

Notice of Annual General Meeting

Notice is hereby given that an Annual General Meeting of the Company will be held at The Foundry, 17 Oval Way, Vauxhall, London SE11 5RR on Wednesday 24th September 2025 at 12:15 to consider and, if thought fit, pass the following ordinary resolutions:

THE ETHICAL PROPERTY COMPANY PLC ('the Company')
Registered Company Number: 02961327
Annual General Meeting – Wednesday 24th September 2025

Resolutions

The eight resolutions set out below will be voted on at the meeting. To assist you in voting on these resolutions, some background is given below. Please note that an ordinary resolution requires a simple majority (over 50%) of the votes cast to be in favour in order to be passed.

(Ordinary) Resolution One – To receive the audited reports and accounts of the Company for the period ending 31st March 2025.

(Ordinary) Resolution Two – That Moore Kingston Smith LLP be reappointed auditors of the Company to act until the conclusion of the next General Meeting of the Company at which audited accounts are laid before the members, and to authorise the Directors to determine the remuneration of the auditors.

(Ordinary) Resolution Three – To approve the Social Report (including the report on the Social Report by the Social Report Auditor) for 2024/25.

(Ordinary) Resolution Four – That Heidi Fisher MBE of Make an Impact CIC be reappointed as the auditor of the Social Report for the financial year 2025/26.

(Ordinary) Resolution Five – To approve the Environmental Report (including the report on the Environmental Report by the Environmental Report Auditor) for 2024/25.

(Ordinary) Resolution Six – That Curae Terrae be reappointed as the auditor of the Environmental Report for the financial year 2025/26.

(Ordinary) Resolution Seven – To elect Arti Bareja as a Director of the Company, who, having been unanimously recommended by the Directors, offers herself for appointment as a Director of the Company pursuant to article 62 of the Articles of Association.

(Ordinary) Resolution Eight – That the Company may send or supply the following documents and information to members by making them available on the Company's website: <https://www.ethicalproperty.co.uk>:

- Notices of any general meetings of the Company;
- Any documents referred to in any notice of a general meeting of the Company;
- Any other information which the Directors of the Company may resolve shall be made available to members of the Company.

BACKGROUND TO THE RESOLUTIONS

(Ordinary) Resolution One

The full audited accounts for period ending 31st March 2025 are enclosed together with these resolutions.

(Ordinary) Resolution Two

Kingston Smith LLP were appointed as auditor of the Company at the 2018 AGM, and have been reappointed annually since, and we are pleased to recommend their continued engagement under their new name of Moore Kingston Smith LLP.

(Ordinary) Resolutions Three & Four

Under article 31.2 (a) and (b) of the Articles of Association the Board are required to propose these resolutions to enable shareholders to approve the Social Report and to appoint a Social Report Auditor.

(Ordinary) Resolutions Five & Six

Although not required by the Articles of Association, the Board are proposing these resolutions to enable shareholders to approve the Environmental Report and to appoint an Environmental Report Auditor. (Note: Environmental Monitoring Solutions, who were the auditor last year, have rebranded as Cura Terrae).

(Ordinary) Resolution Seven

The Board of Directors are recommending to the AGM the appointment of **Arti Bareja** to the Board. A brief biography is enclosed, and Arti will speak briefly at the AGM highlighting her experience and skills and explaining why she wishes to join the Board.

Note: Cate Teideman (Finance Director) has also been appointed to the Board but is not required to stand for election, as per Regulation 65.1 of the Company Articles of Association.

(Ordinary) Resolution Eight

In accordance with paragraph 10 of Schedule 5 to the Companies Act 2006, the Company may, by placing them on the Company's website, make the documents and information referred to in this resolution available to the members of the Company who have either agreed or are deemed to have agreed to such documents and information being made available to them in this way.