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EXTENSION OF PUSU DEADLINE

WAREHOUSE REIT PLC

Released 07:00:07 28 April 2025

RNS Number : 3629G
Warehouse REIT PLC
28 April 2025

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**THIS IS AN ANNOUNCEMENT FALLING UNDER RULE 2.4 OF THE CITY CODE ON MERGERS
(THE "CODE") AND DOES NOT CONSTITUTE AN ANNOUNCEMENT OF A MAKE AN OFFER
UNDER RULE 2.7 OF THE CODE**

THERE CAN BE NO CERTAINTY THAT AN OFFER WILL BE MADE

28 April 2025

Extension of PUSU Deadline

On 25 March 2025, the Board of Warehouse REIT PLC ("Warehouse REIT", or the "Company") announced that it had received a final* indicative, non-binding proposal from Blackstone & certain of its affiliated investment funds or vehicles ("Blackstone"), regarding a possible all issued and to be issued share capital of Warehouse REIT (the "Final Indicative Proposal")

On 27 March 2025, the Company announced that, having carefully considered the Final its advisers and consulted with the Company's major shareholders extensively following possible offer on 3 March 2025, the Warehouse REIT Board had indicated to Blackstone be made on the financial terms set out, it would be minded to recommend such an offer to shareholders, subject to the agreement of the other terms of the offer.

On 31 March 2025, the Company announced that Blackstone had requested, and the Warehouse REIT Panel on Takeovers and Mergers (the "Takeover Panel") had consented to, an extension of the Deadline to 28 April 2025.

In order to provide additional time for Blackstone to finalise its due diligence, the Board Takeover Panel has consented to, an extension of the current deadline of 5.00 pm (London time) by which time Blackstone was required to either announce a firm intention to make an offer in accordance with Rule 2.7 of the Code or announce that it does not intend to make an offer

which case the announcement would be treated as a statement to which Rule 2.8 of the C Deadline").

Consequently, in accordance with Rule 2.6(c) of the Code, Blackstone is now required by (London time) on 12 May 2025, to either announce a firm intention to make an offer in accordance with Rule 2.7 of the Code or announce that it does not intend to make an offer which case the announcement would be treated as a statement to which Rule 2.8 of the Co deadline may only be extended further at the request of the Board and with the consent of t

*The financial terms of the Final Indicative Proposal are final and will not be increased reserves the right to revise and increase the financial terms of the Final Indicative Proposal announcement of a possible offer or a firm intention to make an offer for Warehouse REIT the Panel otherwise provides its consent (which will only be provided in wholly exceptional

There can be no certainty that any firm offer will be made by Blackstone or any other party.

This announcement is made with the consent of Blackstone.

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Notices related to advisers

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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 offeror who has been announced that its offer is, or is likely to be, solely in cash) must make an Opening Position Disclosure 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 of the offeror's interest in the offeree company or securities exchange offeror.

and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeror or any securities exchange offeror(s). An Opening Position Disclosure by a person to whom Rule 8.3(b) must 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 business day following the announcement in which any securities exchange offeror is first identified. Relevant parties must make a Disclosure 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 Disclosure of the person's dealings in any relevant securities of the offeree company or of any securities exchange offeror. The Disclosure must contain details of the dealing concerned and of the person's interests and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) a securities exchange offeror(s), save to the extent that these details have previously been disclosed under Rule 8.3(b) by a person to whom Rule 8.3(b) applies must be made by no later than 3.30 pm (London time) on the 10th business day following the date of the relevant dealing.

If two or more persons act together pursuant to an agreement or understanding, whether to acquire or control an interest in relevant securities of an offeree company or a securities exchange offeror, they will 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 securities exchange offeror. Disclosures must also be made by the offeree company, by any offeror and by any person 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 Opening and Dealing Disclosures must be made can be found in the Disclosure Table on the Takeover Panel's website www.thetakeoverpanel.org.uk, including details of the number of relevant securities in issue commenced and when any offeror was first identified. You should contact the Panel's Market Abuse Unit on 020 7638 0129 if you are in any doubt as to whether you are required to make a Disclosure or a Dealing Disclosure.

Publication on website

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

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