

Disclaimer regarding the December 2024 offer to purchase Home REIT Plc Ord shares.

OFFEROR

Neither this announcement nor the electronic transmission thereof constitutes an offer to buy or the solicitation of an offer to sell Securities (and tenders of Securities for purchase pursuant to the Offer will not be accepted from Holders) in any circumstances in which such offer or solicitation is unlawful. In those jurisdictions where the securities, blue sky or other laws require the Offer to be made by a licensed broker or dealer and the Offeror or any of its affiliates is such a licensed broker or dealer in any such jurisdiction, the Offer shall be deemed to be made by the Offeror or such affiliate, as the case may be, in such jurisdiction. In addition to the representations referred to above in respect of the United States, each Holder participating in the Offer will be deemed to give certain other representations in respect of the other jurisdictions referred to above for Participating in the Offer" in the Offer Documents.

Any tender of Securities for purchase pursuant to the Offer from a Holder that is unable to make these representations will not be accepted. Each of the Offeror and the Tender Agent reserves the right, in its sole and absolute discretion, to investigate, in relation to any tender of Securities for purchase pursuant to the Offer, whether any such representation given by a Holder is correct and, if such investigation is undertaken and as a result the Offeror determines (for any reason) that such representation is not correct, such tender or submission may be rejected.

INFORMATION AGENT

The Offeror has retained Southey Capital Limited to act as Information Agent. The Offeror has entered an engagement letter with the Information Agent, which contains certain provisions regarding payment of fees, expense reimbursement and indemnity arrangements relating to the Tender Offer. The Information Agent, the Offeror and their affiliates may contact Qualifying Holders regarding the Tender Offer, and may request brokerage houses, custodians, nominees, fiduciaries and others to forward the Offer Documents, to Qualifying Holders.

The Information Agent and their respective directors, officers, employees, agents or affiliates assumes no responsibility for the accuracy or completeness of the information concerning the Tender Offer, the Offeror, any of their affiliates or the Notes contained in the Offer Documents or for any failure by the Offeror to disclose events that may have occurred and may affect the significance or accuracy of such information.

None of the Information Agent, or any of their respective directors, officers, employees or affiliates makes any representation or recommendation whatsoever regarding the Tender Offer or any recommendation as to whether Qualifying Holders should tender Notes in the Tender Offer.

The Information Agent is the agent of the Offeror and owes no duty to any holder of Notes.