

NOTES TO THE FORM OF PROXY

- Terms defined in the scheme document dated 10 February 2021 (the "Scheme Document") shall have the respective same meanings when used in this Form of Proxy unless the context otherwise requires.
- All eligible members are entitled to attend (remotely, via the Virtual Meeting Platform) and vote (remotely, via the Virtual Meeting Platform) at the General Meeting, whether or not they have returned a Form of Proxy.
- A holder of shares in the Company who is entitled to attend and vote (both remotely, via the Virtual Meeting Platform) at the General Meeting is entitled to appoint a Proxy to attend, speak and vote in his stead (remotely, via the Virtual Meeting Platform). If you wish to appoint a third party Proxy other than the Chairman of the General Meeting, please write their name in the box provided, and initial the insertion. If you wish to appoint the Chairman of the General Meeting as Proxy, please leave this box blank. A Proxy need not be a member of the Company but must attend the General Meeting remotely via Virtual Meeting Platform.
- You may appoint more than one Proxy provided each Proxy is appointed to exercise rights attached to different shares. You may not appoint more than one Proxy to exercise rights attached to any one share. If the Proxy is being appointed in relation to less than your full voting entitlement, please enter in the box provided the number of shares in relation to which they are authorised to act as your Proxy. If you are appointing more than one Proxy, you must complete a separate Form of Proxy in respect of each appointment. You can obtain (an) additional Form(s) of Proxy from Neville Registrars Limited, by calling 0121 585 1131. 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. You may also photocopy this form. The helpline is open between 9.00 a.m. (London time) to 5.00 p.m., Monday to Friday excluding public holidays in England and Wales. On each form, you must indicate the number of shares in respect of which you are making the relevant appointment in the box provided. Please return all the forms together and tick the box to indicate each form is one of multiple instructions being given. Please take care when completing the number of shares: failure to specify the number of shares to which each Proxy appointment relates or specifying a number which, when taken together with the number of shares set out in the other Proxy appointment (s), exceeds the total held by the member may result in some or all of your Proxy appointments being invalid.
- In the case of a corporation this Form of Proxy must be executed by a duly authorised person or under its common seal or in any other manner authorised by its constitution. In the case of an individual, this Form of Proxy must be signed by the individual or a person.
- In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by Proxy, will be accepted to the exclusion of the votes of the other joint holders and for this purpose seniority shall be determined by the order in which the names stand in the register of members.
- To be effective, this Form of Proxy, duly executed together with the power of attorney or other authority (if any) under which it is signed (or a duly certified copy thereof) must be lodged at Neville Registrars Limited, Neville House, Steelpark Road, Halesowen B62 8HD not less than 48 hours (excluding non-working days) before the time appointed for the holding of the General Meeting (in other words by 11:00 a.m. on 3 March 2021) or adjourned General Meeting.
- As an alternative to submitting a hard copy Form of Proxy, you can also submit your Proxy electronically at www.sharegateway.co.uk by using your Personal Proxy Registration Code (Activity Code) shown below, so as to be received not less than 48 hours (excluding non-business days), before the time appointed for the holding of the General Meeting (in other words by 11:00 a.m. on 3 March 2021) or adjourned General Meeting.
- Any alterations made in this Form of Proxy should be initialled.
- Appointment of a Proxy will not preclude a Hunters Shareholder from attending and voting (in each case remotely via the Virtual Meeting Platform) should he subsequently decide to do so. However, if a Hunters Shareholder has appointed a Proxy and attends the General Meeting (remotely, via the Virtual Meeting Platform), the relevant Proxy appointment will automatically be terminated.
- If two or more valid Form(s) of Proxy are delivered in respect of the same share, the one which is valid will be the one which was delivered last (regardless of its date or the date of its execution).
- Pursuant to Regulation 41 of the Uncertificated Securities Regulations 2001, entitlement to attend and vote (remotely, via the Virtual Meeting Platform) at the General Meeting and the number of votes which may be cast thereat will be determined by reference to the register of members of the Company at 6.00 p.m. on the day which is two Business Days before the day of the General Meeting. Changes to entries on the register of members after that time shall be disregarded in determining the rights of any person to attend and vote (remotely, via the Virtual Meeting Platform) at the General Meeting.
- CREST members who wish to appoint a Proxy or Proxies through the CREST electronic Proxy appointment service may do so by using the procedures described in the CREST Manual. CREST personal members or other CREST sponsored members, and those CREST members who have appointed a voting service provider, should refer to their CREST sponsor or voting service provider, who will be able to take the appropriate action on their behalf. Please refer to the notes to the Notice of General Meeting. In order for a Proxy appointment 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 & Ireland Limited's specifications and must contain the information required for such instructions, as described in the CREST manual. To appoint one or more proxies or to give an instruction to a Proxy (whether previously appointed or otherwise) via the CREST system, CREST messages must be received by the issuer's agent (ID number 7RA11) not later than 48 hours (excluding non-working days) before the time appointed for holding the General Meeting. For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp generated by the CREST system) from which the issuer's agent is able to retrieve the message. The Company may treat as invalid a proxy appointment sent by CREST in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001.
- Instructions for Virtual Meeting Platform - further details available in the Scheme Document**
Once you have accessed <https://web.lumiagm.com> from your web browser, or downloaded the App, you will be asked to enter the Lumi Meeting ID which is 140-394-999. You will then be prompted to enter your unique Neville User Code ("NUC") and PIN both shown below.

