

# THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of the proposals referred to in this document or as to the action you should take, you should seek your own advice from your stockbroker, solicitor, accountant or other professional adviser authorised under the Financial Services and Markets Act 2000. If you have sold or otherwise transferred all your shares in Summit Properties Limited (the "Company"), please forward this document, together with the accompanying documents, to the purchaser or transferee, or to the person who arranged the sale or transfer so they can pass these documents to the person who now holds the shares.

**NOTICE OF ANNUAL GENERAL MEETING** 

Notice of the annual general meeting to be held on 10 July 2019 at 10:30 a.m. BST at 1st Floor, Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey, GY1 1EW is set out on pages 6 to 7 of this document. Whether or not you propose to attend the annual general meeting, please complete and submit the enclosed Form of Proxy in accordance with the instructions printed on it. The Form of Proxy must be completed, signed and returned so as to reach the Company's Registrars by no later than 10:30 a.m. BST on 8 July 2019. CREST members who wish to appoint a proxy or proxies through CREST electronic proxy appointment service may do so by using the procedures described in the CREST Manual.

# **Summit Properties Limited**

(Incorporated in Guernsey with registered number 44692)

Harry Hyman (Chairman) Zohar Levy Itay Barlev Quentin Spicer Christopher Spencer 1<sup>st</sup> and 2<sup>nd</sup> Floors Elizabeth House Les Ruettes Brayes

Registered Office:

St Peter Port Guernsey GY1 1EW

22 June 2019

Directors:

Dear Shareholder,

# Notice of Annual General Meeting of Summit Properties Limited (the "Company")

I am writing to inform you that the annual general meeting ("AGM") of the Company will be held at 10:30 a.m. BST on 10 July 2019 at 1<sup>st</sup> Floor, Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey, GY1 1EW.

The formal notice and agenda of the AGM and the resolutions to be proposed are set out on pages 6 to 7 of this document. Further information on the business to be conducted at the AGM and the resolutions to be proposed is set out below.

# **Ordinary Resolutions**

#### 1. Resolution 1 (Financial Statements)

The Directors of the Company (the "Directors") are required by the Companies (Guernsey) Law, 2008 (as amended) (the "Law") to present each year the Company's most recent financial statements and the Directors' and auditors' reports on those financial statements to the Company at its annual general meeting.

Resolution 1 will, therefore, propose that the report of the Annual Report and Consolidated Financial Statements for the year ended 31 December 2018 (the **"Financial Statements"**) be received.

The Financial Statements are available on the Company's website at <a href="https://www.summit-properties.com/investors.html">www.summit-properties.com/investors.html</a> (reports, circulars and announcements).

## 2. Resolution 2 (Appointment of Auditors)

The Company is required to appoint auditors for each of its financial years.

Resolution 2 will, therefore, propose the appointment of Deloitte LLP as auditors and authorise the Directors to fix their remuneration until the conclusion of the next AGM.

#### 3. Resolutions 3 to 7 (Re-election of Directors)

The Articles of Incorporation of the Company (the "**Articles**") (article 22.3) require that at each annual general meeting of the Company (subject to article 22.1):

i) any Director who has been appointed by the Board since the last annual general meeting; or

- ii) any Director who held office at the time of two preceding annual general meetings and who did not retire at either of them;
- iii) any Director who has held office with the Company, other than employment or executive office, for a continuous period of nine years or more at the date of the meeting; and
- iv) such further Directors (if any) shall retire by rotation as would bring the number of retiring by rotation up to one-third of the number of Directors in office at the date of the notice of the meeting (or, if their number is not a multiple of three, the number nearest to but not greater than one-third);

shall retire or by rotation (as the case may be) from office and may offer himself for election or re-election by the Members.

The existing Articles of Incorporation of the Company are available on the Company's website at <a href="https://www.summit-properties.com/investors.html">www.summit-properties.com/investors.html</a> (constitutional documents).

