

LONDON & ASSOCIATED PROPERTIES PLC

(INCORPORATED AND REGISTERED IN ENGLAND AND WALES WITH REGISTERED NUMBER 00341829)

NOTICE OF 2026 ANNUAL GENERAL MEETING

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you are recommended to seek your own financial advice from your stockbroker, bank manager, solicitor, accountant or other independent professional adviser duly authorised under the Financial Services and Markets Act 2000 immediately.

If you have sold or otherwise transferred all of your ordinary shares in London & Associated Properties PLC (the "Company") please forward this document to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

NOTICE is hereby given that the eighty sixth annual general meeting ("Annual General Meeting") of London & Associated Properties PLC will be held at Henrietta Room, 4th Floor, 1 Wimpole Street, London W1G 0AE on Thursday, 18 June 2026 at 10:00 am for the transaction of the following business (which is described under the heading "Explanatory notes to the notice of annual general meeting" below):

ORDINARY RESOLUTIONS

To consider and, if thought fit, pass the following resolutions, in each case as an ordinary resolution:

- 1 To receive the Company's annual accounts for the financial year ended 31 December 2025 together with the directors' report and the auditor's report on those accounts. **(Resolution 1)**
- 2 To re-elect as a director Mr Andrew Heller. **(Resolution 2)**
- 3 To re-appoint Kreston Reeves Audit LLP as auditor of the Company, to hold office from the conclusion of this meeting until the conclusion of the next Annual General Meeting. **(Resolution 3)**
- 4 To authorise the directors to determine the remuneration of the auditor. **(Resolution 4)**
- 5 THAT:
 - 5.1 the directors of the Company be generally and unconditionally authorised under section 551 of the Companies Act 2006 to exercise all the powers of the Company to allot shares in the Company or grant rights to subscribe for, or to convert any security into, shares in the Company ("Rights"):
 - 5.1.1 up to an aggregate nominal amount of £2,844,200; and
 - 5.1.2 comprising equity securities (as defined in section 560(1) of the Companies Act 2006), up to a further aggregate nominal amount of £2,844,200 in connection with an offer by way of a rights issue to:
 - 5.1.2.1 ordinary shareholders in proportion (as nearly as may be practicable) to their existing holdings; and
 - 5.1.2.2 holders of other equity securities, if this is required by the rights of those securities or, if the directors consider it necessary, as permitted by the rights of those securities, but subject to such exclusions and other arrangements as the directors may consider necessary or appropriate in relation to fractional entitlements, record dates, treasury shares or any legal, regulatory or practical problems under the laws of any territory (including the requirements of any regulatory body or stock exchange) or any other matter;
 - 5.2 the authority conferred by this resolution 6 shall expire (unless previously renewed, varied or revoked by the Company) on 31 August 2027 or, if earlier, the conclusion of the next annual general meeting of the Company except that the Company may, before such expiry, make an offer or agreement which would or might require shares to be allotted or Rights to be granted after such expiry and the directors may allot shares or grant Rights in pursuance of any such offer or agreement notwithstanding that this authority has expired; and
 - 5.3 this resolution revokes and replaces all unexercised authorities previously granted to the directors to allot shares and grant Rights but without prejudice to any allotment of shares or grant of Rights already made, offered or agreed to be made pursuant to such authorities. **(Resolution 5)**

12 Little Portland Street, 2nd Floor
London, W1W 8BJ

By order of the board
Jonathan Mintz
Secretary

22 May 2026

London & Associated Properties PLC, Registered in England & Wales, Number 00341829

NOTES:

