



28 May 2021

To: Shareholders in Walls & Futures REIT Plc

Dear Walls & Futures Shareholder

Re: Firm Cash Offer by Virgata Services Limited (“Virgata”) for Walls & Futures REIT PLC (“Walls & Futures”)(the “Offer”)

Virgata’s response to the Walls & Futures circular dated 20 May 2021 (the “Response Circular”) and extension of the Offer to 10 June 2021

Further to the announcement released by us yesterday setting out our reply to the Response Circular and extending the Offer to 10 June 2021 (the “Announcement”), please find enclosed a hardcopy of the Announcement for your consideration.

The Offer has been extended to 1.00 p.m. (London Time) on 10 June 2021. We strongly encourage you to accept the Offer as soon as possible in accordance with the following procedures:

- acceptances of the Offer in respect of certificated Walls & Futures shares should be made by completing and returning the form of acceptance published by us on 6 May 2021 (the “Form of Acceptance”) as soon as possible; and
- acceptances in respect of uncertificated Walls & Futures shares should be made electronically through CREST. If you are a CREST sponsored member, you should refer to your CREST sponsor as only your CREST sponsor will be able to send the necessary TTE instruction to Euroclear.

Full instructions on how to accept the Offer are set out in the offer document published by us on 6 May 2021 and (for holders of Walls & Futures shares in certificated format) the Form of Acceptance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jordi Goetstouwers', enclosed within a hand-drawn oval.

Jordi Goetstouwers
Virgata Services Limited