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If you have sold or otherwise transferred all of your Shares in Picton Property Income Limited, please send this document and Form of Proxy, as soon as possible, to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.



PICTON PROPERTY INCOME LIMITED

(The "Company")

(incorporated in Guernsey with Company No. 43673)

LEI: 213800RYE59K9CKR4497

NOTICE OF ANNUAL GENERAL MEETING

Wednesday 17 November 2021 at 2.00 pm
27A Floral Street, London, WC2E 9EZ

NOTICE IS HEREBY GIVEN of the Sixteenth Annual General Meeting of the Company (the "AGM" or the "Meeting").

Action to be taken by shareholders

Shareholders' attention is drawn to the resolutions to be proposed at the AGM, and the corresponding explanatory notes, set out overleaf.

The Company intends to hold the AGM as a closed meeting and the Directors therefore ask shareholders not to attend the Meeting in person. The Directors would encourage shareholders to complete and return their forms of proxy within the prescribed time frame, so that all proxy votes can be counted.

Webinar for Shareholders

At 2.30pm immediately following the AGM, there will be a webinar for shareholders, which will include an overview of the half-year results to be announced on 10 November 2021. There will also be the opportunity for shareholders to raise questions with the Board.

The Zoom link is below

<https://us02web.zoom.us/j/86029048833?pwd=UUpsTIRVb01VdIIOMIBodFBleGN6Zz09>

Webinar ID: 860 2904 8833

Passcode: 734114

If shareholders have any questions of the Board, these may be submitted in advance by emailing team_picton@ntrs.com, on or before 15th November 2021.

Recommendations

The Directors consider that the passing of Resolutions 1 to 14 is in the best interests of the Company and its shareholders as a whole and accordingly recommend that you vote in favour of all the resolutions to be proposed at the forthcoming AGM.

The Directors intend to vote in favour of these resolutions in respect of their own share interests or that of their spouse, which amounts to 1,028,068 Ordinary Shares representing in aggregate 0.18 per cent of the nominal issued ordinary share capital of the Company.

Company Secretary & Registered Office:

Northern Trust International Fund Administration Services (Guernsey) Limited
P.O. Box 255
Trafalgar Court
Les Banques
St Peter Port
Guernsey
GY1 3QL
team_picton@ntrs.com

Resolutions 1 to 11 will be proposed as Ordinary Resolutions. For each of these Resolutions to be passed, more than half of the votes cast must be in favour of the Resolutions. Resolutions 12 to 14 will be proposed as Special and Extraordinary Resolutions. For these Resolutions to be passed, at least three quarters of the votes cast must be in favour of each Resolution.

Resolution**Ordinary Business**

1. To receive the Annual Report and Consolidated Financial Statements of the Company for the year ended 31 March 2021.
2. To re-elect KPMG Channel Islands Limited as Auditor of the Company until the conclusion of the next Annual General Meeting.
3. To authorise the Board of Directors to determine the Auditor's remuneration.
4. To re-elect Mark Batten as a Director of the Company.
5. To re-elect Maria Bentley as a Director of the Company.
6. To re-elect Andrew Dewhirst as a Director of the Company.
7. To re-elect Richard Jones as a Director of the Company.
8. To re-elect Michael Morris as a Director of the Company.
9. To elect Lena Wilson as a Director of the Company.
10. To receive and adopt the Directors' Remuneration Report for the year ended 31 March 2021.
11. To receive and adopt the Directors' Remuneration Policy.

Special Business

12. To renew the authority of the Company, in accordance with Section 315 of The Companies (Guernsey) Law, 2008 (as amended) ("the Law"), to make market acquisitions (within the meaning of Section 316 of the Law) of the Ordinary Shares of No Par Value in the share capital of the Company ("the Ordinary Shares") provided that: -

- a) the maximum number of Ordinary Shares hereby authorised to be acquired shall be 14.99 per cent of the issued Ordinary Shares on the date on which this resolution is passed;
- b) the minimum price which may be paid for an Ordinary Share shall be 1p;
- c) the maximum price (exclusive of expenses) which may be paid for an Ordinary Share shall be an amount equal to the higher of 105 per cent of the average of the middle market quotations (as derived from the Daily Official List) for the Ordinary Shares for the five business days immediately preceding the date of purchase or the higher of such price of the last independent trade and the highest current independent bid at the time of purchase; and
- d) unless previously varied, revoked or renewed, the authority hereby conferred shall expire at the conclusion of the Annual General Meeting of the Company to be held in 2022, save that the Company may prior to such expiry, enter into a contract to purchase Ordinary Shares under such authority and may make a purchase of Ordinary Shares pursuant to any such contract.

