

G10 CAPITAL LIMITED DISCLAIMER AND AIFMD LEVERAGE DISCLOSURE

G10 CAPITAL LIMITED DISCLAIMER

Pursuant to the Investment Management Agreement, Urban Logistics REIT PLC (“the Company”) has appointed G10 Capital Limited as its Investment Manager and Alternative Investment Fund Manager (“AIFM”). The AIFM is responsible for overall portfolio management and risk management of the Company and ensuring compliance with the Company’s Investment Policy and the requirements of the UK AIFM Regime and EU AIFMD that apply to the Company. No management function has been delegated by the AIFM. The Investment Advisor, Logistics Asset Management LLP, is responsible for working with and advising the Company and the AIFM in respect of investment opportunities which meet the Company’s Investment Policy, as well as managing the underlying real estate assets within the Company’s investment portfolio (which does not constitute a regulated activity under FSMA). Logistics Asset Management LLP is an Appointed Representative of G10 Capital Limited, which is authorised and regulated by the Financial Conduct Authority (FRN 648953).

AIFMD LEVERAGE DISCLOSURE

Under the UK AIFM Regime and EU AIFMD, the Company is required to calculate leverage under the two methodologies specified by the Directive, the ‘Gross Method’ and the ‘Commitment Method’. The AIFM has currently set a maximum limit of 300% on the use of leverage based on the Gross Method and a maximum limit of 300% on the use of leverage based on the Commitment Method, which the AIFM considers consistent with the gearing limit set out in the Company’s Investment Policy. As of 31/03/2024, the Company’s current levels of leverage are 146% based on the Gross Method and 150% based on the Commitment Method.