

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt as to what action to take you are recommended to consult your stockbroker, solicitor, accountant or other independent adviser authorised under the Financial Services and Markets Act 2000.

If you have sold or transferred all of your ordinary shares in Social Housing REIT plc, you should pass this document, together with the accompanying Form of Proxy, to the person through whom the sale or transfer was made for transmission to the purchaser or transferee.



(Social Housing REIT plc, incorporated in England and Wales with registered number 10814022)

Notice of Annual General Meeting

Notice of the Annual General Meeting which has been convened for 19 May 2025 at 3.00 p.m. at the offices of Allen Overy Shearman Sterling LLP, 1 Bishops Square, London, E1 6AD is set out on pages 6 to 8 of this document.

To be valid, Forms of Proxy must be completed and returned in accordance with the instructions printed thereon so as to be received by the Company's registrar, Computer-share Investor Services PLC, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY as soon as possible and in any event not later than 3.00 p.m. on 15 May 2025.

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Registered Office:
The Scalpel, 18th Floor
52 Lime Street
London
EC3M 7AF
United Kingdom

LETTER FROM THE CHAIR

DIRECTORS

Chris Phillips (Chair)
Tracey Fletcher-Ray
Ian Reeves CBE
Peter Coward
Cecily Davis
Bryan Sherriff

21 March 2025

Dear Shareholder,

NOTICE OF ANNUAL GENERAL MEETING

1. INTRODUCTION

Social Housing REIT plc (the “**Company**”) will be holding its 2025 Annual General Meeting (“**AGM**”) at 3.00 p.m. on 19 May 2025 at the offices of Allen Overy Shearman Sterling LLP, 1 Bishops Square, London, E1 6AD. The formal notice of AGM and the resolutions to be proposed are set out on pages 6 to 8 of this document.

If you would like to vote on the resolutions, please fill in the Form of Proxy sent to you with this notice and return it to the Company’s registrar, Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY as soon as possible, so as to be received by no later than 3.00 p.m. on 15 May 2025. A proxy may be submitted electronically using the following link: www.investorcentre.co.uk/eproxy

2. RESOLUTIONS

An explanation for each of the resolutions is set out on pages 9 to 14.

3. FURTHER INFORMATION

Your attention is drawn to the Company’s annual report and accounts for the year ended 31 December 2024 which is available on our website at: www.socialhousingreit.com

4. ACTION TO BE TAKEN

You will find enclosed a Form of Proxy for use at the AGM. Please complete, sign and return the enclosed form as soon as possible in accordance with the instructions printed thereon, whether or not you intend to be present at the AGM. Forms of Proxy should be returned so as to be received no later than 3.00 p.m. on 15 May 2025 by Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY, United Kingdom.

5. RECOMMENDATION

The Board consider that all the resolutions contained in this AGM notice are in the best interests of the Company and its shareholders as a whole and are most likely to promote the success of the Company for the benefit of its shareholders as a whole. The Board therefore unanimously recommends that you vote in favour of the proposed resolutions as the Directors intend to do in respect of their own beneficial holdings.

Yours faithfully,

Chris Phillips

Chair

(Company Number 10814022)

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Social Housing REIT plc (the “**Company**”) will be held at 3.00 p.m. on 19 May 2025 at the offices of Allen Overy Shearman Sterling LLP, 1 Bishops Square, London, E1 6AD to transact the following business.

You will be asked to consider and, if thought fit, approve the following resolutions. Resolutions 1 to 11 (inclusive) will be proposed as ordinary resolutions and resolutions 12 to 15 (inclusive) will be proposed as special resolutions.

For further information on all resolutions, please refer to the Explanatory Notes which can be found on pages 9 to 14.

ORDINARY RESOLUTIONS

REPORT AND ACCOUNTS

1. To receive and adopt the audited financial statements of the Company for the financial year ended 31 December 2024 and the reports of the Directors and Auditors on those financial statements (“**Annual Report and Accounts**”).

