

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt about the contents of this document or as to what action you should take, you should immediately consult your stockbroker, bank manager, solicitor, accountant or other independent financial adviser duly authorised under the Financial Services and Markets Act 2000 (as amended) if you are a resident of the United Kingdom or, if not, another appropriately authorised independent professional adviser.

If you have sold or otherwise transferred all of your Ordinary Shares, please send this document as soon as possible to the purchaser or transferee, or to the stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee. If you have sold or otherwise transferred some (but not all) of your Ordinary Shares, please retain these documents and consult the stockbroker or other agent through whom the sale or transfer was effected.

Roadside Real Estate plc

(Registered in England and Wales with company number 07139678)

Proposed disposal of the Company's Commercial Property Business

Notice of General Meeting

Your attention is drawn to the letter from the Chairman in this document, recommending you vote in favour of the resolutions to be proposed at the General Meeting.

Notice convening a General Meeting of the Company to be held at 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ on 29 September 2025 at 10:00 a.m. is set out at the end of this document.

If you are unable to attend the General Meeting, please complete and submit a form of proxy in accordance with the instructions set out in the Notes to the Notice of General Meeting set out on pages 13 and 14 of this document. Appointment of a proxy will not preclude shareholders from attending and voting at the General Meeting should they choose to do so.

If you hold your ordinary shares in uncertificated form (i.e. in CREST), you may appoint a proxy for the General Meeting by completing and transmitting a CREST Proxy Instruction in accordance with the procedures set out in the CREST Manual issued by Euroclear so that it is received by Share Registrars Limited (under CREST Participation ID 7RA36) by no later than 10:00 a.m. on 25 September 2025. The time of receipt will be taken to be the time from which Share Registrars Limited is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST.

This document includes forward looking statements (that is, statements other than statements of historical facts), including (without limitation) those regarding the Company's financial position, business strategy, plans and objectives of management for future operations, and any statement preceded or followed by, or including, words such as "target", "believe", "expect", "aim", "intend", "will", "may", "anticipate", "would" or "could", or negatives of such words. Such forward looking statements involve known and unknown risks, uncertainties and other factors beyond the Company's control, that could cause the actual results, performance or achievements of the Company to be materially different to future results, performance or achievements expressed or implied by such statements. Such forward looking statements are based on numerous assumptions regarding the Company's present and future business strategies and the environment in which the Group will operate in the future. They speak only as at the date of this document. The Company expressly disclaims any obligation to

disseminate any update or revision to any forward looking statement in this document to reflect any change in the Company's expectations or any change in events, conditions or circumstances on which any such statement is based, unless required to do so by applicable law or the AIM Rules.

Copies of this document will be available free of charge from the Company's registered office during normal business hours on each day (excluding Saturday, Sunday and public holidays) from the date hereof until the date of the General Meeting. Copies will also be available from the Company's website at <https://www.roadsideplc.com>.

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EXPECTED TIMETABLE OF PRINCIPAL EVENTS

Dispatch of this document	12 September 2025
Latest time and date for receipt of proxies	10:00 a.m. on 25 September 2025
General Meeting	10:00 a.m. on 29 September 2025
Completion of the Maldon SPA and Wellingborough SPA	within two business days of the General Meeting
Completion of the Roadside REIT SPA	on or around 24 October 2025

Notes:

- (a) Unless otherwise specified, references in this document to time are to British Summer Time.
- (b) The times and dates above are indicative only. If there is any change, revised times and dates will be notified to shareholders by means of an announcement through a Regulatory Information Service.

DEFINITIONS

The following definitions apply throughout this document, unless the context otherwise requires:

