 and should be read as part of this report.

The Annual Report contains certain forward looking statements with respect to the operations, performance and financial condition of the Group. By their nature, these statements involve risk and uncertainty because they relate to future events and circumstances which can cause results and developments to differ from those anticipated. The forward looking statements reflect knowledge and information available at the date of preparation of this Annual Report. Nothing in this Annual Report should be construed as a profit forecast.

Report of the Directors continued

Results and dividends

The Group reported a profit for the year attributable to equity shareholders of £295.7 million (2025: £347.9 million). The first two quarterly dividends for 2026 totalling 6.1p per share were paid in the year as Property Income Distributions ('PIDs').

The third quarterly dividend of 3.05p was paid following the year end on 17 April 2026 as a PID. The Directors have approved a fourth quarterly dividend of 3.3p per share payable on 9 July 2026 to shareholders on the register at the close of business on 5 June 2026, of which 1.5p will be paid as a PID.

The total dividend charge for the year to 31 March 2026 was 12.45p per share, an increase of 3.8% over the previous year. Of this, 10.65p was payable as a PID as required by REIT legislation, after deduction of withholding tax at the basic rate of income tax. The balance of 1.8p was payable as an ordinary dividend which is not subject to withholding tax.

Investment properties

A valuation of the Group's investment properties at 31 March 2026 was undertaken by CBRE Limited, Savills (UK) Limited and Knight Frank LLP. The fair value of investment property, including the Group's share of joint venture property and excluding the NCI share, was £7,912.1 million at 31 March 2026 (2025: £6,427.2 million), which included an income strip gross up of £237.1 million (2025: £231.0 million) and right of use assets of £54.4 million (2025: £40.9 million) that were not subject to an external valuation as reflected in note 9 to the financial statements.

Share capital

As at 31 March 2026, there were 2,344,406,347 ordinary shares of 10p in issue, each carrying one vote and all fully paid.

The Company issued 24,210,964 ordinary shares as consideration for the acquisition of Highcroft Investments plc on 21 May 2025 and 257,864,451 ordinary shares as consideration for the acquisition of Urban Logistics REIT Plc on 23 June 2025. The Company also issued 14,222,516 new ordinary shares under the terms of its Scrip Dividend Scheme. Post year end, the Company issued a further 375,711 ordinary shares in relation to the third quarterly dividend scrip alternative.

There is only one class of share in issue and there are no restrictions on the size of a holding or on the transfer of shares. None of the shares carry any special rights of control over the Company. There were no persons with significant direct or indirect holdings in the Company other than those listed as substantial shareholders below.

The rules governing appointments, replacement and powers of Directors are contained in the Company's Articles of Association, the Companies Act 2006 and the UK Corporate Governance Code. These include powers to authorise the issue and buy back of shares by the Company. The Company's Articles can be amended by Special Resolution in accordance with Companies Act 2006.

Purchase of own shares

The Company was granted authority at the Annual General Meeting in 2025 to purchase its own shares up to an aggregate nominal value of 10% of the issued nominal capital. That authority expires at this year's AGM and a resolution will be proposed for its renewal. No ordinary shares were purchased under this authority during the year.

Shares held in the Employee Benefit Trust

As at 31 March 2026, the Trustees of the LondonMetric Long Term Incentive Plan held 9,959,415 shares in the Company in trust to satisfy awards under the Company's Long Term Incentive and Deferred Bonus Plans. The Trustees have waived their right to receive dividends on shares held in the Company.

Substantial shareholders

The Directors have been notified that the following shareholders have a disclosable interest of 3% or more in the ordinary shares of the Company at the date of this report:

Shareholder	Number of shares	%
BlackRock Inc	227,746,539	9.71
Norges Bank Investment Management	173,337,164	7.39
The Vanguard Group Inc	124,701,004	5.32
Rathbones Group Plc	81,254,917	3.47
Artemis Fund Managers Limited	80,049,652	3.41

Directors

The present membership of the Board and biographical details of Directors are set out on pages 92 to 93.

The interests of the Directors and their connected persons in the shares of the Company are set out in the Remuneration Committee report on page 145.

In accordance with the UK Corporate Governance Code and in line with previous years, all of the Directors will offer themselves for election and re-election by the shareholders at the forthcoming AGM on 9 July 2026. Details of Directors' service contracts can be found in the Remuneration Committee report on page 148.

The powers of Directors are described in their Terms of Reference, which are available on request.

Directors' and Officers' liability insurance

The Company has arranged Directors' and Officers' liability insurance cover in respect of legal action against its Directors, which is reviewed and renewed annually and remains in force at the date of this report.

Stakeholders

The Group's long term success is dependent on its relationships with key stakeholders.

In the Responsible Business and ESG review from page 55, we outline the ways in which we have engaged with our key stakeholders, any issues raised and how they have influenced the Board's decision making, which is also reported in the S172 statement on pages 99 to 101.

Employees

At 31 March 2026, the Group had 54 employees including the Executive Directors.

The Company promotes employee involvement and consultation and invests time in ensuring staff are informed of the Group's transactions, activities and performance through its dedicated internal portal and through half yearly presentations by the Executive Directors ahead of results announcements.

The Board recognises the importance of attracting, developing and retaining the right people.

Report of the Directors continued

The Company operates a non discriminatory employment policy which provides equal opportunities for all employees irrespective of gender, race, colour, disability, sexual orientation, religious beliefs and marital status.

A significant number of employees are eligible to participate in the annual bonus and LTIP arrangements, helping to develop an interest in the Group's performance and align rewards with Directors' incentive arrangements. All employees will participate in the 2026 LTIP award.

The Company provides retirement benefits for its employees and Executive Directors.

Kitty Patmore was appointed the designated workforce Non Executive Director following Andrew Livingston's retirement from the Board in May 2025.

The designated workforce Non Executive Director acts as a liaison between the Board and employees and a channel through which staff can share their views and raise concerns.

Further details of how we engage with employees can be found in the Governance report on page 96 and the Responsible Business and ESG review on page 57.

The environment

Details of our approach to Responsible Business and its aims and activities can be found on the Company's website www.londonmetric.com, where a full version of the Responsible Business report can be downloaded.

An overview of our Responsible Business activity can be found on pages 48 to 62 of this report.

The Group recognises the importance of minimising the adverse impact of its operations on the environment and the management of energy consumption and waste recycling.

The Group strives to maximise opportunities to improve the resilience of assets to climate change and the impact of transitioning to a low carbon economy, as set out in the Responsible Business and ESG review.

Greenhouse gas reporting

In accordance with Schedule 7 of the Large and Medium-Sized Companies and Groups (Accounts and Reports) Regulations 2008, information regarding the Company's greenhouse gas emissions can be found on page 54.

Suppliers

The Group aims to settle supplier accounts in accordance with their individual terms of business.

The number of creditor days outstanding for the Group at 31 March 2026 was 15 days (2025: 12 days).

Charitable and political contributions

This year we have supported 98 charitable causes and have made donations of £222,000 (2025: £159,000) as set out in the Responsible Business and ESG review on page 59.

No political donations were made during the year (2025: £nil).

Provisions on change of control

Under the Group's credit facilities, the lending banks may require repayment of the outstanding amounts on any change of control.

The Group's Long Term Incentive Plan and Deferred Share Bonus Plan contain provisions relating to the vesting of awards in the event of a change of control of the Company.

There are no agreements between the Company and its Directors or employees providing for compensation for loss of office or employment that occurs specifically because of a takeover bid, except for the provisions within the Company's share schemes as noted above.

Disclosure of information to auditor

So far as the Directors who held office at the date of approval of this Directors' report are aware, there is no relevant audit information of which the auditor is unaware and each Director has taken all steps that he or she ought to have taken as a Director to make himself or herself aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditor

Deloitte is willing to be reappointed as the external auditor to the Company and Group. Their reappointment has been considered by the Audit Committee and recommended to the Board. A resolution will be proposed at the AGM on 9 July 2026.

By order of the Board

Martin McGann
Chief Financial Officer

21 May 2026

Directors' Responsibilities Statement

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors are required to prepare the Group financial statements in accordance with UK-adopted international accounting standards in conformity with the requirements of the Companies Act 2006. The financial statements also comply with International Financial Reporting Standards ('IFRSs') as issued by the International Accounting Standards Board. The Directors have elected to prepare the Company financial statements in accordance with Financial Reporting Standard 101 ('FRS 101') 'Reduced Disclosure Framework'. Under Company law the Directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing the Company financial statements, the Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable FRS 101 'Reduced Disclosure Framework' has been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

In preparing the Group financial statements, International Accounting Standard 1 requires that Directors:

- Properly select and apply accounting policies;
- Present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- Provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- Make an assessment of the Company's ability to continue as a going concern.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Responsibility statement

We confirm that to the best of our knowledge:

- The financial statements, prepared in accordance with the relevant financial reporting framework, give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company and the undertakings included in the consolidation taken as a whole;
- The Strategic report includes a fair review of the development and performance of the business and the position of the Company and the undertakings included in the consolidation taken as a whole, together with a description of the principal risks and uncertainties that they face; and
- The Annual Report and financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's performance, business model and strategy.

By order of the Board

Andrew Jones
Chief Executive

21 May 2026

Martin McGann
Chief Financial Officer

21 May 2026

Financial statements

"The Group financial statements that follow in this section have been prepared in accordance with IFRS. The Company financial statements have been prepared in accordance with FRS 101. The Independent Auditor's Report that supports the financial statements is reflected from page 154.

Martin McGann
Chief Financial Officer

In this section

Independent Auditor's Report	154
Group income statement	161
Group statement of comprehensive income	161
Group balance sheet	162
Group statement of changes in equity	163
Group cash flow statement	164
Notes forming part of the Group financial statements	165
Company balance sheet	186
Company statement of changes in equity	186
Notes forming part of the Company financial statements	187
Supplementary information	193
Glossary	201
Notice of Annual General Meeting	204
Financial calendar	210
Shareholder information	210

Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDONMETRIC PROPERTY PLC

Report on the audit of the financial statements

1. Opinion

In our opinion:

- the financial statements of LondonMetric Property Plc (the 'Company') and its subsidiaries (the 'Group') give a true and fair view of the state of the Group's and of the Company's affairs as at 31 March 2026 and of the Group's profit for the year then ended;
- the Group financial statements have been properly prepared in accordance with United Kingdom adopted international accounting standards and IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB);
- the Company financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the Group income statement;
- the Group statement of comprehensive income;
- the Group and Company balance sheets;
- the Group and Company statements of changes in equity;
- the Group cash flow statement;
- The material accounting policy information; and
- the related notes 1 to 21 for the Group and i to xi for the Company.

The financial reporting framework that has been applied in the preparation of the Group financial statements is applicable law, United Kingdom adopted international accounting standards and IFRS Accounting Standards as issued by the IASB. The financial reporting framework that has been applied in the preparation of the Company financial statements is applicable law and United Kingdom Accounting Standards, including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

2. Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the Group and the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard as applied to listed public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We confirm that we have not provided any non audit services prohibited by the FRC's Ethical Standard to the Group or the Company.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3. Summary of our audit approach

Key audit matters	The key audit matters that we identified in the current year were: • Valuation of investment property, and; • The acquisition of Urban Logistics REIT Plc ('ULR') Within this report, key audit matters are identified as follows: + Newly identified ↑ Increased level of risk ↔ Similar level of risk ↓ Decreased level of risk
Materiality	The materiality that we used for the Group financial statements was £81.0 million which was determined on the basis of 1% of total assets as of 31 March 2026. We have changed the benchmark this year from 2% of net assets used in the prior year to 1% of total assets in line with the growth in the group's business and aligned with the benchmark used for other FTSE listed real estate companies. We also consider that total assets provide us with the most appropriate basis for determining materiality given that key users of the group's financial statements are focused on the value of investment property. For the testing of balances which impact EPRA earnings (refer to the Materiality section on page 157) we used a lower materiality of £15.3 million, which was based on 5% of EPRA earnings for the year ended 31 March 2026.
Scoping	The Group was audited as a single component. The audit work in response to the risks of material misstatements was performed directly by the Group engagement team.
Significant changes in our approach	Due to the material acquisition of ULR by the Group this year, and the significant judgment around this transaction we identified it as a key audit matter in the current year. We changed our materiality benchmark which is explained above. There were no other significant changes to our approach from the prior year.

Independent Auditor's Report continued

4. Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Our evaluation of the Directors' assessment of the Group's and Company's ability to continue to adopt the going concern basis of accounting included the following procedures:

- Obtained an understanding of the relevant controls over the going concern assessment process;
- Assessed financial and other indicators to identify if there are any doubts or material uncertainties in respect of going concern;
- Assessed management's historical forecasting accuracy by comparing the prior year forecasts to the current year's actual results;
- Assessed the forecast cash flows, including revenue and costs assumptions by considering the impacts of future contractual rent reviews and inflation and evaluated reasonable worst case downside sensitivities over the going concern period identified by management, being 12 months from the date of approving the financial statements;
- Assessed the covenant position of the Group and evaluated if any would be particularly sensitive to changes in the market value of the investment property and cash flows;
- Evaluated the sufficiency of the undrawn facilities available to the Group to cover the required debt repayments maturing within the going concern period;
- Evaluated the respective loan agreements, including those issued during the year, to determine whether the terms align to the forecasts;
- Tested the arithmetical accuracy of management's model used to prepare the Group's forecast and related scenarios;
- Assessed any market uncertainties or contradictory evidence with regards to the real estate market and interest rate expectations; and
- Analysed the events that occurred after the reporting period and assessed their impact on the Group's and Company's financial statements.
- Assessed the appropriateness of the Group's disclosure concerning the going concern basis of preparation

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's and Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In relation to the reporting on how the Group has applied the UK Corporate Governance Code, we have nothing material to add or draw attention to in relation to the Directors' statement in the financial statements about whether the Directors considered it appropriate to adopt the going concern basis of accounting.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

5. Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those which had the greatest effect on the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team.

These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

5.1. Valuation of investment property

Key audit matter description	The Group holds an investment property portfolio which is valued at £7,819.0 million as at 31 March 2026 (2025: £6,383.9 million). The increase in the investment property portfolio is mainly related to the ULR acquisition in June 2025. Investment property valuation is subjective in nature with significant estimation in critical assumptions, increasing the risk of fraud or material error. The property valuation, which is performed by external valuers, is determined using factual data at the balance sheet date and applies a range of subjective assumptions based on market evidence and the valuer's expertise. Therefore, we identified the valuation of investment property is a key audit matter. The Group uses professionally qualified external valuers to fair value the Group's portfolio at six monthly intervals. The valuers are engaged by the Directors and performed their work in accordance with the Royal Institution of Chartered Surveyors ('RICS') Valuation – Professional Standards. We consider the key assumptions to comprise the yields and expected rental values (ERV). The valuation exercise also relies on the integrity of the underlying lease information provided to the valuers by management. Therefore, we have determined the ability of management to manipulate the information provided to the valuers, of which the valuer's methodology is heavily dependent on, as a potential area for fraud. For key sources of estimation uncertainty disclosures and further details of the group's valuation method and assumptions, refer to notes 1 and 9 of the financial statements. The valuation of investment properties is also discussed in the Audit Committee report on page 114.

Independent Auditor's Report continued

5.1. Valuation of investment property continued

How the scope of our audit responded to the key audit matter

We performed the following procedures:

- Obtained an understanding and tested the relevant controls over the valuation process, including management's review of the information provided to valuers;
- Assessed management's process for reviewing and assessing the work of the external valuers;
- Assessed the competence, capabilities and objectivity of the external valuers and read their terms of engagement with the group to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work;
- Obtained the external valuation reports and, with the involvement of our real estate specialists, assessed the valuation process, performance of the portfolio and significant assumptions and critical judgement areas, including expected rental values (ERV) and yields;
- Assessed the valuation methodology used and evaluated any departures from the RICS guidance as well as testing the integrity of the model which is used by the external valuer;
- Met with the external valuers of the portfolio to discuss the results of their work and, for a sample of properties of audit interest, we challenged the yield assumptions and valuation by benchmarking it to market evidence;
- Assessed the accuracy and completeness of a sample of the information provided to the external valuer by agreeing the tenant lease schedule, which is the key information source, to underlying lease agreements; and
- Evaluated the appropriateness of the disclosures provided in the financial statements relating to the valuation of investment property.

Key observations

We concluded the fair value of the Group's property portfolio to be appropriate. We did not find any material issues with the completeness and accuracy of the information shared by management with the external valuers.

5.2. Acquisition of Urban Logistics REIT Plc

Key audit matter description

The Group completed the acquisition of ULR on 23 June 2025. This acquisition was a significant transaction with a deal value of £726.8 million. The acquisition was effected through the issue of new ordinary shares totalling £521.4 million, and cash consideration totalling £196.7 million. The Group's existing shareholding in ULR was valued at £8.7 million on acquisition and was included as part of the consideration paid, which in aggregate was £726.8 million.

Management has accounted for the acquisition as a business combination in accordance with IFRS 3 Business Combinations with relevant assets and liabilities recognised as part of the purchase price allocation ('PPA').The group used professionally qualified external valuers to fair value the acquired investment property at 23 June 2025 (the acquisition date). The fair value of net assets acquired was £726.7 million, with investment properties having a fair value of £1,144.6 million.

The difference between the consideration paid and the fair value of net assets acquired of £0.1 million has been recognised as goodwill in the period and has been fully impaired as the future cash flows arising in the form of rental income were fully incorporated into the fair value of the assets acquired.

The acquisition of ULR is identified as a key audit matter due to the material value of the transaction relative to the financial statements and the significant judgment around the treatment of this transaction as a business combination in accordance with IFRS 3.

For further details on the accounting policy refer to note 1 and disclosures in note 15 to the financial statements. The acquisition of ULR is also discussed in the Audit Committee report on page 114.

Independent Auditor's Report continued

5.2. Acquisition of Urban Logistics REIT Plc continued

How the scope of our audit responded to the key audit matter	We performed the following procedures: • Evaluated whether the acquisition of ULR meets the criteria of a business combination in accordance with IFRS 3; • Obtained an understanding of relevant controls over the judgement and accounting of the transaction; • Evaluated whether the identification of the acquirer, and determination of the acquisition date and control passing were in accordance with IFRS 3; • Assessed the completeness of assets and liabilities that should have been recognised as part of the PPA; • Evaluated whether the consideration transferred by the acquirer has been recognised in accordance with IFRS 3; • Involved our Deloitte Real Estate Advisory ('DREA') specialists when assessing the valuation of the investment property at the acquisition date, including assessing the assumptions taken by the external valuer and the methodology adopted in the valuation approach; • Assessed the competence, capabilities and objectivity of the external valuer; • Evaluated whether acquisition-related costs have been recognised in accordance with IFRS 3; and • Evaluated the appropriateness of the disclosures provided in the financial statements in relation to the business combination against the requirements of IFRS 3.
Key observations	We concluded the acquisition of ULR is appropriately accounted and disclosed in the financial statement.

6. Our application of materiality

6.1. Materiality

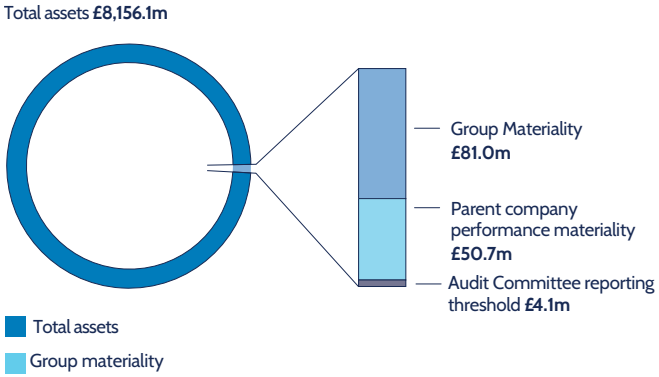
We define materiality as the magnitude of misstatement in the financial statements that makes it probable that the economic decisions of a reasonably knowledgeable person would be changed or influenced. We use materiality both in planning the scope of our audit work and in evaluating the results of our work.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

	Group financial statements	Company financial statements
Materiality	£81.0 million (2025: £82.5 million) We consider EPRA earnings as a critical performance measure for the Group and therefore we have applied a lower threshold of £15.3 million (2025: £13.4 million) for testing of all balances that impact EPRA earnings, specifically, certain income statement balances, share based payments, accrued interest and other accruals, trade and other receivables, trade and other payables, prepayments and accrued income.	£72.4 million (2025: £71.2 million)
Basis for determining materiality	Materiality for the Group is based on 1% of total assets (2025: 2% of net assets). For the lower level of materiality, the basis used is 5% of EPRA earnings (2025: 5% of EPRA earnings).	Materiality for the Company is based on 1% of total assets (2024: 2% of net assets).
Rationale for the benchmark applied	We have changed the benchmark this year from 2% net assets used in the prior year to 1% total assets in line with the growth in the Group's business and aligned with the benchmark used for other FTSE listed real estate companies. We also consider that total assets provide us with the most appropriate basis for determining materiality given that key users of the Group's financial statements are focused on the value of investment property.	As an investment holding company, the focus of management is to generate long term capital value from the Group's underlying real estate assets and, therefore, we have changed the benchmark this year from 2% net assets used in the prior year to 1% total assets to align with the Group and the benchmark used for other FTSE listed real estate companies.

Independent Auditor's Report continued

6.1. Materiality continued



6.2. Performance materiality

We set performance materiality at a level lower than materiality to reduce the probability that, in aggregate, uncorrected and undetected misstatements exceed the materiality for the financial statements as a whole.

	Group financial statements	Company financial statements
Performance materiality	70% (2025: 70%) of Group materiality	70% (2025: 70%) of Company materiality
Basis and rationale for determining performance materiality	In determining performance materiality, we considered the following factors: a) Our past experience of the audit, which has indicated a low number of corrected and uncorrected misstatements identified in prior periods; and b) Our risk assessment, including our assessment of the Groups' overall control environment.	

6.3. Error reporting threshold

We agreed with the Audit Committee that we would report to the Committee all audit differences in excess of £4.1 million (2025: £4.1 million), as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds. We also report to the Audit Committee on disclosure matters that we identified when assessing the overall presentation of the financial statements.

7. An overview of the scope of our audit

7.1. Identification and scoping of components

Our Group audit was scoped by obtaining an understanding of the Group and its environment, including groupwide controls, and assessing the risks of material misstatement at the Group level.

The Group was audited as a single component. For the audit of the Company a performance materiality of £50.7 million (2025: £49.8 million) was used.

The audit work in response to the risks of material misstatement was performed directly by the Group engagement team. Our audit also included testing of the consolidation process. The Group operates across the UK and therefore is audited directly by the Group engagement team in London.

7.2. Our consideration of the control environment

With involvement of our IT specialists we assessed the relevant controls over key IT systems. Working with our IT specialists, we identified and obtained an understanding of the relevant risks arising from each relevant IT system. We obtained an understanding of the IT environment as part of these risk assessment procedures.

We have obtained an understanding of the relevant controls such as those relating to the financial reporting, revenue and valuation of investment property business cycles. We have performed testing over the relevant controls over the investment property cycle; however we do not take a controls reliance approach and adopt a fully substantive approach. The Directors' overview of the control environment is discussed on pages 70 to 71 of the annual report.

7.3. Our consideration of climate-related risks

In planning our audit, we have considered the potential impact of environmental, social and governance ('ESG') related risks, including climate change.

We have made enquiries of management to understand the processes in place to assess the potential impact of climate change on the business and the financial statements. Management considers there to be a principal risk in respect of sustainability and, in particular, the management of climate risk where non-compliance could lead to reputational damage.

In mitigation, management aim to comply with sustainability targets and future Minimum Energy Efficiency Standards ('MEES'). The principal risk identified is consistent with that identified through our own risk assessment process.

We have read the annual report to consider whether the ESG disclosures, including climate change, are materially consistent with the financial statements and our knowledge obtained in the audit. In addition, we have reviewed the TCFD disclosures included within pages 63 to 69 of the annual report. We have also evaluated the appropriateness of disclosures included in the financial statements in note 1d(iv).

Management has concluded there to be no material impact arising from climate change on the judgements and estimates made in the financial statements as noted on page 166.

8. Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated.

