

**PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY
A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR MORE**

Rule 8.3 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Qube Research & Technologies Limited
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	Â
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	Warehouse Reit PLC
(d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree:	Â
(e) Date position held/dealing undertaken: <i>For an opening position disclosure, state the latest practicable date prior to the disclosure</i>	12-05-2025
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	N/A Â

2. POSITIONS OF THE PERSON 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 following the dealing (if any)

Class of relevant security: Â	1p ordinary			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0.0	0	0.0
(2) Cash-settled derivatives:	6,686,154	1.57	0	0.0
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0	0	0
Â TOTAL:	6,686,154	1.57	0	0.0

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).

(b) Rights to subscribe for new securities (including directors' and other employee options)

Class of relevant security in relation to which subscription right exists:	0
Details, including nature of the rights concerned and relevant percentages:	0

3. DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE

Where there have been dealings in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 3(a), (b), (c) or (d) (as appropriate) for each additional class of relevant security dealt in.

The currency of all prices and other monetary amounts should be stated.

(a) Purchases and sales

Class of relevant security	Purchase/sale Â	Number of securities	Price per unit (GBP)
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(b) Cash-settled derivative transactions

Class of relevant security	Product description <i>e.g. call option</i>	Nature of dealing <i>e.g. opening/closing a long/short position, increasing/reducing a long/short position</i>	Number of securities	Exercise price per unit (GBP)
lp ordinary	Equity swap	increasing a long position	366	99.90
lp ordinary	Equity swap	increasing a long position	442	107.80
lp ordinary	Equity swap	increasing a long position	1510	97.40
lp ordinary	Equity swap	increasing a long position	1566	107.70
lp ordinary	Equity swap	increasing a long position	2026	95.65
lp ordinary	Equity swap	increasing a long position	2144	96.45
lp ordinary	Equity swap	increasing a long position	2195	96.55
lp ordinary	Equity swap	increasing a long position	2236	95.25
lp ordinary	Equity swap	increasing a long position	2296	106.20
lp ordinary	Equity swap	increasing a long position	2440	101.20
lp ordinary	Equity swap	increasing a long position	2509	104.60
lp ordinary	Equity swap	increasing a long position	2600	102.80
lp ordinary	Equity swap	increasing a long position	2652	105.60
lp ordinary	Equity swap	increasing a long position	3083	96.80
lp ordinary	Equity swap	increasing a long position	3154	107.00
lp ordinary	Equity swap	increasing a long position	3202	96.75
lp ordinary	Equity swap	increasing a long position	3500	106.90
lp ordinary	Equity swap	increasing a long position	3700	94.70
lp ordinary	Equity swap	increasing a long position	3839	95.00
lp ordinary	Equity swap	increasing a long position	4432	97.35
lp ordinary	Equity swap	increasing a long position	4598	99.80
lp ordinary	Equity swap	increasing a long position	4647	99.20
lp ordinary	Equity swap	increasing a long position	4686	94.80
lp ordinary	Equity swap	increasing a long position	4730	98.60
lp ordinary	Equity swap	increasing a long position	4851	108.20
lp ordinary	Equity swap	increasing a long position	4858	99.60
lp ordinary	Equity swap	increasing a long position	4904	108.30
lp ordinary	Equity swap	increasing a long position	5083	98.00
lp ordinary	Equity swap	increasing a long position	5177	106.60
lp ordinary	Equity swap	increasing a long position	5263	95.40
lp ordinary	Equity swap	increasing a long position	5298	107.20
lp ordinary	Equity swap	increasing a long position	5790	99.00
lp ordinary	Equity swap	increasing a long position	5970	107.50
lp ordinary	Equity swap	increasing a long position	6092	108.70
lp ordinary	Equity swap	increasing a long position	6109	105.80
lp ordinary	Equity swap	increasing a long position	6472	95.30
lp ordinary	Equity swap	increasing a long position	6579	95.50
lp ordinary	Equity swap	increasing a long position	7182	96.60
lp ordinary	Equity swap	increasing a long position	8247	95.70
lp ordinary	Equity swap	increasing a long position	8799	96.30
lp ordinary	Equity swap	increasing a long position	9124	97.55
lp ordinary	Equity swap	increasing a long position	9919	97.10
lp ordinary	Equity swap	increasing a long position	10828	97.60
lp ordinary	Equity swap	increasing a long position	11143	108.40