In response to the current Covid-19 pandemic, the UK Government has prohibited large public gatherings, save in certain limited circumstances. In light of these measures, together with the uncertainty as to any additional and/or alternative measures that may be put in place by the UK Government, and in order to protect the health and safety of the Company's shareholders and directors, shareholders will not be permitted to attend the General Meeting in person, save for the Chairman of the General Meeting and anyone else nominated by the Chairman in order to establish a quorum. Shareholders are strongly encouraged to appoint the Chairman of the General Meeting as their Proxy. If any other person is appointed as Proxy, he or she will not be permitted to attend the General Meeting in person, but will be able to attend, submit written questions and/or any objections and vote at the General Meeting remotely via a virtual meeting platform provided by Lumi AGM UK Limited.

If you wish to appoint a Proxy please complete and return this Form of Proxy to Neville Registrars Limited using the reply paid envelope provided. If documents are posted outside the United Kingdom, please return it in an envelope to Neville Registrars Limited, Neville House, Steelpark Road, Halesowen B62 8HD and pay the appropriate postage charge.

Hunters Property plc

(Incorporated in England and Wales under the Companies Act 2006 with Registered Number 09448465)

FORM OF PROXY

I/We _____ being (a) member(s) of the Company and entitled to vote at the General Meeting, hereby appoint

(Please only complete if appointing someone other than the Chairman of the General Meeting)

or failing him/her, the Chairman of the General Meeting as my/our Proxy, to attend, speak and vote for me/us and on my/our behalf at the General Meeting of the Company, to be held on 5 March 2021 at Apollo House, Eboracum Way, York, YO31 9JX at 11:00 a.m. (or as soon thereafter as the Court Meeting (as defined in the Scheme Document) convened pursuant to the order of the Court for 10:30 a.m. (on the same day and at the same place) shall have concluded or been adjourned and at any adjournment thereof.

Special Resolution

- To approve the Scheme, authorise the directors of the Company to take all actions as they may consider necessary or appropriate for carrying the Scheme into effect, to amend the Company's articles of association and to approve the re-registration of the Company as a private company

FOR	AGAINST	WITHHELD
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mark this box with an "X" if you are appointing more than one Proxy:

Signed:

Leave blank to authorise your Proxy to act in relation to your full entitlement or enter the number of shares in relation to which your Proxy is authorised to vote:

Date:

D	D	-	M	M	-	Y	Y
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>123-0



Your Neville User Code Details: [REDACTED] **PIN:** [REDACTED]
Your Personal Proxy Registration Code is: [REDACTED]

>123-0
Name
Address 1
Address 2
Address 3
Address 4
Address 5
Address 6