DIRECTORS’ REMUNERATION REPORT

2. To approve the Directors’ Remuneration Report (excluding the part containing the Directors’ Remuneration Policy) contained within the Annual Report and Accounts.

DIRECTORS

3. To re-elect Christopher Phillips as a Director of the Company.
4. To re-elect Peter Coward as a Director of the Company.
5. To re-elect Tracey Fletcher-Ray as a Director of the Company.
6. To re-elect Cecily Davis as a Director of the Company.
7. To elect Bryan Sherriff as a Director of the Company.

AUDITORS

8. To re-appoint BDO LLP as Auditors of the Company, to hold office until the conclusion of the next General Meeting at which accounts are laid before the Company.
9. To authorise the Audit Committee to determine the Auditors’ remuneration.

DIRECTORS’ AUTHORITY TO ALLOT SHARES

10. That the Directors be generally and unconditionally authorised for the purposes of section 551 of the Companies Act 2006 (the “**Act**”) to exercise all the powers of the Company to:

- (a) allot shares in the Company and to grant rights to subscribe for or convert any security into shares in the Company up to an aggregate nominal amount of £1,311,554; and
- (b) allot equity securities (as defined in section 560 of the Act up to an aggregate nominal value of £2,623,109 (such amount to be reduced by the nominal amount of any shares allotted or rights granted under paragraph (a) of this resolution 10) in connection with an offer to:
 - i. holders of ordinary shares in the Company (“**Ordinary Shares**”) in proportion (as nearly as may be practicable) to the respective numbers of Ordinary Shares held by them; and
 - ii. holders of other equity securities, as required by the rights of those securities or, subject to such rights, as the Directors of the Company otherwise consider necessary,

and so that the Directors of the Company may impose any limits or restrictions and make any arrangements which they consider necessary or appropriate to deal with treasury shares, fractional entitlements or securities represented by depositary receipts, record dates, legal, regulatory or practical problems in, or under the laws of, any territory or the requirement of any regulatory body or stock exchange or any other matter.

This authority shall expire at the end of the next Annual General Meeting of the Company or on the date falling 15 months after the date of this resolution, whichever is earlier, save that under each authority the Company may, before such expiry, make any offers or agreements which would or might require shares to be allotted or rights granted to subscribe for or convert any security into shares after such expiry and the Directors may allot shares or grant such rights to subscribe for, or to convert any security into, shares (as the case may be) in pursuance of any such

offer or agreement as if the relevant authority conferred by this resolution had not expired.

DIVIDENDS

11. To authorise the Directors to declare and pay all dividends of the Company as interim dividends and for the last dividend referable to a financial year not to be categorised as a final dividend that is subject to shareholder approval.

SPECIAL RESOLUTIONS

DISAPPLICATION OF PRE-EMPTION RIGHTS

12. That, subject to the passing of resolution 10 above, the Directors be generally and unconditionally authorised for the purposes of section 570 and section 573 of the Act to allot equity securities (within the meaning of section 560 of the Act) for cash either pursuant to the authority conferred by resolution 10 or where the allotment constitutes an allotment by virtue of section 560(3) of the Act and/or to sell ordinary shares held by the Company as treasury shares for cash, in each case as if section 561 of the Act did not apply to any such allotment, provided that this authority shall be limited to:

- a) the allotment of equity securities or sale of treasury shares in connection with an offer of equity securities (but in the case of an allotment pursuant to the authority granted under paragraph (b) of resolution 10, such power shall be limited to the allotment of equity securities in connection with a fully pre-emptive offer) to:
 - i. the holders of Ordinary Shares in proportion (as nearly as may be practicable) to the respective numbers of Ordinary Shares held by them; and
 - ii. holders of other equity securities, as required by the rights of those securities or, subject to such rights, as the Directors otherwise consider necessary,

and so that the Directors of the Company may impose any limits or restrictions and make any arrangements which it considers necessary or appropriate to deal with treasury shares, fractional entitlements or securities represented by depositary receipts, record dates, legal, regulatory or

practical problems in, or under the laws of, any territory or the requirement of any regulatory body or stock exchange or any other matter; and

- b) the allotment of equity securities or sale of treasury shares (otherwise than pursuant to paragraph (a) of this resolution 12), up to an aggregate nominal amount of £196,733.