The Company has adopted the corporate governance guidelines issued by the Quoted Companies Alliance for small to medium-sized quoted companies (the "QCA Guidelines") which recommend as part of effective Board engagement with shareholders (section 5.5) to consider offering Directors for annual re-election. The Board considers this recommendation an important element in maintaining a healthy relationship with shareholders and providing the shareholders with an opportunity to evaluate the Board of Directors.

Resolutions 3 to 7 will, therefore, propose the re-election of the following Directors:

- Harry Hyman, Independent Non-executive Chairman
- Zohar Levy, Managing Director
- Itay Barlev, Finance Director
- Quentin Spicer, Independent Non-executive Director
- Christopher Spencer, Independent Non-executive Director

The roles, responsibilities and terms of appointment of each of the Directors of the Company listed above are available on the Company's website at <a href="https://www.summit-properties.com/company.html">www.summit-properties.com/company.html</a> (board of directors).

#### 4. Resolution 8 (Issuance of shares):

The purpose of resolution 8 is to authorise the Directors of the Company to exercise all powers of the Company to allot and issue, grant rights to subscribe for, or to convert any securities into, shares in the capital of the Company in accordance with Article 4.4 of the Articles such authorities to expire at the end of the annual general meeting of the Company to be held in 2020 or, if earlier, at the close of business on the date falling 15 months from the date of passing of this resolution (unless previously renewed, revoked or varied by the Company by ordinary resolution).

#### 5. Resolution 9 (On-Market Buy-Back)

The purpose of resolution 9 is to put in place an authority to enable the Company to make market purchases of up to 68,546,302 ordinary shares of no par value of the Company, being approximately 14.99% of the issued ordinary share capital (excluding treasury shares) as at the date of this document.

The Company's exercise of this authority will be subject to the stated upper and lower limits on the price payable (as set out in the attached notice of AGM). The Directors will only exercise the power of purchase after careful consideration and in circumstances where they are satisfied that to do so would result in an increase in earnings per share and would be in the best interests of the Company and of its shareholders generally. The Directors intend to keep under review the potential to purchase Ordinary Shares. If granted, this authority will expire

on the conclusion of the next annual general meeting of the Company or, if earlier, 15 months after this resolution is passed.

If the authority conferred by this resolution is exercised, the Company will have the option of either holding in treasury or of cancelling any of its own shares purchased pursuant to this authority and will decide at the time of purchase which option to pursue.

#### Takeover Code Requirements

Under Rule 9 of the City Code on Takeovers and Mergers (the "Takeover Code") when:

- i) a person acquires an interest in shares which (taken together with shares in which he and persons acting in concert (as defined in the Takeover Code) with him are interested) carry 30% or more of the voting rights of a company subject to the Takeover Code: or
- ii) any person who, together with persons acting in concert with him, is interested in shares which in aggregate carry not less than 30% of the voting rights of a company subject to the Takeover Code, but does not hold more than 50% of the voting rights of the company, and such person, or any persons acting in concert with him, acquires an interest in any shares which increase the percentage of shares carrying voting rights in which he is interested,

that person together with the persons acting in concert with him, is normally required to extend offers in cash, at the highest price paid by him (or any persons acting in concert with him) for shares in the company within the preceding 12 months, to the holders of any other class of equity share capital whether voting or non-voting and also to the holders of any other class of transferable securities carrying voting rights.

Rule 37 of the Takeover Code states that when a company redeems or purchases its own voting shares, any resulting increase in the percentage of shares carrying voting rights in which a person or group of persons acting in concert is interested will be treated as an acquisition for the purposes of Rule 9. However, Note 1 of Rule 37.1 states that a person who comes to exceed the limits in Rule 9.1 in consequence of a company's redemption or purchase of its own shares will not normally incur an obligation to make a mandatory offer unless that person is a director, or the relationship of the person with any one or more of the directors is such that the person is, or is presumed to be, acting in concert with any of the directors. A person who has appointed a representative to the board of the company, and investment managers of investment trusts, will be treated for these purposes as a director.