If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditor's Report continued

9. Responsibilities of Directors

As explained more fully in the Directors' responsibilities statement, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

10. Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

11. Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

11.1. Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the Group's remuneration policies, key drivers for Directors' remuneration, bonus levels and performance targets;
- the Group's own assessment of the risks that irregularities may occur either as a result of fraud or error that was approved by the board;
- results of our enquiries of management, the Directors and the Audit Committee about their own identification and assessment of the risks of irregularities, including those that are specific to the Group's sector;
- any matters we identified having obtained and reviewed the Group's documentation of their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
- the matters discussed among the audit engagement team and relevant internal specialists, including tax, valuation, IT and real estate specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the valuation of investment property. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the Group operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act, Listing Rules, as well as relevant provisions of tax legislation, including REIT rules.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Group's ability to operate or to avoid a material penalty. These included the Group's health and safety regulation.

11.2. Audit response to risks identified

As a result of performing the above, we identified the valuation of investment property to be a key audit matter related to the potential risk of fraud. The key audit matters section of our report explains the matter in more detail and also describes specific procedures we performed in response to that key audit matter.

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management, the Audit Committee and external legal counsel concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance, reviewing internal audit reports; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

Independent Auditor's Report continued

11.2. Audit response to risks identified continued

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Report on other legal and regulatory requirements

12. Opinions on other matters prescribed by the Companies Act 2006

In our opinion the part of the Directors' remuneration report to be audited has been properly prepared in accordance with the Companies Act 2006.

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Group and the Company and their environment obtained in the course of the audit, we have not identified any material misstatements in the Strategic report or the Directors' report.

13. Corporate Governance Statement

The Listing Rules require us to review the Directors' statement in relation to going concern, longer term viability and that part of the Corporate Governance Statement relating to the Group's compliance with the provisions of the UK Corporate Governance Code specified for our review.

Based on the work undertaken as part of our audit, we have concluded that each of the following elements of the Corporate Governance Statement is materially consistent with the financial statements and our knowledge obtained during the audit:

- the Directors' statement with regards to the appropriateness of adopting the going concern basis of accounting and any material uncertainties identified set out on page 85;
- the Directors' explanation as to its assessment of the Group's prospects, the period this assessment covers and why the period is appropriate set out on page 85;
- the Directors' statement on fair, balanced and understandable set out on page 152;
- the Board's confirmation that it has carried out a robust assessment of the emerging and principal risks set out on page 73;
- the section of the annual report that describes the review of effectiveness of risk management and internal control systems set out from page 70; and
- the section describing the work of the Audit Committee set out on page 111-117.

14. Matters on which we are required to report by exception

14.1. Adequacy of explanations received and accounting records

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the Company financial statements are not in agreement with the accounting records and returns.

We have nothing to report in respect of these matters.

14.2. Directors' remuneration

Under the Companies Act 2006 we are also required to report if in our opinion certain disclosures of Directors' remuneration have not been made or the part of the Directors' remuneration report to be audited is not in agreement with the accounting records and returns.

We have nothing to report in respect of these matters.

15. Other matters which we are required to address

15.1. Auditor tenure

Following the recommendation of the Audit Committee, we were appointed on 19 September 2013 by the Directors of the Group to audit the financial statements for the year ending 31 March 2014 and subsequent financial periods. Following a competitive tender process, we were reappointed as auditor of the Group for the year ending 31 March 2024 and subsequent financial periods.

The period of total uninterrupted engagement including previous renewals and reappointments of the firm is 13 years, covering the years ending 31 March 2014 to 31 March 2026.

15.2. Consistency of the Auditor's Report with the additional report to the Audit Committee

Our audit opinion is consistent with the additional report to the Audit Committee we are required to provide in accordance with ISAs (UK).

16. Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

As required by the Financial Conduct Authority ('FCA') Disclosure Guidance and Transparency Rule ('DTR') 4.1.15R – DTR 4.1.18R, these financial statements will form part of the Electronic Format Annual Financial Report filed on the National Storage Mechanism of the FCA in accordance with DTR 4.1.15R – DTR 4.1.18R. This auditor's report provides no assurance over whether the Electronic Format Annual Financial Report has been prepared in compliance with DTR 4.1.15R – DTR 4.1.18R.

Rachel Argyle
(Senior statutory auditor)
For and on behalf of Deloitte LLP

Statutory Auditor

London, United Kingdom

21 May 2026

Group income statement

For the year ended 31 March

	Note	2026 £m	2025 £m
Revenue	3	**464.6**	396.7
Cost of sales		**(6.4)**	(4.9)
Net income		**458.2**	391.8
Administrative costs	4a	**(30.2)**	(27.1)
Goodwill impairment	15c	**(9.6)**	–
Acquisition costs	15c	**(16.3)**	–
Profit on revaluation of investment properties		**68.2**	106.0
(Loss)/profit on revaluation of investments		**(3.6)**	0.9
Loss on sale of investment properties		**(19.0)**	(13.0)
Share of profits of joint ventures	10	**4.7**	6.1
Operating profit		**452.4**	464.7
Finance income	5a	**18.0**	23.7
Finance costs	5b	**(173.3)**	(135.6)
Profit before tax		**297.1**	352.8
Taxation	6	**(1.7)**	(2.2)
Profit for the year		**295.4**	350.6
Attributable to:			
Equity shareholders		**295.7**	347.9
Non-controlling interest	20b	**(0.3)**	2.7
Earnings per share			
Basic	8b	**13.0p**	17.1p
Diluted	8b	**13.0p**	17.0p

Group statement of comprehensive income

For the year ended 31 March

	Note	2026 £m	2025 £m
Profit for the year		**295.4**	350.6
Foreign exchange translation loss		**(0.6)**	(0.4)
Other comprehensive expense for the year		**(0.6)**	(0.4)
Total comprehensive income for the year		**294.8**	350.2
Attributable to:			
Equity shareholders		**295.1**	347.5
Non-controlling interest		**(0.3)**	2.7

All amounts relate to continuing activities. There are no items in other comprehensive income that will not be reclassified to profit and loss. The notes on pages 165 to 185 form part of these financial statements.

Group balance sheet

As at 31 March

	Note	2026 £m	2025 £m
Non current assets			
Investment properties	9a	**7,819.0**	6,383.9
Investment in equity accounted joint ventures	10	**67.5**	71.9
Other investments and tangible assets		**33.2**	21.7
Derivative financial instruments	14c	**16.2**	23.7
		7,935.9	6,501.2
Current assets			
Assets held for sale	9b	**47.8**	10.4
Trading properties		**1.1**	1.1
Trade and other receivables	11	**27.9**	13.7
Cash and cash equivalents	12	**143.4**	81.2
		220.2	106.4
Total assets		**8,156.1**	6,607.6
Current liabilities			
Trade and other payables	13	**181.6**	142.5
Bank borrowings	14a(i)	**92.8**	347.7
Other financial liabilities	14a(ii)	**9.4**	9.0
Lease liabilities	16	**0.8**	0.7
		284.6	499.9
Non current liabilities			
Bank borrowings	14a(i)	**2,844.8**	1,710.9
Other financial liabilities	14a(ii)	**227.7**	222.0
Lease liabilities	16	**54.8**	40.8
Deferred tax	6	**11.3**	10.1
		3,138.6	1,983.8
Total liabilities		**3,423.2**	2,483.7
Net assets		**4,732.9**	4,123.9

	Note	2026 £m	2025 £m
Equity			
Called up share capital	17,18	**234.4**	204.8
Share premium	17,18	**451.0**	425.9
Capital redemption reserve	18	**9.6**	9.6
Other reserve	18	**2,858.3**	2,317.7
Retained earnings	18	**1,161.0**	1,136.2
Equity shareholders' funds		**4,714.3**	4,094.2
Non-controlling interest	20b	**18.6**	29.7
Total equity		**4,732.9**	4,123.9
IFRS net asset value per share	8c	**202.7p**	202.4p

The financial statements were approved and authorised for issue by the Board of Directors on 21 May 2026 and were signed on its behalf by:

Martin McGann
Chief Financial Officer

Registered in England and Wales, No 7124797

The notes on pages 165 to 185 form part of these financial statements.

Group statement of changes in equity

For the year ended 31 March

	Note	Share capital £m	Share premium £m	Capital redemption reserve £m	Other reserves[1] £m	Retained earnings £m	Equity shareholders' funds £m	Non-controlling interest £m	Total equity £m
At 1 April 2025		204.8	425.9	9.6	2,317.7	1,136.2	4,094.2	29.7	4,123.9
Profit/(loss) for the year		–	–	–	–	295.7	295.7	(0.3)	295.4
Other comprehensive expense in the year		–	–	–	(0.6)	–	(0.6)	–	(0.6)
Total comprehensive (expense)/income for the year		–	–	–	(0.6)	295.7	295.1	(0.3)	294.8
Share issue on acquisition		28.2	–	–	540.3	–	568.5	–	568.5
Purchase of shares held in Employee Benefit Trust		–	–	–	(3.1)	–	(3.1)	–	(3.1)
Vesting of shares held in Employee Benefit Trust		–	–	–	4.0	(4.8)	(0.8)	–	(0.8)
Distribution to non-controlling interest	20b	–	–	–	–	–	–	(10.8)	(10.8)
Share based awards		–	–	–	–	5.7	5.7	–	5.7
Dividends	7	1.4	25.1	–	–	(271.8)	(245.3)	–	(245.3)
At 31 March 2026		234.4	451.0	9.6	2,858.3	1,161.0	4,714.3	18.6	4,732.9

1 Other reserves include merger relief reserve, Employee Benefit Trust shares and a foreign currency exchange reserve as set out in note 18

	Note	Share capital £m	Share premium £m	Capital redemption reserve £m	Other reserves[1] £m	Retained earnings £m	Equity shareholders' funds £m	Non-controlling interest £m	Total equity £m
At 1 April 2024		203.7	404.7	9.6	2,332.4	991.1	3,941.5	28.0	3,969.5
Profit for the year		–	–	–	–	347.9	347.9	2.7	350.6
Other comprehensive expense for the year		–	–	–	(0.4)	–	(0.4)	–	(0.4)
Total comprehensive (expense)/income for the year		–	–	–	(0.4)	347.9	347.5	2.7	350.2
Purchase of shares held in Employee Benefit Trust		–	–	–	(18.2)	–	(18.2)	–	(18.2)
Vesting of shares held in Employee Benefit Trust		–	–	–	3.9	(4.4)	(0.5)	–	(0.5)
Distribution to non-controlling interest	20b	–	–	–	–	–	–	(1.0)	(1.0)
Share based awards		–	–	–	–	5.3	5.3	–	5.3
Dividends	7	1.1	21.2	–	–	(203.7)	(181.4)	–	(181.4)
At 31 March 2025		204.8	425.9	9.6	2,317.7	1,136.2	4,094.2	29.7	4,123.9

1 Other reserves include merger relief reserve, Employee Benefit Trust shares and a foreign currency exchange reserve as set out in note 18

The notes on pages 165 to 185 form part of these financial statements.

Group cash flow statement

For the year ended 31 March

	Note	2026 £m	2025 £m
Cash flows from operating activities			
Profit before tax		**297.1**	352.8
Adjustments for non cash items:			
Profit on revaluation of investment properties		**(68.2)**	(106.0)
Loss/(profit) on revaluation of investments		**3.6**	(0.9)
Loss on sale of investment properties		**19.0**	13.0
Share of post tax profit of joint ventures		**(4.7)**	(6.1)
Movement in lease incentives		**(51.2)**	(47.9)
Share based payment		**5.7**	5.3
Goodwill		**9.6**	–
Net finance costs		**155.3**	111.9
Cash flows from operations before changes in working capital		**366.2**	322.1
Change in trade and other receivables		**6.1**	7.9
Change in trade and other payables		**(1.3)**	(12.5)
Cash flows from operations		**371.0**	317.5
Tax paid		**(8.8)**	(0.6)
Cash flows from operating activities		**362.2**	316.9
Investing activities			
Net cash paid for the acquisition of Highcroft		**(1.7)**	–
Net cash paid for the acquisition of ULR	15c	**(162.2)**	–
Purchase of investment and development properties		**(396.6)**	(296.1)
Capital expenditure on investment properties		**(25.2)**	(32.9)
Purchase of investments and tangible assets		**(24.0)**	(19.3)
Lease incentives paid		**(1.4)**	(8.2)
Sale of investment properties		**282.6**	322.7
Distributions from joint ventures	10	**9.1**	3.4
Interest received		**15.6**	22.5
Net cash used in investing activities		**(303.8)**	(7.9)

	Note	2026 £m	2025 £m
Financing activities			
Dividends paid	7	**(245.3)**	(181.4)
Distribution to non-controlling interest	20b	**(10.8)**	(1.0)
Purchase of shares held in Employee Benefit Trust		**(3.1)**	(18.2)
Settlement of shares held in Employee Benefit Trust		**(0.8)**	(0.5)
New borrowings and amounts drawn down	19	**3,149.9**	406.8
Repayment of loan facilities	19	**(2,734.0)**	(423.5)
Purchase of derivative financial instruments		**(1.0)**	(2.2)
Financial arrangement fees and break costs		**(11.8)**	(10.9)
Lease liabilities and other financial liabilities paid		**(12.7)**	(10.1)
Interest paid		**(126.6)**	(98.7)
Net cash from/(used in) financing activities		**3.8**	(339.7)
Net increase/(decrease) in cash and cash equivalents	19	**62.2**	(30.7)
Opening cash and cash equivalents		**81.2**	111.9
Closing cash and cash equivalents		**143.4**	81.2

The notes on pages 165 to 185 form part of these financial statements.

Notes forming part of the Group financial statements

1 Material accounting policy information

a) General information

LondonMetric Property Plc is a company incorporated in the United Kingdom under the Companies Act and is registered in England. The address of the registered office is given on page 210. The principal activities of the Company and its subsidiaries ('the Group') and the nature of the Group's operations are set out in the Strategic report on pages 1 to 86.

b) Statement of compliance

The consolidated financial statements have been prepared in accordance with UK-adopted international accounting standards in conformity with the requirements of the Companies Act 2006 and with International Financial Reporting Standards ('IFRS') as issued by the IASB.

c) Going concern

The Board has continued to pay particular attention to the appropriateness of the going concern basis in preparing these financial statements and its detailed assessment is on page 85.

Having performed a detailed assessment, the Directors consider the going concern assumption for the 12 month period from signing these financial statements to be appropriate. The assessment considers the principal risks and uncertainties facing the Group's activities, future development and performance, as discussed in detail on pages 70 to 84 of the Strategic report. A key consideration is the Group's financial position, cash flows and liquidity, including its access to debt facilities and headroom under financial loan covenants, which is discussed in detail in the Financial review from page 39.

d) Basis of preparation

The financial statements are prepared on a going concern basis, as explained above.

The functional currency of the Company and the presentational currency of the Group is sterling. The functional currency of all subsidiaries except for the Group's German operations is sterling. Euro denominated results of the German operations have been converted to sterling initially at the applicable exchange rate ruling on the transaction date.

Foreign exchange gains and losses from settling transactions are reflected in the income statement, and from retranslating assets and liabilities held in foreign currencies in other comprehensive income and accumulated in the foreign currency translated reserve. Exchange differences recognised in this reserve are reclassified to profit or loss on disposal of the relevant foreign operation. Assets and liabilities are retranslated at the period end rate and income and expenses are retranslated at the average rate. The principal exchange rate used to translate foreign currency denominated assets and liabilities at the year end and the net income for the year was £1= €1.14.

The financial statements are prepared on the historical cost basis except that investment and development properties and derivative financial instruments are stated at fair value.

The accounting policies have been applied consistently in all material respects except for the adoption of new and revised standards as noted below.

i) Significant accounting estimates and judgements

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period. If the revision affects both current and future periods, the change is recognised over those periods.

The accounting policies subject to significant judgements and estimates are considered by the Audit Committee on page 114 and are as follows:

Significant areas of estimation uncertainty

Property valuations

The valuation of the property portfolio is a critical part of the Group's performance. The Group carries the property portfolio at fair value in the balance sheet and engages professionally qualified external valuers to undertake six monthly valuations.

The determination of the fair value of each property requires, to the extent applicable, the use of estimates and assumptions in relation to factors such as estimated rental value and current market rental yields. In addition, to the extent possible, the valuers make reference to market evidence of transaction prices for similar properties. Whilst there are other inputs into the valuation of the property portfolio, these are not considered to be significant areas.

The fair value of a development property is determined by using the 'residual method', which deducts all estimated costs necessary to complete the development, together with an allowance for development risk, profit and purchasers' costs, from the fair valuation of the completed property.

Note 9(c) to the financial statements includes further information on the valuation techniques, sensitivities and inputs used to determine the fair value of the property portfolio.

Significant areas of judgement

Significant transactions

Some property transactions are large or complex and require management to make judgements when considering the appropriate accounting treatment.

These include acquisitions of property through corporate vehicles, which could represent either asset acquisitions or business combinations under IFRS 3.

Other complexities include conditionality inherent in transactions and other unusual terms and conditions. There is a risk that an inappropriate approach could lead to a misstatement in the financial statements.

Management applied judgement to three corporate acquisitions made during the year and determined the following:

- The acquisition of Highcroft Investments plc ('Highcroft') was an asset acquisition rather than a business combination, as no processes or workforce were acquired and substantially all of the fair value of the net assets acquired was represented by investment properties; and
- The acquisitions of Urban Logistics REIT Plc ('ULR') and Logistics Asset Management Newco Limited, which held the investment advisory contract for ULR, were both considered to be business combinations in accordance with IFRS 3 as in addition to the property portfolio and debt facilities acquired, a team of four employees, an investment advisory contract and all of its operating processes were transferred.

Notes forming part of the Group financial statements continued

1 Material accounting policy information continued

ii) Adoption of new and revised standards

Standards and interpretations effective in the current period

During the year, the following new and revised standards and interpretations have been adopted and have not had a material impact on the amounts reported in these financial statements.

Name	Description
Amendments to IAS 21	Lack of exchangeability

iii) Standards and interpretations in issue not yet adopted

The IASB and the International Financial Reporting Interpretations Committee have issued the following standards and interpretations, as at the date of this report, that are mandatory for later accounting periods and which have not been adopted early. The Directors do not expect that the adoption of the standards listed below will have a material impact on the financial statements of the Group in future periods, except in respect of IFRS 18 as noted below.

Name	Description
Amendments to IFRS 9 and IFRS 7	Amendments to the classification and measurement of financial instruments
Annual Improvements to IFRS Accounting Standards	Volume 11
IFRS 18	Presentation and disclosures in financial statements
IFRS 19	Subsidiaries without public accountability: disclosures

IFRS 18 Presentation and Disclosure in Financial Statements

IFRS 18 replaces IAS 1, carrying forward many of the requirements in IAS 1 unchanged and complementing them with new requirements. In addition, some IAS 1 paragraphs have been moved to IAS 8 and IFRS 7. Furthermore, the IASB has made minor amendments to IAS 7 and IAS 33 Earnings per Share.

IFRS 18 introduces new requirements to:

- Present specified categories and defined subtotals in the statement of profit or loss;
- Provide disclosures on management-defined performance measures in the notes to the financial statements; and
- Improve aggregation and disaggregation.

An entity is required to apply IFRS 18 for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The amendments to IAS 7 and IAS 33, as well as the revised IAS 8 and IFRS 7, become effective when an entity applies IFRS 18. IFRS 18 requires retrospective application with specific transition provisions.

The Group is assessing the impact of IFRS 18 and expect it will significantly impact presentation and disclosure in the financial statements including, but not limited to, profit or loss categorisation, aggregation and disaggregation and management defined performance measures.

iv) Consideration of climate change

In preparing the consolidated financial statements, the Directors have considered the impact of climate change, particularly in the context of risk identified in the TCFD disclosures on pages 63 to 69. There has been no material impact identified on the financial reporting judgements and estimates. In particular, the Directors have considered the impact of climate change in respect of the following areas:

- Going Concern and the Viability Statement;
- Impact on the carrying value and useful economic lives of property and other tangible assets; and
- Preparation of budgets and cash flow forecasts.

Given no material risks have been identified as per the assessment outlined in the TCFD report, no climate change-related impact was identified. The Directors are, however, aware of the changing nature of risks associated with climate change and will regularly assess these risks against judgements and estimates made in the preparation of the Group's financial statements. Climate risk forms part of the annual risk assessment undertaken by the Audit Committee on behalf of the Board.

e) Basis of consolidation

i) Subsidiaries

The consolidated financial statements include the accounts of the Company and its subsidiaries. Subsidiaries are those entities controlled by the Group. Control is assumed when the Group:

- Has the power over the investee;
- Is exposed, or has rights, to variable returns from its involvement with the investee; and
- Has the ability to use its power to affect its returns.

In the consolidated balance sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair value at the acquisition date.

The results of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

ii) Joint ventures

Joint arrangements are those entities over whose activities the Group has joint control. The Group's joint venture is a type of joint arrangement in which the partners have rights to the net assets.

Joint ventures are accounted for under the equity method, whereby the consolidated balance sheet incorporates the Group's share of the net assets of its joint ventures and the consolidated income statement incorporates the Group's share of joint venture profits after tax.

The Group's joint ventures adopt the accounting policies of the Group for inclusion in the Group financial statements.

Joint venture management fees are recognised as income in the accounting period in which the service is rendered.

iii) Non-controlling interest

The Group's non-controlling interest ('NCI') represents a 31% shareholding in LMP Retail Warehouse JV Holdings Limited, which owns a portfolio of retail assets.

Notes forming part of the Group financial statements continued

1 Material accounting policy information continued

iii) Non-controlling interest continued

The Group consolidates the results and net assets of its subsidiary in these financial statements and reflects the non-controlling interests' share within equity in the consolidated balance sheet and allocates to the non-controlling interest their share of profit or loss for the period within the consolidated income statement.

iv) Alternative performance measures

Our portfolio is a combination of properties that are wholly owned by the Group and part owned through joint venture arrangements or where a third party holds a non-controlling interest. Management reviews the performance of the Group's proportionate share of assets and returns, and considers the presentation of information on this basis helpful to stakeholders as it aggregates the results of all the Group's property interests which under IFRS are required to be presented across a number of line items in the financial statements.

The Group uses alternative performance measures based on the European Public Real Estate Association ('EPRA') Best Practice Recommendations ('BPR') to supplement IFRS, in line with best practice in our sector, as they highlight the performance of the Group's property rental business and aid the comparability of financial information across public real estate companies. These measures are alternative performance measures as they are not defined under IFRS. The supplementary notes include other EPRA metrics and a proportionally consolidated EPRA income statement and balance sheet. Further details, definitions and reconciliations between EPRA measures and the IFRS financial statements can be found in note 8 to the financial statements, Supplementary notes i to vii and xviii, and in the Glossary.

v) Business combinations

Where properties are acquired through corporate acquisitions and there are no significant assets or liabilities other than property, the acquisition is treated as an asset acquisition.

Where a business acquisition reflects an integrated set of activities and assets capable of being conducted and managed for the purpose of providing goods or services to customers, the acquisition accounting method is used.

The cost of the acquisition is measured at the aggregate of the fair values of assets and liabilities acquired and equity instruments issued by the Group in exchange for control of the acquiree. Acquisition costs are recognised in the income statement as incurred.

Any excess of the purchase price of business combinations over the fair value of the assets, liabilities and contingent liabilities acquired is recognised as goodwill. This is recognised as an asset and is reviewed for impairment at least annually. Any impairment is recognised immediately in the income statement.

Any deficit of the purchase price of business combinations over the fair value of the assets, liabilities and contingent liabilities acquired is recognised as a gain on acquisition in the income statement.

f) Property portfolio

i) Investment properties

Investment properties are properties owned or leased by the Group which are held for long term rental income and for capital appreciation. Investment property includes property that is being constructed, developed or redeveloped for future use as an investment property. Investment property is initially recognised at cost, including related transaction costs. It is subsequently carried at each published balance sheet date at fair value on an open market basis as determined by professionally qualified independent external valuers. Changes in fair value are included in the income statement.

Where a property held for investment is appropriated to development property, it is transferred at fair value. A property ceases to be treated as a development property on practical completion. In accordance with IAS 40 Investment Properties, no depreciation is provided in respect of investment properties.

Investment property is recognised as an asset when:

- It is probable that the future economic benefits that are associated with the investment property will flow to the Group; and
- The cost of the investment property can be measured reliably.

All costs directly associated with the purchase and construction of a development property are capitalised. Capital expenditure that is directly attributable to the redevelopment or refurbishment of investment property, up to the point of it being completed for its intended use, is included in the carrying value of the property.

ii) Assets held for sale

An asset is classified as held for sale if its carrying amount is expected to be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable, the asset is available for sale in its present condition and management are committed to the sale and expect it to complete within one year from the date of classification.

