

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt about the contents of this document or the action you should take, you are recommended to seek your own independent financial advice immediately from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser duly authorised under the Financial Services and Markets Act 2000 (as amended), if you are resident in the United Kingdom, or, if not, from another appropriately authorised independent financial adviser.

If you have sold or otherwise transferred all of your Walls & Futures Shares in certificated form, you should send this Form of Acceptance and the accompanying documents as soon as possible, to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for transmission to the purchaser or transferee. However, such documents should not be forwarded or transmitted in or into or from the United States, Canada, Australia or Japan or any other jurisdiction if to do so would constitute a violation of the relevant laws of such jurisdiction. The distribution of this document in jurisdictions other than the United Kingdom may be restricted by law and therefore persons into whose possession this document comes should inform themselves about and observe such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

Unless otherwise determined by Virgata and permitted by applicable law and regulation, the Offer is not being made, directly or indirectly, in or into, or by the use of mails or other means of instrumentality (including, without limitation, telephonically or electronically) of interstate or foreign commerce of, or any facility of a national securities exchange of, a Restricted Jurisdiction (including the United States, Canada, Australia or Japan) and the Offer will not be capable of acceptance by such use, means, instrumentality or facility from or within a Restricted Jurisdiction. Accordingly, copies of this document and related documents are not being, and must not be, in whole or in part, directly or indirectly, mailed or otherwise forwarded, distributed or sent in or into or from a Restricted Jurisdiction and persons receiving this document and any related document (including, without limitation, custodians, nominees and trustees) must not mail or otherwise forward, distribute or send them, in whole or in part, in or into or from a Restricted Jurisdiction. Doing so may render invalid any purported acceptance of the Offer. The availability of the Offer to persons who are not resident in the United Kingdom may be affected by the laws of the relevant jurisdictions. Persons who are not resident in the United Kingdom should inform themselves about and observe any applicable requirements. All persons (including, without limitation, nominees, trustees and custodians) who would, or otherwise intend to, forward this document or the accompanying documents to any jurisdiction outside of the United Kingdom should read the further details in this regard which are contained in paragraph 7 of Section B of Part II, paragraph (c) of Section C of Part II and paragraph (b) of Section D of Part II to the Offer Document before taking any action.

This document should be read in conjunction with the offer document, dated 6 May 2021, (the "Offer Document"). Unless the context otherwise requires, the definitions contained in the Offer Document have the same meanings in this Form of Acceptance.

Cairn Financial Advisers, which, in the United Kingdom, is authorised and regulated by the Financial Conduct Authority, is acting exclusively for Virgata and for no one else in connection with the Offer and will not be responsible to anyone other than Virgata for providing the protections afforded to clients of Cairn Financial Advisers, or for providing advice to any other person in relation to the Offer or any other matter or arrangement referred to in this document.

FORM OF ACCEPTANCE AND AUTHORITY

CASH OFFER

by

Virgata Services Limited

for

Walls & Futures REIT plc

HOLDERS OF WALLS & FUTURES SHARES WHO HOLD WALLS & FUTURES SHARES ONLY IN UNCERTIFICATED FORM SHOULD NOT COMPLETE THIS FORM OF ACCEPTANCE

ACTION TO BE TAKEN

To accept the Offer in respect of Walls & Futures Shares held in certificated form only (that is, not in CREST):