"Act"	the Companies Act 2006, as amended
"AIM"	the market of that name operated by London Stock Exchange plc
"AIM Rules"	the AIM Rules for Companies published by London Stock Exchange plc from time to time
"Board" or "Directors"	the directors of the Company whose names are set out on page 7 of this document
"Commercial Property Business"	the Group's commercial property business, which is carried on by the CP Subsidiaries
"Company" and "Roadside"	Roadside Real Estate plc (incorporated and registered in England and Wales with registered number 07139678) whose registered office address is 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ
"Completion"	completion of the respective Share Purchase Agreements
"Continuing Roadside Group"	Roadside and its subsidiaries and subsidiary undertakings following the Disposal
"CP Subsidiaries"	Roadside Real Estate (Maldon) Ltd (company number 07795768), Roadside Real Estate (Wellingborough) Ltd (company number 08396002) and Roadside REIT Limited (company number 14618099)
"Disposal"	the proposed disposal by the Company of the Commercial Property Business through the sale of the CP Subsidiaries pursuant to the Share Purchase Agreements
"EV"	electric vehicle
"General Meeting"	the general meeting of the Company to be held at 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ on 29 September 2025 at 10:00 a.m., notice of which is set out at the end of this document
"Group"	the Company and its subsidiary undertakings
"Maldon SPA"	the conditional share purchase agreement relating to the sale by the Company of the entire issued share capital of Roadside Real Estate (Maldon) Ltd to Tarncourt
"Notice of General Meeting"	the notice convening the General Meeting set out at the end of this document
"Ordinary Shares"	the ordinary shares of £0.00860675675675676 each in the

	capital of the Company
"Roadside REIT SPA"	the conditional share purchase agreement relating to the sale by the Company of the entire issued share capital of Roadside REIT Limited to Tarncourt
"Resolutions"	the resolutions to approve the Disposal to be proposed at the General Meeting
"Share Purchase Agreements"	the Maldon SPA, the Wellingborough SPA and the Roadside REIT SPA
"Shareholders"	holders of Ordinary Shares
"Spalding Acquisition"	the acquisition by Roadside REIT Limited of the pre-development 4,740 sq. ft. mixed use commercial scheme fronting the A16 in Spalding, Lincolnshire pursuant to the exercise of the Company's option to acquire the property
"Tarncourt"	Tarncourt Properties Limited (incorporated and registered in England and Wales with registered number 01542450) whose registered office address is Richard House, Winckley Square, Preston, Lancashire, PR1 3HP
"Tarncourt Facility"	the debt facility provided by Tarncourt to the Company pursuant to an agreement originally dated 18 December 2019, as subsequently novated and amended and restated
"Wellingborough SPA"	the conditional share purchase agreement relating to the sale by the Company of the entire issued share capital of Roadside Real Estate (Wellingborough) Ltd to Tarncourt

LETTER FROM THE CHAIRMAN

Roadside Real Estate plc

(Registered in England and Wales with company number 07139678)

Directors:

Steve Carson (*Non-Executive Chairman*)
Charles Dickson (*Chief Executive Officer*)
Douglas Benzie (*Chief Financial Officer*)
Jonathan Warburton (*Independent Non-Executive Director*)
Matthew Wood (*Independent Non-Executive Director*)

Registered office address:

115b Innovation Drive
Milton
Abingdon
England
OX14 4RZ

12 September 2025

Dear Shareholder

Proposed Disposal of the Company's Commercial Property Business

Notice of General Meeting

1. Introduction

It was announced on 12 September 2025 that Roadside Real Estate plc (the "**Company**") had entered into agreements with Tarncourt Properties Limited ("**Tarncourt**") in relation to the sale of the Company's Commercial Property Business. The Disposal is being effected through the sale by the Company of the entire issued share capital of each of the CP Subsidiaries to Tarncourt. The price agreed by the Company and Tarncourt for the property assets held by the CP Subsidiaries is £12 million, resulting in net consideration receivable by the Company of approximately £4.7 million after reflecting the liabilities and net working capital positions of the CP Subsidiaries (the "**Consideration**").

In view of the size of the Commercial Property Business relative to the Company, the Disposal will result in a fundamental change in the business of the Company for the purpose of Rule 15 of the AIM Rules. The Disposal is therefore conditional upon the approval of the Shareholders, amongst other matters.

As the value of this transaction is in excess of £100,000, and given Charles Dickson's beneficial interest in Tarncourt, the Disposal also constitutes a substantial property transaction under sections 190 and 191 of the Act. As a result, the approval of Shareholders pursuant to section 190 of the Act is also being sought.

Accordingly, Shareholder approval to the entry into and performance of the Share Purchase Agreements is being sought at a General Meeting of the Company to be held at 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ on 29 September 2025 at 10:00 a.m. The formal notice convening the General Meeting is set out at the end of this document. The actions that you should take to vote on the Resolutions and the recommendation of the Board are set out in paragraphs 7 and 8 respectively of this letter.