Assets classified as held for sale are measured at the lower of carrying amount and the fair value less costs to sell.

iii) Tenant leases

Leases – the Group as a lessor

Rent receivable is recognised in the income statement on a straight line basis over the term of the lease. When the Group is an intermediate lessor, it accounts for the head lease and the sub-lease as two separate contracts.

All leases where the Group is a lessor are classified as operating leases.

Leases – the Group as lessee

Where the Group is a lessee, a right of use asset and lease liability are recognised at the outset of the lease. The lease liability is initially measured at the present value of the lease payments based on the Group's expectations of the likelihood of the lease term.

The lease liability is subsequently adjusted to reflect an imputed finance charge, payments made to the lessor and any lease modifications.

The right of use asset is initially measured at cost, which comprises the amount of the lease liability, direct costs incurred, less any lease incentives received by the Group.

The Group has two categories of right of use assets: those in respect of head leases related to a number of leasehold properties and an occupational lease for its head office. All right of use assets are classified as investment properties and added to the carrying value of leasehold investment properties. The right of use asset in respect of the Group's head office lease is subsequently depreciated over the length of the lease.

Notes forming part of the Group financial statements continued

1 Material accounting policy information continued

iv) Net rental income

Rental income from investment property leased out under an operating lease is recognised in the profit or loss on a straight line basis over the lease term.

Contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the periods in which they are earned. The uplift from rent reviews is recognised when such reviews have been agreed with tenants.

Surrender premiums receivable are recognised on completion of the surrender.

Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the earlier of the first break option or the lease termination date.

Lease incentives and costs associated with entering into tenant leases are amortised over the period from the date of lease commencement to the earlier of the first break option or the lease termination date.

For leases which contain fixed or minimum uplifts, the rental income arising from such uplifts is recognised on a straight line basis to the earlier of the first break option or the lease termination date.

Property operating expenses are expensed as incurred and any property operating expenditure not recovered from tenants through service charges is charged to the income statement.

v) Profit or loss on sale of investment properties

Profits and losses on sales of investment properties are recognised at the date of legal completion rather than exchange of contracts and calculated by reference to the carrying value at the previous year end valuation date, adjusted for subsequent capital expenditure.

g) Financial assets and financial liabilities

Financial assets and financial liabilities are recognised in the balance sheet when the Group becomes a party to the contractual terms of the instrument.

Financial instruments under IFRS 9

i) Trade and other receivables

Trade receivables are initially recognised at their transaction price and subsequently measured at amortised cost as the Group's business model is to collect the contractual cash flows due from tenants. An impairment provision is created based on lifetime expected credit losses, which reflect the Group's historical credit loss experience and an assessment of current and forecast economic conditions at the reporting date.

ii) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less, measured at amortised cost. When the Group is the principal in an underlying transaction and has the right to the cash inflows and/or the obligation to settle a liability and directs another entity, acting as its agent, to receive and make payments on its behalf, the Group accounts for the transaction in the cash flow statement by reporting the underlying cash flows as operating, investing or financing according to their nature.

iii) Trade and other payables

Trade payables and other payables are initially measured at fair value, net of transaction costs and subsequently measured at amortised cost using the effective interest method.

iv) Borrowings

Borrowings are recognised initially at fair value less attributable transaction costs. Subsequently, borrowings are measured at amortised cost with any difference between the proceeds and redemption value being recognised in the income statement over the term of the borrowing using the effective interest method.

v) Derivative financial instruments

The Group uses derivative financial instruments to hedge its exposure to interest rate risks. Derivative financial instruments are recognised initially at fair value and subsequently remeasured at each period end, with changes in fair value being recognised in the income statement.

The Group does not apply hedge accounting under IFRS 9.

vi) Income strip

As part of the merger with LXi, the Group acquired a financial liability associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022. The structure comprised selling the freehold of the properties to a UK institutional investor, with 999 year leases granted back, pursuant to which was the obligation to pay rental income equivalent to 30% of the annual rental income received from the tenant. The Group has the ability to acquire the freehold back in 2087 for £1. The financial obligations in relation to this transaction were fair valued on acquisition using the prevailing market interest rate. Thereafter, the liability is measured at amortised cost.

h) Finance costs and income

Net finance costs include interest payable on borrowings, net of interest capitalised and finance costs amortised.

Interest is capitalised if it is directly attributable to the acquisition, construction or redevelopment of development properties from the start of the development work until practical completion of the property. Capitalised interest is calculated with reference to the actual interest rate payable on specific borrowings for the purposes of development or, for that part of the borrowings financed out of general funds, with reference to the Group's cost of borrowings.

Finance income includes interest receivable on funds invested at the effective rate and notional interest receivable on forward funded developments at the contractual rate.

Finance costs and income are presented in the cash flow statement within financing and investing activities, respectively.

i) Tax

Tax is included in profit or loss except to the extent that it relates to items recognised directly in equity, in which case the related tax is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, together with any adjustment in respect of previous years.

Notes forming part of the Group financial statements continued

1 Material accounting policy information continued

i) Tax continued

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date. A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised.

As the Group is a UK REIT there is no provision for deferred tax arising on the revaluation of UK properties or other temporary differences. The Group must comply with the UK REIT regulation to benefit from the favourable tax regime.

Our German asset, acquired through LXi, is subject to German corporate income tax on those operations. A deferred tax liability was recognised on acquisition and has been restated for the revaluation and currency movement in the year.

j) Share based payments

The fair value of equity-settled share based payments to employees is determined at the date of grant and is expensed on a straight line basis over the vesting period based on the Group's estimate of shares that will eventually vest.

k) Shares held in Trust

The cost of the Company's shares held by the Employee Benefit Trust is deducted from equity in the Group balance sheet. Any shares held by the Trust are not included in the calculation of earnings or net tangible assets per share.

l) Dividends

Dividends on equity shares are recognised when they become legally payable. In the case of interim dividends, this is when paid. In the case of final dividends, this is when approved by the shareholders at the Annual General Meeting.

2 Segmental information

a) Property value

As at 31 March	2026 £m	2025 £m
Logistics	**4,023.7**	2,837.9
Long income	**3,471.7**	3,159.7
Other[1]	**81.0**	125.9
Total portfolio[2]	**7,576.4**	6,123.5
Income strip gross up	**237.1**	231.0
Head lease assets	**54.4**	40.9
	7,867.9	6,395.4

1 Other property assets include a retail park, four offices, a life science asset and trading property
2 Total portfolio includes trading assets of £1.1 million (2025: £1.1 million) and assets held for sale of £47.8 million (2025: £10.4 million)

b) Gross rental income

For the year to 31 March	2026 £m	2025 £m
Logistics	**209.0**	143.3
Long income	**246.2**	241.4
Other	**6.5**	10.8
	461.7	395.5

c) Net rental income

For the year to 31 March	2026 £m	2025 £m
Logistics	**204.8**	141.3
Long income	**244.0**	239.1
Other	**6.5**	10.2
	455.3	390.6

An operating segment is a distinguishable component of the Group that engages in business activities, earns revenue and incurs expenses, whose results are reviewed by the Group's Chief Operating Decision Makers ('CODMs') and for which discrete financial information is available.

Gross rental income represents the Group's revenues from its tenants and net rental income is the principal profit measure used to determine the performance of each sector. Total assets and liabilities are not monitored by segment. However, property assets are reviewed on an ongoing basis.

The Group operates predominantly in the United Kingdom and no geographical split is provided in information reported to the Board.

Included within the logistics operating segment are the sub-categories of urban logistics, regional distribution and mega distribution and within the long income operating segment are the sub-categories of convenience, entertainment and leisure and healthcare.

However the sub-category results are not separately reviewed by the CODMs as they are not considered separate operating segments. Instead the CODMs review the logistics and long income sectors as a whole as their own operating segments.

The income strip gross up and head lease assets are not considered separate operating segments and are included in this note for reconciliation purposes only.

Notes forming part of the Group financial statements continued

3 Revenue

For the year to 31 March	2026 £m	2025 £m
Gross rental income	461.7	395.5
Property management fees	0.9	1.0
Other income	2.0	0.2
Revenue	464.6	396.7

For the year to 31 March	2026 £m	2025 £m
Gross rental income	461.7	395.5
Cost of sales – property operating expenses	(6.4)	(4.9)
Net rental income	455.3	390.6

One tenant contributed more than 10% of gross rental income in the current year (2025: two tenants). The net contracted rental income of the Group's top ten occupiers, which is reflected net of income strip and head lease payments, is shown in Supplementary note xvii.

4 Administrative costs

a) Total administrative costs

For the year to 31 March	2026 £m	2025 £m
Staff costs	22.7	20.7
Auditor's remuneration	1.0	0.7
Depreciation	1.0	0.6
Other administrative costs	5.5	5.1
	30.2	27.1

b) Staff costs

For the year to 31 March	2026 £m	2025 £m
Employee costs, including those of Directors, comprise the following:		
Wages and salaries	17.1	15.7
Less staff costs capitalised in respect of development projects	(2.0)	(1.9)
	15.1	13.8
Social security costs	1.4	1.2
Pension costs	0.5	0.4
Share based payment	5.7	5.3
	22.7	20.7

The long term share incentive plan ('LTIP') allows Executive Directors and eligible employees to receive an award of shares, held in trust, dependent on performance conditions based on the earnings per share, total shareholder return and total accounting return of the Group over a three year vesting period.

The Group expenses the estimated number of shares likely to vest over the three year period based on the market price at the date of grant. In the current year the charge was £5.7 million (2025: £5.3 million).

The cost of acquiring the shares expected to vest under the LTIP of £3.1 million has been charged to reserves this year (2025: £18.2 million).

Directors' emoluments are reflected in the table below. Directors received a salary supplement in lieu of pension contributions for the current and previous year.

Details of the Directors' remuneration awards under the LTIP are given in the Remuneration Committee report on pages 142 to 144.

For the year to 31 March	2026 £m	2025 £m
Remuneration for management services	4.2	4.0
Entitlement to pension scheme contributions	0.1	0.1
	4.3	4.1

The emoluments and benefits of the key management personnel of the Company, which comprise the Directors and certain members of the Senior Leadership Team, are set out in aggregate in the table below.

For the year to 31 March	2026 £m	2025 £m
Short term employee benefits	12.9	11.6
Share based payments	4.6	4.1
	17.5	15.7

No disclosures have been made in accordance with IFRS 2 for share based payments to employees other than those in the Remuneration Committee report from page 118 on the basis of materiality.

c) Staff numbers

The average number of employees including Executive Directors during the year was:

	2026 Number	2025 Number
Property and administration	53	47

Notes forming part of the Group financial statements continued

4 Administrative costs continued

d) Auditor's remuneration

For the year to 31 March	2026 £'000	2025 £'000
Audit services:		
Audit of the Group and Company financial statements	733.0	572.0
Audit of the Company's subsidiaries	50.1	48.0
Other fees:		
Issuance of comfort letter for the EMTN programme	80.0	–
Audit-related assurance services - Interim Review	103.8	95.0
Total fees for audit and other services	966.9	715.0

In addition, £25,800 (2025: £24,700) was due to the Group's auditor in respect of the audit of its joint venture.

5 Finance income and costs

a) Finance income

For the year to 31 March	2026 £m	2025 £m
Interest received on bank deposits	2.4	1.9
Interest receivable from interest rate derivatives	13.2	20.6
Interest receivable from forward funded developments	2.4	1.2
Total finance income	18.0	23.7

b) Finance costs

For the year to 31 March	2026 £m	2025 £m
Interest payable on bank loans	115.1	98.5
Unwinding of discount on fixed rate debt acquired	5.9	4.6
Debt and hedging early close out costs	16.9	–
Amortisation of loan issue costs	5.2	4.3
Interest on lease and other financial liabilities	17.5	15.2
Commitment fees and other finance costs	6.5	5.3
Total borrowing costs	167.1	127.9
Less amounts capitalised on developments	(3.5)	(3.4)
Net borrowing costs	163.6	124.5
Fair value loss on derivative financial instruments	9.7	11.1
Total finance costs	173.3	135.6

Net finance costs deducted from EPRA earnings as disclosed in Supplementary note ii exclude the fair value loss on derivatives of £9.7 million (2025: £11.1 million), debt and hedging early close out costs of £16.9 million (2025: £nil) and the impact of the inflation volatility relating to the income strip of £4.8 million (2025: £3.7 million).

6 Taxation

For the year to 31 March	2026 £m	2025 £m
Current tax		
UK corporation tax	0.5	0.9
German corporate income tax	0.5	0.6
Deferred tax		
Deferred tax on German asset	0.7	0.7
Total tax charge	1.7	2.2

As the Group is a UK REIT, any profits and gains arising from its property rental business are exempt from UK corporation tax and there is no provision for deferred tax arising on the revaluation of properties.

The UK corporation tax charge relates to tax arising on income attributable to the Group's non-controlling interest and other residual tax. The Group has one German property and is subject to German corporate income tax at an effective rate of 15.825%, which resulted in a tax charge of £0.5 million in the year (2025: £0.6 million).

An associated deferred tax liability is recognised and the revaluation movement of £0.7 million has been reflected in the year along with an adverse currency movement of £0.5 million, resulting in a deferred tax liability of £11.3 million at the year end (2025: £10.1 million).

The reconciliation of the total tax charge in the year to the tax assessed on profits at the standard rate of corporation tax in the UK is set out below.

For the year to 31 March	2026 £m	2025 £m
Profit before tax	297.1	352.8
Tax charge at the standard rate of corporation tax in the UK of 25% (2025: 25%)	74.3	88.2
Effects of:		
Items not taxable	(2.4)	(20.7)
Share of post tax profits of joint ventures	(1.2)	(1.5)
REIT exemption on income and gains	(68.3)	(63.5)
Other	(0.7)	(0.3)
Tax charge on profit	1.7	2.2

Notes forming part of the Group financial statements continued

7 Dividends

For the year to 31 March			2026 £m	2025 £m
Ordinary dividends paid				
2024	Third quarterly interim dividend	2.4p per share	–	26.2
2024	Fourth quarterly interim dividend	3.0p per share	–	61.1
2025	First quarterly interim dividend	2.85p per share	–	58.1
2025	Second quarterly interim dividend	2.85p per share	–	58.3
2025	Third quarterly interim dividend	3.0p per share	61.2	–
2025	Fourth quarterly interim dividend	3.3p per share	68.2	–
2026	First quarterly interim dividend	3.05p per share	71.2	–
2026	Second quarterly interim dividend	3.05p per share	71.2	–
			271.8	203.7
Ordinary dividend payable				
2026	Third quarterly interim dividend	3.05p per share	71.2	
2026	Fourth quarterly interim dividend	3.3p per share	77.0	

The Company paid its third quarterly interim dividend in respect of the financial year to 31 March 2026 of 3.05p per share, wholly as a Property Income Distribution ('PID'), on 17 April 2026 to ordinary shareholders on the register at the close of business on 13 March 2026.

The fourth quarterly interim dividend for 2026 of 3.3p per share, of which 1.5p is payable as a PID, will be payable on 9 July 2026 to shareholders on the register at the close of business on 5 June 2026. A scrip dividend alternative will be offered to shareholders as it was for the first three quarterly dividend payments. Neither dividend has been included as a liability in these accounts. Both dividends will be recognised as an appropriation of retained earnings in the year to 31 March 2027.

During the year, the Company issued 14.2 million ordinary shares under the terms of the Scrip Dividend Scheme, which reduced the cash dividend payment by £26.5 million to £245.3 million.

8 Earnings and net assets per share

Adjusted earnings and net assets per share are calculated in accordance with the Best Practice Recommendations ('BPR') of the European Public Real Estate Association ('EPRA'). The EPRA earnings measure highlights the performance of the property rental business.

The basic earnings per share calculation uses the weighted average number of ordinary shares during the year and excludes the average number of shares held by the Employee Benefit Trust for the year.

The IFRS basic net asset value per share calculation uses the number of shares in issue at the year end and excludes the actual number of shares held by the Employee Benefit Trust at the year end. The fully diluted calculations assume that new shares are issued in connection with the expected vesting of the Group's long term incentive plan.

Further EPRA performance measures are reflected in the Supplementary notes on pages 193 to 200.

a) EPRA earnings

EPRA earnings for the Group and its share of joint venture is summarised in the Financial review and on a proportionally consolidated basis in Supplementary note ii.

The reconciliation of EPRA earnings to IFRS reported profit is set out in the table below and in supplementary note ii on a proportionally consolidated basis.

For the year to 31 March	2026 £m	2025 £m
EPRA earnings	305.3	268.0
Revaluation of property and investments	64.6	106.9
Fair value of derivatives	(9.7)	(11.1)
Loss on disposal	(19.0)	(13.0)
Impact of inflation volatility relating to the income strip	(4.8)	(3.7)
Debt and hedging early repayment costs	(16.9)	–
Goodwill impairment	(9.6)	–
Acquisition costs	(16.3)	–
Deferred tax	(0.7)	(0.7)
JV and NCI share of adjustments	2.8	1.5
IFRS reported profit	295.7	347.9

b) Earnings per ordinary share attributable to equity shareholders

For the year to 31 March	2026 £m	2025 £m
Basic and diluted earnings	295.7	347.9
EPRA adjustments above	9.6	(79.9)
EPRA earnings	305.3	268.0

Notes forming part of the Group financial statements continued

8 Earnings and net assets per share continued

b) Earnings per ordinary share attributable to equity shareholders continued

For the year to 31 March	2026 Number of shares (millions)	2025 Number of shares (millions)
Weighted ordinary share capital	2,278.9	2,044.2
Shares held in the Employee Benefit Trust	(9.6)	(4.5)
Weighted average number of ordinary shares – basic	2,269.3	2,039.7
Employee share schemes	7.9	6.2
Weighted average number of ordinary shares – fully diluted	2,277.2	2,045.9
Earnings per share		
Basic	13.0p	17.1p
Diluted	13.0p	17.0p
EPRA earnings per share		
Basic	13.5p	13.1p
Diluted	13.4p	13.1p

c) Net assets per share attributable to equity shareholders

The EPRA best practice recommendations for financial disclosures by public real estate companies include three measures of net asset value: EPRA net tangible assets ('NTA'), EPRA net reinstatement value ('NRV') and EPRA net disposal value ('NDV').

EPRA NTA is considered to be the most relevant measure for the Group. All three measures are calculated on a diluted basis, which assumes that new shares are issued in connection with the expected vesting of the Group's long term incentive plan.

As at 31 March 2026	EPRA net tangible assets £m	EPRA net disposal value £m	EPRA net reinstatement value £m
Equity shareholders' funds	4,714.3	4,714.3	4,714.3
Deferred tax on fair value gains of investment property	–	–	11.3
Fair value of Group derivatives	(16.2)	–	(16.2)
Mark to market of fixed rate debt	–	86.0	–
Mark to market of public bond	–	16.7	–
Purchasers' costs[1]	–	–	518.2
EPRA net asset value	4,698.1	4,817.0	5,227.6

1 Estimated from the portfolio's external valuation which is stated net of purchasers' costs of 6.8%

As at 31 March 2025	EPRA net tangible assets £m	EPRA net disposal value £m	EPRA net reinstatement value £m
Equity shareholders' funds	4,094.2	4,094.2	4,094.2
Deferred tax on fair value gains of investment property	0.5	–	10.1
Fair value of Group derivatives	(23.7)	–	(23.7)
Mark to market of fixed rate debt	–	87.6	–
Purchasers' costs[1]	–	–	418.6
EPRA net asset value	4,071.0	4,181.8	4,499.2

1 Estimated from the portfolio's external valuation which is stated net of purchasers' costs of 6.8%

As at 31 March	2026 Number of shares (millions)	2025 Number of shares (millions)
Ordinary share capital	2,344.4	2,048.1
Shares held in Employee Benefit Trust	(10.0)	(10.5)
Number of ordinary shares – basic	2,334.4	2,037.6
Employee share schemes	8.1	6.4
Number of ordinary shares – fully diluted	2,342.5	2,044.0
IFRS net asset value per share	202.7p	202.4p
EPRA net tangible assets per share	200.6p	199.2p
EPRA net disposal value per share	205.6p	204.6p
EPRA net reinstatement value per share	223.2p	220.1p

Notes forming part of the Group financial statements continued

9 Investment properties

a) Investment properties

As at 31 March	Completed £m	Under development £m	2026 Total £m	Completed £m	Under development £m	2025 Total £m
Opening balance	6,327.6	15.4	6,343.0	6,146.4	38.2	6,184.6
Acquisitions	1,526.6	82.1	1,608.7	284.7	10.8	295.5
Capital expenditure	14.9	16.2	31.1	24.7	11.9	36.6
Disposals	(293.0)	–	(293.0)	(293.8)	(21.4)	(315.2)
Property transfers[1]	(26.5)	(21.3)	(47.8)	17.0	(27.4)	(10.4)
Revaluation movement[2]	54.5	7.6	62.1	97.8	3.2	101.0
Foreign currency	5.8	–	5.8	(2.9)	–	(2.9)
Movement in income strip gross up[2,3]	6.1	–	6.1	9.5	–	9.5
Movement in tenant incentives and rent free uplifts	48.5	0.1	48.6	44.2	0.1	44.3
Property portfolio	7,664.5	100.1	7,764.6	6,327.6	15.4	6,343.0
Head lease assets	54.4	–	54.4	40.9	–	40.9
	7,718.9	100.1	7,819.0	6,368.5	15.4	6,383.9

1 Properties totalling £47.8 million (2025: £10.4 million) have been transferred to current assets and separately disclosed as assets held for sale as reflected in note 9b
2 Revaluation and income strip movements are reflected together as profit on revaluation of investment properties in the income statement of £68.2 million (2025: £106.0 million)
3 Prior year movement of £9.5 million comprises an adjustment of £4.5 million to incorporate an inflation adjustment and a gross up of £5.0 million which is included in the income statement

Investment properties are stated at fair value as at 31 March 2026 based on external valuations performed by professionally qualified and independent valuers CBRE Limited ('CBRE'), Savills (UK) Limited ('Savills') and Knight Frank LLP ('Knight Frank'). The valuations have been prepared in accordance with the RICS Valuation – Global Standards 2025 on the basis of fair value. There has been no change in the valuation technique in the year. The total fees earned by each valuer from the Company represent less than 5% of their total UK revenues.

A reconciliation of the total portfolio valuation to the valuers' reports is provided below:

As at 31 March	Note	2026 £m	2025 £m
Property portfolio valuation	9a	7,764.6	6,343.0
Assets held for sale	9b	47.8	10.4
Less income strip gross up		(237.1)	(231.0)
Portfolio valuation from external valuation reports		7,575.3	6,122.4

As part of the LXi merger, the Group acquired a financial liability associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022 as set out in note 14a(ii). The income strip balance included within investment properties represents the gross up of the asset values as the external valuation is based on net cash flows after deducting income strip payments.

The movement in the year of £6.1 million comprises a gross up which is included in the income statement within the movement in revaluation of investment properties.

Completed properties include buildings that are occupied or are available for occupation. Properties under development include land under development and investment property under construction. Internal staff costs of the development team of £2.0 million (2025: £1.9 million) have been capitalised in the year, being directly attributable to the development projects in progress.

Long term leasehold values included within investment properties amount to £1,332.3 million (2025: £1,169.8 million). Almost half relates to theme park assets which are let on 999 year leases. All other properties are freehold.

The historical cost of all of the Group's investment properties at 31 March 2026 was £6,850.4 million (2025: £5,484.0 million).

Included within the investment property valuation is £205.5 million (2025: £156.9 million) in respect of unamortised lease incentives and rent free periods. The movement in the year reflects lease incentives paid of £1.4 million (2025: £8.2 million) and rent free and amortisation movements of £51.2 million (2025: £47.9 million), offset by incentives written off on disposal of £4.0 million (2025: £11.8 million).

Capital commitments have been entered into amounting to £49.6 million (2025: £107.2 million) which have not been provided for in the financial statements.

b) Assets held for sale

As at 31 March	2026 £m	2025 £m
Opening balance	10.4	8.5
Disposals	(10.4)	(8.5)
Property transfers	47.8	10.4
Closing balance	47.8	10.4

The valuation of freehold and leasehold property held for sale at 31 March 2026 was £47.8 million (2025: £10.4 million), representing £18.6 million logistics and £29.2 million long income assets which are expected to complete within the next six months.

