

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "EU MiFID II"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "EU Insurance Distribution Directive"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the "EU PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("UK"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of the domestic law of the UK by virtue of the European Union (Withdrawal) Act 2018 ("EUWA"); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the Financial Services and Markets Act 2000 (the "FSMA") to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of the domestic law of the UK by virtue of the EUWA ("UK MiFIR"). Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of the domestic law of the UK by virtue of the EUWA (the "UK PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**EU MiFID II product governance / Professional investors and ECPs only target market** – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "EU MiFID II") EU MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturer's target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

**UK MiFIR product governance / Professional investors and ECPs only target market** – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("COBS"), and professional clients, as defined in UK MiFIR; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes a distributor should take into consideration the manufacturers' target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "UK MiFIR Product Governance Rules") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

**Pricing Supplement dated 8 December 2025**

**LONDONMETRIC PROPERTY PLC**  
**(Legal Entity Identifier (LEI): 213800OCERWWPQDURL87)**

**Issue of £250,000,000 4.875 per cent. Guaranteed Green Notes due 10 December 2032**

**guaranteed by certain subsidiaries of the Issuer**

**under the £3,000,000,000**  
**Euro Medium Term Note Programme**

**PART A – CONTRACTUAL TERMS**

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Base Admission Particulars dated 4 July 2025 and the supplemental Base Admission Particulars dated 24 November 2025 (together, the "**Base Admission Particulars**"). This document must be read in conjunction with the Base Admission Particulars in order to obtain all the relevant information.

No prospectus is required in accordance with Regulation (EU) 2017/1129 as it forms part of the domestic law of the UK by the virtue of the EUWA for the issue of Notes described below. The Financial Conduct Authority has neither approved nor reviewed this Pricing Supplement.

1. (i) Issuer: LondonMetric Property Plc  
(ii) Guarantors: Certain subsidiaries of the Issuer defined as the "Guarantors" in the Trust Deed
2. (i) Series Number: 2  
(ii) Tranche Number: 1  
(iii) Date on which the Notes become fungible: Not Applicable
3. Specified Currency or Currencies: Pounds Sterling ("**GBP**")
4. Aggregate Principal Amount:  
(i) Series: GBP 250,000,000  
(ii) Tranche: GBP 250,000,000
5. Issue Price: 99.578 per cent. of the Aggregate Principal Amount
6. (i) Specified Denominations: GBP 100,000 and integral multiples of GBP 1,000 in excess thereof up to and including GBP 199,000  
(ii) Calculation Amount: GBP 1,000
7. (i) Issue Date: 10 December 2025  
(ii) Interest Commencement Date: Issue Date

- |     |   |   |
|-----|---|---|
| 8.  | Maturity Date:  | 10 December 2032  |
| 9.  | Interest Basis:   | 4.875 per cent. Fixed Rate<br><br>(see paragraph 15 below)  |
| 10. | Redemption/Payment Basis:   | Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their principal amount. |
| 11. | Change of Interest or Redemption/Payment Basis:                   | Not Applicable  |
| 12. | Put/Call Options:   | Change of Control Put<br><br>Issuer Call<br><br>(See paragraph 18 and 20 below)   |
| 13. | Status of the Notes:  | Senior  |
|     | Status of the Guarantee:  | Senior  |
| 14. | Date Board approval for issuance of Notes and Guarantee obtained: | 18 November 2025 and 2 December 2025  |

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- |     |   |   |
|-----|---|---|
|     | <b>Fixed Rate Note Provisions</b>   | Applicable  |
| 15. | (i) Rate of Interest:   | 4.875 per cent. per annum payable semi-annually in arrear on each Interest Payment Date |
|     | (ii) Interest Payment Date(s):  | 10 December and 10 June in each year  |
|     | (iii) Fixed Coupon Amount:  | GBP 24.375 per Calculation Amount   |
|     | (iv) Fixed Coupon Amount for a short or long Interest Period (" <b>Broken Amount(s)</b> "): | Not Applicable  |
|     | (v) Day Count Fraction:   | Actual/Actual ICMA  |
|     | (vii) Unmatured Coupons void:   | Not Applicable  |
| 16. | <b>Floating Rate Note Provisions</b>  | Not Applicable  |
| 17. | <b>Zero Coupon Note Provisions</b>  | Not Applicable  |

#### PROVISIONS RELATING TO REDEMPTION

- |     |                                  |   |
|-----|----------------------------------|---|
| 18. | Call Option                      | Applicable  |
|     | (i) Optional Redemption Date(s): | Any date from and including the Issue Date up to but excluding the Maturity Date. |