This power shall (unless previously renewed, varied or revoked by the Company in a general meeting) expire at the conclusion of the next Annual General Meeting of the Company following the passing of this resolution or on the date falling 15 months after the date of this Annual General Meeting, whichever is earlier, save that the Company may before the expiry of this authority make any offers or enter into any agreements which would or might require equity securities to be allotted (and/or treasury shares sold) after such expiry and the Directors may allot equity securities (and/or sell treasury shares) in pursuance of any such offers or agreements as if the authority conferred by this resolution had not expired.

13. That, subject to the passing of resolution 10, the Directors be generally and unconditionally authorised for the purposes of section 570 and section 573 of the Act in addition to any authority granted under resolution 12 above, to allot equity securities (within the meaning of section 560 of the Act) for cash either pursuant to the authority conferred by resolution 10 or where the allotment constitutes an allotment by virtue of section 560(3) of the Act and/or to sell ordinary shares held by the Company as treasury shares for cash, in each case as if section 561 of the Act did not apply to any such allotment or sale, provided that this authority shall be limited to:

- a) the allotment of equity securities or sale of treasury shares up to an aggregate nominal amount of £196,733; and

- b) use only for the purpose of financing (or refinancing, if the authority is to be used within twelve months after the original transaction) a transaction which the Directors determine to be an acquisition or other specified capital investment of a kind contemplated by the Statement of Principles of Disapplying Pre-Emption Rights published by the Pre-Emption Group in March 2015.

This power shall (unless previously renewed, varied or revoked by the Company in a general meeting) expire at the conclusion of the next Annual General Meeting of the Company following the passing of this resolution or on the date falling 15 months after the date of this Annual General Meeting, whichever is earlier, save that the Company may before the expiry of this authority make any offers or enter into any agreements which would or might require equity securities to be allotted (or treasury shares sold) after such expiry and the Directors may allot equity securities (or sell treasury shares) in pursuance of any such offers or agreements as if the authority conferred by this resolution had not expired.

AUTHORITY TO PURCHASE OWN SHARES

14. That the Company be generally and unconditionally authorised for the purposes of section 701 of the Act to make market purchases (as defined in section 693(4) of the Act) of Ordinary Shares in such manner and on such terms as the Directors of the Company may from time to time determine, and where such shares are held as treasury shares, the Company may use them for the purposes set out in sections 727 or 729 of the Act, including for the purpose of its employee share schemes, provided that:

- (a) the maximum number of Ordinary Shares which may be purchased is 58,980,626 Ordinary Shares;
- (b) the minimum purchase price (exclusive of expenses) which may be paid for any Ordinary Share is £0.01;
- (c) the maximum purchase price (exclusive of expenses) which may be paid for any Ordinary Share shall not be more than the higher of:

- i. an amount equal to 105 per cent. of the average middle market quotations for an Ordinary Share (as derived from the London Stock Exchange Daily Official List) for the five business days immediately preceding the date on which the purchase is carried out; and
- ii. an amount equal to the higher of the price of the last independent trade of the Ordinary Share and the highest current independent bid on the London Stock Exchange at the time the purchase is carried out;

(d) this authority shall take effect on the date of passing of this resolution and shall (unless previously revoked, renewed or varied by the Company in a general meeting) expire at the conclusion of the next Annual General Meeting of the Company after the passing of this resolution or on the date falling 15 months after the date of this Annual General Meeting, whichever is earlier; and

(e) the Company may at any time prior to the expiry of such authority enter into a contract or contracts under which a purchase of Ordinary Shares under such authority will or may be completed or executed wholly or partly after the expiration of such authority and the Company may purchase Ordinary Shares in pursuance of any contract or contracts as if the authority conferred hereby had not expired.