Concurrently with the Disposal, and as intimated in the Company's interim results to 31 March 2025, Roadside also intends to extend the term of the debt facility provided by Tarncourt (the "**Tarncourt Facility**") to 1 April 2028 and also increase the size of the Tarncourt Facility to £12.0 million. All other terms attached to the Tarncourt Facility are to remain unchanged.

Tarncourt is a company ultimately controlled by Charles Dickson and the Dickson family. Charles Dickson is Chief Executive Officer and a Director of Roadside. Consequently, the amendment to the terms of the Tarncourt Facility and the Disposal are both related party transactions pursuant to Rule 13 of the AIM Rules (the "**Related Party Transactions**"). The independent Directors, (being Steve Carson, Doug Benzie, Matthew Wood and Jonathan Warburton) consider, having consulted with the Company's nominated adviser, Cavendish Capital Markets Limited, that the terms of the Related Party Transactions are fair and reasonable insofar as the Company's shareholders are concerned.

The purpose of this document is to: (i) explain the background to and reasons for the Disposal; (ii) explain why the Directors consider the Disposal to be in the best interests of the Shareholders as a whole; and (iii) convene the General Meeting.

2. Background to and reasons for the Disposal

The Company's clearly defined strategic focus is to acquire and operate roadside retail assets. The first asset was acquired in July 2025, with the purchase of the former Sainsbury's Petrol Filling Station ("**PFS**") in Coventry. Roadside is in the process of re-instating the PFS and enhancing the convenience retail offer, as well as adding EV charging and ancillary services to the location.

The Directors believe roadside retail assets have the potential to generate significant returns for Shareholders and Roadside continues to seek, and is currently evaluating, a number of opportunities to acquire further roadside retail assets to meet evolving consumer demands. In line with this strategic focus, Roadside is proposing to dispose of the CP Subsidiaries, which contain the Group's wholly-owned investment property business (assuming completion of the Spalding Acquisition following the exercise of the option to acquire the land by the Company), comprising two completed developments in Wellingborough and Maldon, undeveloped land in Swindon and an option to acquire land for development in Spalding.

The properties to be disposed of via the sale of the CP Subsidiaries are:

Property	Description	Rental income	Gross valuation
Maldon	4 units with EV spaces, 14,200 sq ft	£286k	£5.0m
Wellingborough	5 units with EV spaces, 12,700 sq ft	£223k	£4.1m
Spalding	Development property over which the Company has an option to acquire	-	£0.08m
Swindon	Development property	-	£2.1m

In addition to the wish to streamline the Group in line with Roadside's strategic focus, the Directors consider that it is appropriate to dispose of the CP Subsidiaries for the following reasons:

- the Directors believe that the potential returns from roadside retail assets will exceed the return available from the CP Subsidiaries and further focuses the Group's roadside strategy;
- the sale of the CP Subsidiaries materially lowers the Group's leverage and cuts annual cash interest costs by more than the total annual rental income generated by the CP Subsidiaries; and
- the development of each of the sites at Swindon and Spalding would require additional capital, contrasting with the Board's focus on developing the Company's roadside retail asset portfolio.

The Directors therefore believe the Disposal will enable the Company to focus on its strategy to build a large-scale portfolio of operational roadside real estate assets.

The value agreed by the Company and Tarncourt for the property assets held by the CP Subsidiaries (upon completion of the Spalding Acquisition) is approximately £12 million, which represents a premium to their market value based on independent valuations of the properties at Wellingborough and Maldon (which represent a substantial majority of the properties subject to the Disposal), and Roadside's own assessment of the value of the undeveloped land in Swindon and the option to acquire land for development in Spalding. The Disposal will therefore generate a profit for the Group, as the Consideration payable represents a premium to the net asset value of the CP Subsidiaries.

3. Summary terms of the Disposal

3.1 Consideration

The agreed valuation for the property assets of the CP Subsidiaries of approximately £12 million will be reduced by the aggregate outstanding amounts due from the respective CP Subsidiaries to Together Commercial Finance Limited ("**Together Finance**") and other outstanding net liabilities of the CP Subsidiaries on the date of Completion, being approximately £7.3 million in total. The agreed value of the property assets excludes the cost of the Spalding Acquisition, which is expected to be advanced by way of a loan from Tarncourt to Roadside REIT prior to Completion. This will not affect the net asset position of Roadside REIT, nor the net Consideration due from Tarncourt.

