

Joint Filing Agreement

In accordance with Rule 13d-1(k), as promulgated under the Securities Exchange Act of 1934, as amended, the persons named below agree to the joint filing on behalf of each of them a Statement on Schedule 13G (including amendments thereto) with regard to the common stock of Wheeler Real Estate Investment Trust, Inc., and further agree that this Joint Filing Agreement be included as an Exhibit to such joint filings. In evidence thereof, the undersigned, being duly authorized, hereby execute this Joint Filing Agreement as of February 14, 2025.

Date: February 14, 2025

AY2 CAPITAL LLC

By: Never Summer Holdings, LLC, its managing member

By: /s/ Harrison Wreschner

Name: Harrison Wreschner

Title: Managing Member

Date: February 14, 2025

By: /s/ Harrison Wreschner

Name: Harrison Wreschner

Date: February 14, 2025

NEVER SUMMER HOLDINGS, LLC

By: /s/ Harrison Wreschner

Name: Harrison Wreschner

Title: Managing Member

Date: February 14, 2025

By: /s/ Joseph Cohen

Name: Joseph Cohen

Date: February 14, 2025

RRJA LLC

By: /s/ Joseph Cohen

Name: Joseph Cohen

Title: Managing Member