

RNS Miscellaneous

UPDATE ON DEBT DISCUSSIONS

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Mailbox REIT PLC
25 April 2023

THIS ANNOUNCEMENT CONTAINS INSIDE INFORMATION FOR THE PURPOSES OF ARTICLE 7 OF THE MARKET ABUSE REGULATION (EU) NO 596/2014 (AS IT FORMS PART OF DOMESTIC UK LAW BY VIRTUE OF THE EUROPEAN UNION (WITHDRAWAL) ACT 2018).

Mailbox REIT Plc

("Mailbox REIT" or the "Company")

Update on debt discussions

Further to the Company's announcement of 23 January 2023 regarding the LTV covenant of the loan secured against the Mailbox, Mailbox REIT Plc (IPsx ticker: MBOX) continues to progress a number of avenues to resolve the issue. The Company remains in constructive discussions with the lending syndicate, which has now reserved its rights in relation to the facility following the loan becoming in default as of 20 April 2023.

The Company will update shareholders further in due course.

At an operational level, Mailbox, as a prime regional office-led, mixed-use asset, continues to perform well and in line with the approved asset management plan, with occupancy at 95% (by floor area), over £11 million of annualised income from a diversified mix of high-quality tenants and continued strong rent collection of over 96% for the March quarter.

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The Company's ISIN is GB00BM9BWM32.

Further information on Mailbox REIT plc is available at www.themailboxreit.com.

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