- Complete this Form of Acceptance on page 3 by following the instructions and notes for guidance set out on page 6 and in paragraph 14 of the letter from Virgata set out in Part I of the Offer Document. All Walls & Futures Shareholders who hold their Walls & Futures Shares in certificated form and who are individuals must sign this Form of Acceptance in the presence of an independent witness who must also sign where indicated.
- Return this Form of Acceptance as soon as possible, duly completed, signed and (if you are an individual) witnessed and accompanied by your share certificate(s) and/or other document(s) of title, by post or by hand (during normal business hours only) to Neville Registrars, Neville House, Steelpark Road, Halesowen, West Midlands B62 8HD or by hand only (during normal business hours) to Neville Registrars, Neville House, Steelpark Road, Halesowen, West Midlands B62 8HD, but in any event, so as to arrive by no later than 1.00 p.m. (London time) on 27 May 2021. A reply-paid envelope (for use within the UK only) accompanies this Form of Acceptance for your convenience. **No acknowledgement of receipt of documents will be given.**
- If your Walls & Futures Shares are held in certificated form and your share certificate(s) and/or other document(s) of title are with your bank, stockbroker or other agent, you should complete and sign this Form of Acceptance and arrange for it to be lodged by such agent with the relevant document(s), unless your certificate(s) and/or other document(s) of title are not readily available, in which case please refer to Note 5 on page 4 of this Form of Acceptance.
- You should complete a separate Form of Acceptance for each holding of Walls & Futures Shares held in certificated form but under different designations. Additional Forms of Acceptance are available from Neville Registrars at the above address (telephone 0121 585 1131).
- **IF YOUR WALLS & FUTURES SHARES ARE HELD IN UNCERTIFICATED FORM (THAT IS, IN CREST) YOU SHOULD NOT COMPLETE THIS FORM OF ACCEPTANCE BUT INSTEAD TAKE THE ACTION SET OUT IN PARAGRAPH 14 OF THE LETTER FROM VIRGATA SET OUT IN PART I OF THE OFFER DOCUMENT TO TRANSFER YOUR WALLS & FUTURES SHARES HELD IN UNCERTIFICATED FORM IN RESPECT OF WHICH YOU WISH TO ACCEPT THE OFFER TO AN ESCROW BALANCE. For this purpose, the participant ID of the Escrow Agent, Neville Registrars, in its capacity as a CREST receiving agent, is 7RA11 and the member account ID of the Escrow Agent is "WALLS". You should ensure that your Electronic Acceptance settles not later than 1.00 p.m. (London time) on 27 May 2021. If you are a CREST sponsored member, you should contact your CREST sponsor as only your CREST sponsor will be able to send TTE Instructions to Euroclear.**
- If you hold Walls & Futures Shares in both certificated form and uncertificated form, you should complete a Form of Acceptance for the Walls & Futures Shares which you hold in certificated form and you should send a TTE Instruction in respect of the Walls & Futures Shares which you hold in uncertificated form.
- **If you hold Walls & Futures Shares in certificated form jointly with others, you must arrange for all of your co-holders to sign this Form of Acceptance.**
- Please read Part II to the Offer Document, the terms of which are deemed to be incorporated into this Form of Acceptance.
- A Form of Acceptance contained in an envelope postmarked in a Restricted Jurisdiction or otherwise appearing to Virgata or its agents to have been sent from a Restricted Jurisdiction will NOT constitute a valid acceptance of the Offer.
- **Completing and returning a Form of Acceptance in relation to Walls & Futures Shares held in uncertificated form (that is, in CREST) will NOT constitute a valid acceptance of the Offer and will be disregarded.**

If you are in any doubt as to how to fill in this Form of Acceptance, please telephone Neville Registrars, on 0121 585 1131.

DO NOT DETACH ANY PART OF THIS FORM OF ACCEPTANCE

HOW TO COMPLETE THIS FORM

To accept the Offer, complete Box 1 and sign Box 2. If appropriate, you should also complete Box 3 and/or Box 4.

A**FULL NAME(S) AND ADDRESS(ES) (IF THE DETAILS PRINTED IN BOX A ARE INCORRECT) TO BE COMPLETED IN BLOCK CAPITALS**

If the details printed in Box A are incorrect please tick the box as indicated and insert correct details of the full name and address of the registered holder (in BLOCK CAPITALS). Unless you complete Box 4, the address of the registered holder inserted in Box A will be the address to which the consideration and/or other documents will

be sent. If that address is in any Restricted Jurisdiction, you must provide in Box 4 an alternative address outside that Restricted Jurisdiction to which such consideration and/or documents will be sent. No consideration will be despatched until an address outside that Restricted Jurisdiction is provided. Please provide a daytime telephone number

for use in the event of a query with this Form of Acceptance.

