



the **Local Shopping** reit plc

Notice of Annual General Meeting

The Local Shopping REIT plc ("the Company")

NOTICE IS HEREBY GIVEN that the Annual General Meeting (the "Meeting") of the Company will be held at the offices of the Company, 6th Floor, Palladium House, 1-4 Argyll Street, London W1F 7TA, on Thursday 3 March 2011 at 11.00 a.m., for the purpose of considering and, if thought fit, passing the following resolutions which will be proposed as to resolutions 1 to 7 and resolution 11 as ordinary resolutions and as to resolutions 8 to 10 as special resolutions.

Ordinary Business

1. To receive and adopt the report of the directors and the financial statements of the Company for the year ended 30 September 2010, together with the report of the Auditors.
2. To approve the Directors' Remuneration Report contained in the report of the directors and the financial statements for the year ended 30 September 2010.
3. To re-elect as a director Grahame Whateley, who retires by rotation, in accordance with Article 111 of the Company's Articles of Association.
4. To re-elect as a director Nicholas Vetch, who retires by rotation, in accordance with Article 111 of the Company's Articles of Association.
5. To re-elect as a director Victoria Whitehouse, who retires by rotation, in accordance with Article 111 of the Company's Articles of Association.
6. To reappoint KPMG Audit Plc as Auditors to the Company, to hold office until the conclusion of the next general meeting at which accounts are laid before the Company, and to authorise the directors to determine their remuneration.

Special Business

7. THAT the directors be and are hereby generally and unconditionally authorised pursuant to and in accordance with section 551 of the Companies Act 2006 (the "Act") to exercise all the powers of the Company to allot shares in the Company and to grant rights to subscribe for, or to convert any securities into shares in the Company up to a maximum nominal amount of £5,500,390 (being approximately one-third of the issued share capital of the Company at the date of this Notice) or such number of shares as is closest to but does not exceed one-third of the issued share capital as at the date of the Meeting provided that this authority shall expire on the conclusion of the Annual General Meeting of the Company to be held in 2012, or 15 months from the date of the passing of this resolution, whichever is the earlier, save that the Company may before such expiry make an offer or agreement which would or might require relevant securities to be allotted after such expiry, and the directors may allot relevant securities in pursuance of such offer or agreement as if the authority conferred hereby had not expired.
8. THAT, subject to the passing of resolution 7 above, the directors be and are hereby empowered pursuant to section 570 of the Act to allot equity securities (within the meaning of section 560 of the Act) for cash pursuant to the general authority conferred by resolution 7 above and be further empowered pursuant to section 573 of the Act to sell shares held by the Company as treasury shares (as defined in section 724 of the Act) for cash, as if section 561(1) of the Act did not apply to such allotment or sale, provided that (save in the case of the issue of securities to or in accordance with the Company's employee share schemes, being the Company Share Option Plan, Long Term Incentive Plan and Employee Benefit Trust) the directors will not allot any equity securities below the net asset value for that type of equity security as estimated by the directors on the latest practicable date prior to such allotment and that this power shall be limited to allotments of equity securities and the sale of treasury shares:
 - i. in connection with or pursuant to an offer by way of rights, open offer or other pre-emptive offer to the holders of shares in the Company and other persons entitled to participate therein in proportion (as nearly as practicable) to their respective holdings, subject to such exclusions or other arrangements as the directors may consider necessary or expedient to deal with fractional entitlements or legal or practical problems under the laws of any territory or the regulations or requirements of any regulatory authority or any stock exchange in any territory; and
 - ii. otherwise than pursuant to sub-paragraph (i) above, up to an aggregate nominal amount of £1,650,117 or such number of shares as is closest to but does not exceed 10% of the issued share capital as at the date of the Meeting,

and such power shall expire on the conclusion of the Annual General Meeting of the Company to be held in 2012 or 15 months from the date of the passing of this resolution, whichever is the earlier, save that the Company may before such expiry make an offer or agreement which would or might require equity securities to be allotted or treasury shares to be sold after such expiry, and the directors may allot equity securities or sell treasury shares in pursuance of such offer or agreement as if the power conferred by this resolution had not expired.

9. THAT the Company be generally and unconditionally authorised pursuant to section 701 of the Act to make market purchases (within the meaning of section 693(4) of the Act) of its Ordinary Shares of 20p each in the capital of the Company ("Ordinary Shares") on such terms and in such manner as the directors may from time to time determine, provided that:

