

This document is important and requires your immediate attention.

If you have any doubts about what action you need to take, you should immediately contact your stockbroker, bank manager, solicitor, accountant or other independent financial adviser authorised pursuant to the Financial Services and Markets Act 2000.

If you have sold or otherwise transferred all of your registered holding of Ordinary Shares in LSL Property Services plc, you should pass this letter and the accompanying document(s) to the persons through whom the sale or transfer was effected, for transmission to the purchaser or transferee.

This document does not contain sufficient information to allow you to gain an understanding of the proposals contained in the Shareholder documents published online and should not be regarded as a substitute for reading the Shareholder documents or relied upon as the basis on which to make decisions. It is recommended that you read the Shareholder documents carefully before taking any action.

5 July 2021

Dear Shareholder

**LSL Property Services plc (LSL)
Notice of General Meeting 22 July 2021 (Notice)**

Please accept this letter as notification that LSL has today published a Circular to Shareholders which includes a Notice for a General Meeting (together the **Circular**) which is due to take place on Thursday 22 July 2021 at 12 noon, at Marsh & Parsons Head Office, 80 Hammersmith Road, London W14 8UD (**General Meeting**). The document has been published on our website and can be found at: lsips.co.uk/investor-relations/investor-communications. This letter is being issued to all Shareholders. If you have requested paper copies of Shareholder communications, the Circular will accompany this letter.

The purpose of the General Meeting is to seek Shareholder approval for LSL to receive uncapped proceeds of sale arising on a potential future disposal of its investment in the Pivotal Growth joint venture. Further details of the resolution are included in the Circular.

Whilst at the date of posting this Circular we believe that the General Meeting will be held in person, due to the ongoing uncertainty relating to COVID-19 it is possible that the meeting arrangements (as set out in the Notice) may need to change to reflect any further COVID-19 related developments or restrictions imposed over the next few weeks. Up to date information and any changes to the meeting arrangements contained in the Notice will be available at lsips.co.uk.

Shareholders are being invited to submit their proxy votes for the meeting via Link Group's online voting facility (signalshares.com) and the resolution to be considered at the meeting will be voted on by way of a poll. All valid proxy votes will be included in the poll to be taken at the meeting.

Given the ongoing uncertainty around COVID-19 restrictions, Shareholders are encouraged to appoint the Chair of the meeting as their proxy at the meeting, ensuring that should the circumstances arise where no Shareholders other than the minimum number of Shareholders required to ensure that the meeting is quorate may be permitted to attend the meeting, Shareholders can be sure of their votes being included.

The Board is committed to open dialogue with Shareholders and remains mindful of ensuring that Shareholders have an opportunity to engage with LSL. Shareholders are encouraged to submit questions in advance of the General Meeting by emailing questions to investorrelations@lsips.co.uk. Answers to questions that are of common interest will be published on the Company's website.

Shareholders who are unable to vote online and/or wish to receive a paper proxy, can contact Link (see below). LSL would also like to take this opportunity to thank Shareholders who have agreed to receive the Notice via our website rather than in paper form, as this will contribute to cost savings for LSL and will minimise unnecessary paper usage. Should any Shareholder wish to unsubscribe from this list please contact Link Group via:

Post: Link Group, 10th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL
Email: shareholder.enquiries@linkgroup.co.uk
Telephone: 0371 664 0300 (calls are charged at the standard geographic rate and may vary by provider. Calls outside the UK will be charged at the applicable international rate. Lines are open between 9.00am to 5.30pm, Monday to Friday excluding public holidays in England and Wales).
Online: signalshares.com and follow the instructions for registering your email address and delete the current details.

Yours sincerely

Sapna B FitzGerald
Company Secretary

LSL Property Services plc

Company number: 5114014

Registered office: Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB