

**PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER**  
**Rules 8.1 and 8.2 of the Takeover Code (the "Code")**

**1. KEY INFORMATION**

<b>(a) Full name of discloser:</b>	Walls & Futures REIT plc
<b>(b) Owner or controller of interests and short positions disclosed, if different from 1(a):</b> <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	N/A
<b>(c) Name of offeror/offeree in relation to whose relevant securities this form relates:</b> <i>Use a separate form for each offeror/offeree</i>	Walls & Futures REIT plc
<b>(d) Is the discloser the offeror or the offeree?</b>	OFFEREE
<b>(e) Date position held:</b> <i>The latest practicable date prior to the disclosure</i>	19 April 2021
<b>(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer?</b> <i>If it is a cash offer or possible cash offer, state "N/A"</i>	N/A

**2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE**

*If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.*

**(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates**

<b>Class of relevant security:</b>				
	<b>Interests</b>		<b>Short positions</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>(1) Relevant securities owned and/or controlled:</b>	Nil		Nil	
<b>(2) Cash-settled derivatives:</b>	Nil		Nil	
<b>(3) Stock-settled derivatives (including options) and agreements to purchase/sell:</b>	Nil		Nil	
<b>TOTAL:</b>	Nil		Nil	

*All interests and all short positions should be disclosed.*

*Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).*

*Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).*

**(b) Rights to subscribe for new securities**

<b>Class of relevant security in relation to which subscription right exists:</b>	N/A
<b>Details, including nature of the rights concerned and relevant percentages:</b>	N/A

**3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE**

**Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:**

**(a) Beneficial holdings of the Directors of Walls & Futures REIT plc (including their close relatives) in its ordinary shares of 5p each**

<i>Name</i>	<i>Number of ordinary shares held</i>	<i>% of voting rights</i>
Joseph McTaggart	102,085	2.72
Peter Wylie	60,347	1.61
David White	19,386	0.52
Mrs C Johnston <sup>1</sup>	7,614	0.20
Victoria White <sup>2</sup>	7,582	0.20
Mrs J McTaggart <sup>3</sup>	5,890	0.16
Mr A McTaggart <sup>4</sup>	1,250	0.03
<b>TOTAL</b>	<b>204,154</b>	<b>5.44</b>

- 1- Mother of D White
- 2- Wife of D White
- 3- Mother of J McTaggart
- 4- Brother of J McTaggart

**(b) Rights to subscribe for ordinary shares of Walls & Futures REIT plc (including their close relatives) in its ordinary shares of 5p each**

Warrants over ordinary shares in Walls & Futures REIT plc

<i>Name</i>	<i>Date of grant</i>	<i>Exercise price (p)</i>	<i>Expiry date</i>	<i>Number outstanding</i>	<i>% of enlarged share capital*</i>
Joseph McTaggart	29 Nov 2016	100	30 September 2022	33,235	0.87
David White	29 Nov 2016	100	30 September 2022	10,250	0.27
<b>TOTAL</b>				<b>43,485</b>	<b>1.14</b>

\* assuming all outstanding options in Walls & Futures REIT plc are exercised and no other shares are issued

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

*Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).*

#### 4. OTHER INFORMATION

##### (a) Indemnity and other dealing arrangements

<p><b>Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the disclosure or any person acting in concert with it:</b>  <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i></p>
None

##### (b) Agreements, arrangements or understandings relating to options or derivatives

<p><b>Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to:</b>  <b>(i) the voting rights of any relevant securities under any option; or</b>  <b>(ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:</b>  <i>If there are no such agreements, arrangements or understandings, state "none"</i></p>
None

##### (c) Attachments

**Are any Supplemental Forms attached?**

<b>Supplemental Form 8 (Open Positions)</b>	NO
<b>Supplemental Form 8 (SBL)</b>	NO

<b>Date of disclosure:</b>	20 April 2021
<b>Contact name:</b>	Joe McTaggart
<b>Telephone number:</b>	0333 700 7171

*Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.*

*The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.*

*The Code can be viewed on the Panel's website at [www.thetakeoverpanel.org.uk](http://www.thetakeoverpanel.org.uk).*