



St. Modwen Properties PLC (“St. Modwen”)

Virtual Meeting Guide

Court Meeting and General Meeting (the “Meetings”) to be held on 21 July 2021 at 12:00 p.m. and 12:15 p.m.

Meeting ID: 186-391-785

Accessing the Lumi Virtual Meeting Platform

St. Modwen shareholders will be able to remotely attend and participate in the Court Meeting and General Meeting to be held on 21 July 2021 at 12:00 p.m. and 12:15 p.m. respectively via the Lumi Virtual Meeting Platform, should they wish to do so.

Shareholders can access the Lumi Virtual Meeting Platform using most well-known internet browsers such as Edge, Chrome, Firefox and Safari on a PC, laptop or other internet-enabled device such as a tablet or smartphone. To remotely attend, submit questions and/or vote using this method, please go to <https://web.lumiagm.com>.

Logging In

On accessing the Lumi Virtual Meeting Platform, you will be asked to enter a Meeting ID which is **186-391-785**. You will then be prompted to enter your unique Shareholder Reference Number (SRN) and PIN which is the first two and last two digits of your SRN. These can be found printed on your Forms of Proxy. Access to the meetings via the website will be available from 11:45 a.m. on 21 July 2021; however, please note that your ability to vote will not be enabled until the Chair formally declares the polls at the Meetings open.

Broadcast

If you are viewing the meetings on a PC, the broadcast will appear at the side automatically once the meetings have started. If you are viewing the meetings on a smartphone device and you would like to listen to the broadcast, press the broadcast icon at the bottom of the screen.

Voting

Once the voting has opened, the polling icon will appear on the navigation bar. From here, the resolutions and voting choices will be displayed. To vote, simply select your voting direction from the options shown on screen. A confirmation message will appear to show your vote has been received. To change your vote, simply select another direction. If you wish to cancel your vote, please press “Cancel”. Once the Chair has opened voting, voting can be performed at any time during the meeting until the Chair closes the voting on the resolutions. At that point your last choice will be submitted. You will still be able to send messages and view the webcast whilst the poll is open.

Questions

Shareholders may ask questions via the Virtual Meeting Platform in writing by typing and submitting their question. Select the messaging icon from within the navigation bar and type your question at the bottom of the screen. Once finished, press the ‘send’ icon to the right of the message box to submit your question. Shareholders may also ask questions verbally via the dial-in function, which will be explained on the information page of the Lumi platform at the start of the Meetings.

Requirements

An active internet connection is required at all times in order to allow you to cast your vote when the poll opens, submit questions and listen to the audiocast. It is the user’s responsibility to ensure you remain connected for the duration of the meeting.

Duly appointed proxies and corporate representatives

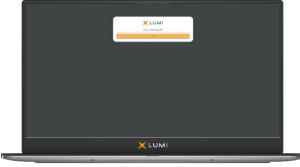




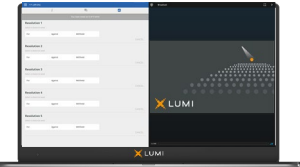
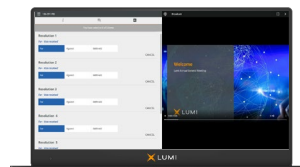
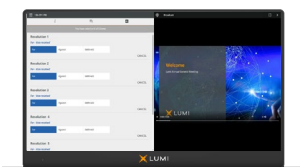

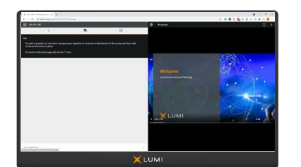

If you are a duly appointed proxy or corporate representative, in order to obtain your SRN and PIN, please call the Company’s registrar, Equiniti Limited (“**Equiniti**”) before 12:00 p.m. on 19 July 2021 via their helpline, details of which are set out below.

Helpline

For further information, please refer to the St. Modwen scheme circular dated 24 June 2021 (the “**Scheme Document**”) which is available at <https://www.stmodwen.co.uk/investors>. If you are unable to access your SRN and PIN, please call Equiniti between 8.30 a.m. and 5.30 p.m. (London time) Monday to Friday (except on English and Welsh public holidays) via their helpline on 0333 207 6530 from the UK and +44 333 207 6530 if calling from outside the UK. Calls from outside the UK will be charged at the applicable international rate. Different charges may apply to calls from mobile telephones. Please note that calls may be monitored or recorded and Equiniti cannot provide advice on the merits of the transactions set out in the Scheme Document or give any financial, legal or tax advice.

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To login you must have your SRN and PIN

<div style="text-align: center; font-size: 2em; font-weight: bold;">1</div>  <p>Navigate to https://web.lumiagm.com and enter the Meeting ID (186-391-785). You will not be able to login before 11:45 a.m. on 21 July 2021.</p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">2</div>  <p>After entering the Meeting ID, you will be prompted to enter your unique SRN and PIN. These can be found printed on your Forms of Proxy.</p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">3</div>  <p>When successfully authenticated, you will be taken to the Home Screen.</p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">4</div>  <p>If you are viewing the meetings on a PC, the broadcast will appear at the side automatically once they have started.</p> <p>If you are viewing the meetings on a smartphone device and you would like to listen to the broadcast, press the broadcast icon at the bottom of the screen. </p>
<div style="text-align: center; font-size: 2em; font-weight: bold;">5</div>  <p>When the Chair declares the poll open, a list of all resolutions and voting choices will appear on your device.</p> <p>Scroll through the list to view all resolutions.</p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">6</div>  <p>For each resolution, press the choice corresponding with the way in which you wish to vote.</p> <p>When selected, a confirmation message will appear.</p> <p style="border: 1px solid black; padding: 2px; text-align: center;">For - Vote received</p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">7</div>  <p>To change your mind, simply press the correct choice to override your previous selection. To cancel your vote, press Cancel.</p> <p>To return to the voting screen whilst the poll is open, select the voting icon. </p>	<div style="text-align: center; font-size: 2em; font-weight: bold;">8</div>  <p>If you would like to ask a question, select the messaging icon. </p> <p>Type your message within the chat box at the bottom of the messaging screen.</p> <p>Click the send button to submit.</p>