As at 20 June 2019 (being the date of the latest share register available to the Company, Invesco Limited ("**Invesco**") indirectly held 27.48% of the ordinary share capital of the Company. If the proposed buy-back authority were to be used in full, the repurchase of ordinary shares could result in Invesco indirectly holding 32.33% of the reduced ordinary share capital of the Company (assuming that the relevant Invesco shareholding entities did not sell any ordinary shares in connection with the exercise).

The Panel on Takeovers and Mergers (the "Panel") must be consulted in advance in any case where Rule 9 of the Code might be relevant. The Company has consulted with the Panel in relation to the proposed buy-back authority. The Panel has confirmed on an ex parte basis to the Company that, provided that Invesco is not acting in concert with the Company or any of its directors (such that they should be treated as "innocent bystanders" in relation to any increase in their holdings of shares in the Company as a result of an on-market share buy-back), the Panel will not require Invesco, nor any person deemed to be acting in concert with them, to make a mandatory offer under Rule 9 of the Coder on the grounds that its or their interest in the ordinary share capital of the Company has increased as a result only of the purchase by the Company of its own shares pursuant to the authority conferred by Resolution 9.

#### **Extraordinary Resolution**

# 6. Resolution 10 (Disapplication of Pre-Emption Rights)

In certain circumstances, it may be in the best interests of the Company to allot shares (or to grant rights over shares) for cash without first offering them to existing shareholders in proportion to their holdings. The purpose of resolution 10 is to grant the power to the Directors to allot ordinary shares (or sell treasury shares) for cash without first offering such ordinary shares pro-rata to existing shareholders in accordance with the rights of pre-emption set out in the Company's articles of incorporation. This would provide the Directors with a degree of flexibility to act in the best interests of the Company so that (i) the Company can follow normal practice in the event of a rights issue, open offer or other offer of securities in favor of the existing shareholders in proportion to their shareholdings, and (ii) shares may be issued for cash to persons other than existing shareholders.

This is a general disapplication of the rights of pre-emption in respect of 45,728,020 Ordinary Shares representing approximately 10% of the current issued share capital of the Company (excluding treasury shares). If granted, this authority will expire on the conclusion of the next annual general meeting of the Company or, if earlier, 15 months after the resolution is passed. The Directors have no present intention of exercising this authority.

#### **Action to be Taken**

You will find enclosed a Form of Proxy for use at the AGM.

Please complete, sign and return the enclosed Form of Proxy as soon as possible in accordance with the instructions printed thereon, whether or not you intend to be present at the AGM. Forms of Proxy should be returned so as to be received by Link Asset Services, PXS, The Registry, 34 Beckenham Road, Beckenham, Kent, BR3 4TU, United Kingdom, as soon as possible and in any event no later than 48 hours before the time appointed for holding the AGM, that is to say, no later than 10:30 a.m. BST on 8 July 2019.

CREST members who wish to appoint a proxy or proxies through CREST electronic copy appointment service may do so by using the procedures described in the CREST Manual. CREST personal members or other CREST sponsored members and those CREST members who have appointed 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.

# Recommendation

The Directors consider that all the resolutions to be proposed at the AGM are in the best interests of the Company and its shareholders as a whole and unanimously recommend shareholders to vote in favour of all the resolutions, as they intend to do in respect of their own beneficial holdings.

