



Strictly Private and Confidential

Wapping Bidco Ltd
c/o Maurant Governance Services (Jersey) Limited
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4 June 2025

Dear Directors,

Recommended final cash acquisition for Warehouse REIT plc by Wapping Bidco LTD, a newly-formed company indirectly owned by investment funds advised by affiliates of Blackstone Inc. (the "Transaction").

We refer to the announcement to be issued on or around the date of this letter pursuant to Rule 2.7 of the City Code on Takeovers and Mergers in relation to the Transaction (the "2.7 Announcement").

We hereby confirm that we have given, and not withdrawn, our consent to the issue of the 2.7 Announcement with the inclusion therein of the references to ourselves in the form and context in which they appear.

We hereby also consent to this letter being made available for inspection.

Yours faithfully

For and on behalf of Numis Securities Limited (trading as Deutsche Numis)

Authorised Signatory

Authorised Signatory

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