1. To be entitled to attend and vote at the Meeting (and for the purpose of the determination by the Company of the number of votes they may cast), shareholders must be registered in the Register of Members of the Company by close of business on 16 June 2026. Changes to the Register of Members after the relevant deadline shall be disregarded in determining the rights of any person to attend and vote at the Meeting.
2. Registered shareholders are entitled to appoint another person as a proxy to exercise all or part of their rights to attend, speak and vote on their behalf at the Meeting. 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 ordinary share or ordinary shares held by that shareholder. A proxy need not be a shareholder of the Company.
3. In the case of joint holders, where more than one of the joint holders purports to appoint a proxy, only the appointment submitted by the most senior holder will be accepted. Seniority is determined by the order in which the names of the joint holders appear in the Company's Register of Members in respect of the joint holding (the first named being the most senior).
4. A vote withheld is not a vote in law, which means that the vote will not be counted in the calculation of votes for or against the resolution. If no voting indication is given, your proxy will vote or abstain from voting at his or her discretion. Your proxy will vote (or abstain from voting) as he or she thinks fit in relation to any other matter which is put before the Meeting.
5. You can vote/appoint a proxy:
 - by logging on to <https://uk.investorcentre.mpms.mufg.com/> or via the Investor Centre app and following the instructions;
 - by requesting a hard copy form of proxy directly from the registrar, MUFG Corporate Markets, by emailing shareholderenquiries@cm.mpms.mufg.com or on Tel: 0371 664 0300. Calls are charged at the standard geographic rate and will vary by provider. Calls outside the UK will be charged at the applicable international rate. Lines are open between 9:00 am to 5.30 pm, Monday to Friday (excluding public holidays in England and Wales); or
 - in the case of CREST members, by utilising the CREST electronic proxy appointment service in accordance with the procedures set out below.
 - If you are an institutional investor you may be able to appoint a proxy electronically via the Proximity platform process which has been agreed by the Company and approved by the Registrar. For further information regarding Proximity, please go to www.proximity.io
6. In order for a proxy appointment to be a valid, the form of proxy must be completed. In each case the form of proxy must be received by MUFG Corporate Markets at PXS 1, Central Square, 29 Wellington Street, Leeds LS1 4DL, by 10.00 am on 16 June 2026.
7. If you return more than one proxy appointment, either by paper or electronic communication, the appointment received last by the registrar before the latest time for the receipt of proxies will take precedence. You are advised to read the terms and conditions of use carefully. Electronic communication facilities are open to all shareholders and those who use them will not be disadvantaged.
8. The return of a completed proxy form, electronic filing or any CREST & proximity Proxy Instructions (as described in note 11 below) will not prevent a shareholder from attending the Meeting and voting in person if he or she wishes to do so. Unless otherwise indicated on the Form of Proxy, CREST, Proximity or any other electronic voting instruction, the proxy will vote as they think fit or, at their discretion, withhold from voting.
9. Shareholders can vote electronically via the Investor Centre, a free app for smartphone and tablet provided by MUFG Corporate Markets (the company's registrar). It allows you to securely manage and monitor your shareholdings in real time, take part in online voting, keep your details up to date, access a range of information including payment history and much more. The app is available to download on both the Apple App Store and Google Play, or by scanning the relevant QR code below. Alternatively, you may access the Investor Centre via a web browser at: <https://uk.investorcentre.mpms.mufg.com/>.



10. CREST members who wish to appoint a proxy or proxies through the CREST electronic proxy appointment service may do so for the Meeting (and any adjournment of the Meeting) by using the procedures described in the CREST manual (available from 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.
11. In order for a proxy appointment or instruction made by means of CREST to be valid, the appropriate CREST message (a 'CREST Proxy Instruction') must be properly authenticated in accordance with Euroclear UK & International Limited's specifications, and must contain the information required for such instructions, as described in the CREST manual. The message must be transmitted so as to be received by the issuer agent (ID RA10) by 10.00 am on 16 June 2026. For this purpose, the time of receipt will be taken to mean the time (as determined by the timestamp applied to the message by the CREST Application Host) from which the issuer's agent 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.

12. CREST members and, where applicable, their CREST sponsors, or voting service providers should note that Euroclear UK & International Limited 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 system provider(s) are referred, in particular, to those sections of the CREST manual concerning practical limitations of the CREST system and timings.

The Company may treat as invalid a CREST Proxy Instruction in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001.

13. Any corporation which is a shareholder can appoint one or more corporate representatives who may exercise on its behalf all of its powers as a shareholder provided that no more than one corporate representative exercises powers in relation to the same shares.

14. If you are an institutional investor you may be able to appoint a proxy electronically via the Proxymity platform process which has been agreed by the Company and approved by the Registrar. For further information regarding Proxymity, please go to <http://www.proxymity.io>. Your proxy must be lodged by 10.00 am on 16 June 2026 in order to be considered valid. Before you can appoint a proxy via this process you will need to have agreed to Proxymity's associated terms and conditions. It is important that you read these carefully as you will be bound by them and they will govern the electronic appointment of your proxy. An electronic proxy appointment via the Proxymity platform may be revoked completely by sending an authenticated message via the platform instructing the removal of your proxy vote.

15. As at 21st May 2026 (being the latest practicable business day prior to the publication of this Notice), the Company's ordinary issued share capital consists of 85,542,711 ordinary shares of 10p each, carrying one vote each (including 216,715 ordinary shares held by the Company in treasury which do not carry any exercisable voting rights). Therefore, the total number of voting rights of the Company as at 21st May 2026 (being the last business day prior to the publication of this Notice) is 85,325,996.

