

7 March 2023

Dear Shareholder,

**Re: Notice of Annual General Meeting of BWP REIT Plc (the “Company”)**

I am writing to give you details of our first Annual General Meeting (“**AGM**”) since the Company’s shares were admitted to trading on the Wholesale market of the International Property Securities Exchange (“**IPsx Wholesale**”), which will be held at 10:30am BST on Friday, 31 March 2023 on the 3<sup>rd</sup> Floor, The Monument Building, 11 Monument Street, London, EC3R 8AF. The meeting will also be broadcast using Microsoft Teams as described below. Any variation to these arrangements will be published on our website and via the Regulatory News Service of the London Stock Exchange.

**Documents**

You will find enclosed:

1. the formal Notice of AGM;
2. a Proxy Form;
3. the Company’s Report and Accounts for the period ended 30 September 2022 (“**Accounts**”); and
4. a Deemed Agreement to Website Communications letter.

These documents are also available on our website at [www.bwpreit.com](http://www.bwpreit.com), along with biographies of the directors standing for re-election at the meeting.

**Accounts**

It is important to note that the Accounts concern a period prior to the Company’s acquisition of Bridgewater Place and the admission of the Company’s shares to IPSX Wholesale (“**Transactions**”).

The Accounts therefore show minimal trading activity apart from matters required for corporate restructuring in preparation for the Transactions as explained in the Admission Document dated 14 November 2022, which is available from our website; it is due to this minimal trading activity that the Accounts have been prepared on a stand-alone (rather than consolidated) basis.

The Accounts also offer no significant updates on events since the reporting period, beyond simply noting the successful completion of the Transactions on 16 November 2022.

The Board therefore looks forward to updating shareholders on the Company’s current activities and progress against the plans detailed in the Admission Document at the AGM and in the Company’s half-yearly financial report ending 31 March 2023.

**Proxy Appointments**

We hope you will be able to join us on the day, however, if you are unable to do so, your vote remains important to us and we would like to encourage you to exercise your right to vote on the formal business of the meeting by proxy.

There are several ways you can appoint a proxy:

- *Using a proxy form* – please complete and sign the Proxy Form enclosed with this letter and return it to our Registrar by post or email as detailed on the Proxy Form.



- *Online* – you can appoint a proxy electronically by logging into the Registrar’s website, [www.sharevote.co.uk](http://www.sharevote.co.uk), using the Voting ID, Task ID and Shareholder Reference Number (SRN) printed on your Proxy Form. Shareholders who have registered with the Registrar’s online portfolio service, Shareview, can alternatively submit a proxy by logging into their account at [www.shareview.co.uk](http://www.shareview.co.uk) and clicking on the link to vote.
- *By CREST* – if your shares are held by a custodian via CREST, your proxy can also be submitted through the CREST system by liaising with your custodian.

Further details are available on the Proxy Form. Please note that only proxy appointments received by the Registrar by 10:30am BST on Wednesday, 29 March 2023 will be considered valid. Similarly, any CREST messages must be received by the issuer’s agent (ID number RA19) by the same date and time.

The Board considers that all of the resolutions to be put to the meeting are most likely to promote the success of the Company for the benefit of its shareholders as a whole. The Board therefore recommends that you vote in favour of each resolution.

### **Broadcast arrangements**

Please note that shareholders may also watch the meeting via Microsoft Teams and submit questions using the following details:

URL: <https://www.microsoft.com/en-gb/microsoft-teams/join-a-meeting?rtc=1>

Meeting ID: 391 887 151 306

Passcode: 5Lb9zT

However, **this is a physical meeting only and therefore those watching the broadcast will not be counted as present at the meeting for quorum purposes and will not be able to vote.**

We kindly ask that shareholders submit any questions they wish to ask the Board in advance to [BWPReit-Cosec@alterdomus.com](mailto:BWPReit-Cosec@alterdomus.com). Responses to questions that we do not have time to answer at the meeting will be provided subsequently via our website.

### **Website Communications**

The Deemed Agreement to Website Communications letter is a standard document for confirming that shareholders are happy in future to receive shareholder documents via the Company’s website. If you are happy to receive shareholder documents via the Company’s website, you do not need to do anything. However, if you would prefer to continue to receive documents in hard copy by post, please let us know using the reply slip attached to the letter.

I and my fellow directors look forward to welcoming you to the AGM on the day.

Yours faithfully,

*Edmund Craston*

**Edmund Craston**

Chairman

BWP REIT plc