NOTICE PERIOD FOR GENERAL MEETINGS OTHER THAN ANNUAL GENERAL MEETINGS

15. That a general meeting, other than an Annual General Meeting, may be called on not less than 14 clear days' notice.

**By order of the Board
Hanway Advisory Limited
Company Secretary**

Registered Office:
The Scalpel, 18th Floor
52 Lime Street
London
EC3M 7AF
United Kingdom

(Company Number: 10814022)

EXPLANATORY NOTES TO THE RESOLUTIONS

An explanation of each of the resolutions is set out below.

Resolutions 1 to 11 (inclusive) are proposed as ordinary resolutions. This means that for each of these resolutions to be passed, more than half of the votes cast must be in favour of the resolution. Resolutions 12 to 15 (inclusive) are proposed as special resolutions. This means that for each of those resolutions to be passed, at least three-quarters of the votes cast must be in favour of the resolution.

REPORT AND ACCOUNTS

RESOLUTION 1

The Directors of the Company are required to present the Annual Report and Accounts to the meeting.

DIRECTORS' REMUNERATION REPORT

RESOLUTION 2

The Directors' Remuneration Report provides details of the remuneration paid to the Directors during the year ended 31 December 2024.

Resolution 2, in line with current legislation, will be an advisory vote and will not affect the way in which the pay policy has been implemented or the future remuneration that is paid to any Director. The Remuneration Report can be found in the Company's Annual Report and Accounts on pages 95 to 97.

DIRECTORS

RESOLUTIONS 3 TO 7

These resolutions are to approve the election or re-election of the Directors of the Board. In accordance with provision 23 of the AIC Code of Corporate Governance (published in February 2019), all Directors will offer themselves for election or re-election, except Ian Reeves, who will retire at the meeting and not stand for re-election. Bryan Sherriff, who was appointed with effect from 1 January 2025, will stand for election. All Directors standing for election or re-election are recommended by the Nomination Committee. The Directors believe that the Board offers a combination of skills, experience and knowledge and that all the non-executive Directors are independent in character and judgement.

The Board considers that the performance of each Director continues to be effective and demonstrates the commitment required to continue in their present roles, and that each Director's contribution continues to be important to the Company's long-term sustainable success. This consideration is based on, amongst other things, the business skills and industry experience of each of the Directors (refer to the biographical details of each Director standing for election or re-

election which are set out below), as well as their knowledge and understanding of the Company's business model.

The Board has also considered the other contributions which individual Directors may make to the work of the Board, with a view to ensuring that:

- (i) the Board maintains a diverse balance of skills, knowledge, backgrounds and capabilities leading to effective decision-making;
- (ii) each Director is able to commit the appropriate time necessary to fulfilling their role; and
- (iii) each Director provides constructive challenge, strategic guidance, offers specialist advice and holds third party service providers to account.

Further details of the review of the Board's effectiveness are set out on pages 76 to 77 of the Annual Report and Accounts.

Biographical details of each of the Directors standing for election or re-election are as follows:

Christopher Phillips

– Independent non-executive Chair

Chris has extensive experience of real estate and listed companies. He was Managing Director of PB Securities, the UK subsidiary of Prudential Bache, for three years, before joining Lombard Odier as the Managing Director of its London broking business. He then joined Colliers International and after heading its residential consultancy business, became the first Managing Director of Colliers Capital UK Limited (Colliers commercial real estate property fund). Having served on the Board of Places for People for 14 years, 10 of them as Chair, Chris stood down from the role in January 2021.

Tracey Fletcher-Ray

– Senior independent non-executive director

Tracey has considerable expertise as an executive and non-executive director in the care and support sectors. Tracey previously was a non-executive director at L&Q Group, one of the UK's largest housing associations and developers, and was Managing Director of Caring Homes, a leading provider of care homes for the elderly. She is currently CEO of Witherslack Group, a leading provider of specialist education and care for young people with special educational needs.