Notes forming part of the Group financial statements continued

9 Investment properties continued

c) Valuation technique and quantitative information

Asset type	Segmental split (note 2) £m	Under development £m	Trading assets £m	Fair value 2026[1] £m	Valuation technique	ERV Weighted average (£ per sq ft)	ERV Range (£ per sq ft)	Net initial yield Weighted average %	Net initial yield Range %	Reversionary yield Weighted average %	Reversionary yield Range %
Logistics	4,023.7	(80.8)	–	3,942.9	Yield capitalisation	9.52	1.80–37.10	5.0	1.7–10.1	6.2	3.1–21.7
Long income	3,471.7	(19.3)	–	3,452.4	Yield capitalisation	19.43	1.10–191.60	5.6	1.3–13.3	5.6	3.2–16.7
Other	81.0	–	(1.1)	79.9	Yield capitalisation	14.32	5.70–70.10	5.6	4.6–10.6	8.5	5.3–11.2
Development	–	100.1	–	100.1	Residual	14.22	12.50–55.60	4.9	3.8–5.7	5.3	5.1–6.3

Asset type	Segmental split (note 2) £m	Under development £m	Trading assets £m	Fair value 2025[1] £m	Valuation technique	ERV Weighted average (£ per sq ft)	ERV Range (£ per sq ft)	Net initial yield Weighted average %	Net initial yield Range %	Reversionary yield Weighted average %	Reversionary yield Range %
Logistics	2,837.9	(6.2)	–	2,831.7	Yield capitalisation	9.82	2.50–37.10	4.7	2.0–12.4	5.7	4.0–11.6
Long income	3,159.7	(9.2)	–	3,150.5	Yield capitalisation	20.97	3.50–191.60	5.5	1.3–13.4	4.2	3.0–30.1
Other	125.9	–	(1.1)	124.8	Yield capitalisation	16.84	5.70–60.80	4.8	4.1–11.5	7.0	4.6–11.5
Development	–	15.4	–	15.4	Residual	26.40	22.50–55.60	5.7	5.5–5.7	5.8	5.7–6.7

1 As reflected in notes 2 and 9 and including assets held for sale of £47.8 million (2025: £10.4 million) but excluding trading properties classified as development of £1.1 million (2025: £1.1 million)

All of the Group's properties are categorised as Level 3 in the fair value hierarchy as defined by IFRS 13 fair value measurement. There have been no transfers of properties between Levels 1, 2 and 3 during the year ended 31 March 2026. The fair value at 31 March 2026 represents the highest and best use of the properties. When considering the highest and best use, the valuers will look at existing and potential uses which are viable.

i) Technique

The valuation techniques described below are consistent with IFRS 13 and use significant 'unobservable' inputs such as Expected Rental Value ('ERV') and yield. There have been no changes in valuation techniques since the prior year.

Yield capitalisation – for commercial investment properties, market rental values are capitalised with a market capitalisation rate. The resulting valuations are cross-checked against the net initial yields and the fair market values per square foot derived from recent market transactions.

Residual – for certain investment properties under development, the fair value of the property is calculated by estimating the fair value of the completed property using the yield capitalisation technique less estimated costs to completion and a risk premium which includes but is not limited to construction and letting risk.

ii) Sensitivity

A 5% increase or decrease in ERV would increase or decrease the fair value of the Group's investment properties by £160.8 million or £164.9 million respectively.

An increase or decrease of 25bps to the equivalent yield would decrease or increase the fair value of the Group's investment properties by £311.8 million or £334.1 million respectively. An increase or decrease of 50bps to the equivalent yield would decrease or increase the fair value of the Group's investment properties by £613.3 million or £739.5 million respectively. The Directors consider these thresholds to be appropriate in order to demonstrate a reasonable movement in the underlying significant estimates and their impact on the valuation of the property portfolio based on historical movements and consider their presentation to be in line with market practice.

There are interrelationships between the valuation inputs and they are primarily determined by market conditions. The effect of an increase in more than one input could be to magnify the impact on the valuation. However, the impact on the valuation could be offset by the interrelationship of two inputs moving in opposite directions, for example an increase in rent may be offset by a decrease in occupancy, resulting in no net impact on the valuation.

iii) Process

The valuation reports produced by CBRE, Savills and Knight Frank are based on:

- Information provided by the Group, such as current rents, lease terms, capital expenditure and comparable sales information, which is derived from the Group's financial and property management systems and is subject to the Group's overall control environment; and
- Assumptions applied by the valuers such as ERVs and yields which are based on market observation and their professional judgement.

Notes forming part of the Group financial statements continued

10 Investment in joint ventures

At 31 March 2026, the following principal property interest, being a jointly controlled entity, has been equity accounted for in these financial statements:

	Country of incorporation or registration[1]	Property sectors	Group share
Metric Income Plus Partnership ('MIPP')	England	Long income	50.0%

1 The registered address is One Curzon Street, London, W1J 5HB

The principal activity is property investment into long income assets in the UK, which complements the Group's operations and contributes to the achievement of its strategy.

At 31 March 2026, the freehold and leasehold investment properties were externally valued by CBRE.

The movement in the carrying value of joint venture interests in the year is summarised as follows:

As at 31 March	2026 £m	2025 £m
Opening balance	71.9	69.2
Share of profit for the year	4.7	6.1
Distributions received[1]	(9.1)	(3.4)
	67.5	71.9

1 Comprises profit distributions of £6.3 million (2025: £3.4 million) and repayment of partner loans of £2.8 million (2025: £nil)

The Group's share of the profit after tax and net assets of MIPP is as follows:

Summarised income statement	Total 2026 £m	Group share 2026 £m	Total 2025 £m	Group share 2025 £m
Gross rental income	8.2	4.1	7.8	3.9
Property costs	(0.5)	(0.3)	(0.4)	(0.2)
Net rental income	7.7	3.8	7.4	3.7
Management fees	(1.1)	(0.5)	(1.1)	(0.6)
Revaluation gain	2.6	1.3	5.8	2.9
Profit on disposal	0.1	–	–	–
Net finance income	0.1	0.1	0.1	0.1
Profit after tax	9.4	4.7	12.2	6.1
Group share of profit after tax	4.7		6.1	
EPRA adjustments:				
Revaluation gain	(2.6)	(1.3)	(5.8)	(2.9)
Profit on disposal	(0.1)	–	–	–
EPRA earnings	6.7	3.4	6.4	3.2
Group share of EPRA earnings	3.4		3.2	
Summarised balance sheet				
Investment properties	131.2	65.5	139.8	69.9
Other current assets	0.4	0.2	0.5	0.2
Cash	6.0	3.0	5.5	2.8
Current liabilities	(2.5)	(1.2)	(2.1)	(1.0)
Net assets	135.1	67.5	143.7	71.9
Group share of net assets	67.5		71.9	

Notes forming part of the Group financial statements continued

11 Trade and other receivables

As at 31 March	2026 £m	2025 £m
Trade receivables	10.1	3.6
Prepayments and accrued income	4.3	4.6
Other receivables	13.5	5.5
	27.9	13.7

All amounts fall due for payment in less than one year. Trade receivables comprise rental income which is due on contractual payment days with no credit period.

At 31 March 2026, trade receivables of £2.2 million were overdue and considered at risk and have been provided for in full (2025: £1.4 million). In addition, an impairment provision based on the IFRS expected credit loss model of £6.0 million (2025: £4.9 million) and a provision against tenant incentives of £1.8 million (2025: £1.4 million) have been recognised. The impairment provision includes £1.8 million acquired through the corporate acquisition of ULR.

12 Cash and cash equivalents

Cash and cash equivalents include £55.8 million (2025: £39.4 million) retained in restricted accounts which are not readily available to the Group for day-to-day commercial purposes. Cash in rent accounts of £32.6 million was released following the next interest payment date.

13 Trade and other payables

As at 31 March	2026 £m	2025 £m
Trade payables	10.1	3.7
Amounts payable on property acquisitions and disposals	2.4	1.8
Rent received in advance	93.0	63.1
Accrued interest	14.5	4.7
Tax liabilities	10.8	16.9
Other payables	28.1	31.5
Other accruals and deferred income	22.7	20.8
	181.6	142.5

The Group has financial risk management policies in place to ensure that all payables are settled within the required credit timeframe.

14 Borrowings and financial instruments

a) Borrowings

i) Secured and unsecured loans

As at 31 March	2026 £m	2025 £m
Secured bank loans	533.5	799.3
Unsecured bank loans	2,418.8	1,273.9
	2,952.3	2,073.2
Unamortised finance costs	(14.7)	(14.6)
	2,937.6	2,058.6

Of the total borrowings of £2,937.6 million, £92.8 million are repayable within one year (2025: £347.7 million).

As at 31 March 2026	Total debt facility £m	Floating rate debt drawn £m	Fixed rate debt drawn £m	Unamortised fair value adjustments £m	Total gross debt £m	Weighted average maturity (years)
Secured bank loans:						
Rothesay (Mucklow)	60.0	–	60.0	1.3	61.3	5.7
Canada Life (CTPT)	90.0	–	90.0	(0.6)	89.4	0.6
Scottish Widows (LXi)	170.0	–	170.0	(13.2)	156.8	7.7
Handelsbanken (Highcroft)	27.2	–	27.2	(0.9)	26.3	2.7
Aviva (ULR)	210.0	–	210.0	(10.3)	199.7	4.4
Unsecured bank loans:						
Public bond 2025	500.0	–	500.0	(1.2)	498.8	5.2
Revolving credit facilities 2026 (syndicate)	755.0	245.0	–	–	245.0	4.7
Revolving credit facilities 2026 (Lloyds)	150.0	145.0	–	–	145.0	4.6
Term loan 2025 (syndicate)	180.0	180.0	–	–	180.0	2.3
Term loan 2025 (CCB)	50.0	50.0	–	–	50.0	2.6
Term loans 2026 (syndicate)	545.0	545.0	–	–	545.0	2.5
Term loans 2026 (Lloyds)	50.0	50.0	–	–	50.0	2.5
Private placement 2016 (syndicate)	25.0	–	25.0	–	25.0	2.5
Private placement 2018 (syndicate)	150.0	–	150.0	–	150.0	4.8
Private placement 2021 (syndicate)	380.0	–	380.0	–	380.0	6.2
Private placement 2025 (syndicate)	150.0	–	150.0	–	150.0	5.1
	3,492.2	1,215.0	1,762.2	(24.9)	2,952.3	4.4
Total debt drawn			2,977.2			

Notes forming part of the Group financial statements continued

14 Borrowings and financial instruments continued

i) Secured and unsecured loans continued

As at 31 March 2025	Total debt facility £m	Floating rate debt drawn £m	Fixed rate debt drawn £m	Unamortised fair value adjustments £m	Total gross debt £m	Weighted average maturity (years)
Secured bank loans:						
Scottish Widows (Mucklow)	60.0	–	60.0	1.5	61.5	6.7
Canada Life (CTPT)	90.0	–	90.0	(1.7)	88.3	1.6
L&G (LXi)	62.5	–	62.5	(0.2)	62.3	0.4
AIG (LXi)	286.2	–	286.2	(0.8)	285.4	0.5
Scottish Widows (LXi)	170.0	–	170.0	(14.9)	155.1	8.7
Canada Life (LXi)	148.0	–	148.0	(1.3)	146.7	14.1
Unsecured bank loans:						
Revolving credit facility 2021 (syndicate)	225.0	145.0	–	–	145.0	1.1
Wells Fargo revolving credit facility	175.0	55.0	–	–	55.0	1.1
Revolving credit facility 2022 (syndicate)	275.0	135.0	–	–	135.0	2.6
Revolving credit facility 2024 (syndicate)	560.0	152.1	–	–	152.1	3.8
SMBC revolving credit facility 2025	175.0	91.8	–	–	91.8	4.7
Term loan 2024 (syndicate)	140.0	140.0	–	–	140.0	1.8
Private placement 2016 (syndicate)	25.0	–	25.0	–	25.0	3.5
Private placement 2018 (syndicate)	150.0	–	150.0	–	150.0	5.8
Private placement 2021 (syndicate)	380.0	–	380.0	–	380.0	7.2
	2,921.7	718.9	1,371.7	(17.4)	2,073.2	4.7
Total drawn debt			2,090.6			

The Group strengthened and diversified its financial position during the year through extensive refinancing of secured, near term and expensive debt facilities. In total, the Group completed £1.2 billion of new unsecured debt arrangements, repaid £1.1 billion existing facilities and refinanced £1.5 billion unsecured revolving credit facilities and term loans. Further details are set out in the Financial review.

Certain bank loans at 31 March 2026 are secured by fixed charges over Group investment properties with a carrying value of £1,660.7 million (2025: £2,191.9 million).

ii) Other financial liability

As part of the merger with LXi, the Group acquired a financial liability associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park, entered into in 2022. The proceeds LXi received prior to our merger were matched with a corresponding financial liability and a 30% pay away of rent.

The structure comprised selling the freehold of the properties to a UK institutional investor, with 999 year leases granted back, pursuant to which was the obligation to pay rental income equivalent to 30% of the annual rental income received from the tenant. The Group has the ability to acquire the freehold back in 2087 for £1.

The financial obligations in relation to this transaction were fair valued on acquisition using the prevailing market interest rate at £221.4 million. At 31 March 2026, the total liability was £237.1 million based on amortised cost, with £9.4 million being due in less than one year. For disclosure purposes, the fair value of the liability at 31 March 2026 was assessed by independent experts Chatham Financial to be £212.8 million.

The corresponding gross up is reflected within investment properties in the balance sheet as the external valuation of the assets is based on net cash flows after deducting income strip payments. The gross rental income receivable from the tenant is reflected in the income statement within revenue and the 30% pay away is reflected as interest payable on other financial liabilities and included within finance costs.

b) Financial risk management

Financial risk factors

The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group's financial risk management objectives are to minimise the effect of risks it is exposed to through its operations and the use of debt financing. The principal financial risks to the Group and the policies it has in place to manage these risks are summarised below.

i) Credit risk

Credit risk is the risk of financial loss to the Group if a client or counterparty to a financial instrument fails to meet its contractual obligations.

The Group's principal financial assets are cash balances and deposits and trade and other receivables. The Group's credit risk is primarily attributable to its cash deposits and trade receivables.

The Group mitigates financial loss from tenant defaults by dealing with only creditworthy tenants. Trade receivables are presented at amortised cost less a provision for specific overdue debts. A loss allowance for expected credit losses is also provided for in the accounts and is low relative to the scale of the balance sheet at £6.0 million (2025: £4.9 million) as reflected in note 11, and therefore the credit risk of trade receivables is considered to be low. Cash is held in a diverse mix of institutions with investment grade credit ratings. The credit ratings of the banks are monitored and changes are made where necessary to manage risk.

The credit risk on liquid funds and derivative financial instruments is limited due to the Group's policy of monitoring counterparty exposures with a maximum exposure equal to the carrying amount of these instruments. The Group has no significant concentration of credit risk, with exposure spread over a large number of counterparties.

Notes forming part of the Group financial statements continued

14 Borrowings and financial instruments continued

ii) Liquidity risk

Liquidity risk arises from the Group's management of working capital and the finance charges and principal repayments on its debt instruments. It is the risk that the Group will encounter difficulty in meeting its financial obligations as they fall due.

The Group actively maintains a mixture of long term and short term committed facilities that are designed to ensure that the Group has sufficient available funds for operations. The Group's funding sources are diversified across a range of banks and institutions. Cash flow forecasts are prepared for the Senior Leadership Team to ensure sufficient resources of cash and undrawn debt facilities are in place to meet liabilities as they fall due.

At 31 March 2026, the Group had cash reserves of £143.4 million (2025: £81.2 million), of which £55.8 million was retained in restricted accounts, and available and undrawn bank loan facilities of £515.0 million (2025: £831.1 million). Cash and cash equivalents were placed with financial institutions with A or better credit ratings.

The following table shows the contractual maturity profile of the Group's loans, interest payments on loans, other financial liabilities and derivative financial instruments on an undiscounted cash flow basis and assuming settlement on the earliest repayment date. Other liabilities as disclosed in note 14c(i) include trade payables and accrued interest and are repayable within one year. The contractual maturity profile of lease liabilities disclosed in the balance sheet is reflected in note 16.

As at 31 March 2026	Less than one month £m	One to three months £m	Three months to one year £m	One to two years £m	Two to five years £m	More than five years £m	Total £m
Bank loans	10.1	20.5	184.2	509.4	1,746.0	1,027.3	3,497.5
Other financial liabilities	0.8	1.5	7.1	9.7	31.0	1,760.0	1,810.1
Derivative financial instruments	(0.6)	(0.9)	(4.0)	(2.5)	(2.4)	–	(10.4)
	10.3	21.1	187.3	516.6	1,774.6	2,787.3	5,297.2

As at 31 March 2025	Less than one month £m	One to three months £m	Three months to one year £m	One to two years £m	Two to five years £m	More than five years £m	Total £m
Bank loans	8.9	16.2	411.7	494.0	758.8	804.4	2,494.0
Other financial liabilities	0.7	1.5	6.8	9.2	29.0	1,324.6	1,371.8
Derivative financial instruments	(1.4)	(2.8)	(12.6)	(9.6)	(4.9)	(5.5)	(36.8)
	8.2	14.9	405.9	493.6	782.9	2,123.5	3,829.0

iii) Market risk – interest rate risk

The Group is exposed to interest rate risk from the use of debt financing at a variable rate and currency risk relating to loans denominated in euros. There is a risk that future cash flows of a financial instrument will fluctuate because of changes in interest or currency rates.

The Group uses interest rate derivatives and fixed rates to manage its interest rate exposure and hedge future interest rate risk for the term of the loan. Although the Board accepts that this policy neither protects the Group entirely from the risk of paying rates in excess of current market rates nor eliminates fully the cash flow risk associated with interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

At the year end, 99.8% of the Group's debt drawn was hedged, through fixed coupon debt arrangements and interest rate swaps and caps currently in place.

The average interest rate payable by the Group on all bank borrowings at 31 March 2026, including the cost of amortising finance arrangement fees, was 4.0% (2025: 4.0%). A 1% increase or decrease in interest rates during the year would have decreased or increased the Group's annual profit before tax by £2.7 million or £3.2 million respectively.

iv) Capital risk management

The Group's objectives when maintaining capital are to safeguard the entity's ability to continue as a going concern so that it can provide returns to shareholders and as such it seeks to maintain an appropriate mix of debt and equity.

The capital structure of the Group consists of debt, which includes long term borrowings and undrawn debt facilities, and equity comprising issued capital, reserves and retained earnings. The Group balances its overall capital structure through the payment of dividends and new share issues as well as the issue of new debt or the redemption of existing debt.

The Group seeks to maintain an efficient capital structure with a balance of debt and equity as shown in the table below.

As at 31 March	2026 £m	2025 £m
Net debt	3,085.2	2,230.9
Shareholders' equity	4,714.3	4,094.2
	7,799.5	6,325.1

v) Foreign currency exchange risk

The Group prepares its financial statements in sterling. However, the Group is subject to foreign currency exchange risk as it has assets and liabilities denominated in euros.

A 10% increase or decrease in closing sterling rates against the euro would decrease or increase net assets by £1.6 million (2025: decrease or increase by £1.5 million).

Notes forming part of the Group financial statements continued

14 Borrowings and financial instruments continued

c) Financial instruments

i) Categories of financial instruments

As at 31 March	Measured at amortised cost 2026 £m	Measured at amortised cost 2025 £m	Measured at fair value 2026 £m	Measured at fair value 2025 £m
Non current assets				
Derivative financial instruments (see 14c (iii))	–	–	16.2	23.7
Current assets				
Cash and cash equivalents (note 12)	143.4	81.2	–	–
Trade receivables (note 11)	10.1	3.6	–	–
Other receivables (note 11)	13.5	5.5	–	–
	167.0	90.3	16.2	23.7
Non current liabilities				
Borrowings (note 14a (i))	2,844.2	1,710.9	–	–
Other financial liabilities (note 14a (ii))	227.7	222.0	–	–
Lease liabilities (note 16)	54.8	40.8	–	–
Current liabilities				
Borrowings (note 14a (i))	93.4	347.7	–	–
Other financial liabilities (note 14a (ii))	9.4	9.0	–	–
Lease liabilities (note 16)	0.8	0.7	–	–
Contingent consideration	–	–	2.9	1.4
Trade payables (note 13)	10.1	3.7	–	–
Accrued interest (note 13)	14.5	4.7	–	–
	3,254.9	2,339.5	2.9	1.4

ii) Fair values

To the extent financial assets and liabilities are not carried at fair value in the consolidated balance sheet, the Directors are of the opinion that book value approximates to fair value at 31 March 2026 with the exception of the Group's fixed rate debt and public bond.

The adjustment required to measure the fixed rate debt at fair value is provided in note 8c. This is measured by Chatham Financial using the equity method which discounts the difference between the remaining contractual and market debt service payments at an equity discount rate and represents Level 2 in the hierarchy table.

The adjustment required to measure the public bond at fair value is provided in note 8c. This is based on quoted market prices for the listed bond at the balance sheet date and represents a Level 1 fair value measurement in the hierarchy.

iii) Derivative financial instruments

Details of the fair value of the Company and Group's derivative financial instruments that were in place at 31 March 2026 are provided below:

As at 31 March	Average rate 2026 %	Average rate 2025 %	Notional amount 2026 £m	Notional amount 2025 £m	Fair value 2026 £m	Fair value 2025 £m
Interest rate swaps – expiry						
Less than one year	2.4	–	101.3	–	–	–
One to two years	2.8	2.4	365.0	97.1	5.6	(0.5)
Two to five years	3.1	3.1	350.0	725.0	10.3	15.5
	2.9	3.0	816.3	822.1	15.9	15.0

As at 31 March	Average rate 2026 %	Average rate 2025 %	Notional amount 2026 £m	Notional amount 2025 £m	Fair value 2026 £m	Fair value 2025 £m
Interest rate caps – expiry						
Less than one year	2.0	–	443.7	–	0.3	–
One to two years	–	2.0	–	441.8	–	8.7
	2.0	2.0	443.7	441.8	0.3	8.7
Total fair value					16.2	23.7

All derivative financial instruments are interest rate derivatives and are carried at fair value following a valuation by Chatham Financial. In accordance with accounting standards, fair value is estimated by calculating the present value of future cash flows, using appropriate market discount rates. For all derivative financial instruments this equates to a Level 2 fair value measurement as defined by IFRS 13 Fair Value Measurement. The valuation therefore does not reflect the cost or gain to the Group of cancelling its interest rate protection at the balance sheet date, which is generally a marginally higher cost (or smaller gain) than a market valuation.

Notes forming part of the Group financial statements continued

15 Business combinations

a) Acquisition of Urban Logistics REIT Plc

On 23 June 2025, the Company acquired the entire issued share capital of Urban Logistics REIT Plc ('ULR'). The acquisition was implemented by way of a Scheme of Arrangement under Part 26 of the Companies Act and was effected through the issue of 257.9 million new ordinary shares at 202.2p per share totalling £521.4 million, and cash consideration of 42.8p per share totalling £196.7 million. The Group's existing shareholding in ULR was valued at £8.7 million on acquisition and was included as part of the consideration paid, which in aggregate was £726.8 million.

The exchange ratio was based on an adjusted net tangible assets ('NTA') to adjusted NTA approach, taking into account the fair value of property and debt and the acquisition of Logistics Asset Management Newco Limited as reflected in note 15b.

The fair value of the identifiable net assets acquired was £726.7 million as reflected in the table opposite. The difference between the consideration paid and the fair value of net assets acquired of £0.1 million has been recognised as goodwill in the year and has been fully impaired as the future cash flows arising in the form of rental income were fully incorporated into the fair value of the assets acquired.

Acquisition-related costs of £16.0 million have been recognised separately in the income statement.

The fair value adjustments required under IFRS 3 are as follows:

- Borrowings – secured debt with a nominal value of £267.2 million was fair valued to £255.1 million, a £12.1 million reduction. The fair value adjustment is offset by £3.9 million of unamortised issue costs associated with debt which was derecognised on completion. The fair value adjustment will be amortised to other finance costs over the remaining term of the debt facility.
- Trade debtors and receivables – an impairment provision of £1.8 million was recognised on acquisition along with other provisions against lease incentives and dilapidation income receivable of £4.1 million. After these adjustments, the amortised cost of trade debtors and receivables approximates to their fair value.

