



RNS

Miscellaneous

ADMISSION AND FIRST DAY OF DEALINGS ON IPSX

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BWP REIT PLC

ADMISSION AND FIRST DAY OF DEALINGS ON IPSX WHOLESALE FOLLOWING £35 MILLION CAPITAL RAISE

LANDMARK LEEDS OFFICE BECOMES THIRD COMPANY TO HAVE SHARES ADMITTED TO TRADING ON IPSX

16 November 2022

BWP REIT PLC ("**BWP REIT**" or the "**Company**"), a newly formed single asset company established to acquire Bridgewater Place ("**Bridgewater Place**" or the "**Property**"), an office-led mixed use property situated in a prime location in central Leeds, is pleased to announce that its ordinary shares with a nominal value of 10 pence each ("**Ordinary Shares**") have today been admitted to trading on the Wholesale segment of the International Property Securities Exchange ("**IPSX**") ("**Admission**"). Dealings in the Ordinary Shares will commence at 9.00 am today. In total, 35,050,000 Ordinary Shares have been admitted to trading on the Wholesale segment of IPSX.

Completion of the acquisition of the Property has also taken place automatically on Admission.

The Ordinary Shares will trade under the ticker 'BWP'. The ISIN number of the Ordinary Shares is GB00BQ1NFW69 and the SEDOL code is BQ1NFW6.

WH Ireland Limited ("**WH Ireland**") acted as IPSX Lead Adviser and Settlement Agent.

BWP REIT becomes the third company to be admitted to trading on IPSX. The platform is a FCA Regulated Investment Exchange and the world's first such exchange dedicated to single asset real estate companies and those owning multiple assets with commonality. IPSX Wholesale is reserved for institutional and qualified professional investors, while the IPSX Prime segment of the market is open to all investors and aims to give retail investors the ability to acquire tradable shares in institutional quality real estate assets.

FOR FURTHER INFORMATION ON THE COMPANY, PLEASE CONTACT:

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Further information on the Company can be found on its website www.bwpreit.com.

Important notice

The content of this announcement, which has been prepared by and is the sole responsibility of the Company, has been approved by M7 Real Estate Financial Services Ltd (which is authorised and regulated by the Financial Conduct Authority) solely for the purposes of section 21(2)(b) of the Financial Services and Markets Act 2000, as amended.

This announcement is being issued in the United Kingdom to and/or is directed only at persons who are professional clients or eligible counterparties for the purposes of the FCA's Conduct of Business Sourcebook. The opportunity to invest in the Company is only available to such persons in the United Kingdom and this announcement must not be relied or acted upon by any other persons in the United Kingdom.

This announcement does not constitute an offer or recommendation concerning the Ordinary Shares. Any prospective investor must carry out their own due diligence and should form their own assessment, and is recommended to consult an independent professional adviser as to the suitability of the Ordinary Shares and evaluate all matters addressed herein.

The information contained in this announcement is for background purposes only and does not purport to be full or complete. No reliance may be placed for any purpose on the information contained in this announcement or its accuracy, fairness or completeness.

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This announcement includes statements that are, or may be deemed to be, "forward-looking statements". These forward-looking statements may be identified by the use of forward-looking terminology, including the terms "believes", "estimates", "plans", "projects", "anticipates", "expects", "intends", "may", "will" or "should" or, in each case, their negative or other variations or comparable terminology, or by discussions of strategy, plans, objectives, goals, future events or intentions. These statements reflect beliefs of the Directors (including based on their expectations arising from pursuit of the Company's strategy) as well as assumptions made by the Directors and information currently available to the Group. Although the Directors consider that these beliefs and assumptions are reasonable, by their nature, forward-looking statements involve known and unknown risks, uncertainties, assumptions and other factors that may cause the Group's actual financial condition, results of operations, cash flows, liquidity or prospects to be materially different from any future such metric expressed or implied by such statements. Past performance cannot be relied upon as a guide to future performance and should not be taken as a representation that trends or activities underlying past performance will continue in the future. Forward-looking statements speak only as of the date they are made. No representation is made or will be made that any forward-looking statements will come to pass or prove to be correct.

WH Ireland, which is authorised and regulated in the United Kingdom by the FCA, is acting exclusively as Lead Adviser for the Company and no-one else in connection with the Issue and Admission and will not regard any other persons as its client in relation to the Issue 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 Issue and Admission or any other matter or arrangement referred to in this announcement.

No key information document has been prepared in respect of this announcement or the Ordinary 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 UK domestic law by virtue of the European Union (Withdrawal) Act 2018). Accordingly, the Ordinary Shares are not available to, and no person may advise on, offer or sell Ordinary Shares for, or to, any retail client (as defined in MiFID II) in the European Economic Area or the United Kingdom.

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