She spent nearly two years as Managing Director at Berendsen PLC developing the company's healthcare business, strategy and growth and eight years at Bupa UK, holding Managing Director roles in the Care Home business which involved contracting with and providing services on behalf of local authorities and the NHS, and Bupa Health Clinics.

Peter Coward

– Independent non-executive director

Peter is a chartered accountant with international commercial and corporate finance experience. He has over 25 years' experience as a Senior Tax Partner at PricewaterhouseCoopers specialising in property, and has worked with a wide range of firms to develop a knowledge and understanding of tax regimes worldwide and of organisational and project structuring to optimise the tax position.

Cecily Davis

– Independent non-executive director

Cecily has significant legal, construction and infrastructure experience gained from 30 years as a construction and projects lawyer. Cecily is currently an Engineering, Procurement and Construction Partner at Fieldfisher and Co-Head of Fieldfisher's Africa Group. She was formerly a Partner at DLA Piper until 2014 and Shadbolt & Co until 2005. Cecily has an extensive understanding of the residential and affordable housing sectors, having acted as non-executive director of both L&Q Group and Places for People. Cecily sits on the board of 3M Homes Ltd and is a Trustee of the Southwark Charities, which provides almshouses to local residents.

Cecily is a registered solicitor under the Solicitors Regulation Authority, and holds a degree in construction law and arbitration from King's College London and a master's degree in commercial law from the University of Exeter.

Bryan Sherriff

– Independent non-executive director

Bryan has over 30 years' property investment, development and management experience throughout the UK across commercial and residential sectors. Bryan is currently Managing Director of ColdSpring, which provides consultancy services to institutional investors and private client family offices. He is also a Governor of George Heriot's Trust, a Non-Executive Director of Hillcrest Enterprise and a Non-Executive Director of Places for People Scotland. Prior to his current roles, Bryan has held a number of development, investment and asset management positions, including as Development Director and latterly Head of Asset Management at Halladale plc. In 2015, Bryan established Drum Income Plus REIT plc and was its Fund Manager up to November 2021. Bryan is a Chartered Surveyor and is a fellow of the Royal Institution of Chartered Surveyors (FRICS).

AUDITORS**RESOLUTION 8**

The Company is required to appoint auditors at each general meeting at which accounts are laid, to hold office until the conclusion of the next such meeting. The Company's Audit Committee has recommended to the Board the re-appointment of BDO LLP and the Board has endorsed this recommendation. This resolution therefore proposes the re-appointment of BDO LLP as auditors of the Company.

RESOLUTION 9

This resolution is to authorise the Audit Committee to determine the remuneration of the Auditors.

DIRECTORS' AUTHORITY TO ALLOT SHARES**RESOLUTION 10**

The Investment Association's ("IA") guidelines state that IA members will permit, and treat as routine, (i) a request for authorisation to allot up to one-third of the current total issued share capital of the Company, together with the number of shares required to be allotted in respect of share incentive schemes; and (ii) a request for authorisation to allot up to a further one-third of the Company's current total issued share capital, provided that such additional allotment is only applied to fully pre-emptive issues. The Board considers it appropriate that the Company should follow these guidelines.

The purpose of this resolution is to provide the Directors with authority to allot shares.

The authority given to Directors to allot further shares in the capital of the Company requires the prior authorisation of the shareholders in a general meeting under section 551 of the Act.

The authority in this resolution will allow the Directors to allot new shares in the Company or to grant rights to subscribe for or convert any security into shares in the Company up to an aggregate nominal amount of £1,311,554 (131,155,496 Ordinary Shares), which is equivalent to approximately one third of the current issued ordinary share capital of the Company (excluding shares held in treasury) as at 21 March 2025 (being the last practicable day prior to the publication of this notice). The authority will expire immediately following the Company's 2026 AGM or on 19 August 2026, whichever is earlier.

