

FIRST WORLD HYBRID REAL ESTATE PLC

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of First World Hybrid Real Estate Plc (the "**Company**") will be held at 55 Athol Street, Douglas, Isle of Man on 19 December 2025 at 9:30 am for the following purposes:

ORDINARY BUSINESS

To consider and, if thought fit, to pass the following resolutions which will be proposed as Ordinary Resolutions:

- Resolution 1** To receive and adopt the annual report and audited accounts of the Company for the year ended 31 August 2025, together with the Directors' and Auditor's reports thereon.
- Resolution 2** To re-appoint KPMG Audit LLC as Auditor of the Company to hold office from the conclusion of the meeting to the conclusion of the next meeting at which the accounts are laid before the Company.
- Resolution 3** To authorise the Directors to determine the remuneration of KPMG Audit LLC, in respect of their appointment as the Auditors of the Company.
- Resolution 4** To consider and fix the Directors' remuneration until the next annual general meeting when this will be re-considered.

By order of the Board

Philip Scales
Company
Secretary

24 November 2025

Notes:

1. A member who is entitled to attend and vote at the above-mentioned meeting is entitled to appoint a proxy or proxies to attend and, on a poll, vote instead of him or her in respect of such shares. A proxy need not be a member of the Company.
2. Only Management Shareholders confer the right to vote at members' meetings of the Company. Participating Shareholders have the right to receive notice and to attend members' meetings but confer no right to vote, save on a Special Resolution to wind up the Company voluntarily, or as otherwise expressly provided in the Company's Articles.
3. A Form of Proxy is enclosed which, to be valid, must be completed and delivered, sent by post or sent by facsimile to +44 (0) 1624 604790 together with the power of attorney or other authority (if any) under which it is signed (or a certified copy of such authority) to the Company's Registrar, FIM Capital Limited, 55 Athol Street, Douglas, Isle of Man, IM1 1LA so as to arrive not later than 9:30am on 17 December 2025 being 48 hours before the time of the meeting.
4. Completion and return of a Form of Proxy does not preclude a member from attending and voting in person should they wish to do so.
5. The Company, pursuant to Regulation 22 of the Uncertificated Securities Regulations 2006 (Isle of Man), specifies that only those members registered in the register of members as at 10:00am on 17 December 2025 (or in the event that the meeting is adjourned, on the register of members 48 hours before the time of any adjournment meeting) shall be entitled to attend or vote at the meeting in respect of the Management Shares registered in their name at that time. Changes to entries on the register of members after 9:30am on 17 December 2025 (or, in the event that the meeting is adjourned, on the register of members less than 48 hours before the time of any adjourned meeting) shall be disregarded in determining the rights of any person to attend or vote at the meeting.