13 To empower the Directors of the Company to dis-apply the right of shareholders to receive a pre-emptive offer of new Ordinary Shares pursuant to Article 5.11 of the Articles of Incorporation provided that this power shall be limited to the issue of up to 27,380,279 Ordinary Shares (being equal to 5 per cent of the Ordinary Shares in issue as at the date of this Notice) and shall expire (unless previously renewed, varied or revoked by the Company in a general meeting) at the end of the Annual General Meeting of the Company held in 2022, or, if earlier, the date falling 15 months after the date of this Resolution, but during this period the Company may make offers, and enter into agreements, which would, or might, require Ordinary Shares to be issued (and treasury shares to be sold) after the power given to the Board pursuant to this Resolution ends and the Board may issue Ordinary Shares (and sell treasury shares) under any such offer or agreement as if the power had not ended.

14 That conditional and in addition to extraordinary resolution 13 above having been passed, to empower the Directors of the Company to dis-apply the right of shareholders to receive a pre-emptive offer of new Ordinary Shares pursuant to Article 5.11 of the Articles of Incorporation provided that this power shall be: (i) limited to the issue of up to 27,380,279 Ordinary Shares (being equal to 5 per cent of the Ordinary Shares in issue as at the date of this Notice); and (ii) used only for the purposes of financing (or refinancing, if the authority is to be used within six months after the original transaction) a transaction which the Directors determine to be an acquisition or other capital investment of a kind contemplated by the Statement of Principles on Disapplying Pre-Emption Rights most recently published by the Pre-Emption Group prior to the date of this notice, and shall expire (unless previously renewed, varied or revoked by the Company in a general meeting) at the end of the Annual General Meeting of the Company held in 2022, or, if earlier, the date falling 15 months after the date of this Resolution, but during this period the Company may make offers, and enter into agreements, which would, or might, require Ordinary Shares to be issued (and treasury shares to be sold) after the power given to the Board pursuant to this Resolution ends and the Board may issue Ordinary Shares (and sell treasury shares) under any such offer or agreement as if the power had not ended.

Any Other Business.

By Order of the Board

For and on behalf of
**Northern Trust International Fund Administration
Services (Guernsey) Limited**
As Secretary

15 October 2021

Notes

A member of a company is entitled to appoint another person as their proxy to exercise all or any of their rights to attend and to speak and vote at a meeting of the company. A member may appoint more than one proxy in relation to a meeting, provided that each proxy is appointed to exercise the rights attached to a different share or shares held by them. A proxy need not also be a member of the company. Details of how to appoint the Chairman of the Meeting or another person as proxy using the Proxy Form are set out in the notes to the Proxy Form. The requisite form is attached hereto and must be lodged with the Company's Registrars at: The Pavilions, Bridgewater Road, Bristol, BS99 6ZY at least 48 hours before the time of the Meeting.

Explanatory Notes to the Annual General Meeting

Resolution 1 – Annual Report and Consolidated Financial Statements

The Companies (Guernsey) Law requires the Directors to lay before the Annual General Meeting copies of the Company's annual accounts and Directors' Report in respect of each financial year.

Resolutions 2 and 3 – Reappointment of Auditor and Remuneration

At each Annual General Meeting the Company is required to appoint an Auditor to serve until the next meeting. KPMG Channel Islands Limited have indicated that they are willing to continue as the Company's Auditor, and the Directors recommend their reappointment. Resolution 3 gives the Board the discretion to determine the remuneration of the Auditor.

Resolutions 4, 5, 6, 7, 8, 9 – Election and re-election of Directors

In accordance with the UK Corporate Governance Code 2018, each Director will put themselves up for election or re-election annually.