The net Consideration due under each of the Share Purchase Agreements on Completion, of approximately £4.7 million, will be set off against the outstanding balance that is due by the Company to Tarncourt under the Tarncourt Facility. Following Completion of all of the Share Purchase Agreements, it is expected that the Tarncourt Facility balance will be £5.0 million with £7.0 million available to draw.

3.2 Other provisions of the Share Purchase Agreements

Under the Maldon SPA and the Wellingborough SPA, the conditions to Completion are: (i) the passing of the Resolutions; and (ii) the capitalisation of intra-group debt. The Maldon SPA and Wellingborough SPA are also inter-conditional on one another.

Under the Roadside REIT SPA, the conditions to completion are: (i) the passing of the Resolutions; (ii) the capitalisation of intra-group debt; (iii) the completion of the Maldon SPA and the Wellingborough SPA; and (iv) completion of the Spalding Acquisition and novation of leases relating to Spalding. The Spalding Acquisition is subject to the expiry of the judicial review period to ensure the property has satisfactory planning permission, which is expected to expire in October 2025.

The warranties given by the Company under the Share Purchase Agreements are limited to matters such as title to the shares in the relevant CP Subsidiary and capacity to enter into and perform the relevant agreement.

3.3 Use of proceeds

As set out above, the aggregate proceeds from the Disposal will be used to pay down amounts owed to Tarncourt under the Tarncourt Facility and therefore, whilst the Disposal will result in an accounting profit for Roadside, no cash proceeds will be received by the Company.

4. **Strategy of the Continuing Roadside Group following the Disposal**

The Disposal will allow the Continuing Roadside Group to focus on its roadside real estate business, and strategic focus of building and scaling a high-quality portfolio of modern operational roadside retail assets, including petrol filling stations as well as modern EV charging infrastructure. The Disposal will simplify the Continuing Roadside Group's business, strengthen its balance sheet and will bring further opportunity in the active management of operational real estate in the roadside sector.

5. **Related Party Transactions**

Tarncourt is a company ultimately controlled by Charles Dickson and the Dickson family. Charles Dickson is Chief Executive Officer and a Director of Roadside. Consequently, the amendment to the terms of the Tarncourt Facility and the Disposal are both related party transactions pursuant to Rule 13 of the AIM Rules (the "**Related Party Transactions**"). The independent Directors, (being Steve Carson, Doug Benzie, Matthew Wood and Jonathan Warburton) consider, having consulted with the Company's nominated adviser, Cavendish Capital Markets Limited, that the terms of the Related Party Transactions are fair and reasonable insofar as the Company's shareholders are concerned.

6. **General Meeting**

The Disposal is conditional, amongst other things, upon Shareholder approval being obtained at the General Meeting. At the end of this document is a notice convening the General Meeting to be held at 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ on 29 September 2025 at 10:00 a.m. at which the Resolutions will be proposed.

The Resolutions will be proposed as ordinary resolutions. For an ordinary resolution to be passed, more than half of the votes cast must be in favour of the resolution.

7. **Action to be taken in respect of the General Meeting**

You can vote in respect of your shareholding by attending the General Meeting or by appointing one or more proxies to attend the General Meeting and vote on your behalf.

Proxies may be appointed:

- by visiting www.shareregistrars.uk.com, clicking on the "Proxy Vote" button and then following the on-screen instructions;
- by post or by hand to Share Registrars Limited, 3 The Millennium Centre, Crosby Way, Farnham, Surrey GU9 7XX using the proxy form accompanying this notice; and/or
- in the case of CREST members, by utilising the CREST electronic proxy appointment service in accordance with the procedures set out in notes 6 to 9 below.

In order for a proxy appointment to be valid, the proxy must be received by Share Registrars Limited by 10:00 a.m. on 25 September 2025.

The attention of Shareholders is drawn to the voting intentions of the Directors set out below.