Yours sincerely,

Harry Hyman Chairman

### **Summit Properties Limited - Notice of Annual General Meeting**

(Incorporated in Guernsey with registered number 44692)

**NOTICE IS HEREBY GIVEN** that the annual general meeting of Summit Properties Limited (the "Company") will be held at 1<sup>st</sup> Floors, Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey, GY1 1EW at 10:30 a.m. BST on 10 July 2019 for the following purposes:

#### **Ordinary Resolutions**

To consider and, if thought fit, pass the following resolutions as ordinary resolutions:

- 1. That the Annual Report and Consolidated Financial Statements for the year ended 31 December 2018 be received.
- 2. That Deloitte LLP be appointed as auditors of the Company for the ensuing year and the Directors be authorised to determine their remuneration.
- 3. That Harry Hyman who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.
- 4. That Zohar Levy who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.
- 5. That Itay Barlev who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.
- 6. That Quentin Spicer who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.
- 7. That Christopher Spencer who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.
- 8. That the Directors of the Company be and are hereby authorised to exercise all powers of the Company to allot and issue, grant rights to subscribe for, or to convert any securities into, shares (together "Equity Securities") in the capital of the Company in accordance with Article 4.4 of the Articles of Incorporation of the Company (the "Articles") such authorities to expire at the end of the AGM of the Company to be held in 2020 or, if earlier, at the close of business on the date falling 15 months from the date of passing of this Resolution (unless previously renewed, revoked or varied by the Company by ordinary resolution), but, in each case, during this period the Company may make offers, and enter into agreements, which would, or might, require Equity Securities to be issued or granted after the authority given to the Directors of the Company pursuant to this Resolution ends and the Directors of the Company may issue or grant Equity Securities under any such offer or agreement as if the authority given to the Directors of the Company pursuant to this Resolution had not ended. This Resolution revokes and replaces all unexercised authorities previously granted to the Directors of the Company to issue or grant Equity Securities but without prejudice to any issue of shares or grant of rights already made, offered or agreed to be made pursuant to such authorities.
- 9. That the Company be and is hereby generally authorised in accordance with section 315 of the Companies (Guernsey) Law, 2008 (as amended) (the "Companies Law"), conditional on Ordinary Shares (as defined in the Articles) of the Company remaining listed on AIM, a market operated by the London Stock Exchange, to make one or more market acquisitions (within the meaning of section 316 of the Companies Law) of Ordinary Shares (which following their acquisition may be cancelled or, to the extent permitted by the Companies Law, be held in treasury), provided that:
  - (A) the maximum aggregate number of Ordinary Shares that may be purchased under this authority is 68,546,302 (being 14.99% of the issued ordinary share capital (excluding treasury shares) as at the date of this document);

- (B) the minimum price (exclusive of expenses) which may be paid for an Ordinary Share is  $\in 0.01$  per Ordinary Share;
- (C) the maximum price (exclusive of expenses) which may be paid for an Ordinary Share is (a) 5% above the average market value of the company's shares for the five business days before the purchase is made; and (b) the higher of the last independent trade and the highest current independent bid on the market where the purchase is carried out; and
- (D) the authority hereby conferred shall (unless it is previously renewed, revoked or varied by the Company by ordinary resolution) expire at the conclusion of the AGM of the Company held in 2020 or, if earlier, at the close of business on the date falling 15 months from the date of the passing of this Resolution, save that the Company may make a contract to acquire Ordinary Shares under this authority before its expiry which will or may be executed wholly or partly after its expiration and the Company may make an acquisition of Ordinary Shares pursuant to such a contract. This Resolution revokes and replaces all unexercised authorities previously granted to the Directors of the Company to make market acquisitions of Ordinary Shares but without prejudice to any acquisition already made, offered or agreed to be made pursuant to such authorities.

## **Extraordinary Resolution**

To consider and, if thought fit, pass the following resolution as an extraordinary resolution:

- 10. That, if Resolution 9 (being the proposed ordinary resolution of the Company numbered 9 in this notice of AGM) is passed, the Directors of the Company be and they are hereby authorised to exercise all powers of the Company to issue or grant Equity Securities in the capital of the Company pursuant to the issue or grant referred to in Resolution 9 as if the pre-emption rights contained in Article 6.2 of the Articles did not apply to such issue or grant provided that:
  - (A) the maximum aggregate number of Equity Securities that may be issued or granted under this authority is 45,728,020 (being approximately 10% of the current issued share capital of the Company (excluding treasury shares); and
  - (B) the authority hereby conferred shall expire at the end of the AGM of the Company to be held in 2020 or, if earlier, at the close of business on the date falling 15 months from the date of the passing of this Resolution (unless previously renewed, revoked or varied by the Company by extraordinary resolution) save that the Company may before such expiry make an offer or agreement which would or might require Equity Securities to be issued or granted after such expiry and the Directors may issue or grant Equity Securities in pursuance of such an offer or agreement as if the authority conferred by the above resolution had not expired. This resolution revokes and replaces all unexercised authorities previously granted to the Directors of the Company to issue or grant Equity Securities in the capital of the Company as if the pre-emption rights contained in Article 6.2 of the Articles did not apply to such issue or grant but without prejudice to any issue of shares or grant of rights already made, offered or agreed to be made pursuant to such authorities.

By order of the Board

C.L. Secretaries Limited Company Secretary Dated: 22 June 2019

# **Summit Properties Limited - Annual General Meeting**

(Incorporated in Guernsey with registered number 44692)						
Form of Proxy						
I / We						
	Full Name					
who resides at / with registered office at						
Full Address						
being a member of the Company, holding						
Exact Number of Shares and Class of Shares						
hereby appoint the Chairman, or failing him/her, a duly appointed representative of C.L. Secretaries Limited, as our proxy <b>or*</b>						
Name and Address of Proxy						
as my/our proxy, to vote for me/us and on my/our behalf at the Annual General Meeting of the Company to be held at 1st Floor, Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey on 10 July 2019 at 10:30 a.m. BST and at any and every adjournment therefore, and direct that my/our proxy will vote (or withhold from voting) as indicated on the specified resolution. On any other business which may properly come before the Meeting (including any motion to amend a resolution or to adjourn the Meeting) the proxy will act at his/her discretion.						
Item	ORDINARY RESOLUTIONS	FOR	AGAINST	WITHHELD		
1	That the Annual Report and Consolidated Financial Statements for the year ended 31 December 2018 be received.					
2	That Deloitte LLP be appointed as auditors of the Company for the ensuring year and the Directors be authorised to determine their remuneration.					
3	That Harry Hyman who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.					
4	That Zohar Levy who, being eligible, offers himself for re-appointment as a director of the Company, be re-elected.					

That Itay Barlev who, being eligible, offers himself for re-appointment as a director of the Company, be re-

elected.

Item	ORDINARY RESOLUTIONS	FOR	AGAINS T	WITHHELD
6	That Quentin Spicer who, being eligible, offers hims for re-appointment as a director of the Company, be elected.			
7	That Christopher Spencer who, being eligible, off himself for re-appointment as a director of Company, be elected.			
8	Issuance of Shares, as further set out in the notice AGM.	e of $\square$		
9	On-Market Buy-Back, as further set out in the notice AGM.	e of 🔲		
	EXTRAORDINARY RESOLUTION			
10	Disapplication of Pre-Emption Rights, as further set of in the notice of AGM.	out 🗌		
	nd on behalf of  Full Name of Company			
Signat	ture Signatu	re		
Name	e: Name:			
Capa	city:Capaci	ty:		
Date:	Date:	***************************************		
If an ii	ndividual shareholder, please execute below:			
Signa	ture			
Name	e:			
Date:				

\*If you wish to appoint any person other than the Chairman, or failing him/her a duly appointed representative of C.L. Secretaries Limited, as proxy, delete "the Chairman, or failing him/her, a duly appointed representative of C.L. Secretaries Limited, as our proxy \*or" and insert the name and address of the person preferred in the section provided. Any such alteration must be initialled by the ordinary shareholder appointing such a person. A proxy need not be a shareholder of the Company.

In the case of a joint holder, the vote of the first named in the register of members of the Company who tenders a vote shall be accepted to the exclusion of the other joint holder/s.