The authority in paragraph (b) will allow the Directors to allot new shares or to grant rights to subscribe for or convert any security into shares in the Company only in connection with a fully pre-emptive offer up to an aggregate nominal value of £2,623,109 (262,310,993 Ordinary Shares), which is approximately two thirds of the Company's issued share capital (excluding shares held in treasury)

as at 21 March 2025 (inclusive of the nominal value of £1,311,554 sought under paragraph (a) of the resolution). This is in line with corporate governance guidelines. There is no present intention to exercise this authority.

The Directors intend to renew these authorities at each AGM, in accordance with current best practice.

As at 21 March 2025 (being the latest practicable date before the publication of this notice), the Company held 450,000 Ordinary Shares in treasury, which represents approximately 0.11 per cent. of the total Ordinary Share capital in issue at that date.

DIVIDENDS

RESOLUTION 11

The Company currently pays four dividends per annum and to date these have been declared as “interim” dividends. The alternative to this would be to declare three interim dividends with the final dividend being proposed as a “final” dividend. However, a final dividend would require shareholder approval which would delay payment of the dividend. To avoid this potential delay, the Company will propose a dividend policy at each AGM that enables the Company to pay all of its dividends as “interim” dividends and for the last dividend not to be categorised as a “final” dividend that is subject to shareholder approval.

DISAPPLICATION OF PRE-EMPTION RIGHTS

RESOLUTIONS 12 AND 13

If the Directors wish to exercise the authority under Resolution 10 to allot new shares or grant rights over shares or sell treasury shares for cash (other than pursuant to an employee share scheme), company law requires that these shares are first offered to existing shareholders in proportion to their existing holdings. There may be occasions, however, when the Directors will need the flexibility to finance business opportunities to allot new shares (or to grant rights over shares) for cash or to sell treasury shares for cash without first offering them to existing shareholders in proportion of their holdings. This cannot be done unless the shareholders have first waived their pre-emption rights.

Resolution 12 would authorise the Directors to do this and, apart from rights issues or any other pre-emptive offer concerning equity securities, the authority will be limited to the allotment of shares for cash or sale of treasury shares for cash up to an aggregate nominal value of £196,733 which is equivalent to approximately 5 per cent. of the Company's issued ordinary share capital (excluding

shares held in treasury) as at 21 March 2025 (being the latest practicable date prior to the publication of this notice).

Resolution 12 also seeks a disapplication of the pre-emption rights on a rights issue or other pre-emptive issue so as to allow the Directors to make exclusions or such other arrangements as may be appropriate to resolve legal or practical problems which, for example, might arise with overseas shareholders.

The Board intends to adhere to the guidance issued by the Pre-Emption Group's Statement of Principles (as published in March 2015, and not the updated principles published in November 2022) (the “**Statement of Principles**”) and the template resolutions published by the Pre-Emption Group.

The Directors therefore seek an additional authority under resolution 13 to issue shares for cash on a non-pre-emptive basis up to a maximum number of 19,673,324 (which includes the sale on a non-pre-emptive basis of any shares held in treasury), which is equivalent to approximately 5 per cent. of the Company's issued ordinary share capital (excluding shares held in treasury) as at 21 March 2025 (being the latest practicable date prior to the publication of this notice), if used only for the purposes of financing (or refinancing, if the authority is to be used within twelve 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.

Unless shareholder approval is obtained, Ordinary Shares will only be issued pursuant to these authorities for cash on a non pre-emptive basis at a premium to the prevailing net asset value at the time of issue in order to take account of the costs of such issue and will therefore be non-dilutive to the prevailing net asset value for existing shareholders.

If given, the authorities contained in resolutions 12 and 13 will expire at the conclusion of the 2026 AGM or on 19 August 2026 (the date which is 15 months after the passing of the resolution), whichever is earlier.

Shareholders will note that resolutions 12 and 13 also relate to treasury shares.

