KCR RESIDENTIAL REIT PLC

(Incorporated in England and Wales with registered number 9080097)

Notice of Annual General Meeting (AGM)

NOTICE IS HEREBY GIVEN that the 2026 Annual General Meeting of KCR Residential REIT plc (the "Company") will be held at the offices of Blake Morgan LLP, 100 Fetter Lane, London EC4A 1DS on Thursday, 26 November 2026 at 11.00 a.m. to transact the following business:

ORDINARY BUSINESS

Ordinary Resolutions

1 To receive the consolidated financial statements of the Company and the reports of the directors and the auditors for the year ended 30 June 2026.

2 To reappoint Grant Thornton Limited as auditors of the Company and to authorise the directors to determine the remuneration of the auditors.

3 To reappoint James Thornton as a director.

SPECIAL BUSINESS

As special business, to consider and if thought fit, to pass the following resolutions, of which Resolution 4 shall be proposed as an ordinary resolution and Resolution 5 shall be proposed as a special resolution:

Ordinary Resolution

4 **THAT**, in substitution for all existing authorities but without prejudice to any allotment of shares or grant of rights already made, offered or agreed to be made pursuant to such authorities, the directors of the Company (the "**Directors**") be and are hereby generally and unconditionally authorised for the purposes of section 551 of the Companies Act 2006 (the "**Act**") to exercise all or any of the powers of the Company to allot shares of the Company or to grant rights to subscribe for, or to convert any security into, shares of the Company (such shares and rights being together referred to as "**Relevant Securities**"), provided that this power shall be limited to:

(a) the allotment of Relevant Securities in connection with a rights issue, open offer or other offer of Relevant Securities open for acceptance for a period fixed by the Directors to holders of Relevant Securities on the register on a fixed record date where the Relevant Securities respectively attributable to the interests of such holders are proportionate (as nearly as may be practicable) to their respective holdings of such Relevant Securities or in accordance with the rights attached thereto (but subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to treasury shares, fractional entitlements or legal or practical problems under the laws of, or the requirements of any recognised body or any stock exchange in, any territory or by virtue of shares being represented by depositary receipts or any other matter); and

(b) up to an aggregate nominal value of £1,375,097 (representing 33 per cent. of the Company's issued share capital at the date of this Notice) to such persons, at such times and generally on such terms and conditions as the Directors may determine (subject always to the articles of association of the Company),

provided that such authority shall expire on the earlier of 31 December 2027 and the conclusion of the next annual general meeting of the Company to be held in 2027, save that, in each of sub-paragraphs (a) and (b) above, the Directors may, before the relevant expiry date, make an offer or agreement which would or might require Relevant Securities to be allotted after such expiry date and the Directors may allot Relevant Securities in pursuance of such offer or agreement as if the authority conferred by this Resolution had not expired.

Special Resolution

5 **THAT**, subject to Resolution 4 being passed as an ordinary resolution without amendment, in substitution for all existing powers but without prejudice to any allotment of equity securities (as defined in section 560 of the Act) already made or agreed to be made pursuant to such powers, the Directors be and are hereby empowered pursuant to section 570 of the Act to allot equity securities for cash pursuant to the authority conferred upon them by Resolution 4 as if section 561 of the Act did not apply to any such allotment, provided that this power shall be limited to:

(a) the allotment of equity securities in connection with a rights issue, open offer or other offer of equity securities open for acceptance for a period fixed by the Directors to holders of equity securities on the register on a fixed record date where the

equity securities respectively attributable to the interests of such holders are proportionate (as nearly as may be practicable) to their respective holdings of such equity securities or in accordance with the rights attached thereto (but subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to treasury shares, fractional entitlements or legal or practical problems under the laws of, or the requirements of any recognised body or any stock exchange in, any territory or by virtue of shares being represented by depositary receipts or any other matter); and

(b) the allotment of equity securities up to an aggregate nominal value of £833,392 (representing 20 per cent. of the Company's issued share capital at the date of this Notice) to such persons, at such times and generally on such terms and conditions as the Directors may determine (subject always to the articles of association of the Company),

provided that such authority shall expire on the earlier of 31 December 2027 and the conclusion of the next annual general meeting of the Company to be held in 2027, save that, in each of sub-paragraphs (a) and (b) above, the Company may before the relevant expiry date make an offer or agreement which would or might require equity securities to be allotted after such expiry date and the Directors may allot equity securities in pursuance of such offer or agreement as if the power conferred by this Resolution had not expired.