In the case of a corporation, the proxy must be appointed under its common seal, common signature or under the hand of an officer or attorney duly authorised.

Please complete, sign and return the Form of Proxy as soon as possible in accordance with the instructions noted above and in the accompanying notes, whether or not you intend to be present at the AGM. Forms of Proxy should be returned so as to be received by Link Asset Services, PXS, The Registry, 34 Beckenham Road, Beckenham, Kent, BR3 4TU, United Kingdom, as soon as possible and in any event no later than 48 hours before the time appointed for holding the AGM, that is to say, no later than 10:00 a.m. BST on 10 July 2019.

Completion and return of this proxy will not preclude a member/s from attending the Meeting in person, should they wish to do so.

Any member wishing to attend the Meeting in person is kindly requested to inform the Company Secretary of your attendance by email to <a href="mailto:info@wearecarey.com">info@wearecarey.com</a> or by telephone on +44 (0) 1481 700 300.

#### **Summit Properties Limited**

(Incorporated in Guernsey with registered number 44692)

Notes to the AGM Notice and Proxy

- 1. Any member entitled to attend and vote at the meeting may appoint one or more proxies to attend and, on a poll, vote in his stead. Such proxy need not be a member of the Company. If no specific direction to voting is given, the proxy will vote or abstain at his discretion.
- 2. To be valid, the Form of Proxy must be returned in accordance with the instructions printed thereon not later than 10:00 a.m. BST on 8 July 2019. The Form of Proxy should be returned to Link Asset Services, PXS, The Registry, 34 Beckenham Road, Beckenham, Kent, BR3 4TU, United Kingdom.
- 3. Completion and return of a Form of Proxy will not prevent a member from attending and voting at the meeting should he/she so wish.
- 4. CREST members who wish to appoint a proxy or proxies through the CREST electronic proxy appointment service may do so by using the procedures described in the CREST Manual. CREST personal members or other CREST sponsored members and those CREST members who have appointed 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.

In order for a proxy appointment or instruction made using the CREST service to be valid, the appropriate CREST message (a "CREST Proxy Instruction") must be properly authenticated in accordance with Euroclear UK & Ireland Limited's (formerly CRESTCo's) specifications and must contain the information required for such instructions, as described in the CREST Manual. The message, regardless of whether it constitutes the appointment of a proxy or an amendment to the instruction given to a previously appointed proxy, must in order to be valid, be transmitted so as to be received by Capita Asset Services (ID RA 10) by no later than 10:00 a.m. BST on 8 July 2019. No such message received through the CREST network after this time will be accepted. 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 registrars are able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time, any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.

CREST members and, where applicable, their CREST sponsors or voting service provider(s) should note that Euroclear UK & Ireland Limited does not make available special procedures in CREST for any particular message. 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 shall be 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. 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.

5. Pursuant to article 21.6 of the articles of incorporation of the Company, only those shareholders registered in the register of members of the Company as at close of business on 8 July 2019 or, if this meeting is adjourned, 48 hours prior to the time fixed for the adjourned meeting shall be entitled to attend and vote at the annual general meeting in respect of the number of shares registered in their name at that time. Changes to entries on the relevant

register of securities after close of business on 8 July 2019 or, if this meeting is adjourned, 48 hours prior to the time fixed for the adjourned meeting, shall be disregarded in determining the rights of any person to attend or vote at this annual general meeting.

- 6. Any corporation which is a member may by resolution of its directors or other governing body, authorise such person as it thinks fit to act as its representative at any meeting of the Company or of any class of shareholders of the Company, and the person so authorised shall be entitled to exercise the same powers (other than a power to appoint a proxy) as that corporation could exercise if it were an individual shareholder of the Company.
- 7. As at 20 June 2019 (the latest practicable date prior to the publication of this document) the Company's issued share capital consisted of 457,280,204 Ordinary Shares of no par value, all carrying one vote each (none of which were held as treasury shares).