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FOR IMMEDIATE RELEASE

16 June 2025

RECOMMENDED FINAL* CASH ACQUISITION

for

Warehouse REIT plc

by

Wapping Bidco Ltd (“Bidco”)

a newly-formed company indirectly owned by investment funds advised by affiliates of Blackstone Inc. (“Blackstone”)

to be effected by means of a scheme of arrangement under Part 26 of the Companies Act 2006

Addendum to the Confidentiality Agreement

On 4 June 2025, the Boards of Bidco and Warehouse REIT plc (“Warehouse REIT”), announced they had reached agreement on the terms and conditions of a recommended cash acquisition pursuant to which Bidco will acquire the entire issued and to be issued share capital of Warehouse REIT.

On 16 June 2025, Bidco and Warehouse REIT entered into an addendum to the Confidentiality Agreement originally entered into on 30 March 2025, resulting in a minor change in this agreement (the “Addendum”).

In accordance with Rule 26.1 of the Takeover Code, the Addendum shall be made available for display on the Bidco and Warehouse REIT websites no later than 12 noon on the business day following entering into the Addendum.

*The financial terms of the Acquisition are final and will not be increased, except that Bidco reserves the right to increase the Final Offer Price where: (i) there is an announcement of a possible offer or a firm intention to make an offer for Warehouse REIT by any third party; or (ii) the Panel otherwise provides its consent (which will only be provided in wholly exceptional circumstances).

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Important notice related to financial adviser

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Rule 26.1 disclosure

In accordance with Rule 26.1 of the Code, a copy of this announcement will be available (subject to certain restrictions relating to persons resident in restricted jurisdictions) at <https://document-publication.co.uk/> by no later than 12 noon (London time) on the business day following the date of this announcement. The content of the website referred to in this announcement is not incorporated into and does not form part of this announcement.

Additional Information

This announcement is not intended to, and does not, constitute or form part of any offer, invitation or the solicitation of an offer to purchase, otherwise acquire, subscribe for, sell or otherwise dispose of, any securities, or the solicitation of any vote or approval in any jurisdiction, pursuant to this announcement or otherwise.

Any offer, if made, will be made solely by certain offer documentation which will contain the full terms and conditions of any offer, including details of how it may be accepted. The distribution of this announcement in jurisdictions other than the United Kingdom and the availability of any offer to shareholders of Warehouse REIT who are not resident in the United Kingdom may be affected by the laws of relevant jurisdictions. Therefore any persons who are subject to the laws of any jurisdiction other than the United Kingdom or shareholders of Warehouse REIT who are not resident in the United Kingdom will need to inform themselves about, and observe any applicable requirements.