lp ordinary	Equity swap	increasing a long position	11222	97.00
lp ordinary	Equity swap	increasing a long position	11775	99.30
lp ordinary	Equity swap	increasing a long position	12045	95.80
lp ordinary	Equity swap	increasing a long position	14481	96.10
lp ordinary	Equity swap	increasing a long position	15403	95.90
lp ordinary	Equity swap	increasing a long position	16812	96.50
lp ordinary	Equity swap	increasing a long position	16983	95.95
lp ordinary	Equity swap	increasing a long position	17781	95.45
lp ordinary	Equity swap	increasing a long position	18118	108.60
lp ordinary	Equity swap	increasing a long position	18469	96.70
lp ordinary	Equity swap	increasing a long position	18698	95.20
lp ordinary	Equity swap	increasing a long position	18773	109.00
lp ordinary	Equity swap	increasing a long position	26923	108.80
lp ordinary	Equity swap	increasing a long position	28923	96.40
lp ordinary	Equity swap	increasing a long position	33825	95.60
lp ordinary	Equity swap	increasing a long position	38449	107.60
lp ordinary	Equity swap	increasing a long position	52382	94.90
lp ordinary	Equity swap	increasing a long position	187383	96.00
lp ordinary	Equity swap	decreasing a long position	1	94.80
lp ordinary	Equity swap	decreasing a long position	1	95.30
lp ordinary	Equity swap	decreasing a long position	1	97.20
lp ordinary	Equity swap	decreasing a long position	1	97.70
lp ordinary	Equity swap	decreasing a long position	5	109.80
lp ordinary	Equity swap	decreasing a long position	164	109.40
lp ordinary	Equity swap	decreasing a long position	1477	96.20
lp ordinary	Equity swap	decreasing a long position	1575	96.10
lp ordinary	Equity swap	decreasing a long position	2785	96.80
lp ordinary	Equity swap	decreasing a long position	2902	97.10
lp ordinary	Equity swap	decreasing a long position	3000	97.50
lp ordinary	Equity swap	decreasing a long position	3009	108.20
lp ordinary	Equity swap	decreasing a long position	3066	94.60
lp ordinary	Equity swap	decreasing a long position	3240	95.10
lp ordinary	Equity swap	decreasing a long position	3320	95.40
lp ordinary	Equity swap	decreasing a long position	3569	108.40
lp ordinary	Equity swap	decreasing a long position	5626	97.00
lp ordinary	Equity swap	decreasing a long position	5921	95.20
lp ordinary	Equity swap	decreasing a long position	6353	94.90
lp ordinary	Equity swap	decreasing a long position	7274	95.50
lp ordinary	Equity swap	decreasing a long position	8371	96.60
lp ordinary	Equity swap	decreasing a long position	9380	96.70
lp ordinary	Equity swap	decreasing a long position	13095	94.70
lp ordinary	Equity swap	decreasing a long position	13592	97.80
lp ordinary	Equity swap	decreasing a long position	14621	108.60
lp ordinary	Equity swap	decreasing a long position	15726	96.30
lp ordinary	Equity swap	decreasing a long position	17890	95.00
lp ordinary	Equity swap	decreasing a long position	26481	96.40
lp ordinary	Equity swap	decreasing a long position	39904	95.60
lp ordinary	Equity swap	decreasing a long position	42355	96.00
lp ordinary	Equity swap	decreasing a long position	42828	96.50

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

Class of relevant security	Product description e.g. call option	Writing, purchasing, selling, varying etc.	Number of securities to which option relates	Exercise price per unit (GBP)	Type e.g. American, European etc.	Expiry date	Option money paid/ received per unit
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(ii) Exercise

Class of relevant security	Product description e.g. call option	Exercising/ exercised against	Number of securities	Exercise price per unit
0	0	0	0	0

(d) Other dealings (including subscribing for new securities)

Class of relevant security	Nature of dealing e.g. subscription, conversion	Details	Price per unit (if applicable)
0	0	0	0

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

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

(c) Attachments

Is a Supplemental Form 8 (Open Positions) attached?	NO
Date of disclosure:	13-05-2025
Contact name:	Janice Falcao
Telephone number:	00442033140679

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.

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