Pages 66 and 67 of the 2021 Annual Report provide background information on board composition, length of tenure and division of roles and responsibilities.

As announced on 12 October 2020, Lena Wilson was appointed as a Director of the Company with effect from 1 January 2021. She has succeeded Nicholas Thompson, who retired on 1 February 2021, as Chair of the Company and of the Nomination Committee.

Resolution 10 – Approve the Annual Report on Remuneration

You can find the full Annual Remuneration Report on pages 90 to 97 of the 2021 Annual Report. It details payments made to Directors during the year, in accordance with the current remuneration policy approved by shareholders at the 2018 Annual General Meeting.

As a non-UK incorporated company there is no legal requirement for the Company to seek shareholder approval. Shareholder approval is being sought as the Board of Directors is committed to the highest standard of corporate governance and, as such, the Company is submitting the Annual Remuneration Report to shareholders for approval on an advisory non-binding basis.

Resolution 11 – Directors’ Remuneration Policy

The Directors’ Remuneration Policy sets out the Company’s approach to all elements of the Directors’ remuneration and, for UK companies is required by statute to be approved by shareholders at least every three years.

As a non-UK incorporated company there is no legal requirement for the Company to seek shareholder approval. Shareholder approval is being sought as the Board is committed to the highest standards of corporate governance and, as such, the Company is submitting the Directors’ Remuneration Policy (as set out on pages 86 to 89 of the 2021 Annual Report) to shareholders for approval on an advisory non-binding basis.

Resolution 12 – Authority to purchase own shares

This resolution renews the share buy-back authority that was given by the Company's shareholders on 18 November 2020. Resolution 12 gives the Company authority to make market acquisitions of the Company's own Ordinary Shares, up to a maximum of 14.99 per cent. per annum of the Company's Ordinary Shares in issue (as at the time immediately following the passing of the resolution) and subject to minimum and maximum purchase prices as set out in parts b) and c) of Resolution 12. This authority will only be invoked if, after taking proper advice, the Directors consider that benefits will accrue to shareholders generally. In normal market circumstances the Directors intend to favour pro rata capital distributions ahead of Ordinary Share repurchases in the market, however, if the Ordinary Shares have traded at a significant discount to Net Asset Value for a prolonged period the Board will seek to prioritise the use of net income after the payment of dividends on market repurchases over other uses of capital. If the Board does decide that the Company should repurchase Ordinary Shares, purchases will only be made through the market for cash at prices below the prevailing Net Asset Value per Ordinary Share where the Directors believe such purchases will result in an increase in the Net Asset Value per Ordinary Share. The Directors intend that any such Ordinary Shares repurchased will subsequently be cancelled.

Resolutions 13 and 14 – Dis-application of pre-emption rights

Resolutions 13 and 14 are resolutions which, if passed, will allow the Board to allot new ordinary shares without first offering those shares to existing shareholders.

The Directors require specific authority from shareholders before allotting new ordinary shares for cash (or selling shares out of treasury for cash) without first offering them to existing shareholders in proportion to their holdings. If Resolution 13 is passed the authority will expire on the earlier of the conclusion of the Annual General Meeting of the Company in 2022 or 15 months from the passing of this Resolution. The number of shares allotted under this power shall be limited as outlined in Resolution 13 and can be up to 5 per cent. of the number of Ordinary Shares in issue as at the date of this Notice.

Resolution 14 is conditional on resolution 13 being passed and applies in addition to Resolution 13, if passed and addition to the power given by Resolution 13 it will give the Board the authority to allot new ordinary shares on a non-pre-emptive basis and for cash only in connection with an acquisition of an asset or specified capital investment. The maximum number of shares that can be allotted under this authority can be up to 5 per cent of the number of Ordinary Shares in issue at the date of this Notice. The Board confirms that it intends to use this authority only in connection with an acquisition or a specified capital investment which is announced contemporaneously with the issue, or which has taken place in the preceding six-month period and is disclosed in the announcement of the issue.

The Board confirms that it intends to follow the 2015 Statement of Principles issued by the Pre-Emption Group regarding cumulative usage of authorities within a rolling three-year period.