NS Response to Statement/Event

PUBLICATION OF RESPONSE DOCUMENT

WAREHOUSE REIT PLC

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FOR IMMEDIATE RELEASE

Warehouse REIT plc ("Warehouse")

Publication of Response Document

The Board of Warehouse today announces the publication by Warehouse of a response d Document") in respect of the offer document published by Wapping Bidco Limited ("B relating to the Increased Cash Offer by Bidco for the entire issued and to be issued shar Bidco is a newly-formed company indirectly owned by investment funds advised by affiliate

The Response Document is published in accordance with Rule 25.1(a) of the City Code on and will be posted today to Warehouse Shareholders and https://www.warehousereit.co.uk/investors/offer-from-blackstone.

The Warehouse Independent Directors unanimously recommends that Warehouse Shareh the acceptance of the Offer in respect of their Warehouse Shares. The Response Docum reasons behind the recommendation of the Warehouse Independent Directors.

Capitalised terms used but not defined in this announcement have the meanings given t
Document.

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Disclosure requirements of the Code

Under Rule 8.3(a) of the Code, any person who is interested in 1% or more of any class of offeree company or of any securities exchange offeror (being any offeror other than an offe has been announced that its offer is, or is likely to be, solely in cash) must make an Ope following the commencement of the offer period and, if later, following the announcement exchange offeror is first identified. An Opening Position Disclosure must contain details c and short positions in, and rights to subscribe for, any relevant securities of each of (i) the c any securities exchange offeror(s). An Opening Position Disclosure by a person to whom R be made by no later than 3.30 pm (London time) on the 10th business day following the offer period and, if appropriate, by no later than 3.30 pm (London time) on the 10th bus announcement in which any securities exchange offeror is first identified. Relevant pe relevant securities of the offeree company or of a securities exchange offeror prior to the Opening Position Disclosure must instead make a Dealing Disclosure.

Under Rule 8.3(b) of the Code, any person who is, or becomes, interested in 1% or more securities of the offeree company or of any securities exchange offeror must make a D person deals in any relevant securities of the offeree company or of any securities exch Disclosure must contain details of the dealing concerned and of the person's interests an rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) a offeror(s), save to the extent that these details have previously been disclosed under Rule by a person to whom Rule 8.3(b) applies must be made by no later than 3.30 pm (Londo day following the date of the relevant dealing.

If two or more persons act together pursuant to an agreement or understanding, whethe acquire or control an interest in relevant securities of an offeree company or a securities ex be deemed to be a single person for the purpose of Rule 8.3.
Opening Position Disclosures must also be made by the offeree company and by a Disclosures must also be made by the offeree company, by any offeror and by any persoı any of them (see Rules 8.1, 8.2 and 8.4).

Details of the offeree and offeror companies in respect of whose relevant securities Open and Dealing Disclosures must be made can be found in the Disclosure Table on the Take www.thetakeoverpanel.org.uk, including details of the number of relevant securities in issu commenced and when any offeror was first identified. You should contact the Panel's Mar +44 (0)20 7638 0129 if you are in any doubt as to whether you are required to mak Disclosure or a Dealing Disclosure.

Market Abuse Regulations
The information contained within this announcement would have, prior to its release, const as stipulated under Article 7 of the Market Abuse Regulations (EU) No.596/2014 as incorp law by virtue of the European Union (Withdrawal) Act 2018 (together, "UK MAR"). Upoı announcement via a regulatory information service, this inside information will be consid domain.

Publication on website
In accordance with Rule 26.1 of the Code, a copy of this announcement will be avail Warehouse at https://warehousereit.co.uk/investors promptly and by no later than 12 noo business day following this announcement. The content of the website referred to in th incorporated into and does not form part of this announcement.

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