AUTHORITY TO PURCHASE OWN SHARES

RESOLUTION 14

In certain circumstances, it may be advantageous for the Company to purchase its own shares and this resolution seeks the authority from shareholders to continue to do so. The Directors will continue to exercise this authority only when, in the light of market conditions prevailing at the

time, they believe that it is in the best interests of shareholders as a whole and as a means of correcting any imbalance between supply and demand for the shares. Other investment opportunities, appropriate gearing levels and the overall position of the Company will be taken into account when exercising this authority. Under the Act, the Company can hold its own shares in treasury following a buy back, instead of having to cancel them. This gives the Company the ability to re-issue treasury shares quickly and cost-effectively (including pursuant to the authority under resolution 10 above) and provides the Company with additional flexibility in the management of its capital base. Once held in treasury, the Company is not entitled to exercise any rights, including the right to attend and vote at meetings in respect of the shares. Further, no dividend or other distribution of the Company's assets may be made to the Company in respect of the treasury shares. If the Directors exercise the authority conferred by resolution 14, the Company will have the option of either holding in treasury or of cancelling any of its own shares purchased pursuant to this authority and will decide at the time of purchase which option to pursue.

The resolution specifies the maximum number of Ordinary Shares that may be acquired (approximately 14.99 per cent. of the Company's issued ordinary share capital (excluding shares held in treasury) as at 21 March 2025 (being the latest practicable date prior to the publication of this notice)) and the maximum and minimum prices at which they may be bought.

There are no warrants or options to subscribe for Ordinary Shares outstanding at 21 March 2025 (being the latest practicable date prior to the publication of this notice).

If given, this authority will expire at the conclusion of the 2026 AGM or on 19 August 2026 (the date which is 15 months after the date of passing of the resolution), whichever is earlier.

The Directors intend to seek renewal of this authority at subsequent AGMs in accordance with current best practice.

NOTICE PERIOD FOR GENERAL MEETINGS OTHER THAN ANNUAL GENERAL MEETINGS

RESOLUTION 15

This resolution is to allow the Company to hold general meetings (other than an AGM) on 14 clear days' notice. The notice period required by the Act for general meetings of the Company is 21 clear days unless: (i) shareholders approve a shorter notice period, which cannot however be less than 14 clear days; and (ii) the Company offers the facility for all shareholders to vote by electronic means. AGMs must always be held on at least 21 clear days' notice. The Company intends to give as much notice

as is practicable when calling a general meeting. The 14 clear days' notice period will not be used as a matter of routine, but only in circumstances where it would clearly be to the advantage of shareholders as a whole, the business of the meeting is time-sensitive or flexibility is merited by the nature of the business of the meeting. The approval will be effective until the Company's next AGM, when it is intended that a similar resolution will be proposed.

FURTHER INFORMATION ABOUT THE AGM

APPOINTMENT OF A PROXY

Members are entitled to appoint a proxy to exercise all or any of their rights to attend, speak and vote at the AGM and at any adjournment thereof. A member may appoint more than one proxy in relation to the AGM, provided that each proxy is appointed to exercise the rights attached to a different share or shares held by that shareholder. A proxy need not be a shareholder of the Company but they must be registered in advance and attend the AGM to represent you. A Form of Proxy, which may be used to make such appointment and give proxy instructions, accompanies this notice.

To be valid, your Form of Proxy must be received no later than 3.00 p.m. on 15 May 2025 (or, if the meeting is adjourned, 48 hours (excluding non-working days) before the time fixed for the adjourned meeting). You may return your Form of Proxy using the pre-paid envelope provided or have it delivered by post or by hand (during normal business hours) to Computershare Investor Services PLC, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY. A proxy may be submitted electronically using the following link: www.investorcentre.co.uk/eproxy. Completion and return of the Form of Proxy will not preclude members from attending and voting at the meeting should they wish to do so. Amended instructions must also be received by Computershare by the deadline for receipt of Forms of Proxy.

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).