1**TO ACCEPT THE OFFER**

To accept the Offer, insert in Box 1 the total number of certificated Walls & Futures Shares in respect of which you wish to accept the Offer. You must also sign Box 2 (which will constitute your acceptance of the

Offer). If appropriate complete Box 3 and/or Box 4. If no number, a number greater than your entire holding of certificated Walls & Futures Shares, or the word "ALL" is inserted in Box 1 and you have signed Box

2, you will be deemed to have accepted the Offer in respect of your entire holding of certificated Walls & Futures Shares.

2**SIGNATURE(S)**

You must sign Box 2 and, in the case of a joint holding, arrange for all other joint holders to do likewise. Each holder who is an individual must sign in the presence of an independent witness who must also sign Box 2 where indicated. The witness must be over 18 years of age and must not be one of the joint registered holders.

The same witness may witness each signature of the joint holders. The witness should also print his name where indicated. A company may either execute under seal, the seal being affixed in accordance with its articles of association or other regulations or, if applicable, by the signatures of two directors or a director and the company secretary or by the signature of a director in the presence of a witness who attests his signature in accordance with sections 44, 45 and 48 of the Companies Act 2006 or by an overseas company or by a person who is acting under the authority (express or implied) of that overseas company in accordance with the Overseas Companies (Execution of Documents and Registration of Charges) Regulations 2009.

If the acceptance is not made by the registered holder(s), insert the name(s) and capacity (e.g. executor) of the person(s) making the acceptance. In such case evidence of authority should also be delivered in accordance with the Notes on page 4.

3**OVERSEAS SHAREHOLDERS**

If you are unable to give the representations and warranties required by of Section C of Part II of the Offer Document YOU MUST PUT "NO" IN BOX 3. If you do not put

"NO" in Box 3 you will be deemed to have given such representations and warranties. If you put "NO" in Box 3 then, unless Virgata exercises its right to treat your acceptance

as valid, you may be deemed not to have validly accepted the Offer, notwithstanding that you may have purported to do so.

4**ALTERNATIVE ADDRESS**

Insert in Box 4 your own name and an address which is outside a Restricted Jurisdiction or the name and address (outside a Restricted Jurisdiction) of the person or

agent (for example, your bank) to whom you wish the consideration or return documents to be sent, if not the same as completed in Box A. Box 4 must be completed by holders

having a registered address in a Restricted Jurisdiction or who have completed Box A with an address in a Restricted Jurisdiction.

PLEASE COMPLETE IN BLOCK CAPITALS AS EXPLAINED ON PAGES 3 AND 4.**The provisions of Part II of the Offer Document are incorporated into and form part of this Form of Acceptance****A**
 Please tick this box if your details have changed or are incomplete and update below in block capitals

 Post Code: _____

 For information purposes only: Number of certificated Walls & Futures Shares held by you as at the close of business on 5 May 2021

Please enter here a daytime telephone number (including STD Code) where you can be contacted in the event of any query arising from completion of this Form of Election.

**1****TO ACCEPT THE OFFER**

Complete Box 1 and sign Box 2. In the case of joint holders, all holders must sign. If appropriate, please also Complete Box 3 and Box 4.

 No. of certificated Walls & Futures Shares in respect of which you are accepting the Offer

2**EXECUTION BY INDIVIDUAL(S)**

Signed and delivered as a deed by

Holder one Signature	Date	Signature of Witness	Name of Witness
_____	_____	_____	_____
Holder two Signature	Date	Signature of Witness	Name of Witness
_____	_____	_____	_____
Holder three Signature	Date	Signature of Witness	Name of Witness
_____	_____	_____	_____
Holder four Signature	Date	Signature of Witness	Name of Witness
_____	_____	_____	_____

Note: All Walls & Futures Shareholders who are individuals should sign and date their Form of Acceptance in the presence of an independent witness who should also sign above in accordance with the instructions printed in the introduction to the Notes on Page 4. The witness must be over 18 years of age and must not be one of the joint holders

EXECUTION BY A COMPANY

Signed and delivered as a Deed

Name of Company

_____	_____	_____	_____
Name of Director	Signature	Date	If you are affixing a company seal please mark a cross in black ink in Box 4C to the right 2B <input type="checkbox"/> Affix company seal here
_____	_____	_____	
Name of Director/Secretary	Signature	Date	
_____	_____	_____	
Name of Witness	Signature	Date	
_____	_____	_____	

Note: Witness attestation is only required if the document is being executed by one director in accordance with section 44 of the Companies Act 2006.

