NOTICE OF AVAILABILITY

The Notice of Annual General Meeting to which this Proxy Form relates and the Report and Accounts are available on the Company's website at https://cardiff-property.com/

NOTES TO THE FORM OF PROXY

- 1 If you wish to appoint some other person as your proxy please insert his/her name, initial and strike out the words 'the Chairman of the Meeting'. A proxy need not be a member of the Company. If no name is entered, the return of this form, duly signed, will authorise the Chairman of the meeting to act as your proxy. Please note, shareholders are encouraged to appoint the Chairman of the Meeting as their Proxy to ensure their vote is counted as any other appointees will not be permitted entry to the Annual General Meeting.
- Please indicate with an X in the appropriate box how you wish your vote to be cast. Unless otherwise instructed the proxy will exercise his/her discretion as to whether, and if so how he/she will vote. Unless instructed otherwise, the proxy may also vote or abstain from voting as he or she thinks fit on any other business which may properly come before the meeting (including amendments to resolutions). You may appoint more than one proxy provided each proxy is appointed to exercise rights attaching to different shares. You may not appoint more than one proxy to exercise rights attached to any one share. To appoint more than one proxy please contact the Registrars of the Company as detailed in note 4 below. Please note, shareholders are encouraged to appoint the Chairman of the Meeting as their Proxy to ensure their vote is counted as any other appointees will not be permitted entry to the Annual General Meeting.
- This Form of Proxy must, in the case of an individual, be signed by the appointer or his.her attorney or, in the case of a corporation, be given under its common seal or signed on its behalf by an attorney or a duly authorised officer or, if it is subject to the Companies Act 2006 (as amended), in accordance with Section 44 thereof.
- 4 To be valid this Form of Proxy and any power of attorney or other authority under which it is executed (or a duly notarised copy thereof) must be lodged with the Registrars of the Company, Neville Registrars Limited, Neville House, Steelpark Road, Halesowen B62 8HD not later than 48 hours before the time appointed for holding the meeting or adjourned meeting (as the case may be).
- 5 CREST members who wish to appoint a proxy or proxies by using the CREST electronic appointment service may do so by using the procedures described in the CREST Manual. To be valid, the appropriate CREST message, regardless of whether it constitutes the appointment of a proxy or an amendment to the instructions given to a previously appointed proxy, must be transmitted so as to be received by our agent Neville Registrars Limited not later than 48 hours before the time appointed for holding the meeting or adjourned meeting (as the case may be). See the notes to the Notice of Meeting for further information on proxy appointments through CREST.
- As an alternative to completing this hard copy Form of Proxy you can appoint a proxy or proxies electronically by registering the proxy with Neville Registrars Limited at www.sharegateway.co.uk using your personal proxy registration code (Activity Code) shown below. For an electronic proxy appointment to be valid, the appointment must be received by Neville Registrars Limited not later than 48 hours before the time appointed for holding the meeting or adjourned meeting (as the case may be).
- 7 In the case of joint holders of a share the vote of the senior who tenders a vote whether in person or by proxy shall 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 statutory register of members in respect of the share.
- 8 Any alteration in this Form of Proxy must be initialled by the person in whose hand it is signed or executed.
- 9 The 'Vote Withheld' option is provided to enable you to abstain on any particular resolution. However, it should be noted that a 'Vote Withheld' is not a vote in law and is not counted in the calculation of the proportion of the votes 'For' and 'Against' a resolution.

COVID-19

In light of the Government's directive limiting gatherings, it is necessary for the Company to restrict physical participation at the Annual General Meeting in line with current guidance and legislation. The Annual General Meeting will be a closed meeting whereby Shareholders will not be permitted to attend (other than a minimum number of persons who are required to attend ensure the meeting is quorate). Accordingly, the Company encourages all Shareholders to vote electronically or to submit a Form of Proxy, rather than attend the meeting in person.

Please complete and return this Form of Proxy to the Registrars of the Company using the reply paid envelope provided. If documents are posted outside the United Kingdom, please return it in an envelope using the address shown in note 4 above and pay the appropriate postage charge.

	ne Cardiff Property Plc		FORM OF PROXY					
(A	company incorporated under the Companies Act 1985 in Er	ngland	and	Wale	s with registered number 00022705)			
I/W	We being (a) member(s) of the Company and entited to vote at the Annual General Meeting, hereby appoint							
(Ple	ase only complete if appointing someone other than the Chairman of the M	eeting)						7
or fa	ailing him/her the Chairman of the Meeting as my/our proxy to attend speak	and vot	e for m	ne/iis ai	nd on my/our behalf at the Annual General Meeting of the Company, to be held on 14	Januar	v 2021	at
	tation Road, Egham, Surrey, TW20 9LF at 12 noon and at any adjournment the		.c 101 111	ic/ us ui	id of my our behalf at the Affindar deficial meeting of the company, to be field of 14	Januar	y 2021	at
Or	dinary Business - Ordinary Resolutions		NST	WITHHELD	Special Business - Resolutions		NST	MITHHELD
•	,	FOR	AGAINST	WITH	(† Ordinary Resolution *Special Resolutions)	FOR	AGAINST	WITH
1	To receive the reports of the directors and auditor and the financial statements for the year ended 30 September 2020				6† To authorise the directors to allot and issue shares pursuant to section 551 of the Companies Act 2006			
2	To approve the remuneration report for the year ended 30 September 2020 including the remuneration policy				7* To authorise the allotment of equity securities for cash pursuant to section 570 and section 573 of the Companies Act 2006			
3	To declare a dividend to be paid on 29 January 2021				8* To authorise the company to make market purchases of its own shares			
4	To re-elect J Richard Wollenberg as a director							
5	To re-appoint Crowe U.K. LLP as auditor of the company and to							

Your personal proxy registration code for use at www.sharegateway.co.uk is: ABCD-123-EFG

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: $\frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2} \left(\frac{1}{2} \int_{-\infty}^{\infty}$