- (ii) Optional Redemption Amount(s) of each Note:
- (i) In the case of redemption on any Optional Redemption Date falling in the period from (and including) the Issue Date up to (but excluding) the Par Redemption Date: The Make Whole Redemption Price; and
- (ii) In the case of redemption on any Optional Redemption Date falling in the period from (and including) the Par Redemption Date up to (but excluding) the Maturity Date: GBP 1,000 per Calculation Amount.
- (ii) Optional Redemption Amount (Call): Not Applicable
- (iii) Make Whole Redemption Price: Applicable
- (a) Reference Bond: UKT 4.250 per cent. June 2032
- (b) Quotation Time: 11.00 am (London time)
- (c) Redemption Margin: plus 0.150 per cent.
- (d) Reference Dealers: Not Applicable
- (e) Par Redemption Date: 10 September 2032
- (iii) Redemption in part: Not Applicable
- (a) Minimum Redemption Amount: Not Applicable
- (b) Maximum Redemption Amount: Not Applicable
- (iv) Notice period: Not less than 30 nor more than 60 days
19. Put Option: Not Applicable
20. Change of Control Put Option: Applicable
- (i) Optional Redemption Amount(s) of each Note: GBP 1,000 per Calculation Amount
- (ii) Put Period: As set out in the Conditions
21. Clean-up Call Option: Not Applicable
22. Final Redemption Amount of each Note: GBP 1,000 per Calculation Amount
23. Early Redemption Amount
- (i) Early Redemption Amount(s) per Calculation Amount payable on: GBP 1,000 per Calculation Amount

redemption for taxation reasons or on event of default or other early redemption:

- (ii) Notice period on redemption for tax reasons (if different from Condition 10(b) (*Redemption for tax reasons*)): Not Applicable – Condition 10(b) applies

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24. Form of Notes:

**Bearer Notes:**  
  
Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
25. New Global Note:

Yes
26. Additional Financial Centre(s) or other special provisions relating to payment dates:

Not Applicable
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):

No.

Signed on behalf of LondonMetric Property Plc:

By:

DocuSigned by:

Martin Mcgann

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Duly authorised

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Admission to Trading: Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the International Securities Market of the London Stock Exchange with effect from 10 December 2025.
- (ii) Estimate of total expenses related to admission to trading: None

### 2. RATINGS

The Notes to be issued are expected to be rated:

Ratings:

Fitch: A-

Fitch Ratings Ltd ("**Fitch**") is established in the UK and registered under Regulation (EC) No 1060/2009 as it forms part of domestic law of the United Kingdom by virtue of the EUWA (the "**UK CRA Regulation**"). Fitch appears on the latest update of the list of registered credit rating agencies (as of 3 April 2025) on the FCA website: <https://data.fca.org.uk/#/cra/cradetails>. The rating Fitch has given to the Notes to be issued under the Programme is endorsed by Fitch Ratings Ireland Limited, which is established in the EEA and registered under Regulation (EC) No 1060/2009, as amended (the "**EU CRA Regulation**").

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Managers, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and the Guarantor and their affiliates in the ordinary course of business.

### 4. YIELD

Indication of yield: 4.947 per cent.

*The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.*

### 5. OPERATIONAL INFORMATION

ISIN: XS3248409313

Common Code: 324840931

Delivery: Delivery against payment

Names and addresses of additional Paying Agent(s) (if any): HSBC Bank plc  
8 Canada Square, London E14 5HQ, United Kingdom

Relevant Benchmark:

Not Applicable

Intended to be held in a manner which would allow Eurosystem eligibility:

Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

## 6. DISTRIBUTION

(i) Method of Distribution:

Syndicated

(ii) If syndicated:

(A) Names of Dealers

ABN AMRO Bank N.V., Barclays Bank PLC, HSBC Bank plc, J.P. Morgan Securities plc, Lloyds Bank Corporate Markets plc, NatWest Markets Plc and SMBC Bank International plc

(B) Stabilisation Manager(s), if any:

NatWest Markets Plc

(iii) If non-syndicated, name of Dealer:

Not Applicable

(iv) U.S. Selling Restrictions:

Reg S Compliance Category 2; TEFRA D

## 7. REASONS FOR THE OFFER

Green Notes:

Yes

Reasons for the offer:

See "*Use of Proceeds*" in Base Admission Particulars