3**OVERSEAS SHAREHOLDERS FROM RESTRICTED JURISDICTIONS ONLY**

Box3

 Only complete this box by inserting "NO" if you are an Overseas Shareholder from a Restricted Jurisdiction and are UNABLE to give the representations and warranties required by paragraph (c) of Section C of Part II of the Offer Document

4**ALTERNATIVE ADDRESS FOR DESPATCH OF CONSIDERATION**

Address outside Restricted Jurisdiction to which consideration is to be sent, if not as specified in Box A above

 Name _____
 Address _____

 Postcode _____

FURTHER NOTES REGARDING THE COMPLETION AND LODGING OF THIS FORM OF ACCEPTANCE

In order to be effective, this Form of Acceptance must be executed in accordance with Note 2 on page 3 of this Form of Acceptance. In order to avoid inconvenience to yourself and delay, the following points may assist you:

1. If a holder is away from home (e.g. abroad or on holiday) or where a power of attorney has been granted

Send this Form of Acceptance together with the accompanying documents and reply-paid envelope by the quickest means (e.g. air mail) but not in or into or from a Restricted Jurisdiction, to the holder for execution or, if they have executed a power of attorney, have this Form of Acceptance signed by the attorney in the presence of an independent witness. In the latter case, the original power of attorney (or a copy thereof duly certified in accordance with the Powers of Attorney Act 1971 or other applicable law by, for example, a solicitor) must be lodged with this Form of Acceptance. No other signatures are acceptable (see Note 8 below). Any power of attorney will be returned as directed.

2. If you have sold or transferred all of your Walls & Futures Shares held in certificated form

If you have sold or transferred all of your Walls & Futures Shares held in certificated form, you should at once pass this Form of Acceptance, together with the accompanying documents and reply-paid envelope, to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee. If you wish to sell part of your holding of Walls & Futures Shares held in certificated form and also wish to accept the Offer in respect of the balance but are unable to obtain the balance certificate by 1.00 p.m. (London time) on 27 May 2021, you should ensure that the stockbroker, bank or other agent through whom you make the sale obtains the appropriate endorsement or indication, signed on behalf of Walls & Futures' registrars, SLC Registrars, Elder House, St Georges Business Park, Booklands Road, Weybridge, Surrey, KT13 1TS in respect of the balance of your holding of Walls & Futures Shares held in certificated form.

3. If the sole holder has died

If a grant of probate or letters of administration has/have been registered with Walls & Futures' registrars, SLC Registrars, Elder House, St Georges Business Park, Booklands Road, Weybridge, Surrey, KT13 1TS, this Form of Acceptance must be signed by the personal representative(s) or executor(s) of the deceased, each in the presence of an independent witness, who must also sign this Form of Acceptance, and lodged, together with the share certificate(s) and/or other document(s) of title, with SLC Registrars, Elder House, St Georges Business Park, Booklands Road, Weybridge, Surrey, KT13 1TS. If a grant of probate or letters of administration has/have not been registered with Walls & Futures' registrars, the personal representative(s) or the prospective personal representative(s) or executor(s) should sign this Form of Acceptance, each in the presence of an independent witness who must sign this Form of Acceptance, and forward it together with the share certificate(s) or other document(s) of title to Neville Registrars at the address set out in Note 11 below. However, the grant of probate or letters of administration must be lodged with Neville Registrars before the consideration due under the Offer can be forwarded to the personal representative(s) or executors.

4. If one of the joint holders has died

This Form of Acceptance must be signed by all the surviving holders, each in the presence of an independent witness who must also sign this Form of Acceptance, and lodged with Neville Registrars at the address set out in Note 11 below with the share certificate(s) and/or other document(s) and accompanied by the death certificate, grant of probate or letters of administration in respect of the deceased holder. These documents will be returned as directed.