Please refer to the notes to this Notice for further instructions on how to vote at the AGM. You can register your vote(s) for the AGM:

- by visiting www.shareregistrars.uk.com, clicking on the "Proxy Vote" button and then following the on-screen instructions; or
- by post or by hand to Share Registrars Limited, 3 The Millennium Centre, Crosby Way, Farnham, Surrey GU9 7XX using the proxy form accompanying this Notice or by printing and completing a copy of the proxy form which can be found on the Company's website at https://www.kcrreit.com/content/investors/stock-information/shareholder.html; or
- in the case of CREST members, by utilising the CREST electronic proxy appointment service in accordance with the procedures set out in note 9 below.

In order for a proxy appointment to be valid the proxy must be received by Share Registrars Limited by 11.00 a.m. on 24 November 2026.

2 November 2026

By Order of the Board,

James Thornton
Chairman

Registered office:

Gladstone House,
77-79 High Street,
Egham,
Surrey TW20 9HY

NOTES TO THE NOTICE OF ANNUAL GENERAL MEETING (AGM)

Entitlement to attend and vote

1. Pursuant to Regulation 41 of the Uncertificated Securities Regulations 2001, the Company specifies that only those members registered on the Company's register of members:

   - at 11.00 a.m. on 24 November 2026; or,
   - if the AGM is adjourned, 48 hours (ignoring any part of a day that is not a working day) prior to the adjourned meeting,

   shall be entitled to attend and vote at the AGM.

Appointment of proxies

2. If you are a member of the Company at the time set out in note 1 above, you are entitled to appoint a proxy to exercise all or any of your rights to vote at the AGM using the proxy form accompanying this Notice or by printing and completing a copy of the proxy form which can be found on the Company's website at https://www.kcrreit.com/content/investors/stock-information/shareholder.html. You can only appoint a proxy using the procedures set out in these notes and the notes to the proxy form.
3. Details of how to appoint the Chairman of the AGM or another person as your proxy using the proxy form are set out in the notes to the proxy form.
4. You may appoint more than one proxy provided that each proxy is appointed in respect of the rights attached to a different share or shares held by you. You may not appoint more than one proxy to exercise rights attached to any one share. To appoint more than one proxy, please contact Share Registrars Limited who will arrange for the appropriate documentation to be provided to you.
5. A vote withheld is not a vote in law, which means that the vote will not be counted in the calculation of votes for or against the resolution. If no voting indication is given, your proxy will vote or abstain from voting at his or her discretion. Your proxy will vote (or abstain from voting) as he or she thinks fit in relation to any other matter which is put before the AGM.

Electronic voting

6. You may submit your proxy vote electronically by visiting www.shareregistrars.uk.com, clicking on the "Proxy Vote" button and then following the on-screen instructions (you can locate your log-in details on the top of the proxy form). To be valid, your proxy appointment and instructions should reach Share Registrars Limited by no later than 11.00 a.m. on 24 November 2026.

Appointment of proxy using hard copy proxy form

7. To appoint a proxy using the proxy form, the form must be:

   - completed and signed;
   - posted or delivered to Share Registrars Limited, 3 The Millennium Centre, Crosby Way, Farnham, Surrey GU9 7XX; and
   - received by Share Registrars Limited no later than 11.00 a.m. on 24 November 2026.

   In the case of a member which is a company, the proxy form must be executed under its common seal or signed on its behalf by an officer of the company or an attorney for the company. Any power of attorney or any other authority under which the proxy form is signed (or a duly certified copy of such power or authority) must be included with the proxy form.

