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4 November 2025

Life Science REIT plc
(the "Company" or "LABS")

Publication of Circular and Notice of General Meeting

Further to the announcement on 19 September 2025, the Board of LABS announces that a circular (the "**Circular**") has today been published in relation to the recommended proposal for the Managed Wind-Down of the Company and the associated adoption of the New Investment Objective and Investment Policy (the "**Proposal**"). The Proposal is subject to Shareholder approval and, accordingly, the Circular contains a notice convening a general meeting of the Company to be held at the offices of Gowling WLG (UK) LLP, 4 More London Riverside, London, SE1 2AU (the "**General Meeting**").

The Board intends that under the proposed Managed Wind-Down process, the Company will be managed with the intention of realising all the assets in its portfolio in an orderly manner, with a view to initially repaying borrowings, followed by making timely returns of capital to Shareholders, whilst aiming to obtain the best achievable value for the Company's assets at the time of their realisations. Realisations may take the form of disposals of single assets, groups of assets or the portfolio as a whole. It is anticipated that the realisation of the portfolio will be concluded over a 12-18 month period, depending on, amongst other things, the prevailing market environment.

The adoption of the New Investment Objective and Investment Policy is conditional on the approval of the Company's Shareholders and is required in order to implement the Managed Wind-Down. To approve the adoption of the New Investment Objective and Investment Policy, Shareholders who together represent a simple majority of the Ordinary Shares voted at the General Meeting (whether in person or by proxy) must vote to approve the resolution put to the General Meeting. Shareholders should read the whole of the Circular, in particular, the letter from the Chair, which contains the unanimous recommendation of the Board that shareholders vote in favour of the adoption of the New Investment Objective and Investment Policy.

The Board will seek to achieve the most tax-efficient treatment for the Company's UK Shareholders as a whole at the time of making each return of sale proceeds, taking into account the composition of the Company's shareholder register, but as Shareholders' circumstances will vary, it is important that Shareholders seek their own independent tax and financial advice at all times.

Following realisation of all of the Company's property assets and the return of proceeds to Shareholders, the Company will seek Shareholders' approval to cancel: (i) the Company's admission of the Ordinary Shares to the closed-ended investment funds listing category of the Official List; and (ii) the trading of the Ordinary Shares on the Main Market of the London Stock Exchange and to appoint a liquidator to wind up the Company.

General Meeting

The General Meeting has been convened for 2:00 p.m. on 24 November 2025 to be held at the offices of Gowling WLG (UK) LLP, 4 More London Riverside, London, SE1 2AU.

Expected timetable of principal events

Publication of this circular	Tuesday, 4 November 2025
Latest time and date for receipt of proxy appointments and instructions for the General Meeting	2:00 p.m. on Thursday, 20 November 2025
General Meeting	2:00 p.m. on Monday, 24 November 2025

A copy of the Circular will be made available on the Company's website at <https://disclaimer.lifesciencereit.co.uk/investors/> and also be submitted to the National Storage Mechanism, where it will shortly be available for inspection at <https://data.fca.org.uk/#/nsm/nationalstoragemechanism>.

Unless otherwise defined, all capitalised terms used in this announcement have the meanings given to them in the Circular.

The Company's LEI is 213800RG7JNX7K8F7525.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Life Science REIT plc

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The person responsible for arranging for the release of this announcement on behalf of the Company is MUFG Corporate Governance Limited.

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