Acquisition of Urban Logistics REIT Plc

	Book value as at 23 June 2025 £m	Fair value of fixed rate debt £m	Fair value of prepaid finance costs £m	Other fair value adjustments £m	Fair value as at 23 June 2025 £m
Investment properties[1]	1,144.6	–	–	–	**1,144.6**
Derivative financial instruments	1.2	–	–	–	**1.2**
Trade and other receivables	18.3	–	–	(5.9)	**12.4**
Cash and cash equivalents	41.9	–	–	–	**41.9**
Total assets	1,206.0	–	–	(5.9)	**1,200.1**
Trade and other payables	(22.3)	–	–	–	**(22.3)**
Rent received in advance	(15.6)	–	–	–	**(15.6)**
Borrowings	(437.2)	12.1	–	–	**(425.1)**
Prepaid finance costs	3.9	–	(3.9)	–	**–**
Lease liabilities	(10.4)	–	–	–	**(10.4)**
Total liabilities	(481.6)	12.1	(3.9)	–	**(473.4)**
Fair value of net assets acquired	724.4	12.1	(3.9)	(5.9)	**726.7**
Issue of 257.9 million ordinary shares					**521.4**
Cash consideration paid					**196.7**
Shares held in Urban Logistics REIT Plc					**8.7**
Fair value of consideration paid					**726.8**
Goodwill recognised on acquisition and subsequently impaired					**0.1**

1 Includes urban logistics warehouses of £1,134.5 million and head lease assets of £10.1 million

Notes forming part of the Group financial statements continued

15 Business combinations continued

b) Acquisition of Logistics Asset Management Newco Limited

On 24 June 2025, alongside the acquisition noted in 15a above, we completed the acquisition of Logistics Asset Management Newco Limited, which held the investment advisory contract for ULR, for total consideration of £8.1 million which included £1.0 million of contingent consideration at fair value. The contingent consideration is payable over two years and is based on growth in the LondonMetric average share price and aggregated rent roll.

The fair value of net assets acquired was £0.1 million and the resulting goodwill generated on acquisition of £8.0 million has been fully impaired and recognised in the income statement. Additional transaction costs of £0.3 million have been recognised separately within the income statement.

c) Summary of ULR acquisition disclosures

	Urban Logistics REIT Plc £m	Logistics Asset Management Newco Limited £m	Total £m
Fair value of net assets acquired	726.7	0.1	**726.8**
Fair value of consideration paid:			
Shares	521.4	–	**521.4**
Cash	196.7	8.1	**204.8**
Shares held in Urban Logistics REIT Plc	8.7	–	**8.7**
Total consideration paid	726.8	8.1	**734.9**
Goodwill recognised on acquisition and subsequently impaired	0.1	8.0	**8.1**
Acquisition costs recognised in the income statement	16.0	0.3	**16.3**

The cost of the ULR acquisition reflected in the Group cash flow statement of £162.2 million reflects cash consideration paid of £204.8 million noted above less contingent consideration payable of £1.0 million and less cash acquired of £41.9 million (as reflected in note 15a) and includes costs relating to the issuance of share capital of £0.3 million charged to equity.

The goodwill charge in the income statement of £9.6 million reflects the goodwill recognised on acquisition of ULR of £8.1 million as noted in the table above and also additional contingent consideration of £1.5 million relating to the acquisition of LXi REIT Advisors Limited.

The acquisition of ULR has contributed £54.6 million to gross rental income, £42.9 million to EPRA earnings and £42.8 million to retained profit since acquisition. Had ULR been part of the Group since 1 April 2025, the combined Group's gross rental income, EPRA earnings and retained profits for the year to 31 March 2026 would have been £475.0 million, £311.8 million and £286.6 million respectively.

16 Leases

The Group's minimum lease rentals receivable under non cancellable leases, excluding joint ventures, are as follows:

As at 31 March	2026 £m	2025 £m
Less than one year	**434.1**	346.1
Between one and five years	**1,608.1**	1,354.3
Between six and ten years	**1,736.3**	1,562.8
Between 11 and 15 years	**1,198.1**	1,184.6
Between 16 and 20 years	**827.4**	790.0
Over 20 years	**2,851.6**	2,155.2
	8,655.6	7,393.0

In accordance with IFRS 16, the Group has recognised a right of use asset for its head office lease and other head lease obligations. The Group's minimum lease payments are due as follows:

As at 31 March	Undiscounted minimum lease payments £m	Interest £m	Present value of minimum lease payments 2026 £m	Present value of minimum lease payments 2025 £m
Less than one year	**3.2**	**(2.4)**	**0.8**	0.7
Between one and two years	**3.2**	**(2.4)**	**0.8**	0.7
Between two and five years	**7.6**	**(6.9)**	**0.7**	1.3
Over five years	**230.1**	**(176.8)**	**53.3**	38.8
	244.1	**(188.5)**	**55.6**	41.5

Notes forming part of the Group financial statements continued

17 Share capital

As at 31 March	2026 Number	2026 £m	2025 Number	2025 £m
Issued, called up and fully paid				
Ordinary shares of 10p each	**2,344,406,347**	**234.4**	2,048,108,416	204.8

The movement in the share capital and share premium of the Company during the current and previous year is summarised below.

Share capital issued, called up and fully paid	Ordinary shares Number	Ordinary shares £m	Share premium £m
At 31 March 2024	2,036,519,647	203.7	404.7
Issued under scrip share scheme	11,588,769	1.1	21.2
At 31 March 2025	2,048,108,416	204.8	425.9
Issued on acquisition	282,075,415	28.2	–
Issued under scrip share scheme	14,222,516	1.4	25.1
At 31 March 2026	**2,344,406,347**	**234.4**	**451.0**

The Company issued 24,210,964 ordinary shares as consideration for the acquisition of Highcroft Investments plc on 21 May 2025 and 257,864,451 ordinary shares as consideration for the acquisition of Urban Logistics REIT Plc on 23 June 2025, as set out in note 15. The share issues qualified for merger relief and the premium arising of £540.3 million has been added to the merger relief reserve within other reserves.

The Company issued 14.2 million ordinary shares under the terms of its Scrip Dividend Scheme during the year. Post year end in April, the Company issued a further 0.4 million ordinary shares under the terms of its Scrip Dividend Scheme. The movement in the shares held by the Employee Benefit Trust in the current and previous year is summarised in the table below.

Shares held by the Employee Benefit Trust	Ordinary shares Number	Ordinary shares £m
At 31 March 2024	2,589,207	0.3
Shares issued under employee share schemes	(1,968,850)	(0.2)
Shares acquired by the Employee Benefit Trust	9,852,125	0.9
At 31 March 2025	10,472,482	1.0
Shares issued under employee share schemes	(2,189,496)	(0.2)
Shares acquired by the Employee Benefit Trust	1,676,429	0.2
At 31 March 2026	**9,959,415**	**1.0**

18 Reserves

The Group statement of changes in equity is shown on page 163. The nature and purpose of each reserve within equity is described below:

Share capital	The nominal value of shares issued.
Share premium	The premium paid for new ordinary shares issued above the nominal value.
Capital redemption reserve	Amounts transferred from share capital on redemption of issued ordinary shares.
Other reserve	A reserve relating to the application of merger relief in the acquisition of LondonMetric Management Limited, Metric Property Investments Plc, A&J Mucklow Group Plc, CT Property Trust Limited, LXi REIT plc, Highcroft Investments plc and Urban Logistics REIT Plc by the Company, the cost of shares held in trust to provide for the Company's future obligations under share award schemes and a foreign currency exchange reserve. A breakdown of other reserves is provided for the Group below and for the Company on page 192.
Retained earnings	The cumulative profits and losses after the payment of dividends.

Other reserves

As at 31 March	Merger relief reserve £m	Employee Benefit Trust shares £m	Foreign currency exchange reserve £m	2026 Total other reserves £m	Merger relief reserve £m	Employee Benefit Trust shares £m	Foreign currency exchange reserve £m	2025 Total other reserves £m
Opening balance	**2,337.5**	**(19.9)**	**0.1**	**2,317.7**	2,337.5	(5.6)	0.5	2,332.4
Share issue on acquisitions	**540.3**	**–**	**–**	**540.3**	–	–	–	–
Foreign currency exchange	**–**	**–**	**(0.6)**	**(0.6)**	–	–	(0.4)	(0.4)
Employee share schemes:								
Purchase of shares	**–**	**(3.1)**	**–**	**(3.1)**	–	(18.2)	–	(18.2)
Vesting of shares	**–**	**4.0**	**–**	**4.0**	–	3.9	–	3.9
Closing balance	**2,877.8**	**(19.0)**	**(0.5)**	**2,858.3**	2,337.5	(19.9)	0.1	2,317.7

Notes forming part of the Group financial statements continued

19 Analysis of movement in net debt

	1 April 2025 £m	Cash flows £m	Non cash movements: Acquisition of subsidiaries £m	Debt issue and close out costs and foreign exchange £m	Fair value movements £m	Interest charge and unwinding of discount £m	31 March 2026 £m
Secured and unsecured loans	2,073.2	415.9	451.2	6.1	–	5.9	2,952.3
Derivative financial instruments	(23.7)	(1.0)	(1.2)	–	9.7	–	(16.2)
Unamortised finance costs	(14.6)	(5.3)	–	5.2	–	–	(14.7)
Other finance costs	–	(6.5)	–	6.5	–	–	–
Interest payable	4.7	(126.6)	4.4	16.9	–	115.1	14.5
Other financial liabilities	231.0	(9.0)	–	–	–	15.1	237.1
Lease liabilities	41.5	(3.7)	10.4	–	5.0	2.4	55.6
Total liabilities from financing activities	2,312.1	263.8	464.8	34.7	14.7	138.5	3,228.6
Cash and cash equivalents	(81.2)	(62.2)	–	–	–	–	(143.4)
Net debt	2,230.9	201.6	464.8	34.7	14.7	138.5	3,085.2

	1 April 2024 £m	Cash flows £m	Non cash movements: Debt issue costs and foreign exchange £m	Fair value movements £m	Interest charge and unwinding of discount £m	31 March 2025 £m
Secured and unsecured loans	2,087.4	(16.7)	(2.1)	–	4.6	2,073.2
Derivative financial instruments	(32.6)	(2.2)	–	11.1	–	(23.7)
Unamortised finance costs	(13.3)	(5.6)	4.3	–	–	(14.6)
Other finance costs	–	(5.3)	5.3	–	–	–
Interest payable	4.9	(98.7)	–	–	98.5	4.7
Other financial liabilities	221.5	(8.5)	–	4.5	13.5	231.0
Lease liabilities	48.1	(1.6)	–	(6.7)	1.7	41.5
Total liabilities from financing activities	2,316.0	(138.6)	7.5	8.9	118.3	2,312.1
Cash and cash equivalents	(111.9)	30.7	–	–	–	(81.2)
Net debt	2,204.1	(107.9)	7.5	8.9	118.3	2,230.9

Notes forming part of the Group financial statements continued

20 Related party transactions

a) Joint arrangement

Management fees and distributions receivable from the Group's joint arrangement during the year were as follows:

		Management fees		Distributions	
For the year to 31 March	Group interest	**2026 £m**	2025 £m	**2026 £m**	2025 £m
Metric Income Plus Partnership	50%	**1.1**	1.1	**6.3**	3.4

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated on consolidation.

b) Non-controlling interest

The Group's non-controlling interest ('NCI') represents a 31% shareholding in LMP Retail Warehouse JV Holdings Limited, which owns a portfolio of retail assets.

The Group's interest in LMP Retail Warehouse JV Holdings Limited is 69%, requiring it to consolidate the results and net assets of its subsidiary in these financial statements and reflect the non-controlling share as a deduction in the consolidated income statement and consolidated balance sheet. At the year end, LMP Retail Warehouse JV Holdings Limited owed £17.2 million to the Company, which has been eliminated on consolidation.

As at the year end, the NCI's share of losses and net assets was £0.3 million (2025: profit of £2.7 million) and £18.6 million (2025: £29.7 million) respectively. Distributions to the NCI in the year totalled £10.8 million (2025: £1.0 million).

21 Post balance sheet events

Post year end we have exchanged or completed asset acquisitions and sales for £39.8 million and £65.5 million respectively, of which £22.8 million of sales had exchanged in the year.

On 12 May 2026, a joint announcement was made under Rule 2.4 of the City Code on Takeovers and Mergers regarding a proposed non-binding, indicative all-share offer by the Company and Schroder Real Estate Investment Trust Limited ('SREIT') for the entire issued and to be issued share capital of Picton Property Income Limited ('Picton').

Based on closing share prices on 11 May 2026, the proposed offer implied a value of approximately £403.4 million for Picton's share capital. Under the proposed terms, the Company would acquire approximately 46% of Picton's gross asset value, with the remaining approximately 54% to be acquired by SREIT. No firm offer has been made and there can be no certainty that a firm offer will be made.

Company balance sheet

As at 31 March

	Note	2026 £m	2025 £m
Non current assets			
Investment in subsidiaries	iii	4,455.0	3,604.9
Investment properties	iv	1.6	1.9
Amounts due from subsidiary undertakings	v	–	28.8
Other investments and tangible assets		33.0	21.4
Derivative financial instruments		16.2	23.7
		4,505.8	3,680.7
Current assets			
Other receivables	v	2,664.4	1,250.7
Cash at bank		72.6	37.5
		2,737.0	1,288.2
Total assets		7,242.8	4,968.9
Current liabilities			
Trade and other payables	vi	114.2	142.3
Lease liabilities	viii	0.7	0.5
Non current liabilities			
Borrowings	vii	2,406.1	1,262.2
Lease liabilities	viii	1.0	1.5
		2,407.1	1,263.7
Total liabilities		2,522.0	1,406.5
Net assets		4,720.8	3,562.4
Equity			
Called up share capital		234.4	204.8
Share premium		451.0	425.9
Capital redemption reserve		9.6	9.6
Other reserve	x	2,357.4	1,822.1
Retained earnings		1,668.4	1,100.0
Equity shareholders' funds		4,720.8	3,562.4

As permitted by Section 408 Companies Act 2006, the income statement of the Company is not presented as part of these financial statements. The reported profit of the Company was £839.3 million (2025: £137.9 million). The financial statements were approved and authorised for issue by the Board of Directors on 21 May 2026 and were signed on its behalf by:

Martin McGann
Chief Financial Officer
Registered in England and Wales, No 7124797

Company statement of changes in equity

For the year ended 31 March

	Share capital £m	Share premium £m	Capital redemption reserve £m	Other reserves £m	Retained earnings £m	Total £m
At 1 April 2025	204.8	425.9	9.6	1,822.1	1,100.0	3,562.4
Profit for the year	–	–	–	–	839.3	839.3
Other comprehensive expense for the year	–	–	–	(5.9)	–	(5.9)
Total comprehensive (expense)/income for the year	–	–	–	(5.9)	839.3	833.4
Share issue on acquisition	28.2	–	–	540.3	–	568.5
Purchase of shares held in Employee Benefit Trust	–	–	–	(3.1)	–	(3.1)
Vesting of shares held in Employee Benefit Trust	–	–	–	4.0	(4.8)	(0.8)
Share based awards	–	–	–	–	5.7	5.7
Dividends	1.4	25.1	–	–	(271.8)	(245.3)
At 31 March 2026	234.4	451.0	9.6	2,357.4	1,668.4	4,720.8

	Share capital £m	Share premium £m	Capital redemption reserve £m	Other reserves £m	Retained earnings £m	Total £m
At 1 April 2024	203.7	404.7	9.6	1,834.3	1,164.9	3,617.2
Profit for the year	–	–	–	–	137.9	137.9
Other comprehensive income for the year	–	–	–	2.1	–	2.1
Total comprehensive income for the year	–	–	–	2.1	137.9	140.0
Purchase of shares held in Employee Benefit Trust	–	–	–	(18.2)	–	(18.2)
Vesting of shares held in Employee Benefit Trust	–	–	–	3.9	(4.4)	(0.5)
Share based awards	–	–	–	–	5.3	5.3
Dividends	1.1	21.2	–	–	(203.7)	(181.4)
At 31 March 2025	204.8	425.9	9.6	1,822.1	1,100.0	3,562.4

The notes on pages 187 to 192 form part of these financial statements.

Notes forming part of the Company financial statements

For the year ended 31 March 2026

i Accounting policies

Accounting convention

The separate financial statements of the Company are presented as required by the Companies Act 2006. They have been prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to share based payments, financial instruments, capital management, presentation of a cash flow statement, fair value measurement, impairment, standards in issue and not yet effective and certain related party transactions. The key source of estimation uncertainty relevant to the Company relates to the impairment of investment in subsidiaries. The determination of the recoverable amount of the subsidiaries is underpinned by the valuation of the underlying properties owned by each subsidiary. In determining this recoverable amount, the use of estimates and assumptions is required which are consistent with the key sources of estimation uncertainty disclosed in notes 1 and 9 for the Group. The accounting policies relevant to the Company are the same as those set out in the accounting policies for the Group, except as noted below.

Subsidiary undertakings

Investments in subsidiary undertakings are stated at cost less any provision for impairment.

Amounts due from subsidiary undertakings

Amounts owed by subsidiaries are unsecured, have no fixed date of repayment and are repayable on demand. Amounts due from subsidiary undertakings included within current assets are expected to be repaid within one year and are measured for impairment in accordance with IFRS 9. Amounts due from subsidiary undertakings included within non current assets are repayable within two to three years and are also measured for impairment in accordance with IFRS 9.

ii Profit attributable to members of the parent undertaking

All employees within the Group are employed by the Company. Details of employee numbers and staff costs can be found in note 4 to the Group accounts. Audit fees in relation to the Company only were £285,000 (2025: £277,000).

iii Fixed asset investments

	Subsidiary cost £m	Subsidiary impairment £m	Total undertakings £m
At 1 April 2025	4,331.6	(726.7)	3,604.9
Additions	947.2	–	947.2
Impairment of investment	–	(97.1)	(97.1)
At 31 March 2026	**5,278.8**	**(823.8)**	**4,455.0**

Of the additions in the year, £801.8 million relate to the acquisitions of Highcroft and ULR and are discussed in detail throughout the Strategic report.

The carrying value of the Company's investments was impaired by £97.1 million following an impairment review to assess the recoverable amount based on the net assets of the subsidiary companies. The resulting impairment loss was due to property sales and dividend payments.

The recoverable amount of investments in subsidiary undertakings has been determined based on their fair value less cost of disposal. The Directors believe that this approximates to their net assets due to the investment property that they hold being valued using the valuation techniques and the key assumptions disclosed in note 9 Investment property to the Group financial statements.

The Company is incorporated in England and is the ultimate holding company of the Group with the subsidiary undertakings detailed in the tables on pages 188 to 190.

Except where disclosed, the Group owns the entire share capital of each undertaking comprising of ordinary shares. All subsidiaries are consolidated in the Group's consolidated financial statements.

Notes forming part of the Company financial statements continued

iii Fixed asset investments continued

Audit exemption taken for subsidiaries

Certain UK subsidiaries are exempt from the requirement of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 479A of that Act.

Subsidiaries for which Section 479A Companies Act 2006 exemption taken	Country of incorporation or registration	Companies House registered number	Nature of business
A & J Mucklow & Co Limited[1]	England	00384508	Property trading
A & J Mucklow (Halesowen) Limited[1]	England	04848576	Property investment
A & J Mucklow (Properties) Limited[1]	England	00758764	Property investment
A & J Mucklow Group Limited	England	00717658	Holding company
Alco 1 Limited[1,3]	England	10975411	Property investment
Axcess 10 Management Company Limited[1]	England	03195337	Property management
Belgrave Land (Wisbech) Limited[1]	England	04232556	Property investment
Charcoal Midco 2 Limited[1]	England	05934849	Holding company
Highcroft Investments Limited (formerly Highcroft Investments Plc)	England	00224271	Holding company
LondonMetric Asset Management Newco Limited (formerly Logistics Asset Management Newco Limited)	England	16514355	Management company
LondonMetric Bognor Regis Limited	England	09409081	Property investment
LondonMetric Crawley Limited	England	10120420	Property investment
LondonMetric Derby Limited	England	08568072	Property investment
LondonMetric Development Limited	England	13481500	Property investment
LondonMetric Distribution Limited	England	09269541	Property investment
LondonMetric Droitwich Limited	England	11245371	Property investment
LondonMetric DT Limited	England	14124064	Property investment
LondonMetric Hospitality Limited	England	14250176	Property investment
LondonMetric Leisure Limited	England	11357686	Property investment
LondonMetric Logistics Limited	England	10882805	Property investment
LondonMetric Milton Keynes Limited	England	13033223	Property investment
LondonMetric Retail Distribution I Limited	England	08524540	Property investment
LondonMetric Retail Distribution II Limited	England	08644584	Property investment
LondonMetric Retail Limited	England	09062484	Property investment
LondonMetric Saturn Limited	England	08336260	Property investment
LondonMetric Swindon Limited	England	08989820	Property investment
LondonMetric Unitholder 2 Limited	England	13743626	Holding company
LondonMetric Urban Limited	England	13249056	Property investment
LSI (Investments) Limited	England	03539331	Property investment
LXi Cornbow Limited[1]	England	04229308	Property investment
LXi Cowdenbeath Limited[1]	England	11549590	Property investment
LXi Finco Limited[1]	England	14078874	Holding company
LXi Finco 1 Limited[1]	England	14645400	Property investment
LXi Finco 2 Limited[1]	England	14645267	Holding company
LXi Limited	England	10535081	Property investment
LXi Holdco 1 Limited[1]	England	14645196	Holding company
LXi Holdco 2 Limited[1]	England	14645226	Holding company
LXi Property Holdings 2 Limited[1]	England	10702790	Property investment
LXi Property Holdings 4 Limited[1]	England	11722559	Property investment
LXi Property Holdings 4A Limited[1]	England	12107631	Property investment
LXi Property Holdings 5 Limited[1]	England	13919357	Property investment
LXi Property Holdings 5A Limited[1]	England	13940934	Property investment
LXi Property Holdings 6 Limited[1]	England	14279870	Property investment
LXi REIT Advisors Limited	England	10537567	Management company
LXi SIR Holdco Limited[1]	England	06064259	Holding company
MCL Omega PropCo Limited	England	12133819	Property investment
Metric LP Income Plus Limited[1]	England	07780077	Holding company
Metric Property Coventry Limited	England	07347027	Property investment
Metric Property Investments Limited	England	07172804	Holding company
Rodenhurst Estates Limited[1]	England	00197661	Property investment
SIR ATH Limited[1]	England	06127445	Property investment
SIR ATP Limited[1]	England	06127443	Property investment
SIR Duchy Limited[1]	England	06181995	Property investment
SIR Fitzwilliam Limited[1]	England	06182061	Property investment

Notes forming part of the Company financial statements continued

iii Fixed asset investments continued

Subsidiaries for which Section 479A Companies Act 2006 exemption taken	Country of incorporation or registration	Companies House registered number	Nature of business
SIR Fulwood Limited[1]	England	06181972	Property investment
SIR Healthcare 1 Limited[1]	England	09736611	Holding company
SIR Healthcare 2 Limited[1]	England	09736648	Holding company
SIR Hospital Holdings Limited[1]	England	05863307	Holding company
SIR Hospitals Propco Limited[1]	England	04707153	Holding company
SIR HP Limited[1]	England	06273038	Property investment
SIR Lisson Limited[1]	England	05956505	Property investment
SIR Maple 2 Limited[1]	England	11206104	Property investment
SIR Maple 3 Limited[1]	England	11206142	Property investment
SIR Maple 4 Limited[1]	England	11206129	Property investment
SIR Maple Holdco Limited[1]	England	11211060	Holding company
SIR Midlands Limited[1]	England	06182040	Property investment
SIR Oaklands Limited[1]	England	06181969	Property investment
SIR Oaks Limited[1]	England	06181967	Property investment
SIR Pinehill Limited[1]	England	06181975	Property investment
SIR Rivers Limited[1]	England	06182038	Property investment
SIR Springfield Limited[1]	England	06182035	Property investment
SIR Theme Park Subholdco Limited[1]	England	05947888	Holding company
SIR Theme Parks Limited[1]	England	06129606	Holding company
SIR TP Limited[1]	England	06127481	Property investment
SIR Umbrella Limited[1]	England	09736612	Holding company
SIR WC Limited[1]	England	06127452	Property investment
SIR Woodland Limited[1]	England	06182008	Property investment
SIR Yorkshire Limited[1]	England	06181984	Property investment
SM Plymouth Hotel Limited[1]	England	05521374	Property investment
Urban Logistics Acquisitions 1 Limited[1]	England	10052284	Holding company
Urban Logistics Acquisitions 2 Limited[1]	England	10943082	Property investment
Urban Logistics Acquisitions 3 Limited[1]	England	12726726	Property investment
Urban Logistics Acquisitions 4 Limited[1]	England	12873450	Property investment
Urban Logistics Acquisitions 5 Limited[1]	England	13508956	Property investment
Urban Logistics Acquisitions 6 Limited[1]	England	13718099	Property investment
Urban Logistics Acquisitions 7 Limited[1]	England	13718259	Property investment
Urban Logistics Acquisitions 8 Limited[1]	England	13767118	Property investment
Urban Logistics Acquisitions 9 Limited[1]	England	13984944	Property investment
Urban Logistics Dundee Limited[1,11]	Scotland	SC707008	Property investment
Urban Logistics Holdings Limited[1]	England	09910577	Holding company
Urban Logistics Prop Co 1 (AC) Limited[1]	England	01881625	Property investment
Urban Logistics REIT Limited (formerly Urban Logistics REIT Plc)	England	09907096	Holding company

Certain UK associates are exempt from the requirement of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 477 of that Act.