5. If your Walls & Futures Shares are held in certificated form and the share certificate(s) are held by your bank, stockbroker or other agent

You should complete this Form of Acceptance and, if the share certificate(s) is/are readily obtainable, deliver this completed Form of Acceptance to your bank, stockbroker or other agent for lodging with Neville Registrars at the address set out in Note 11 below accompanied by the share certificate(s). If the share certificate(s) is/are not readily obtainable, send this Form of Acceptance duly completed to Neville Registrars at the address set out in Note 11 below with a note saying, for example, "Share certificate(s) to follow" and arrange for the share certificate(s) to be forwarded to Neville Registrars at the address set out in Note 11 below as soon as possible thereafter. It is helpful for your agent to be informed of the full terms of the Offer (unless they is in a Restricted Jurisdiction).

6. If your Walls & Futures Shares are in certificated form and the share certificate(s) has/have been lost

You should complete this Form of Acceptance and lodge it, together with any share certificate(s) available, with Neville Registrars at the address set out in Note 11 below accompanied by a letter stating that you have lost one or more of your certificate(s) and/or other document(s) of title, no later than 1.00 p.m. (London time) on 27 May 2021. You should write as soon as possible to Walls & Futures' registrars, SLC Registrars, Elder House, St Georges Business Park, Booklands Road, Weybridge, Surrey, KT13 1TS for a letter of indemnity which, when completed in accordance with the instructions given, should be returned to Neville Registrars, at the address given in Note 11 below. No acknowledgement of receipt of documents will be given. No payment will be made under the terms of the Offer unless your share certificate(s) and/or document(s) of title, or an acceptable indemnity in lieu thereof, is/are received by the due date.

7. If your Walls & Futures Shares are held in uncertificated form (that is, in CREST)

You should NOT complete this Form of Acceptance but should take the action set out in paragraph 7(b) of the letter from Virgata set out in Part I of the Offer Document to transfer your Walls & Futures Shares held in uncertificated form to an escrow balance as soon as possible and in any event, so that the transfer to escrow settles no later than 1.00 p.m. (London time) on 27 May 2021. **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.**

8. If this Form of Acceptance is signed under a power of attorney

The completed Form of Acceptance, together with the share certificate(s) and/or other document(s) of title, should be lodged with Neville Registrars at the address set out in Note 11 below, accompanied by the original power of attorney (or a copy thereof duly certified in accordance with The Powers of Attorney Act 1971 or other applicable law). The power of attorney will be noted by Neville Registrars and returned as directed.

9. If your full name or other particulars differ from those appearing on your share certificate(s), for example:

- (a) Name on the share certificate Stephen Jones
Correct name Steven Jones

Complete this Form of Acceptance with the correct name and lodge it with Neville Registrars at the address set out in Note 11 below, accompanied by a letter from your bank, stockbroker or solicitor confirming that the person described on the certificate(s) and the person who signed this Form of Acceptance are one and the same.

- (b) Incorrect address on the share certificate(s)
Write the correct address in Box 3 of this Form of Acceptance.
- (c) Change of name

If you have changed your name, lodge your marriage certificate or the deed poll or, in the case of a company, a copy of the certificate of incorporation on change of name with this Form of Acceptance for noting.

10. If you are not resident in the UK

The attention of Walls & Futures Shareholders holding Walls & Futures Shares in certificated form not resident in the UK (including, without limitation, custodians, nominees or trustees) is drawn to paragraph 7 of Section B and paragraph (c) of Section C of Part II of the Offer Document. It is the responsibility of Walls & Futures Shareholders resident, or with registered addresses, in a Restricted Jurisdiction to ensure that they can lawfully accept the Offer before attempting to do so.

11. Payment of consideration

Without prejudice to Sections A, B, C and D of Part II of the Offer Document, Virgata reserves the right to treat as valid any acceptance of the Offer which is not entirely in order or which is not accompanied by the relevant share certificate(s) or document(s) of title. In that event, the consideration due to you under the terms of the Offer cannot be sent to you until all the relevant documents have been completed and lodged by hand or by post with Neville Registrars, Neville House, Steelpark Road, Halesowen, West Midlands B62 8HD.

Forms of Acceptance should be received as soon as possible and in any event by 1.00 p.m. (London time) on 27 May 2021. For the purposes of Notes 3, 4 and 9 of this page 4, photocopies of death certificates, marriage certificates, grants of probate and letters of administration are NOT acceptable.