COLEBREAM ESTATES LIMITED

Lynton House
7-12 Tavistock Square
London
WC1H 9BQ
www.colebream.co.uk

NOTICE OF MEETING

YEAR ENDED 25 MARCH 2025

Notice is hereby given that the **Annual General Meeting of the company will be held 12 noon *on 3rd December 2025***. The AGM will be held as an online meeting. Details of the meeting will be sent (via email) to all shareholders one week before the AGM. If your email address is not on record, please use the MUFG shareholders portal (details on www.colebream.co.uk) to register your details. If you have any questions, please email info@colebream.co.uk.

1. To receive and adopt the directors' report and financial statements for the year ended 25 March 2025.
2. To re-appoint TC Group as auditor and to authorise the directors to fix their remuneration.
3. To transact any other business of an Annual General Meeting and update shareholders on potential offer to purchase all shareholdings in Colebream Estates by UK Land

Registered office:-
Lynton House
7-12 Tavistock Square
London WC1H 9BQ

By order of the board

Anthony Stranack (Company Secretary)

Notes:

a) A shareholder entitled to attend and vote at the meeting may appoint one or more proxies to attend and, on a poll, vote on his behalf. A proxy need not be a member of the company.
b) A form of proxy is enclosed with this notice for your use in respect of the business set out above. To be effective, the form of proxy together with the power of attorney or other authority (if any) under which it is signed (or a notarially certified or an office copy of such power of authority) must be lodged at the company's registered office at least twenty-four hours before the time appointed for the meeting or emailed to info@colebream.co.uk

COLEBREAM ESTATES LIMITED

FORM OF PROXY FOR USE AT THE ANNUAL GENERAL MEETING

I/We ....

of ....

being a member of the above named company, hereby appoint the Chairman of the meeting or .... as my/our proxy to vote for me/us on my/our behalf at the Annual General Meeting of the company to be held at 12 noon on 3rd December 2025 and at any adjournment thereof.

Please delete as appropriate below to indicate how you wish your votes to be cast:

RESOLUTION 1.
To receive and adopt the directors' report and financial statements for the year ended 25 March 2025. **FOR / AGAINST**

RESOLUTION 2.
To re-appoint TC Group as auditor and to authorise the directors to fix their remuneration. **FOR / AGAINST**

RESOLUTION 3.
To transact any other business of an Annual General Meeting. **FOR / AGAINST**

Signature .... Date .... 20 ....

Number of shares held: ....

Notes:

a. A member may appoint a proxy of his/her own choice. If such an appointment is made, delete the words "the Chairman of the meeting" and insert the name of the person appointed proxy in the space provided.

b. In the case of joint holders, the signature of any holder will be sufficient, but the names of all the joint holders should be stated.

c. If this form is returned without any indication as to how the person appointed proxy shall vote, he/she will exercise his/her discretion as to how he/she votes or whether he/she abstains from voting.

d. To be valid, this form must be completed and deposited at the company's registered office: Lynton House, Tavistock Square, London WC1H 9BQ,) at least twenty-four hours before the time appointed for the meeting or emailed to info@colebream.co.uk