Associate for which Section 477 Companies Act 2006 exemption taken	Country of incorporation or registration	Companies House registered number	Nature of business
County Square (Chelmsford) Management Company Limited[1,5,6]	England	2536487	Management company
Nexus Point Management Company Number 2 Limited[1,7]	England	3794394	Management company

Subsidiaries and associates for which Section 479A or 477 Companies Act 2006 exemption not taken	Country of incorporation or registration	Nature of business
A & J Mucklow (Investments) Limited[1]	England	Property investment
LXi Property Holdings 1 Limited[1]	England	Property investment
LXi Property Holdings 3 Limited[1]	England	Property investment
Penbrick Limited[1]	England	Property investment
Metric GP Income Plus Limited[1,5]	England	Holding company
Metric Income Plus Limited Partnership[1,5]	England	Property investment
Metric Income Plus Nominees Limited[1,5]	England	Administrative company
LMP Steel LP[1,2]	England	Property investment
LMP Steel GP LLP[2]	England	Limited partner
A & J Mucklow (Birmingham) Limited[1,2]	England	Dormant
A & J Mucklow (Callowbrook Estate) Limited[1,2]	England	Dormant

Notes forming part of the Company financial statements continued

iii Fixed asset investments continued

Subsidiaries and associates for which Section 479A or 477 Companies Act 2006 exemption not taken	Country of incorporation or registration	Nature of business
A & J Mucklow (Estates) Limited[1,2]	England	Dormant
A & J Mucklow (Ettingshall Estate) Limited[1,2]	England	Dormant
A & J Mucklow (Lancashire) Limited[1,2]	England	Dormant
A & J Mucklow (Wollescote Estate) Limited[1,2]	England	Dormant
A and J Mucklow (Lands) Limited[1,2]	England	Dormant
Barr's Industrial Limited[1,2]	England	Dormant
Belfont Homes (Birmingham) Limited[1,2]	England	Dormant
BL (Wisbech) Limited[1,2]	England	Dormant holding company
Goresbrook Property Limited[2]	England	Dormant
LSI Developments Limited[2]	England	Dormant
Metric Property Finance 1 Limited[2]	England	Dormant
Metric Property Finance 2 Limited[2]	England	Dormant
NNN Income REIT Limited[2]	England	Dormant
Thomas Rivers Limited[1,2]	England	Dormant
Triple Net Income REIT Limited[2]	England	Dormant
Arrow Valley Management Company (No.1) Limited[1,2,8]	England	Dormant management company
Riverbend Management Company Limited[1,2,9]	England	Dormant management company
Frimley Logistics City Limited[1,2,10]	England	Dormant management company
IPT Property Holdings Limited[1,2]	Guernsey	Property investment
IRP Holdings Limited[1,2]	Guernsey	Property investment
L&S Highbury Limited[2]	Guernsey	Property investment
LMP Bell Farm Limited[2]	Guernsey	Property investment
LMP Bude Limited[2]	Guernsey	Holding company
LMP Dagenham Limited[2]	Guernsey	Property investment
LMP Green Park Cinemas Limited[2]	Guernsey	Property investment
LMP Omega II Limited[2]	Guernsey	Property investment
LMP Retail Warehouse JV Holdings Limited[2,4]	Guernsey	Property investment
LMP Thrapston Limited[2]	Guernsey	Property investment
LondonMetric Management Limited[2]	Guernsey	Management company
LXi Spirit Limited[1,2]	Isle of Man	Property investment
EOS Property Unit Trust[1,2]	Jersey	Property investment
Grove Property Unit Trust 6[1,2]	Jersey	Property investment
Grove Property Unit Trust 7[1,2]	Jersey	Property investment
Grove Property Unit Trust 12[1,2]	Jersey	Property investment
Grove Property Unit Trust 13[1,2]	Jersey	Property investment
Grove Property Unit Trust 14[1,2]	Jersey	Property investment
Grove Property Unit Trust 15[1,2]	Jersey	Property investment
Grove Property Unit Trust 16[1,2]	Jersey	Property investment
LMP Burton & Evesham Limited[2]	Jersey	Property investment
LMP Steel Property Unit Trust[2]	Jersey	Intermediate holding entity
MIF 1 Unit Trust[1,2]	Jersey	Property investment
SIR Hotels Jersey 2 Limited[1,2]	Jersey	Property investment
SIR Maple 1 Limited[1,2]	Jersey	Holding company
SIR Unitholder 3 Limited[1,2]	Jersey	Holding company
SIR Unitholder 4 Limited[1,2]	Jersey	Holding company
SIR Unitholder 5 Limited[1,2]	Jersey	Holding company
Welling Property Limited[1,2]	Jersey	Property investment

1 Undertakings held indirectly by the Company
2 Exempt from the requirement to file audited accounts
3 In the process of being liquidated
4 The Company owns 100% of the voting rights and 100% of the A ordinary shares representing 69.14% of the beneficial interest in the share capital
5 The Company owns a 50% beneficial interest
6 Registered office: 10 Ambassador Place, Stockport Road, Altrincham, Cheshire, WA15 8DB
7 Registered office: 10 Oxford Street, Nottingham, England, NG1 5BG, 15.2% beneficial interest
8 Registered office: 19th Floor 51 Lime Street, London, EC3M 7DQ, 33.3% beneficial interest
9 Registered office: 2 Steuber Drive, Irlam, Manchester, Greater Manchester, M44 5AL, 75% beneficial interest
10 Registered office: C/O Hurst Warne Commercial Property Management Ltd Atlantic House, 96a Clarence Road, Fleet, Hampshire, GU51 3XU, 33.3% beneficial interest
11 Registered office: C/O Shepherd and Wedderburn, 9 Haymarket Square, Edinburgh, Scotland, EH3 8FY

Notes forming part of the Company financial statements continued

iii Fixed asset investments continued

The registered address for companies incorporated in England, unless otherwise stated, is One Curzon Street, London, W1J 5HB.

The registered address for companies incorporated in Guernsey is PO Box 25, Martello Court, Admiral Park, St Peter Port, Guernsey, GY1 3AP.

The registered address for the Isle of Man incorporated company is First Names House, Victoria Road, Douglas, IM2 4DF.

The registered address for LMP Steel Property Unit Trust it is 3rd Floor, Gaspé House, 66-72 The Esplanade, St Helier, Jersey, JE1 2LH and for EOS Property Unit Trust it is 47 Esplanade, St Helier, Jersey, JE1 0BD. For all other Jersey entities it is 1st Floor, Liberation House, Castle Street, St Helier, Jersey, JE1 1GL.

All the Guernsey, Isle of Man and Jersey companies listed above are tax resident in the UK. The Jersey trusts are tax resident in Jersey.

iv Investment property

At 31 March 2026, investment properties included £1.6 million (2025: £1.9 million) for the head lease right of use asset in accordance with IFRS 16.

v Other receivables

As at 31 March	2026 £m	2025 £m
Prepayments and accrued income	0.6	0.6
Amounts due from subsidiary undertakings	2,663.8	1,278.9
	2,664.4	1,279.5

vi Trade and other payables

As at 31 March	2026 £m	2025 £m
Trade payables	1.6	0.4
Other accruals and deferred income	25.4	11.2
Other payables	9.5	6.6
Amounts due to subsidiary undertakings	77.7	124.1
	114.2	142.3

vii Borrowings and financial instruments

Borrowings

As at 31 March	2026 £m	2025 £m
Unsecured bank loans – total debt drawn	2,420.0	1,273.9
Fair value adjustment	(1.2)	–
Unsecured bank loans – total gross debt	2,418.8	1,273.9
Unamortised finance costs	(12.7)	(11.7)
	2,406.1	1,262.2

The following table shows the contractual maturity profile of the Company's financial liabilities assuming settlement on the earliest repayment date.

As at 31 March	Bank loans £m	Finance costs £m	Interest payable £m	2026 £m	2025 £m
Less than one year	–	(3.2)	13.3	10.1	(4.7)
One to two years	297.5	(3.2)	–	294.3	337.1
Two to five years	1,517.5	(5.7)	–	1,511.8	634.4
More than five years	605.0	(0.6)	–	604.4	294.5
	2,420.0	(12.7)	13.3	2,420.6	1,261.3

Derivative financial instruments

The Company is exposed to market risk through interest rate fluctuations. It is the Company's policy that a reasonable portion of external bank borrowings are at a fixed interest rate in order to manage this risk.

The Company uses interest rate derivatives and fixed rates to manage its interest rate exposure and hedge future interest rate risk for the term of the bank loan. Although the Board accepts that this policy neither protects the Company entirely from the risk of paying rates in excess of current market rates nor eliminates fully the cash flow risk associated with interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

In accordance with accounting standards, fair value is estimated by calculating the present value of future cash flows, using appropriate market discount rates. For all derivative financial instruments this equates to a Level 2 fair value measurement as defined by IFRS 13 Fair Value Measurement. The valuation therefore does not reflect the cost or gain to the Company of cancelling its interest rate protection at the balance sheet date, which is generally a marginally higher cost (or smaller gain) than a market valuation.

Further information on financial risk management policies and practices can be found in note 14 to the Group financial statements.

Notes forming part of the Company financial statements continued

viii Leases

In accordance with IFRS 16, the Group has recognised a right of use asset for its head office lease obligations. The Group's minimum lease payments are due as follows:

As at 31 March	Undiscounted minimum lease payments £m	Interest £m	Present value of minimum lease payments 2026 £m	Present value of minimum lease payments 2025 £m
Less than one year	0.8	(0.1)	0.7	0.5
Between one and five years	1.0	–	1.0	1.5
	1.8	(0.1)	1.7	2.0

ix Related party transactions

Related party transactions for the Company are as noted for the Group in note 20 to the Group financial statements.

x Reserves

The Company statement of changes in equity is shown on page 186. The nature and purpose of each reserve within equity is described in note 18 to the Group financial statements.

	Merger relief reserve £m	Employee Benefit Trust shares £m	Foreign currency exchange reserve £m	2026 Total other reserves £m	Merger relief reserve £m	Employee Benefit Trust shares £m	Foreign currency exchange reserve £m	2025 Total other reserves £m
Opening balance	1,840.1	(19.9)	1.9	1,822.1	1,840.1	(5.6)	(0.2)	1,834.3
Share issue on acquisition	540.3	–	–	540.3	–	–	–	–
Foreign currency exchange	–	–	(5.9)	(5.9)	–	–	2.1	2.1
Employee share schemes:								
Purchase of shares	–	(3.1)	–	(3.1)	–	(18.2)	–	(18.2)
Vesting of shares	–	4.0	–	4.0	–	3.9	–	3.9
Closing balance	2,380.4	(19.0)	(4.0)	2,357.4	1,840.1	(19.9)	1.9	1,822.1

The movement in the merger relief reserve in the year reflects the share issues on the acquisitions of Highcroft and ULR and is calculated as the difference between the nominal value of shares issued of 10p and the share price on acquisition of 196.5p and 202.2p respectively. The shares were issued as consideration for the issued share capital of Highcroft and ULR and therefore qualify for merger relief.

xi Share capital and share premium

The movement in the share capital and share premium of the Company during the year is reflected in note 17 to the Group accounts on page 183.

Supplementary information

(not audited)

i EPRA summary table

	2026	2025
EPRA earnings per share	**13.5p**	13.1p
EPRA net tangible assets per share	**200.6p**	199.2p
EPRA net disposal value per share	**205.6p**	204.6p
EPRA net reinstatement value per share	**223.2p**	220.1p
EPRA vacancy rate	**2.3%**	1.9%
EPRA cost ratio (including vacant property costs)	**7.7%**	7.8%
EPRA cost ratio (excluding vacant property costs)	**7.1%**	7.5%
EPRA loan to value	**39.2%**	34.7%
EPRA net initial yield	**5.1%**	5.0%
EPRA 'topped up' net initial yield	**5.3%**	5.1%

The definition of these measures can be found in the Glossary from page 201.

ii EPRA proportionally consolidated income statement

For the year to 31 March	100% owned £m	JV £m	NCI £m	Total 2026 £m	100% owned £m	JV £m	NCI £m	Total 2025 £m
Gross rental income	**461.7**	**4.1**	**(2.2)**	**463.6**	395.5	3.9	(2.4)	397.0
Property costs	**(6.4)**	**(0.3)**	**–**	**(6.7)**	(4.9)	(0.2)	0.1	(5.0)
Net rental income	**455.3**	**3.8**	**(2.2)**	**456.9**	390.6	3.7	(2.3)	392.0
Management fees and other income	**2.9**	**(0.5)**	**0.1**	**2.5**	1.2	(0.6)	0.1	0.7
Administrative costs	**(30.2)**	**–**	**–**	**(30.2)**	(27.1)	–	–	(27.1)
Net finance (costs)/income[1]	**(123.9)**	**0.1**	**0.5**	**(123.3)**	(97.1)	0.1	0.5	(96.5)
Tax	**(1.0)**	**–**	**0.4**	**(0.6)**	(1.5)	–	0.4	(1.1)
EPRA earnings	**303.1**	**3.4**	**(1.2)**	**305.3**	266.1	3.2	(1.3)	268.0

1 Group net finance costs reflect net borrowing costs of £163.6 million (2025: £124.5 million) (note 5b) and finance income of £18.0 million (2025: £23.7 million) (note 5a) less debt and hedging early close out costs of £16.9 million (2025: £nil) and the impact of inflation volatility relating to the income strip of £4.8 million (2025: £3.7 million)

Supplementary information continued

(not audited)

ii EPRA proportionally consolidated income statement continued

The reconciliation of EPRA earnings to IFRS profit is set out below.

For the year to 31 March	100% owned £m	JV £m	NCI £m	Total 2026 £m	100% owned £m	JV £m	NCI £m	Total 2025 £m
EPRA earnings	303.1	3.4	(1.2)	305.3	266.1	3.2	(1.3)	268.0
Revaluation of property	68.2	1.3	0.6	70.1	106.0	2.9	(1.4)	107.5
Revaluation of investments	(3.6)	–	–	(3.6)	0.9	–	–	0.9
Fair value of derivatives	(9.7)	–	–	(9.7)	(11.1)	–	–	(11.1)
(Loss)/profit on disposal	(19.0)	–	0.9	(18.1)	(13.0)	–	–	(13.0)
Impact of inflation volatility relating to the income strip	(4.8)	–	–	(4.8)	(3.7)	–	–	(3.7)
Debt and hedging early repayment costs	(16.9)	–	–	(16.9)	–	–	–	–
Goodwill impairment	(9.6)	–	–	(9.6)	–	–	–	–
Acquisition costs	(16.3)	–	–	(16.3)	–	–	–	–
Deferred tax	(0.7)	–	–	(0.7)	(0.7)	–	–	(0.7)
IFRS reported profit	290.7	4.7	0.3	295.7	344.5	6.1	(2.7)	347.9

iii EPRA proportionally consolidated balance sheet

As at 31 March	100% owned £m	JV £m	NCI £m	Total 2026 £m	100% owned £m	JV £m	NCI £m	Total 2025 £m
Investment property	7,819.0	65.5	(21.3)	7,863.2	6,383.9	69.9	(38.1)	6,415.7
Assets held for sale	47.8	–	–	47.8	10.4	–	–	10.4
Trading property	1.1	–	–	1.1	1.1	–	–	1.1
	7,867.9	65.5	(21.3)	7,912.1	6,395.4	69.9	(38.1)	6,427.2
Gross debt	(2,952.3)	–	–	(2,952.3)	(2,073.2)	–	–	(2,073.2)
Cash	143.4	3.0	(1.6)	144.8	81.2	2.8	(0.8)	83.2
Other net liabilities	(409.8)	(1.0)	4.3	(406.5)	(374.6)	(0.8)	9.2	(366.2)
EPRA net tangible assets	4,649.2	67.5	(18.6)	4,698.1	4,028.8	71.9	(29.7)	4,071.0
Derivatives	16.2	–	–	16.2	23.7	–	–	23.7
Deferred tax movement	–	–	–	–	(0.5)	–	–	(0.5)
IFRS equity shareholders' funds	4,665.4	67.5	(18.6)	4,714.3	4,052.0	71.9	(29.7)	4,094.2
IFRS net assets	4,665.4	67.5	–	4,732.9	4,052.0	71.9	–	4,123.9
Loan to value	36.7%	–	–	36.7%	32.7%	–	–	32.7%
Cost of debt	4.0%	–	–	4.0%	4.0%	–	–	4.0%
Undrawn facilities	515.0	–	–	515.0	831.1	–	–	831.1

Supplementary information continued

(not audited)

iv EPRA cost ratio

For the year to 31 March	2026 £m	2025 £m
Property operating expenses	6.4	4.9
Administrative costs	30.2	27.1
Share of joint venture and NCI property costs, administrative costs and management fees	0.7	0.6
Less:		
Property management fees	(0.9)	(1.2)
Ground rents	(1.7)	(1.3)
Total costs including vacant property costs (A)	34.7	30.1
Vacant property costs	(2.5)	(1.1)
Total costs excluding vacant property costs (B)	32.2	29.0
Gross rental income	461.7	395.5
Other income	2.0	–
Share of joint venture gross rental income	4.1	3.9
Share of NCI gross rental income	(2.2)	(2.4)
	465.6	397.0
Less:		
Ground rents and income strip	(13.2)	(11.7)
Total gross rental income (C)	452.4	385.3
Total EPRA cost ratio (including vacant property costs) (A)/(C)	7.7%	7.8%
Total EPRA cost ratio (excluding vacant property costs) (B)/(C)	7.1%	7.5%

v EPRA net initial yield and 'topped up' net initial yield

As at 31 March	2026 £m	2025 £m
Investment property – wholly owned[1]	7,575.3	6,122.4
Investment property – share of joint ventures	65.5	69.9
Trading property	1.1	1.1
Less development properties	(101.2)	(16.5)
Less non-controlling interest	(21.3)	(38.1)
Completed property portfolio	7,519.4	6,138.8
Allowance for:		
Estimated purchasers' costs	511.3	417.4
Estimated costs to complete	42.4	25.3
EPRA property portfolio valuation (A)	8,073.1	6,581.5
Annualised passing rental income	412.6	326.8
Share of joint ventures	3.7	4.0
Less development properties	(1.4)	–
Annualised net rents (B)	414.9	330.8
Contractual rental increase across the portfolio	9.7	4.1
'Topped up' net annualised rent (C)	424.5	334.9
EPRA net initial yield (B/A)	5.1%	5.0%
EPRA 'topped up' net initial yield (C/A)	5.3%	5.1%

1 Wholly owned investment property includes assets held for sale of £47.8 million (2025: £10.4 million)

vi EPRA vacancy rate

As at 31 March	2026 £m	2025 £m
Annualised estimated rental value of vacant premises	11.1	7.1
Portfolio estimated rental value[1]	476.6	368.9
EPRA vacancy rate	2.3%	1.9%

1 Excludes development properties

Supplementary information continued

(not audited)

vii EPRA capital expenditure analysis

As at 31 March	100% owned[5] £m	JV £m	NCI £m	Total 2026 £m	100% owned[5] £m	JV £m	NCI £m	Total 2025 £m
Opening valuation	6,395.4	69.9	(38.1)	6,427.2	6,241.8	67.1	(36.4)	6,272.5
Acquisitions[1]	1,526.6	–	–	1,526.6	284.7	–	–	284.7
Developments[2,4]	95.8	–	–	95.8	20.5	–	–	20.5
Investment properties								
– incremental lettable space[3]	2.3	–	–	2.3	13.6	–	–	13.6
– no incremental lettable space[3]	11.7	1.9	(0.7)	12.9	10.0	0.2	(0.2)	10.0
– tenant incentives[9]	48.5	(0.1)	0.3	48.7	44.2	(0.3)	(0.1)	43.8
Capitalised interest[4]	3.5	–	–	3.5	3.4	–	–	3.4
Total EPRA capex	1,688.4	1.8	(0.4)	1,689.8	376.4	(0.1)	(0.3)	376.0
Disposals[6]	(303.4)	(7.5)	16.6	(294.3)	(323.7)	–	–	(323.7)
Revaluation[7]	62.1	1.3	0.6	64.0	101.0	2.9	(1.4)	102.5
Foreign currency	5.8	–	–	5.8	(2.9)	–	–	(2.9)
Income strip gross up[7,8]	6.1	–	–	6.1	9.5	–	–	9.5
ROU asset	13.5	–	–	13.5	(6.7)	–	–	(6.7)
Closing valuation	7,867.9	65.5	(21.3)	7,912.1	6,395.4	69.9	(38.1)	6,427.2

1 Group acquisitions in the year include completed investment properties as reflected in note 9 to the financial statements
2 Group developments include acquisitions, capital expenditure and lease incentive movements on properties under development as reflected in note 9 after excluding capitalised interest noted in footnote 4 below
3 Group capital expenditure on completed properties, as reflected in note 9 to the financial statements after excluding capitalised interest noted in footnote 4 below
4 Capitalised interest on investment properties of £0.9 million (2025: £1.1 million) and development properties of £2.6 million (2025: £2.3 million)
5 Including trading property of £1.1 million (2025: £1.1 million) and assets held for sale of £47.8 million (2025: £10.4 million)
6 Group disposals include assets held for sale
7 Group revaluation and income strip movements are reflected together as profit on revaluation of investment properties in the income statement of £68.2 million (2025: £106.0 million)
8 Prior year movement of £9.5 million comprises an adjustment of £4.5 million to incorporate an inflation adjustment and a gross up of £5.0 million which is included in the income statement
9 Reflects rent free movements, rent smoothing of fixed and minimum uplifts and amortisation of incentives

Supplementary information continued

(not audited)

viii Total accounting return

For the year to 31 March	2026 pence per share	2025 pence per share
EPRA net tangible assets per share		
– at end of year	200.6	199.2
– at start of year	199.2	191.7
Increase in the year	1.4	7.5
Dividend paid	12.4	11.1
Total increase	13.8	18.6
Total accounting return[1]	6.9%	9.7%

1 Total accounting return after adjusting for M&A costs is 7.7%

ix Portfolio split and valuation

As at 31 March	100% owned £m	JV £m	NCI £m	2026 £m	2026 %	2025 £m	2025 %
Mega distribution	316.5	–	–	316.5	4.2	315.1	5.1
Regional distribution	802.8	–	–	802.8	10.5	726.8	11.8
Urban logistics	2,904.4	–	–	2,904.4	38.1	1,796.0	29.2
Logistics	4,023.7	–	–	4,023.7	52.8	2,837.9	46.1
Convenience	1,010.6	65.5	(21.3)	1,054.8	13.8	977.7	15.9
Entertainment & leisure	1,539.6	–	–	1,539.6	20.2	1,297.8	21.1
Healthcare & education	921.5	–	–	921.5	12.1	931.1	15.1
Long income	3,471.7	65.5	(21.3)	3,515.9	46.1	3,206.6	52.1
Other	81.0	–	–	81.0	1.1	110.8	1.8
Total property portfolio	7,576.4	65.5	(21.3)	7,620.6	100.0	6,155.3	100.0
Income strip gross up[1]	237.1	–	–	237.1		231.0	
Head lease assets	54.4	–	–	54.4		40.9	
	7,867.9	65.5	(21.3)	7,912.1		6,427.2	

1 Represents the gross up of assets associated with the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022, as reflected in note 14a(ii)

x Investment portfolio yields

As at 31 March	EPRA NIY %	EPRA topped up NIY %	2026 Equivalent yield %	EPRA NIY %	EPRA topped up NIY %	2025 Equivalent yield %
Logistics	4.8	5.0	6.2	4.6	4.6	5.8
Long income	5.5	5.6	6.7	5.5	5.5	6.7
Other	5.4	5.6	7.4	4.9	4.9	6.9
Investment portfolio	5.1	5.3	6.4	5.0	5.1	6.3

xi Investment portfolio – Key statistics

As at 31 March 2026	Area '000 sq ft	WAULT to expiry years	WAULT to first break years	Occupancy %	Average rent £ per sq ft
Logistics	27,326	10.3	8.7	96.7	8.1
Long income[1]	8,773	23.3	22.0	98.8	20.0
Other	502	18.5	18.2	100.0	9.4
Investment portfolio	36,601	16.9	15.5	97.7	11.0

