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22 March 2021

**Mailbox REIT plc**  
(“Mailbox REIT” or the “Company”)

#### **Listing on IPSX Wholesale**

The Board of Mailbox REIT, which owns the Mailbox, a large prime office-led mixed use property in Birmingham, announces its intention to admit the Company to trading on the IPSX Wholesale segment of International Property Securities Exchange (“**IPSX**”).

IPSX is a new Regulated Investment Exchange regulated by the FCA and is the world’s first such exchange dedicated to the initial public offering and secondary market trading of institutional grade commercial real estate assets.

IPSX Wholesale is a market exclusively for institutional and professional investors and for issuers with an asset or assets that have a minimum market value in excess of £50 million.

The Board expects the Company to become the first single asset REIT to have its Ordinary Shares admitted to trading on IPSX on or around 19 April 2021.

Mailbox REIT PLC is a single asset company which owns the Mailbox. The Mailbox is located on a 4.8 acre waterside site in the heart of the UK’s second largest city, a five-minute walk from Birmingham New Street Station. It comprises approximately 698,000 square feet of primarily office space, anchored by the BBC, with a complementary, ancillary retail and leisure offering. Over the next three to five years, the property will be further repositioned for growth as a pre-eminent ‘Live Work Play’ destination.

The proposed Admission to IPSX Wholesale replaces the proposed admission to IPSX Prime as detailed in the Company’s announcement of 1 October 2020.

**FOR FURTHER INFORMATION ON THE COMPANY, PLEASE CONTACT:**

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WH Ireland, which is authorised and regulated in the United Kingdom by the FCA, is acting exclusively as Joint Bookrunner and Lead Adviser for the Company and no-one else in connection with the Offer and Admission and will not regard any other persons as its client in relation to the Offer and Admission and will not be responsible to anyone other than the Company for providing the protections afforded to clients of WH Ireland, nor for providing advice in connection with the Offer and Admission or any other matter or arrangement referred to in this announcement.

No key information document has been prepared in respect of this communication or the Shares in accordance with Regulation (EU) No 1286/2014 on key information documents for packaged retail and insurance-based investment products (PRIIPs) (and in the case of the United Kingdom, such regulation as it forms part of the

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