

WYNNSTAY PROPERTIES PLC

5 August 2020

Dear Shareholder

WARNING: SHARE SCAMS

BEWARE OF UNSOLICITED TELEPHONE CALLS ABOUT YOUR WYNNSTAY SHARES

As we were preparing the Annual Report for announcement and printing, we were advised by a number of concerned shareholders that they had received telephone calls from a caller enquiring about their willingness to sell their Wynnstay shares.

In each annual and interim report, I warn of the dangers of share scams and you will see from the Annual Report that I have done so again this year. However in view of the nature and number of these very recent calls, I thought that shareholders would appreciate being given some more information and a further specific warning.

In our recent case, the caller claims to be from a law firm seeking to secure certain commitments from shareholders and offering to send by email agreements to be completed and returned.

We consider that the calls are part of a share scam designed to secure personal financial information from shareholders with a view to defrauding them by one means or another.

While the name of the law firm does not at present appear on the Warning List of scam firms maintained by the Financial Conduct Authority (FCA), we consider that it should do so and we have advised the FCA of the details that we have received.

I urge shareholders not to engage with unsolicited callers regarding their Wynnstay shares and to report any calls received to the FCA (see www.fca.org.uk/scamsmart).

If any shareholder has engaged with a caller along the lines described above, or similar lines, and has responded to the caller by sending any agreement or form disclosing personal information, **I would urge them to take steps immediately to prevent the personal information being used by unauthorised third parties (including by changing any login details or passwords that may have been disclosed) and contacting their banks and card providers if any bank account or card details have been disclosed.**

Wynnstay is not in a position to stop shareholders being contacted in this way. Nor are we able to provide advice or assistance to any shareholder who has disclosed personal information to a third party. All we can do is repeat the warnings we have consistently given and draw attention to the risks of engaging with unsolicited callers.

Yours faithfully

Philip Collins

Chairman