NOMINATED PERSONS

Any person to whom this notice is sent who is a person nominated under section 146 of the Act to enjoy information rights (a "Nominated Person") may, under an agreement between him/her and the member by whom he/she was nominated, have a right to be appointed (or to have someone else appointed) as a proxy for the AGM. If a

Nominated Person has no such proxy appointment right or does not wish to exercise it, he/she may, under any such agreement, have a right to give instructions to the member as to the exercise of voting rights at the AGM.

The paragraphs above about the rights of shareholders in relation to the appointment of proxies do not apply to Nominated Persons. The rights described in those paragraphs can only be exercised by members of the Company.

CREST MEMBERS

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(s) thereof 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(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.

In order for a proxy appointment or instruction made using the CREST service 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 instruction, as described in the CREST Manual (available via www.euroclear.com/CREST). The message, regardless of whether it constitutes the appointment of a proxy, or is an amendment to the instruction given to a previously appointed proxy must, in order to be valid, be transmitted so as to be received by the issuer’s agent (ID 3RA50) by the latest time(s) for receipt of proxy appointments specified above. For this purpose, the time of receipt will be taken to be the time (as determined by the time stamp 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.

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 messages. 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 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 service providers are referred, in particular, to those sections of the CREST Manual concerning practical limitations of the CREST system and timings (www.euroclear.com/CREST).

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 (as amended).

CORPORATE REPRESENTATIVES

Any corporation which is a member can appoint one or more corporate representatives who may exercise on its behalf all of its powers as a member provided that they do not do so in relation to the same Ordinary Shares.

ASKING QUESTIONS IN ADVANCE OF THE AGM

Except as provided above, members who have general queries about the meeting should contact the Company’s Registrar, Computershare, at: www.investorcentre.co.uk/contactus or the Company Secretary at the Registered Office address.

You may not use any electronic address provided either in this notice or any related documents (including the chair’s letter and Form of Proxy), to communicate with the Company for any purposes other than those expressly stated.

Shareholders may submit questions to the Board in advance of the AGM by emailing such questions to SOHO.cosec@jtcgroup.com.

SHAREHOLDERS’ RIGHT TO GIVE NOTICE OF A RESOLUTION

Shareholders meeting (in aggregate) the threshold under sections 338 and 338A of the Act may instruct the Company: (i) to give shareholders (entitled to receive notice of the AGM) notice of a resolution which may properly be proposed and is intended to be proposed at the meeting; and/or (ii) to include in the business to be dealt with at the AGM any matter (other than a proposed resolution) which may be properly included in the business.

A resolution may properly be proposed or a matter may properly be included in the business unless:

- (a) (in the case of a resolution only) it would, if passed, be ineffective;
- (b) it is defamatory of any person; or
- (c) it is frivolous or vexatious.

Such a request:

- (a) may be in hard copy form or in electronic form;

(b) must identify the resolution of which notice is to be given or the matter to be included in the business;

(c) must be authorised by the person or persons making it, must be received by the Company not later than 4 April 2025, being the date six clear weeks before the meeting; and

(d) (in the case of a matter to be included in the business only) must be accompanied by a statement setting out the grounds for the request.

TOTAL VOTING RIGHTS

As at 21 March 2025 (being the last practicable day prior to the publication of this notice), the Company's issued share capital consisted of 393,916,490 Ordinary Shares of £0.01 each. The Company holds 450,000 shares in treasury, which do not carry voting rights. Therefore, the total voting rights in the Company as at 21 March 2025 (being the latest practicable date prior to the publication of this notice) are 393,466,490 Ordinary Shares.

WEBSITE

A copy of this notice, and other information required by section 311A of the Act, can be found at: www.socialhousingreit.com/investors/.

INSPECTION OF DOCUMENTS

The following documents will be available for inspection at the Company's Registered Office from the date of this notice during usual business hours on any weekday (Saturdays, Sundays and bank holidays excluded) until the date of the meeting and also on the date and at the location of the meeting from 15 minutes before the AGM until it ends:

- copies of the letters of appointment of the non-executive Directors;
- copies of the articles of association; and
- register of directors' interests.

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