

Company Number: 12822709

## Notice of Resolutions

of

**HOME REIT PLC**  
(the 'Company')

**Passed 20 February 2025**

At the Annual General Meeting of the Company duly convened and held on 20 February 2025 at the offices of FTI Consulting at 200 Aldersgate Street, London EC1A 4HD, the following resolutions were duly passed:

### Special Resolutions

9. That the Company be and is hereby generally and unconditionally authorised in accordance with section 701 of the Companies Act 2006 (the "**Act**") to make market purchases (within the meaning of section 693(4) of the Act) of its ordinary shares of £0.01 each ("**Ordinary Shares**"), provided that:
  - a) the maximum aggregate number of Ordinary Shares hereby authorised to be purchased shall be 118,506,512 (representing approximately 14.99% of the Company's issued Ordinary Share capital (excluding shares held in treasury) at 22 January 2025, the latest practicable date before publication of the notice of this meeting);
  - b) the minimum price (exclusive of any expenses) which may be paid for an Ordinary Share is its nominal value;
  - c) the maximum price (excluding expenses) which may be paid for an Ordinary Share is not more than the higher of (i) 5% above the average of the middle market quotations for the Ordinary Shares for the five business days immediately before the day on which the Ordinary Share is purchased; and (ii) the higher of the price of the last independent trade and the highest current independent bid for the Ordinary Shares;
  - d) the authority hereby conferred shall expire at the conclusion of the Annual General Meeting of the Company in 2026 or, if earlier, on the expiry of 15 months from the passing of this resolution, unless such authority is renewed prior to such time; and
  - e) the Company may make a contract to purchase Ordinary Shares under the authority hereby conferred prior to the expiry of such authority, which will or may be executed wholly or partly after the expiration of such authority and may make a purchase of Ordinary Shares pursuant to any such contract, provided that all Ordinary Shares purchased pursuant to this authority shall be cancelled upon completion of the purchases.
10. That, in addition to the authority given to the Company to purchase its own Ordinary Shares pursuant to resolution 9 set out above and in accordance with the terms and conditions of the tender offer(s) which may be set out in one or more circulars to be sent electronically or, if requested, in hard copy form to shareholders, the Company be and is hereby authorised for the purpose of section 701 of the Act to make market purchases (within the meaning of section 693(4) of the Act) of its issued Ordinary Shares either for cancellation or for retention as treasury shares, provided that:
  - a) the maximum number of Ordinary Shares hereby authorised to be purchased pursuant to one or more tender offer(s) is 790,570,465 representing 100 per cent. of the issued share capital of the Company (excluding treasury shares) as at the date of the passing of this resolution;

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b) the price which shall be paid for an Ordinary Share pursuant to any tender offer made by the Company under the authority conferred hereby shall be an amount equal to the most current net asset value per Ordinary Share (audited or unaudited) published by the Company as at the latest practicable date prior to the announcement of such tender offers; and

c) the authority hereby conferred shall expire on the date being 18 months from the date of passing of this resolution, unless previously revoked, varied, extended or renewed by the Company in a general meeting save that the Company may, prior to such expiry, enter into a contract to purchase Ordinary Shares which will or may be completed or executed wholly or partly after the expiration of such authority and may make a purchase of Ordinary Shares pursuant to any such contract.

11. That the amount standing to the credit of the share premium account of the Company as at the date this resolution is passed be cancelled.
12. That a General Meeting of the Company other than an Annual General Meeting may be called on not less than 14 clear days' notice.

DocuSigned by:

*Michael O'Donnell*

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Chair