



London, 17 July 2026

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Dear Shareholder

Notice of Annual General Meeting

I am pleased to give notice of the Annual General Meeting ("AGM" or "Meeting") of Safestay plc (the "Company") to be held on **Wednesday 12 August 2026 at 9:00am** at Safestay London Elephant & Castle, 144-152 Walworth Road, London, SE17 1JL.

Notice of Availability

You can now access the Report and Financial Statements 2025 and the Notice of the 2026 Annual General Meeting via the internet at <https://www.safestay.com/investors/reports>

Each resolution at the AGM will be proposed and voted on separately and there will be an opportunity during the meeting to ask questions to your Directors on the issues involved.

Recommendation

Your Directors believe that the proposed resolutions are in the best interests of the Company and its shareholders as a whole and unanimously recommend that you vote in favour of each of the proposed resolutions.

Exercising your shareholder rights

Your vote is important to the Company and your Board of Directors wishes to ensure that your vote is counted at the AGM. Therefore, all Shareholders are encouraged to vote by proxy electronically appointing the Chairman of the Meeting as their proxy. Details of how to do this are explained below and in the Notice.

Voting at the AGM will be carried out by way of a poll so that the votes cast in advance and the votes of all shareholders appointing the Chairman of the Meeting as their proxy can be taken into account. As usual, the results of the AGM will be announced as soon as practical after it has taken place.

You are entitled to appoint another person as your proxy to exercise all or any of your rights to attend and to speak and vote at the meeting. You may appoint more than one proxy in relation to the meeting, provided that each proxy is appointed to exercise the rights attached to a different share or shares held by you. A proxy does not need to be a shareholder of the Company.

Voting at the meeting

Whether or not you are able to attend the AGM, please send us your vote by following the below process. Votes are to be received by 9.00am on Monday, 10 August 2026.

- Investor Centre is a free app for smartphone and tablet provided by MUFG Corporate Markets (the company's registrar). It allows you to securely manage and monitor your shareholdings in real time, take part in online voting, keep your details up to date, access a range of information including payment history and much more. The app is available to download on both the Apple App Store and Google Play, or by scanning the relevant QR code below. Alternatively, you may access the Investor Centre via a web browser at: <https://uk.investorcentre.mpms.mufg.com/>.



- If you are a CREST member, you may submit a CREST message.
- Alternatively, please contact our registrars MUFG Corporate Markets to request a hard copy proxy form by emailing at shareholderenquiries@cm.mpms.mufg.com or on 0371 664 0300. Calls are charged at the standard geographic rate and will vary by provider. Calls outside the United Kingdom will be charged at the applicable international rate. The service is open between 09:00 - 17:30, Monday to Friday excluding public holidays in England and Wales.

If you need any help with voting online, please contact MUFG Corporate Markets shareholder Helpline on 0371 664 0300. Alternatively, contact them by email at shareholderenquiries@cm.mpms.mufg.com.

Please contact me with any queries you may have about any aspect of the business. I am available by email via carlos@safestay.com, by phone on 020 8815 1606 or in writing at Safestay plc, 1a Kingsley Way, London N2 0FW, UK.

Yours sincerely

Carlos Salas Dual
Company Secretary and CFO

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