8. Recommendation and irrevocable undertakings

The Directors believe that the Disposal will promote the success of the Company for the benefit of its shareholders as a whole. Accordingly, they unanimously recommend that you vote in favour of the Resolutions to be proposed at the General Meeting, as they intend to do in respect of their own beneficial holdings.

Certain Shareholders have irrevocably undertaken to vote or procure to vote in favour of the Resolutions to be proposed at the General Meeting in respect of 42,792,766 Ordinary Shares, in aggregate, representing approximately 29.8 per cent. of the issued ordinary share capital of the Company.

Shareholders are reminded that the Disposal is conditional on the passing of the Resolutions to be proposed at the General Meeting. Should the Resolutions not be passed, the Disposal will not proceed.

Yours faithfully

Steve Carson
Non-Executive Chairman

Roadside Real Estate plc

(Registered in England and Wales with company number 07139678)

NOTICE OF GENERAL MEETING

NOTICE IS HEREBY GIVEN that a general meeting of Roadside Real Estate plc (the "**Company**") will be held on 29 September 2025 at 10:00 a.m. at 115b Innovation Drive, Milton, Abingdon, England, OX14 4RZ (the "**General Meeting**"). The business of the General Meeting will be to consider and, if thought appropriate, to pass the following ordinary resolutions:

ORDINARY RESOLUTIONS:

1. **THAT** the disposal by the Company of its commercial property business (the "**Commercial Property Business**") via the sale of the shares held by the Company in Roadside Real Estate (Maldon) Ltd (company number 07795768), Roadside Real Estate (Wellingborough) Ltd (company number 08396002) and Roadside REIT Limited (company number 14618099) to Tarncourt Properties Limited (company number 01542450) ("**Tarncourt**") pursuant to conditional share purchase agreements and related documentation (the "**Disposal**") be and is hereby approved for the purposes of Rule 15 of the AIM Rules for Companies with such amendments as the directors of the Company (the "**Directors**") may approve, and the Directors, or any duly authorised committee thereof, be and are hereby authorised to take all necessary steps and to execute all other documents and deeds as they may consider to be necessary or desirable to conclude the Disposal.
2. **THAT**, subject to the passing of Resolution 1, the Disposal to Tarncourt (being a company connected with Charles Dickson, a director of the Company) be and is hereby approved for the purposes of section 190 of the Companies Act 2006 with such amendments as the Directors may approve, and the Directors, or any duly authorised committee thereof, be and are hereby authorised to take all necessary steps and to execute all other documents and deeds as they may consider to be necessary or desirable to conclude the Disposal.

BY ORDER OF THE BOARD:

Douglas Alexander Benzie
Company Secretary

Date: 12 September 2025

Registered office address:
115b Innovation Drive
Milton
Abingdon
England
OX14 4RZ

Notes to the Notice of General Meeting

Entitlement to attend and vote

1. Pursuant to Regulation 41 of the Uncertificated Securities Regulations 2001 (as amended), the Company has specified that only shareholders entered on the register of members of the Company at 10.00 a.m. on 25 September 2025 (or in the event that this meeting is adjourned, on the register of members 48 hours prior to the date fixed for the adjourned meeting) shall be entitled to attend and vote at the meeting in respect of the number of ordinary shares of the Company registered in their name at that time. Changes to the register after the relevant time shall be disregarded in determining the rights of any person to attend and vote at the meeting.

Appointment of proxies

2. A shareholder is entitled to appoint one or more proxies to exercise all or any of his or her rights to attend and to speak and vote at the meeting. A proxy need not be a shareholder of the Company. A shareholder may appoint more than one proxy in relation to the meeting provided that each proxy is appointed to exercise the rights attached to a different share or shares held by that shareholder.
3. The appointment of a proxy will not preclude a shareholder from attending in person at the meeting and voting if he or she wishes to do so.

Appointment of proxy using the accompanying proxy form

4. A proxy form is enclosed. To appoint more than one proxy, please photocopy the form. Please state each proxy's name and the number of shares in relation to which each proxy is appointed (which, in aggregate, should not exceed the number of shares held by you) in the boxes indicated on the form. Please also indicate if the proxy form is one of multiple forms being returned. All proxy forms must be signed and should be returned together in the same envelope.
5. To be valid, a duly completed proxy form and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, must be delivered by hand or sent by post to the offices of the Company's registrars, Share Registrars Limited ("**Share Registrars**"), 3 The Millennium Centre, Crosby Way, Farnham, Surrey, GU9 7XX, so as to be received not less than 48 hours (excluding non-business days) before the time fixed for the holding of the meeting or any adjournment of the meeting (as the case may be).