1 Due to having minimal internal areas, car parks and theme parks have been excluded from the long income average rent per sq ft

xii Total property returns

For the year to 31 March	All property 2026 %	All property 2025 %
Capital return	1.4	2.5
Income return	5.6	5.7
Total return	7.1	8.3

Supplementary information continued

(not audited)

xiii Net contracted rental income[1]

As at 31 March	2026 £m	2025 £m
Logistics	210.7	142.7
Long income	209.0	189.5
Other	4.8	6.0
Investment portfolio	424.5	338.2
Development	7.6	2.2
Total portfolio	432.1	340.4

1 Contracted rent net of income strip and head lease payments

xiv Rent subject to expiry

As at 31 March 2026	Within 3 years %	Within 5 years %	Within 10 years %	Within 15 years %	Within 20 years %	Within 25 years %
Logistics	13.0	24.3	56.3	81.4	92.3	97.2
Long income	2.3	6.5	15.6	45.1	60.3	67.8
Other	6.0	14.8	26.1	30.8	30.8	90.7
Investment portfolio	7.5	15.3	35.5	62.6	75.5	82.3

xv Contracted rent subject to inflationary or fixed uplifts

As at 31 March	2026 £m	2026 %	2025 £m	2025 %
Logistics	103.1	48.7	85.4	59.6
Long income	194.2	88.7	179.4	90.1
Other	2.9	60.0	4.2	70.0
Investment portfolio	300.2	69.0	269.0	77.2

xvi Top ten assets (by value)

As at 31 March 2026	Area '000 sq ft	Net contracted rent £m	Occupancy %	WAULT to expiry years	WAULT to first break years
Alton Towers Park	n/a	9.9	100	51.3	51.3
Ramsay Rivers Hospital	193	10.2	100	11.1	11.1
Thorpe Park	n/a	7.4	100	51.3	51.3
Bedford Link, Bedford	715	6.0	100	15.2	13.4
Primark, Islip	1,062	6.2	100	14.5	14.5
Great Bear, Dagenham	454	4.8	100	17.5	17.5
Ramsay Springfield Hospital	85	5.9	100	11.1	11.1
Heide Park	n/a	6.0	100	51.4	51.4
Argos, Bedford	658	4.8	100	8.0	8.0
THG, Warrington	686	4.7	100	18.7	18.7

xvii Top ten occupiers

As at 31 March 2026	Net contracted rental income £m	Net contracted rental income %
Ramsay Health Care	39.4	9.1
Merlin Entertainments	33.6	7.8
Travelodge	21.1	4.9
Premier Inn	14.0	3.3
Booker	9.7	2.2
Marks & Spencer	8.1	1.9
Great Bear	7.0	1.6
Tesco	6.6	1.5
Primark	6.2	1.4
Amazon	5.7	1.3
Total	151.4	35.0

Supplementary information continued

(not audited)

xviii Loan to value

As at 31 March	100% owned £m	JV £m	NCI £m	2026 £m	2025 £m
Gross debt	2,952.3	–	–	2,952.3	2,073.2
Less: Fair value adjustments	24.9	–	–	24.9	17.4
Less: Cash balances	(143.4)	(3.0)	1.6	(144.8)	(83.2)
Net debt	2,833.8	(3.0)	1.6	2,832.4	2,007.4
Acquisitions exchanged in the year	–	–	–	–	14.7
Disposals exchanged in the year[1]	(53.9)	–	–	(53.9)	(10.6)
Adjusted net debt (A)	2,779.9	(3.0)	1.6	2,778.5	2,011.5
Exclude:					
Acquisitions exchanged in the year	–	–	–	–	(14.7)
Disposals exchanged in the year[1]	53.9	–	–	53.9	10.6
Include:					
Net payables	153.7	1.0	1.0	155.7	129.3
EPRA net debt (B)	2,987.5	(2.0)	2.6	2,988.1	2,136.7
Investment properties at fair value	7,527.5	65.5	(21.3)	7,571.7	6,143.8
Properties held for sale	47.8	–	–	47.8	10.4
Trading properties	1.1	–	–	1.1	1.1
Total property portfolio	7,576.4	65.5	(21.3)	7,620.6	6,155.3
Acquisitions exchanged in the year	–	–	–	–	14.7
Disposals exchanged in the year[2]	(47.8)	–	–	(47.8)	(10.4)
Adjusted property portfolio (C)	7,528.6	65.5	(21.3)	7,572.8	6,159.6
Exclude:					
Acquisitions exchanged in the year	–	–	–	–	(14.7)
Disposals exchanged in the year[2]	47.8	–	–	47.8	10.4
Include:					
Financial assets	5.3	–	–	5.3	8.9
EPRA property portfolio (D)	7,581.7	65.5	(21.3)	7,625.9	6,164.2
Loan to value (A)/(C)				36.7%	32.7%
EPRA Loan to value (B)/(D)				39.2%	34.7%

1 Reflects disposal proceeds of assets held for sale of £48.4 million and other completed sales of £5.5 million
2 Reflects the book value of assets held for sale of £47.8 million as stated in note 9b

xix Acquisitions and disposals

As at 31 March	2026 £m	2025 £m
Acquisition costs		
Completed in the year	1,526.6	284.7
Exchanged in the previous year	(14.7)	(2.3)
Exchanged but not completed in the year	–	14.7
Forward funded investments classified as developments	49.9	58.6
Transaction costs and other	(13.2)	(12.6)
Exchanged in the year	1,548.6	343.1
Disposal proceeds		
Completed in the year – Group	288.4	322.5
Completed in the year – share of JV and NCI	(12.8)	–
Exchanged in the previous year	(15.3)	(9.3)
Exchanged but not completed/received in the year[1]	53.9	15.3
Transaction costs and other	3.9	13.4
Exchanged in the year	318.1	341.9

1 Reflects disposal proceeds of assets held for sale of £48.4 million and other completed sales of £5.5 million (2025: £15.3 million)

Supplementary information continued

(not audited)

xx Cash earnings cover

For the year to 31 March	Note	2026 £m
EPRA earnings	8	305.3
Rent free and amortisation adjustments[1]	9	(51.2)
Capitalised costs[2]	4,5	(5.5)
Share based payment	4	5.7
Unwinding of discount on fixed rate debt acquired	5	5.9
Amortisation of loan issue costs	5	5.2
Movement rent provisions	11	0.5
Other		10.5
Cash earnings	A	276.4
Dividend charge for the year net of scrip saving[3]	B	275.9
Cash earnings cover	A/B	100%

1 Reflects the smoothing of rent free periods and fixed and minimum uplifts
2 Capitalised interest of £3.5 million (note 5) and staff costs of £2.0 million (note 4)
3 Based on the average scrip take up over the preceding 12 months of 5%

Glossary

Building Research Establishment Environmental Assessment Methodology ('BREEAM')

An assessment and certification method for buildings.

Carbon Neutral

Companies, processes, and buildings become carbon neutral when they calculate their carbon emissions and compensate for what they have produced via carbon offsetting projects.

Capital Return

The valuation movement on the property portfolio adjusted for capital expenditure and expressed as a percentage of the capital employed over the period.

Chief Operating Decision Makers ('CODMs')

The Executive Directors, Senior Leadership Team members and other senior managers.

CO_2e

Carbon dioxide equivalents (CO_2e) provide a unit for expressing greenhouse gas (GHG) emissions, converting gases such as methane and nitrous oxide into the equivalent amount of carbon dioxide (CO_2) based on their warming potential. Emissions are reported in kilograms or tonnes of CO_2 equivalent ($kgCO_2e$ and tCO_2e).

Code

The UK Corporate Governance Code published by the Financial Reporting Council in January 2024, publicly available at www.frc.org.uk which sets out principles of good corporate governance for listed companies. The 2024 Code applies to financial years beginning on or after 1 January 2025, other than Provision 29 which will apply to financial years beginning on or after 1 January 2026.

Contracted Rent

The annualised rent excluding rent free periods.

Cost of Debt

Weighted average interest rate payable.

CRREM Modelling

The Carbon Risk Real Estate Monitor ('CRREM') tool models an asset's performance to determine the year it will become 'stranded'. Stranding is the point in time when the asset will not meet future energy efficiency standards and whose energy upgrade will not be financially viable.

Debt Maturity

Weighted average period to expiry of debt drawn.

Distribution

The term is used synonymously with 'Logistics' and means the organisation and implementation of operations to manage the flow of physical items from origin to the point of consumption by the end user.

Embodied Carbon

Embodied carbon refers to the emissions associated with materials and construction processes throughout the whole life cycle of a building or infrastructure. It is typically associated with any processes, materials, or products used to construct, maintain, repair, refurbish, and repurpose a building. LondonMetric's development-related emissions account only for upfront embodied carbon, which refers to the emissions up to practical completion before the building begins to be used by an occupier.

Energy Performance Certificate ('EPC')

Required certificate whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for ten years. An EPC contains information about a property's energy use and typical energy costs, and recommendations about how to reduce energy use and save money.

EPRA Cost Ratio

Administrative and operating costs (including and excluding costs of direct vacancy) as a percentage of gross rental income.

EPRA Earnings per share ('EPS')

Earnings from the Group's property rental business divided by the weighted average number of shares in issue over the period.

EPRA Loan to Value ('LTV')

Net debt and net current payables if applicable, divided by the total property portfolio value including net current receivables if applicable and financial assets due from the non-controlling interest.

EPRA Net Disposal Value per share

Represents the shareholders' value under a disposal scenario, where assets are sold and/or liabilities are not held to maturity. Therefore, this measure includes an adjustment to mark to market the Group's fixed rate debt and public bond.

EPRA Net Reinstatement Value per share

This reflects the value of net assets required to rebuild the entity, assuming that entities never sell assets. Assets and liabilities, such as fair value movements on financial derivatives that are not expected to crystallise in normal circumstances, are excluded. Investment property purchasers' costs are included.

EPRA Net Tangible Assets per share ('NTA')

This reflects the value of net assets on a long term, ongoing basis assuming entities buy and sell assets. Assets and liabilities, such as fair value movements on financial derivatives that are not expected to crystallise in normal circumstances, are excluded.

EPRA Net Initial Yield

Annualised rental income based on cash rents passing at the balance sheet date, less non recoverable property operating expenses, expressed as a percentage of the market value of the property, after inclusion of estimated purchaser's costs.

EPRA Topped Up Net Initial Yield

EPRA net initial yield adjusted for expiration of rent free periods or other lease incentives such as discounted rent periods and stepped rents.

EPRA Vacancy

The Estimated Rental Value ('ERV') of immediately available vacant space as a percentage of the total ERV of the Investment Portfolio.

Glossary continued

Equivalent Yield
The weighted average income return expressed as a percentage of the market value of the property, after inclusion of estimated purchaser's costs.

ESOS
Energy Savings Opportunity Scheme ('ESOS') is a mandatory energy assessment scheme designed to identify tailored, cost effective measures that enable participating organisations to save energy and reduce carbon emissions and costs.

Estimated Rental Value ('ERV')
The external valuers' opinion of the open market rent which, on the date of valuation, could reasonably be expected to be obtained on a new letting or rent review of a property.

European Public Real Estate Association ('EPRA')
EPRA is the industry body for European Real Estate Investment Trusts ('REITs').

European Single Electronic Format ('ESEF')
ESEF is the electronic reporting format required from 1 January 2021 to facilitate access, analysis and comparison of annual financial reports.

Financial Conduct Authority ('FCA')
The Financial Conduct Authority is a regulatory body, operating independently of the UK Government, which regulates financial firms providing services to consumers and maintains the integrity of the financial markets in the UK.

GHG
Greenhouse gases ('GHG') are gases that contribute directly to climate change by trapping heat in the Earth's atmosphere. The most common of these gases is carbon.

Green Lease
A green lease is a standard form lease with additional clauses that provide for the management and improvement of a building's environmental performance by both owner and occupier(s). For LondonMetric, this includes clauses around data sharing, EPC rating preservation, smart metering, and yielding up.

GRESB
Global Real Estate Sustainability Benchmark ('GRESB') is an investor-driven global sustainability benchmark and reporting framework for property companies, funds, developers, and investors in real estate.

Gross Rental Income
Rental income for the period from let properties reported under IFRS, after accounting for lease incentives and rent free periods. Gross rental income will include, where relevant, turnover based rent, surrender premiums and car parking income.

Group
LondonMetric Property Plc and its subsidiaries.

Highcroft Investments plc ('Highcroft')
Incorporated in the UK with company number 00224271.

Highcroft Acquisition/Takeover
The acquisition of the entire issued share capital of Highcroft Investments plc implemented by way of a Scheme of Arrangement under Part 26 of the Companies Act 2006.

IFRS
The International Financial Reporting Standards issued by the International Accounting Standards Board and adopted by the UK.

IFRS Net Assets
The Group's equity shareholders' funds at the period end including the net assets attributable to the non-controlling interest.

IFRS Net Assets per share
IFRS net assets divided by the number of shares in issue at the balance sheet date.

IFRS Reported Profit
The Group's equity shareholders' profit for the period excluding the profit for the period attributable to the non-controlling interest.

Income Return
Net rental income expressed as a percentage of capital employed over the period.

Income Strip
Through the sale of a 65 year income strip of Alton Towers and Thorpe Park in 2022, the Group has an obligation to pay rental income equivalent to 30% of the annual rental income received from the tenant and the ability to acquire the freehold back in 2087 for £1.

Investment Portfolio
The Group's property portfolio excluding development, land holdings and residential properties.

Investment Property Databank ('IPD')
IPD is a wholly owned subsidiary of MSCI producing an independent benchmark of property returns and the Group's portfolio returns.

IPCC
The Intergovernmental Panel on Climate Change ('IPCC') is the United Nations body for assessing the science related to climate change. They developed the Representative Concentration Pathways ('RCPs'), which describe four different 21st-century pathways of greenhouse gas ('GHG') emissions and atmospheric concentrations, air pollutant emissions and land use.

Like for Like Income Growth ('LFL')
The movement in contracted rental income on properties owned through the period under review, excluding properties held for development and residential.

Listing Rules
The listing rules of the FCA made under the Financial Services and Markets Act 2000 as amended from time to time.

Loan to Value ('LTV')
Net debt expressed as a percentage of the total property portfolio value at the period end, adjusted for deferred completions on sales and acquisitions that exchanged in the period.

Logistics
The term is used synonymously with 'Distribution' and means the organisation and implementation of operations to manage the flow of physical items from origin to the point of consumption by the end user.

Glossary continued

Low carbon heating

Low carbon heating refers to systems that reduce the reliance on fossil fuels and their associated carbon emissions to heat properties. These include but are not limited to heat pumps, electric boilers, biomass boilers, micro-CHP systems, solar water heating, and other hybrid systems.

LXi Acquisition/Merger

The acquisition of the entire issued share capital of LXi REIT plc implemented by way of a Scheme of Arrangement under Part 26 of the Companies Act 2006 and deemed a reverse takeover and Class 1 transaction pursuant to the Listing Rules.

LXi REIT plc ('LXi')

LXi REIT plc (now LXi Limited). Incorporated in the UK with company number 10535081.

MEES

The Minimum Energy Efficiency Standards ('MEES') Regulations establish a minimum level of energy efficiency for rented property in England and Wales. From April 2023, they require private rented properties to have a minimum Energy Performance Certificate ('EPC') rating of E unless they have registered a valid exemption. This is set to rise to EPC 'B' by 2030.

Net Debt

The Group's secured and unsecured loans net of cash balances at the period end.

Net Rental Income

Gross rental income receivable after deduction for ground rents and other net property outgoings including void costs and net service charge expenses.

Net Zero

Companies, processes, and buildings become Net Zero when they reduce their absolute carbon emissions to a minimum, with only the remaining hard-to-abate residual emissions being offset.

NNN

NNN, or Triple Net Lease, is a type of lease agreement commonly used in commercial real estate. In a NNN lease, the tenant is responsible for paying key expenses in addition to the base rent.

NNN REIT

Also known as Triple Net Lease Real Estate Investment Trust, is a type of real estate investment trust ('REIT') that specialises in properties leased to tenants under triple net leases. In a triple net lease, the tenant agrees to pay all ongoing operating expenses associated with the property, in addition to rent and utilities.

Occupancy Rate

The ERV of the let units as a percentage of the total ERV of the Investment Portfolio.

Operational Control Consolidated Approach

Under the operational control consolidated approach, a company accounts for 100% of emissions from operations over which it or one of its subsidiaries has operational control. It does not account for GHG emissions from operations in which it owns an interest but has no control.

Passing Rent

The gross rent payable by tenants under operating leases, less any ground rent payable under head leases and the income strip.

Property Income Distribution ('PID')

Dividends from profits of the Group's tax-exempt property rental business under the REIT regulations. The PID dividend is paid after deducting withholding tax at the basic rate.

Real Estate Investment Trust ('REIT')

A listed property company which qualifies for and has elected into a tax regime which is exempt from corporation tax on profits from property rental income and UK capital gains on the sale of investment properties.

REGOs

Renewable Energy Guarantees of Origin Certificates ('REGOs') demonstrate that electricity has been generated from renewable sources.

Total Accounting Return ('TAR')

The movement in EPRA Net Tangible Assets per share plus the dividend paid during the period expressed as a percentage of the EPRA net tangible assets per share at the beginning of the period.

Total Property Return ('TPR')

Unlevered weighted capital and income return of the property portfolio as calculated by MSCI.

Total Shareholder Return ('TSR')

The movement in the ordinary share price as quoted on the London Stock Exchange plus dividends per share assuming that dividends are reinvested at the time of being paid.

Triple Net Lease

Triple Net Lease, or NNN, is a type of lease agreement commonly used in commercial real estate. In a NNN lease, the tenant is responsible for paying key expenses in addition to the base rent.

Triple Net Lease REIT

Also known as NNN REIT, is a type of real estate investment trust ('REIT') that specialises in properties leased to tenants under triple net leases. In a triple net lease, the tenant agrees to pay all ongoing operating expenses associated with the property, in addition to rent and utilities.

UK Sustainability Reporting Standards ('SRS')

UK SRS S1 and UK SRS S2 set out a framework for corporate disclosures. UK SRS S1 includes the general framework for applying UK SRS, as well as requirements on general sustainability-related risks and opportunities. UK SRS S2 sets out requirements on climate-related risks and opportunities.

Urban Logistics REIT Plc ('ULR' or 'Urban Logistics REIT')

Urban Logistics REIT Plc (now Urban Logistics REIT Limited). Incorporated in the UK with company number 09907096.

ULR Acquisition/Takeover

The acquisition of the entire issued share capital of Urban Logistics REIT Plc implemented by way of a Scheme of Arrangement under Part 26 of the Companies Act 2006.

Weighted Average Interest Rate

The total loan interest and derivative costs per annum (including the amortisation of finance costs) divided by the total debt in issue at the period end.

Weighted Average Unexpired Lease Term ('WAULT')

Average unexpired lease term across the Investment Portfolio weighted by Contracted Rent.

Notice of Annual General Meeting

This document is important and requires your immediate attention. If you are in any doubt as to the action you should take, you should seek your own personal financial advice from your stockbroker, bank manager, solicitor, accountant, or other financial advisor authorised under the Financial Services and Markets Act 2000.

If you have sold or otherwise transferred all your ordinary shares, please send this document, together with the accompanying documents, as soon as possible to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for delivery to the purchaser or transferee.

Notice is hereby given that the Annual General Meeting of the members of LondonMetric Property Plc (Registered number 7124797) will be held at The Connaught Hotel, Carlos Place, Mayfair, London W1K 2AL on 9 July 2026 at 10.00 am.

Resolutions 1 to 15 (inclusive) will be proposed as ordinary resolutions and resolutions 16 to 19 (inclusive) will be proposed as special resolutions. Voting on all resolutions will be by way of poll.

1. That the Annual Report and Accounts for the year ended 31 March 2026 be received.
2. That the Annual Report on Remuneration in the form set out in the Annual Report and Accounts for the year ended 31 March 2026 be approved.
3. That the Directors' Remuneration Policy in the form set out in the Annual Report and Accounts for the year ended 31 March 2026 be approved and that the proposed amendment to the rules of the 2023 Long Term Incentive Plan (the 'LTIP'), as summarised in the explanatory notes section of this Notice, be approved and the Directors be authorised to adopt such amendment and do all such other acts and things as they may consider appropriate to implement such amendment.
4. That Deloitte LLP be reappointed as auditor of the Company, to hold office until the conclusion of the next general meeting at which accounts are laid before the Company.
5. That the Directors be authorised to determine the remuneration of the auditor.
6. That Andrew Jones be re-elected as a Director.
7. That Martin McGann be re-elected as a Director.
8. That Alistair Elliott be re-elected as a Director.
9. That Suzanne Avery be re-elected as a Director.
10. That Robert Fowlds be re-elected as a Director.
11. That Katerina Patmore be re-elected as a Director.
12. That Suzy Neubert be re-elected as a Director.
13. That Nicholas Leslau be re-elected as a Director.
14. That Sandra Gumm be re-elected as a Director.
15. That the Directors be and they are hereby generally and unconditionally authorised in accordance with Section 551 of the Companies Act 2006 (the '2006 Act'), in substitution for all existing authorities:
    a. to exercise all the powers of the Company to allot shares and to make offers or agreements to allot shares in the Company or grant rights to subscribe for or to convert any security into shares in the Company (together 'Relevant Securities') up to a maximum aggregate nominal amount of £78,159,402, such amount to be reduced by the nominal amount of any equity securities (within the meaning of Section 560 of the 2006 Act) allotted under paragraph 15b below in excess of £78,159,402; and
    b. to exercise all the powers of the Company to allot equity securities (within the meaning of Section 560 of the 2006 Act) up to a maximum aggregate nominal amount of £156,318,804, such amount to be reduced by any Relevant Securities allotted or granted under paragraph 15a above, provided that this authority may only be used in connection with a rights issue in favour of holders of ordinary shares and other persons entitled to participate therein where the equity securities respectively attributable to the interests of all those persons at such record date as the Directors may determine are proportionate (as nearly as may be) to the respective numbers of equity securities held by them or are otherwise allotted in accordance with the rights attaching to such equity securities subject to such exclusions or other arrangements as the Directors may consider necessary or expedient to deal with fractional entitlements or legal difficulties under the laws of any territory or the requirements of a regulatory body or stock exchange or by virtue of shares being represented by depositary receipts or any other matter whatsoever,

    provided that the authorities in paragraphs 15a and 15b shall expire at the conclusion of the next Annual General Meeting of the Company after the passing of this resolution (or, if earlier, on the date which is 15 months after the date of this Annual General Meeting), except that the Company may before such expiry make an offer or agreement which would or might require Relevant Securities or equity securities as the case may be to be allotted (and treasury shares to be sold) after such expiry and the Directors may allot Relevant Securities or equity securities (and sell treasury shares) in pursuance of any such offer or agreement as if the authority in question had not expired.
16. That, if resolution 15 is passed, the Directors be and are empowered, in accordance with Sections 570 and 573 of the 2006 Act, to allot equity securities (as defined in Section 560(1) of the 2006 Act) for cash pursuant to the authority conferred by resolution 15 and/or by way of a sale of treasury shares as if Section 561(1) of the 2006 Act did not apply to any such allotment or sale, provided that this power shall be limited to:
    a. the allotment of equity securities and sale of treasury shares for cash in connection with an offer of, or invitation to apply for, equity securities made to (but in the case of the authority conferred by paragraph 15b of resolution 15 above, by way of a rights issue only):
        (i) to ordinary shareholders in proportion (as nearly as may be practicable) to their existing holdings; and/or
        (ii) to holders of other equity securities as required by the rights of those securities,

        or, if the Directors otherwise consider necessary, and so that the Directors may impose any limits or restrictions and make any arrangements which they consider necessary or appropriate to deal with any treasury shares, fractional entitlements, record dates, legal, regulatory or practical problems in, or under the laws of, any territory or any other matter; and
    b. the allotment of equity securities or sale of treasury shares (otherwise than under paragraph 16a above), up to a maximum aggregate nominal amount of £23,447,821,

Notice of Annual General Meeting continued

provided that this power shall expire at the conclusion of the next Annual General Meeting of the Company (or, if earlier, on the date which is 15 months after the date of this Annual General Meeting) but prior to its expiry the Company may make offers, and enter into agreements, which would, or might, require equity securities to be allotted (and treasury shares to be sold) after the authority expires and the Directors may allot equity securities (and sell treasury shares) under any such offer or agreement as if the authority had not expired.