16. You may not use any electronic address (within the meaning of section 333(4) of the Companies Act 2006) provided in either this Notice or any related documents (including the form of proxy) to communicate with the Company for any purposes other than those expressly stated.

17. Any member attending the meeting has the right to ask questions. The Company has to answer any questions raised by members at the meeting which relate to the business being dealt with at the meeting unless:

- to do so would interfere unduly with the preparation for the meeting or involve the disclosure of confidential information;
- the answer has already been given on a website in the form of an answer to a question; or
- it is undesirable in the interests of the Company or the good order of the meeting to answer the question.

18. Copies of the directors' service contracts and letters of appointment of the non-executive directors of the Company and its subsidiaries, the register of members, the details of proxies, the current Articles of Association, a register in which are recorded all transactions of each director and of their family interests in the share capital of the Company, are available for inspection at the registered office of the Company during normal business hours (Saturdays, Sundays and Bank Holidays excluded) and will also be available for inspection at the Annual General Meeting from 9.45 am on 18 June 2026 until the conclusion of the Annual General Meeting.

19. A copy of this notice can be found at www.lap.co.uk.

20. The above notes are qualified in their entirety and are subject to the provisions of the Company's articles of association.

The Annual General Meeting will be held at The Henrietta Room, 4th Floor, 1 Wimpole Street London W1G 0AE

The nearest Underground stations are Oxford Street (Victoria line, Central line & Bakerloo line) and Bond Street (Central Line & Elizabeth line).

www.lap.co.uk

The notes on the following page give an explanation of the proposed resolutions.

Resolutions 1 to 5 are proposed as ordinary resolutions. This means that for each of those resolutions to be passed, more than half of the votes cast must be in favour of the resolution.

Resolution 1

The directors will present their report and the audited accounts for the year ended 31 December 2025 together with the auditor's report thereon.

Resolution 2

The Articles of Association of the Company require that directors should submit themselves for re-election at least once every three years or at the first annual general meeting after their appointment. This year Andrew Heller will retire and offer himself for re-election. The biographical details of Andrew Heller can be found on page 23 of the annual report and accounts for the year ended 31 December 2025.

In accordance with the Articles of Association no other directors are due for re-election this year.

Resolution 3

The Company is required to appoint an auditor at each general meeting at which accounts are laid before shareholders, to hold office until the next such meeting. The directors are satisfied with the performance of Kreston Reeves Audit LLP and the terms of engagement. Accordingly, the resolution proposes that Kreston Reeves Audit LLP be re-appointed as auditor for the current year.

Resolution 4

This resolution proposes that the directors be authorised to set the remuneration of the auditor.

Resolution 5

In certain circumstances it is important for the Company to be able to allot shares (and rights to subscribe for shares) up to a maximum amount without needing to seek shareholder approval every time an allotment is required. Paragraph 5.1.1 of Resolution 6 would give the directors the authority to allot shares in the Company and grant rights to subscribe for, or convert any security into, shares in the Company up to an aggregate nominal value of £2,844,200. This represents approximately 1/3 (one third) of the ordinary share capital of the Company in issue (excluding treasury shares) at 21 May 2026 (being the last practicable date prior to the publication of this document). Paragraph 5.1.2 of Resolution 6 would give the directors the authority to allot shares in the Company and grant rights to subscribe for, or convert any security into, shares in the Company up to a further aggregate nominal value of £2,844,200, in connection with a pre-emptive rights issue. This amount represents approximately 1/3 (one third) of the ordinary share capital of the Company in issue (excluding treasury shares) at 21 May 2026 (being the last practicable date prior to the publication of this document).

Therefore, the maximum nominal value of shares or rights to subscribe for, or convert any security into, shares which may be allotted or granted under resolution 5 is £5,688,400.

Resolution 5 complies with guidance issued by the Institutional Voting Information Service (the voting advisory service of the Investment Association) ("IVIS").

The authority granted by resolution 5 will expire on 31 August 2027 or, if earlier, the conclusion of the next annual general meeting of the Company. The directors have no present intention to make use of this authority. However, if they do exercise the authority, the directors intend to follow emerging best practice as regards its use as recommended by the IVIS.

Recommendations

The directors consider that resolutions 1 to 5 (inclusive) to be put to the meeting are in the best interests of the Company and its shareholders as a whole. The directors recommend that shareholders vote in favour of all of these resolutions.

www.lap.co.uk

London & Associated Properties PLC

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email: admin@lap.co.uk