Appointment of proxy through CREST

6. CREST members who wish to appoint a proxy or proxies for the meeting, including any adjournments of the meeting, through the CREST electronic proxy appointment service may do so by using the procedures described in the CREST Manual (available via www.euroclear.com). CREST Personal Members or other CREST sponsored members, and those CREST members who have appointed a voting service provider(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.
7. In order for a proxy appointment made using the CREST service to be valid, the appropriate CREST message (a "**CREST Proxy Instruction**") must be properly authenticated in accordance with Euroclear UK & International Limited's ("**Euroclear**") specifications and must contain the information required for such instructions, as described in the CREST Manual. The message, regardless of whether it constitutes the appointment of a proxy or is an amendment to the instruction given to a previously appointed proxy, must, in order to be valid, be transmitted so as to be received by Share Registrars (ID 7RA36) no later than 48 hours (excluding non-business days) before the time fixed for the holding of the meeting or any adjournment of the meeting (as the case may be). For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp applied to the message by the CREST Applications Host) from which Share Registrars is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time, any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.
8. CREST members and, where applicable, their CREST sponsors or voting service providers should note that Euroclear does not make available special procedures in CREST for any particular message. Normal system timings and limitations will therefore apply in relation to the input of CREST Proxy Instructions. It is the responsibility of the CREST member concerned to take (or, if the CREST member is a CREST personal member or sponsored member, or has appointed a voting service provider(s), to procure that his or her CREST sponsor or voting service provider(s) take(s)) such action as shall be necessary to ensure that a message is transmitted by means of the CREST system by any particular time. In this connection, CREST members and, where applicable, their CREST sponsors or voting service providers are referred, in particular, to those sections of the CREST Manual concerning practical limitations of the CREST system and timings.
9. The Company may treat a CREST Proxy Instruction as invalid in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001.

Changing proxy instructions

10. To change your proxy instructions, simply submit a new proxy appointment using one of the methods set out above. Note that the cut-off time for receipt of proxy appointments also apply in relation to amended instructions; any amended

proxy appointment received after the relevant cut-off time will be disregarded. If the Company receives more than one appointment of a proxy in respect of any one share, the appointment received last revokes each earlier appointment and the Company's decision as to which appointment was received last is final.

Termination of proxy appointments

11. In order to revoke a proxy appointment you must notify the Company of the termination at least three hours before the commencement of the meeting.

Joint shareholders

12. In the case of joint shareholders, the vote of the senior who tenders a vote, whether in person (including by corporate representative) or by proxy, shall be accepted to the exclusion of the votes of the other joint shareholders. Seniority is determined by the order in which the names of the joint holders appear in the Company's register of members.

Corporate representatives

13. A corporation which is a shareholder may, by resolution of its directors or other governing body, authorise one or more persons to act as its representative at the meeting. Corporate representatives should bring with them to the meeting: (i) an original or certified copy of the resolution authorising them; or (ii) an original letter on the shareholder's letterhead, signed by an authorised signatory, confirming that they are so authorised.

Issued shares and total voting rights

14. As at the date of this notice of meeting, the Company's issued share capital comprised 143,677,804 ordinary shares of £0.0086067567567567 each fully paid. The Company does not hold any shares in treasury. Each ordinary share carries the right to one vote at a general meeting of the Company and, therefore, the total number of voting rights in the Company as at the date of this notice of meeting is 143,677,804.

Communication

15. Shareholders who have general queries about the meeting should use the following means of communication (no other methods of communication will be accepted):
 - (a) calling Share Registrars' shareholder helpline on 01252 821390 or from overseas on +44 1252 821390 (charged at the applicable international rates). Lines are open from 8.30 a.m. to 5 p.m. on business days (i.e. Monday to Friday but excluding public holidays); or
 - (b) in writing by email to enquiries@shareregistrars.uk.com.
16. You may not use any electronic address provided in this notice of meeting or in any related documents (including the accompanying proxy form) to communicate with the Company for any purposes other than those expressly stated.