

Notice of General Meeting

Dear Shareholder

As you will be aware, the global COVID-19 pandemic affected the way in which we were required to hold our annual general meeting (AGM) this year and also the timetable for production of our annual report and accounts for the year ended 2019 (2019 Annual Report). All resolutions were passed at the AGM that was held in May and the 2019 Annual Report has now been published and is available on our website at www.eddiestobart.com

We are required to hold another general meeting before the end of September 2020 for shareholders to receive the accounts for the 2019 financial year however as government restrictions on public gatherings remain in force we are unable to invite shareholders to attend this meeting. We plan to hold the meeting with just two attendees in order to satisfy the legal requirement for shareholders to receive the accounts and also comply with the restrictions on public gatherings and protect our shareholders and advisors. Regrettably we cannot invite other shareholders or stakeholders to attend the meeting in person.

The Board believes it is in the best interests of the Company and its shareholders as a whole to hold the meeting in this manner in order to comply with applicable legal requirements.

The formal notice of the meeting which will be held at the offices of King & Spalding, 125 Old Broad Street, London EC2N 1AR at 2:00pm on 28 September 2020 is set out below. The meeting will deal only with the formal business of laying the 2019 financial statements before shareholders in order to comply with relevant legal requirements. There is no legal requirement for shareholders to approve the accounts and no dividend is being recommended, as such no resolutions will be proposed.

Shareholders are invited to share their views with the Board or Directors and to submit any questions on the 2019 Annual Report by email to enquiries@eddiestobart.com. We will respond directly or post responses to general themes raised by shareholders on our website.

The Board will continue to monitor the evolving position in relation to the COVID-19 pandemic and if arrangements for the general meeting change in response to changes in the Government's measures or otherwise, a further announcement will be made via RNS and on our website. Please do not attempt to attend the meeting in person, anyone seeking to attend the general meeting will be refused entry. The chairman of the meeting has the power in law and under the Company's Articles of Association to take such action as he thinks fit to promote the orderly conduct of the business of the meeting; ensuring the safety of the people attending the meeting is a priority.

As noted in recent public announcements, the Board is continuing to explore opportunities to raise additional funds from new and existing investors prior to the end of the 2020 financial year in order to permit the Company to become an 'investing company' and remain quoted on AIM. Updates will be provided in due course as appropriate.

We would like to thank you all for your continuing understanding during these unprecedented times.

Adrian Collins

Chairman

Notice of General Meeting

Notice is given that a General Meeting of the Company will be held at King & Spalding,125 Old Broad Street, London EC2N 1AR at 2:00pm on 28 September 2020 to receive the Company's annual accounts for the year ended 30 November 2019 together with the directors' report and auditor's report on those accounts. The above accounts and reports have been published and are available to shareholders in the 2019 Annual Report on the Company's website at www.eddiestobart.com