17. That, if resolution 15 is passed, the Directors be and are empowered, in accordance with Sections 570 and 573 of the 2006 Act, in addition to any authority granted under resolution 16 to allot equity securities (as defined in Section 560(1) of the 2006 Act) for cash pursuant to the authority conferred by resolution 15 and/or by way of a sale of treasury shares as if Section 561(1) of the 2006 Act did not apply to any such allotment or sale, such power to be:

    a. limited to the allotment of equity securities or sale of treasury shares up to a maximum aggregate nominal amount of £23,447,821; and

    b. used only for the purposes of financing (or refinancing, if the authority is to be used within six months after the original transaction) a transaction which the Directors determine to be an acquisition or other capital investment of a kind contemplated by the Statement of Principles on Disapplying Pre-Emption Rights most recently published by the Pre-Emption Group prior to the date of this notice,

    provided that this power shall expire at the end of the next Annual General Meeting of the Company (or, if earlier, on the date which is 15 months after the date of this Annual General Meeting) but, in each case, prior to its expiry the Company may make offers, and enter into agreements which would, or might, require equity securities to be allotted (and treasury shares to be sold) after the authority expires and the Directors may allot equity securities (and sell treasury shares) under any such offer or agreement as if the authority in question had not expired.

18. That the Company be and is hereby generally and unconditionally authorised, in accordance with Section 701 of the 2006 Act, to make market purchases (within the meaning of Section 693(4) of the 2006 Act) of ordinary shares of 10p each in the capital of the Company ('ordinary shares') on such terms and in such manner as the Directors may from time to time determine provided that:

    a. the maximum aggregate number of ordinary shares authorised to be purchased is 234,478,206;

    b. the minimum price which may be paid for an ordinary share is 10p being the nominal amount thereof (exclusive of expenses payable by the Company);

    c. the maximum price which may be paid for an ordinary share (exclusive of expenses payable by the Company) cannot be more than the higher of:

        (i) 105% of the average market value of an ordinary share as derived from the London Stock Exchange's Daily Official List for the five business days prior to the day on which the ordinary share is contracted to be purchased; and

        (ii) the value of an ordinary share calculated on the basis of the higher of: (A) the last independent trade of; or (B) the highest current independent bid for, any number of ordinary shares on the trading venue where the market purchase by the Company will be carried out; and

    d. this authority shall expire at the conclusion of the next Annual General Meeting of the Company (or, if earlier, on the date which is 15 months after the date of this Annual General Meeting) except that the Company may before such expiry make a contract to purchase its own shares which will or may be completed or executed wholly or partly after such expiry and the Company may purchase its ordinary shares pursuant to such contract as if this authority had not expired.

19. That the Company is authorised to call any general meeting of the Company other than the Annual General Meeting by notice of at least 14 clear days during the period beginning on the date of the passing of this resolution and ending on the conclusion of the next Annual General Meeting of the Company.

By order of the Board

Jadzia Duzniak
Company Secretary
21 May 2026

Notice of Annual General Meeting continued

Notes to the Notice of the Annual General Meeting:

(i) Shareholders entitled to attend and vote at the meeting may appoint one or more proxies (who need not be shareholders) to attend, speak and vote on their behalf, provided that each proxy is appointed to exercise the rights attaching to the different shares held by him or her.

(ii) Your proxy could be the Chair, another Director of the Company or another person who has agreed to attend and represent you. Your proxy will vote as you instruct and must attend the meeting for your vote to be counted. Details of how to appoint the Chair (or another person) as your proxy are set out in the notes to the proxy form.

(iii) Any person to whom this Notice is sent who is a person nominated under Section 146 of the 2006 Act to enjoy information rights (a 'Nominated Person') may, under an agreement between him/her and the shareholder by whom he/she was nominated, have a right to be appointed (or to have someone else appointed) as a proxy for the Annual General Meeting. If a Nominated Person has no such proxy appointment right, or does not wish to exercise it, he/she may, under any such agreement, have a right to give instructions to the shareholder as to the exercise of voting rights.

The statement of rights of shareholders in relation to the appointment of proxies in paragraph (i) above does not apply to Nominated Persons. The rights described in that paragraph can only be exercised by shareholders of the Company.

(iv) To have the right to attend and vote at the meeting you must hold ordinary shares in the Company and your name must be entered on the share register of the Company in accordance with note (vi) below.

(v) You will not have received a hard copy proxy form for the Annual General Meeting in the post. Shareholders can instead vote electronically via the Investor Centre, a free app for smartphone and tablet provided by MUFG Corporate Markets (the company's registrar). It allows you to securely manage and monitor your shareholdings in real time, take part in online voting, keep your details up to date, access a range of information including payment history and much more.

The app is available to download on both the Apple App Store and Google Play, or by scanning the relevant QR code below. Alternatively, you may access the Investor Centre via a web browser at: https://uk.investorcentre.mpms.mufg.com/.

Download on the App Store | GET IT ON Google Play

You will need to log into your Investor Centre account or register if you have not previously done so. Once you have setup your account you will need to add your shareholding by clicking 'Add Holding' in the 'Portfolio' section and following the on-screen instructions. You will require your Investor Code (IVC) to add your shareholding. You can find your IVC on your share certificate or by contacting our Registrar, MUFG Corporate Market by emailing them at shareholderenquiries@cm.mpms.mufg.com or by calling on 0371 664 0300.

Proxy votes should be submitted as early as possible and, in any event, no later than 10.00 am on 7 July 2026 (or, in the event of an adjournment, not less than two business days before the stated time of the adjourned meeting).

You may request a hard copy proxy form directly from the Company's registrars, MUFG Corporate Markets by emailing shareholderenquiries@cm.mpms.mufg.com or by post at MUFG Corporate Markets, PXS 1, Central Square, 29 Wellington Street, Leeds, LS1 4DL. To be valid, any hard copy proxy form (and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy thereof) must be received by post or (during normal business hours only) by hand at the Company's registrars, MUFG Corporate Markets, Central Square, 29 Wellington Street, Leeds, LS1 4DL by no later than 10.00 am on 7 July 2026 (or, in the event of an adjournment, not less than two business days before the stated time of the adjourned meeting).

Where you have appointed a proxy using the hard copy proxy form and would like to change the instructions using another hard copy proxy form, please contact MUFG Corporate Markets at PXS 1, Central Square, 29 Wellington Street, Leeds, LS1 4DL. The deadline for receipt of proxy appointments (see above) also applies in relation to amended instructions.

Completion and return of a proxy form will not preclude members from attending and voting at the meeting should they wish to do so. Unless otherwise indicated on the Form of Proxy, CREST, Proxymity or any other electronic voting instruction, the proxy will vote as they think fit or, at their discretion, withhold from voting.

Any attempt to terminate or amend a proxy appointment received after the relevant deadline will be disregarded. Where two or more valid separate appointments of proxy are received in respect of the same share in respect of the same meeting, the one which is last sent shall be treated as replacing and revoking the other or others.

If you need help with voting online, or require a paper proxy form, please contact the Company's registrars, MUFG Corporate Markets by email at: shareholderenquiries@cm.mpms.mufg.com, or you may call MUFG Corporate Markets on 0371 664 0300 if calling from the UK, or +44 (0) 371 664 0300 if calling from outside of the UK. Calls are charged at the standard geographic rate and will vary by provider. Calls outside the United Kingdom will be charged at the applicable international rate; lines are open 9.00 am to 5.30 pm, Monday to Friday excluding public holidays in England and Wales.

(vi) The time by which a person must be entered on the register of members in order to have the right to attend or vote at the meeting is close of business on 7 July 2026. If the meeting is adjourned, the time by which a person must be entered on the register of members in order to have the right to attend or vote at the adjourned meeting is close of business on the day that is two business days before the date fixed for the adjourned meeting. Changes to entries on the register of members after such times shall be disregarded in determining the rights of any person to attend or vote at the meeting.

(vii) CREST members who wish to appoint a proxy or proxies by utilising the CREST electronic proxy appointment service may do so by utilising the procedures described in the CREST Manual. CREST Personal Members or other CREST sponsored

Notice of Annual General Meeting continued

members, and those CREST members who have appointed a voting service provider(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.

(viii) In order for a proxy appointment or instruction made using the CREST service to be valid, the appropriate CREST message (a CREST Proxy Instruction) must be properly authenticated in accordance with Euroclear UK & International Limited's specifications and must contain the information required for such instruction, as described in the CREST Manual (available via www.euroclear.com). The message, regardless of whether it constitutes the appointment of a proxy or is an amendment to the instruction given to a previously appointed proxy must, in order to be valid, be transmitted so as to be received by the Company's registrars (ID: RA10) by 10.00 am on 7 July 2026 for receipt of proxy appointments. For this purpose, the time of receipt will be taken to be the time (as determined by the time stamp applied to the message by the CREST Application Host) from which the issuer's agent is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time, any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.

CREST members and, where applicable, their CREST sponsors or voting service providers should note that Euroclear UK & International Limited does not make available special procedures in CREST for any particular messages. Normal system timings and limitations will therefore apply in relation to the input of CREST Proxy Instructions. It is the responsibility of the CREST member concerned to take (or, if the CREST member is a CREST personal member or sponsored member or has appointed a voting service provider(s), to procure that his CREST sponsor or voting service provider(s) take(s)) such action as shall be necessary to ensure that a message is transmitted by means of the CREST system by any particular time. In this connection, CREST members and, where applicable, their CREST sponsors or voting service providers are referred, in particular, to those sections of the CREST Manual concerning practical limitations of the CREST system and timings (www.euroclear.com).

(ix) The Company may treat as invalid a CREST Proxy Instruction in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001.

(x) CREST members and, where applicable, their CREST sponsors or voting service providers should note that Euroclear UK & International Limited does not make available special procedures in CREST for any particular messages.

Normal system timings and limitations will therefore apply in relation to the input of CREST Proxy Instructions. It is the responsibility of the CREST member concerned to take (or, if the CREST member is a CREST personal member or sponsored member or has appointed a voting service provider(s), to procure that his or her CREST sponsor or voting service provider(s) take(s)) such action as shall be necessary to ensure that a message is transmitted by means of the CREST system by any particular time.

In this connection, CREST members and, where applicable, their CREST sponsors or voting system providers are referred, in particular, to those sections of the CREST Manual concerning practical limitations of the CREST system and timings.

Proxymity Voting – if you are an institutional investor you may also be able to appoint a proxy electronically via the Proxymity platform, a process which has been agreed by the Company and approved by the Registrar. For further information regarding Proxymity, please go to www.proxymity.io. Your proxy must be lodged by 10.00 am on 7 July 2026 in order to be considered valid or, if the meeting is adjourned, by the time which is 48 hours before the time of the adjourned meeting. 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. An electronic proxy appointment via the Proxymity platform may be revoked completely by sending an authenticated message via the platform instructing the removal of your proxy vote.

(xi) 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 they do not do so in relation to the same shares.

(xii) You may not use any electronic address provided either in this Notice of Annual General Meeting or any related documents (including the form of proxy) to communicate with the Company for any purposes other than those expressly stated.

(xiii) As at 20 May 2026 (being the closest practical business day before the publication of this Notice), the Company's issued share capital consisted of 2,344,782,058 ordinary shares carrying one vote each.

(xiv) Members satisfying the thresholds in Section 527 of the 2006 Act can require the Company to publish a statement on its website setting out any matter relating to:

a. the audit of the Company's accounts (including the Auditor's report and the conduct of the audit) that are to be laid before the meeting; or

b. any circumstances connected with an auditor of the Company ceasing to hold office since the last Annual General Meeting, that the members propose to raise at the meeting.

The Company cannot require the members requesting the publication to pay its expenses. Any statement placed on the website must also be sent to the Company's auditor no later than the time it makes its statement available on the website. The business which may be dealt with at the meeting includes any statement that the Company has been required to publish on its website.

(xv) Any member attending the meeting has the right to ask questions. The Company must cause to be answered any such question relating to the business being dealt with at the meeting but no such answer need be given if:

a. to do so would interfere unduly with the preparation for the meeting or involve the disclosure of confidential information;

b. the answer has already been given on a website in the form of an answer to a question; or

c. it is undesirable in the interests of the Company or the good order of the meeting that the question be answered.

Notice of Annual General Meeting continued

(xvi) A copy of this Notice, and other information required by Section 311A of the 2006 Act, can be found at www.londonmetric.com.

(xvii) The following documents are available for inspection at the registered office of the Company during normal business hours on each weekday (public holidays excluded) from the date of this Notice until the conclusion of the Annual General Meeting and at the place of the Annual General Meeting for 15 minutes prior to and during the meeting:

a. copies of the Executive Directors' service contracts with the Company;

b. copies of letters of appointment of Non Executive Directors;

c. a copy of the Articles of Association of the Company; and

d. the amended rules of the LTIP.

Should a shareholder wish to inspect any of these documents please submit a request to info@londonmetric.com.

(xviii) In the case of joint registered holders, the signature of one holder on a proxy card will be accepted and the vote of the senior holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders. For this purpose, seniority shall be determined by the order in which names stand on the register of members of the Company in respect of the relevant joint holding.

(xix) Voting on all resolutions at the Annual General Meeting will be by way of poll. The Company believes that this is the best way of representing the view of as many shareholders as possible in the voting process.

(xx) This Notice (including these notes) reflects the intention of the Board with respect to the AGM given the law in force, and relevant guidance, as at the latest practicable date before the publication of this Notice.

Shareholders should check our website to ensure they have the most up to date information available regarding the AGM.

Explanatory notes:

The information below is an explanation of the business to be considered at the Annual General Meeting.

Resolution 1 – To receive the Annual Report and Accounts

The Chair will present the Annual Report and Accounts for the year ended 31 March 2026 to the meeting. Resolution 1 is to receive the Report of the Directors, the financial statements and the Independent Auditor's report on the financial statements and on the auditable part of the Annual Report on Remuneration for the financial year ended 31 March 2026.

Resolution 2 – Annual Report on Remuneration

Resolution 2 is an ordinary resolution to approve the Annual Report on Remuneration relating to the implementation of the Company's existing Remuneration Policy. Section 439 of the 2006 Act requires UK incorporated listed companies to put their Annual Report on Remuneration to an advisory shareholder vote. As the vote is advisory it does not affect the actual remuneration paid to any individual Director. The Annual Report on Remuneration is set out in full in the Annual Report and Accounts.

Resolution 3 – Directors' Remuneration Policy and LTIP

Resolution 3 is an ordinary resolution to approve a new Directors' Remuneration Policy (which will replace the Company's existing Remuneration Policy) and an increase to the limit on grants in a year under the rules of the LTIP from 225% to 275% of salary to any individual. This is in line with the maximum grant that will be possible to an Executive Director under the proposed changes to the new Directors' Remuneration Policy. No further changes are proposed to the rules of the LTIP. Shareholders are invited to approve the Directors' Remuneration Policy which is set out on pages 123 to 135 of the Annual Report and Accounts (the 'Policy'). The Policy, which sets out the Company's forward looking policy on Directors' remuneration, is subject to a binding shareholder vote by ordinary resolution at least every three years. Once the Policy has been approved, all payments by the Company to the Directors and any former Directors must be made in accordance with the Policy (unless a payment has separately been approved by shareholder resolution). If the Company wishes to change the Policy, it will need to put a revised Directors' Remuneration Policy to a shareholder vote again before it can implement any payments pursuant to an amended Directors' Remuneration Policy. If the Policy remains unchanged, the 2006 Act requires the Company to put the Policy to shareholders for approval again no later than at the Company's 2029 Annual General Meeting.

A copy of the rules of the LTIP in the proposed amended form will be available for inspection from the date of this Notice on the National Storage Mechanism and will also be available for inspection for at least 15 minutes before and during the AGM.

Resolutions 4 and 5 – Reappointment of auditors

Resolution 4 relates to the reappointment of Deloitte LLP as the Company's auditor to hold office until the next Annual General Meeting of the Company and Resolution 5 authorises the Directors to set their remuneration.

Resolutions 6 to 14 – Re-election of Directors

Resolutions 6 to 14 deal with re-election of the Directors (as applicable). Biographies of each of the Directors seeking re-election can be found on pages 92 and 93 of the Annual Report and Accounts. The Board has confirmed, following a performance review, that all Directors standing for re-election continue to perform effectively and demonstrate commitment to their role.

Resolution 15 – Allotment of share capital

At the last Annual General Meeting of the Company the Directors were given authority to allot ordinary shares in the capital of the Company. This authority expires at the conclusion of the Annual General Meeting (or, if earlier, on the date which is 15 months after the date of the Annual General Meeting).

Your Board considers it appropriate that a similar authority be granted to allot ordinary shares in the capital of the Company up to a maximum nominal amount of £78,159,402 (representing approximately one third of the Company's issued ordinary share capital as at 20 May 2026) during the period up to the conclusion of the next Annual General Meeting of the Company. Such authority is sought in paragraph 15a of Resolution 15.

In accordance with the guidelines issued by the Investment Association, paragraph 15b of Resolution 15 will allow Directors to allot, including the shares referred to in paragraph 15a of Resolution 15, shares in the Company in connection with a pre-emptive offer by way of a rights issue to shareholders up to a maximum nominal amount of £156,318,804 (representing approximately two thirds of the issued ordinary share capital of the Company as at 20 May 2026).

Your Board considers it appropriate to seek this additional allotment authority at the Annual General Meeting in order to take advantage

Notice of Annual General Meeting continued

of the flexibility it offers. However, the Board has no present intention of exercising either authority (except in relation to the Company's scrip dividend scheme, its share schemes and (only to the extent relevant) the Company's proposed acquisition of Picton Property Income Limited). If they do exercise the authority, the Directors intend to follow best practice as regards its use, as recommended by the Investment Association.

As at the date of this Notice the Company does not hold any ordinary shares in the capital of the Company in treasury.

Resolutions 16 and 17 – General and additional authority to disapply pre-emption rights

At the last Annual General Meeting of the Company the Directors were also given authority to allot equity securities for cash without first being required to offer such shares to existing shareholders. This authority expires at the conclusion of the Annual General Meeting (or, if earlier, on the date which is 15 months after the date of last year's Annual General Meeting).

The passing of Resolutions 16 and 17 would allow the Directors to allot equity securities (or sell any shares which the Company may purchase and hold in treasury) without first offering them to existing holders in proportion to their existing holdings.

The authority set out in Resolution 16 is limited to: (a) allotments or sales in connection with pre-emptive offers and offers to holders of other equity securities if required by the rights of those shares; or (b) otherwise than in connection with a pre-emptive offer, up to an aggregate nominal amount of £23,447,821 (representing approximately 10% of the issued ordinary share capital of the Company as at 20 May 2026).

The authority set out in Resolution 17 is limited to allotments or sales of up to an aggregate nominal amount of £23,447,821 in addition to the authority set out in Resolution 16 which is to be used only for the purposes of financing (or refinancing, if the authority is to be used within six months after the original transaction) a transaction which the Directors determine to be an acquisition or other capital investment of a kind contemplated by the Statement of Principles on Disapplying Pre-Emption Rights most recently published by the Pre-Emption Group prior to the date of this notice (the 'Statement of Principles').

The aggregate nominal amount represents approximately an additional 10% of the issued ordinary share capital of the Company as at 20 May 2026.

The Statement of Principles state that, in addition to the standard annual disapplication of pre-emption rights which permits companies to issue for cash on a non-pre-emptive basis equity securities representing no more than 10% of the Company's issued ordinary share capital, the Pre-Emption Group is supportive of extending the general disapplication power by an amount equal to 10% of a company's issued ordinary share capital for certain purposes. In accordance with the provisions of the Statement of Principles, the Company confirms its intention that the additional power sought by the Company pursuant to this resolution (equal to 10% of the issued ordinary share capital of the Company) can be used in connection with one or more acquisitions or specified capital investments, which are announced contemporaneously with the relevant issue. The Pre-Emption Group recommends that this additional 10% authority be sought in a separate resolution, which is the approach the Company has taken.

Resolution 18 – Authority to purchase own shares

Resolution 18 gives the Company authority to buy back its own ordinary shares in the market as permitted by the 2006 Act. The authority limits the number of shares that could be purchased to a maximum of 234,478,206 shares (representing approximately 10% of the Company's issued ordinary share capital as at 20 May 2026) and sets minimum and maximum prices. This authority will expire at the conclusion of the next Annual General Meeting of the Company.

The Directors have no present intention of exercising the authority to purchase the Company's ordinary shares but will keep the matter under review, taking into account the financial resources of the Company, the Company's share price and future funding opportunities. The authority will be exercised only after consideration by the Directors of the effect on net asset value and if the Directors believe that to do so would be in the interests of shareholders generally. Any purchases of ordinary shares would be by means of market purchases through the London Stock Exchange.

Listed companies purchasing their own shares are allowed to hold them in treasury as an alternative to cancelling them. No dividends are paid on shares whilst held in treasury and no voting rights attach to treasury shares.

If Resolution 18 is passed at the Annual General Meeting, it is the Company's current intention to hold in treasury the majority of the shares it may purchase pursuant to the authority granted to it. However, in order to respond properly to the Company's capital requirements and prevailing market conditions, the Directors will need to reassess at the time of any and each actual purchase whether to hold the shares in treasury or cancel them, provided it is permitted to do so. The Company may hold a maximum of up to 10% of its issued share capital in treasury in accordance with guidelines issued by the Investment Association.

As at 20 May 2026 (the latest practicable date before publication of this Notice), there were share awards over 10,904,263 ordinary shares in the capital of the Company representing approximately 0.47% of the Company's issued ordinary share capital. If the authority to purchase the Company's ordinary shares was exercised in full, these awards would represent approximately 0.52% of the Company's issued ordinary share capital.

Resolution 19 – Notice period for general meetings

It is proposed in Resolution 19 that shareholders should approve the continued ability of the Company to hold general meetings other than the Annual General Meeting on 14 clear days' notice.

This resolution is required under Section 307A of the 2006 Act. Under that section, a traded company which wishes to be able to call general meetings (other than an Annual General Meeting) on 14 clear days' notice must obtain shareholders' approval. Resolution 19 seeks such approval.

The resolution is valid up to the next Annual General Meeting of the Company and needs to be renewed annually. The Company will also need to meet the requirements for voting by electronic means under Section 307A of the 2006 Act before it can call a general meeting on 14 days' notice.

The shorter notice period would not be used as a matter of routine for general meetings, but only where the flexibility is merited by the business of the meeting and is thought to be to the advantage of shareholders as a whole.

Financial calendar

Announcement of results	21 May 2026
Annual General Meeting	9 July 2026

Shareholder information

Advisors to the Company

Financial Advisors and Brokers

Peel Hunt LLP
7th Floor
100 Liverpool Street
London EC2M 2AT

JP Morgan Securities Limited
25 Bank Street
Canary Wharf
London E14 5JP

Barclays Bank Plc
1 Churchill Place
London E14 5HP

Auditor

Deloitte LLP
2 New Street Square
London EC4A 3BZ

Property Valuers

CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Savills (UK) Limited
33 Margaret Street
London W1G 0JD

Knight Frank LLP
55 Baker Street
London W1U 8AN

Tax Advisors

PricewaterhouseCoopers LLP
1 Embankment Place
London WC2N 6RH

Remuneration Advisors

Korn Ferry
Ryder Court, 14 Ryder Street
London SW1Y 6QB

Solicitors to the Company

CMS Cameron McKenna Nabarro Olswang LLP
78 Cannon Place
Cannon Street
London EC4N 6AF

Registrar

MUFG Corporate Markets
The Registry
Central Square
29 Wellington Street
Leeds LS1 4DL

Secretary and Registered Address

Jadzia Duzniak
One Curzon Street
London W1J 5HB

www.londonmetric.com

REIT status and taxation

As a UK REIT, the Group is exempt from corporation tax on rental income and UK property gains. Dividend payments to shareholders are split between Property Income Distributions ('PIDs') and non PIDs.

For most shareholders, PIDs will be paid after deducting withholding tax at the basic rate. However, certain categories of shareholder are entitled to receive PIDs without withholding tax, principally UK resident companies, UK public bodies, UK pension funds and managers of ISAs, PEPs and Child Trust Funds. There is a form on the Company's website for shareholders to certify that they qualify to receive PIDs without withholding tax.

Payment of dividends

Shareholders who would like their dividends paid direct to a bank or building society account should notify MUFG Corporate Markets. Tax vouchers will continue to be sent to the shareholder's registered address.

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