Appointment of proxies through CREST

8. CREST members who wish to appoint a proxy or proxies by utilising the CREST electronic proxy appointment service may do so for the meeting and any adjournment(s) 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.
9. In order for a proxy appointment made by means of CREST to be valid, the appropriate CREST message (a CREST Proxy Instruction) must be properly authenticated in accordance with Euroclear UK & International Limited's (EUI) specifications and must contain the information required for such instructions, as described in the CREST Manual. The message must be transmitted so as to be received by the issuer's agent, Share Registrars Limited (CREST Participation ID 7RA36), by 11.00 a.m. on 24 November 2026. For this purpose, the time of receipt will be taken to be the time (as determined by the timestamp applied to the message by the CREST Applications Host) from which the issuer's agent is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST.
10. CREST members and, where applicable, their CREST sponsors or voting service providers should note that EUI 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 is 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.
11. 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 (SI 2001/3755).

Appointment of proxy by joint members

12. 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).

Changing proxy instructions

13. To change your proxy instructions, simply submit a new proxy appointment using the methods set out above. Note that the cut-off time for receipt of proxy appointments (see above) also applies in relation to amended instructions; any amended proxy appointment received after the relevant cut-off time will be disregarded.

    Where you have appointed a proxy using the proxy form and would like to change the instructions using another proxy form, please contact Share Registrars Limited, 3 The Millennium Centre, Crosby Way, Farnham, Surrey GU9 7XX.

If you submit more than one valid proxy appointment in respect of the same shares, the appointment received last before the latest time for the receipt of proxies will take precedence.

Termination of proxy appointments

14. In order to revoke a proxy instruction, you will need to inform the Company by sending a signed hard copy notice clearly stating your intention to revoke your proxy appointment to Share Registrars Limited, 3 The Millennium Centre, Crosby Way, Farnham, Surrey GU9 7XX.

    In the case of a member which is a company, the revocation notice must be executed under its common seal or signed on its behalf by an officer of the company or an attorney for the company. Any power of attorney or any other authority under which the revocation notice is signed (or a duly certified copy of such power or authority) must be included with the revocation notice.

    The revocation notice must be received by Share Registrars Limited no later than 11.00 a.m. on 24 November 2026. If you attempt to revoke your proxy appointment but the revocation is received after the time specified, then, subject to the paragraph directly below, your proxy appointment will remain valid.

    Appointment of a proxy does not preclude you from attending the AGM and voting in person. If you have appointed a proxy and attend the AGM in person, your proxy appointment will automatically be terminated.

Issued shares and total voting rights

15. As at 6.00 p.m. on 30 October 2026 (being the latest practicable business day prior to the publication of this Notice), the Company's issued share capital comprised 41,669,631 ordinary shares of 10 pence each. Each ordinary share carries the right to one vote at an AGM of the Company and, therefore, the total number of voting rights in the Company as at 6.00 p.m. on 30 October 2026 was 41,669,631. The Company does not hold any shares in treasury.

Further Explanatory Notes

Resolution 1

16. The Company's financial statements and reports for the year ended 30 June 2026 are available for review on the Company's website at https://www.kcrreit.com/docs/pdf/2026_10_22_Annual.pdf.

Resolution 3

17. James Thornton retires by rotation and is standing for re-election. His brief biographical details are available for review on the Company's website at https://www.kcrreit.com/content/about-us/board/j-thornton.html.

Resolution 4

18. Resolution 4 renews the authority of the Directors to allot Relevant Securities up to 33 per cent. of the Company's issued share capital at the date of this Notice. This authority will expire on 31 December 2027 or, if earlier, at the conclusion of the next annual general meeting of the Company to be held in 2027.

Resolution 5

19. Resolution 5 renews the disapplication of shareholders' pre-emption rights in relation to the allotment of equity securities (i) in connection with a rights issue, open offer or other offer of equity securities to shareholders where the equity securities are offered to shareholders on a proportionate basis to existing holdings (or as nearly as may be practicable) and (ii) up to a nominal value equal to 20 per cent. of the Company's issued share capital at the date of this Notice. This authority will expire on 31 December 2027 or, if earlier, at the conclusion of the next annual general meeting of the Company to be held in 2027.