- i. the maximum aggregate number of shares authorised to be purchased is 12,367,627 being the number representing 14.99% of the issued share capital of the Company (excluding shares held by the Company in treasury) at the date of this Notice or such number of shares as is closest to but does not exceed 14.99% of the issued share capital (excluding shares held by the Company in treasury) as at the date of the Meeting;
 - ii. the minimum price (exclusive of expenses) which may be paid for a share is 20p (being the nominal value of a share);
 - iii. unless a tender offer is made to all holders of shares the maximum price which may be paid for a share (exclusive of expenses) is an amount equal to the higher of: (a) 105% of the average of the middle market quotations for a share as derived from the Daily Official List of the London Stock Exchange for the five business days immediately preceding the day on which the share is purchased; and (b) the higher of the price of the last independent trade in shares and the highest then current independent bid for the shares on the London Stock Exchange and where a tender offer is made to all holders of shares the maximum price which may be paid for a share is an amount equal to the net asset value per share at the latest practicable date prior to such purchase, all as determined by the directors;
 - iv. the authority shall expire at the conclusion of the Annual General Meeting of the Company to be held in 2012, or 15 months from the date of the passing of this resolution, whichever is the earlier; and
 - v. the Company may make a contract to purchase shares under the authority before the expiry of the authority which will or may be executed wholly or partly after its expiry and may make a purchase of shares in pursuance of any such contract.
10. THAT, as permitted by section 307A of the Act, any general meeting of the Company (other than the Annual General Meeting of the Company) shall be called by notice of at least 14 clear days in accordance with the provisions of the new articles of association of the Company provided that the authority of this resolution shall expire on the conclusion of the next Annual General Meeting of the Company to be held in 2012.
11. THAT, the directors of the Company be and are hereby authorised to:
- i. exercise the power conferred upon them by Article 158 of the Company's Articles of Association so that, to the extent and in the manner determined by the directors as permitted by Article 158, the holders of Ordinary Shares may elect to receive new Ordinary Shares credited as fully paid, instead of cash in respect of the whole or part of any future dividend (including any interim dividend) paid by the directors or declared by the Company in general meeting (as the case may be) in respect of any financial period of the Company ending prior to the date of the Annual General Meeting of the Company to be held in 2016 or the date which is five years from the date of passing of this resolution, whichever is the earlier; and
 - ii. capitalise an amount equal to the nominal value of the new Ordinary Shares to be allotted pursuant to any elections made as aforesaid out of the amount standing to the credit of reserves (including a share premium account, capital redemption reserve and profit and loss account), as the directors may determine, to apply such sum in paying up such Ordinary Shares in full and to allot such Ordinary Shares to the shareholders of the Company validly making such elections in accordance with their respective entitlements.

BY ORDER OF THE BOARD

William A Heaney
Company Secretary
15 December 2010

Registered office:
6th Floor
Palladium House
1-4 Argyll Street
London W1F 7TA

Notes on the Resolutions

Resolutions 3–5 relate to the provision in the Company's articles of association ("Articles of Association") that requires directors to retire by rotation at every third Annual General Meeting. Biographical details of each director who is being proposed for reappointment or re-election by shareholders, including their membership of board committees, are set out in the Company's Annual Report for the year ended 30 September 2010.

Resolution 7 replaces the existing authority of the directors to allot shares, which expires at the conclusion of the forthcoming Meeting. The resolution authorises the directors to allot a maximum of 27,501,951 shares with an aggregate nominal value of £5,500,390. This is equivalent to approximately 33% of the current issued share capital of the Company (excluding shares held in treasury) as at the date of the Notice. The number of shares currently held in treasury is 9,164,017 (nominal value £1,832,803). The directors have no present intention to exercise the authority conferred by the resolution, which will lapse at the earlier of the 2012 Annual General Meeting or 15 months after the Meeting.

Resolution 8, which is subject to the passing of Resolution 7, empowers the directors (*inter alia*) to allot shares for cash or sell treasury shares on a non pre-emptive basis up to a maximum of 8,250,585 shares with an aggregate nominal value of £1,650,117. This is equivalent to 10% of the current issued share capital (excluding shares held in treasury) as at the date of the Notice. Resolution 8 replaces the existing authority of the directors to allot shares for cash on a non pre-emptive basis, which expires at the conclusion of the Meeting. Resolution 8 will be proposed as a special resolution.

The extent of the authorities contained in Resolutions 7 and 8 are considered by the directors to be within the norm for investment companies.

Resolution 9 renews the directors' existing authority to purchase the Company's shares, up to a maximum of 14.99% of the Company's issued share capital (excluding shares held in treasury), for a further year. The directors propose to exercise the authority only when they believe this to be in the best interests of shareholders. In accordance with institutional investor guidelines, Resolution 9 will be proposed as a special resolution.

Resolution 10 renews the existing authority to hold general meetings, other than Annual General Meetings, on 14 days' notice. Although the Company's Articles of Association currently permit this, the Companies Act 2006 requires a shareholder resolution to be passed to authorise general meetings to be held on 14 days' notice. The minimum notice period for general meetings would otherwise be 21 days. The directors would not make use of the reduced notice period unless they considered this to be in the best interests of members as a whole. Resolution 10 will be proposed as a special resolution.

Resolution 11 proposes that the directors be authorised to offer shareholders the choice of taking scrip dividends instead of cash. The Board has taken note of the choice offered to shareholders of many listed companies to elect to receive all or part of their dividend in shares. Consequently, the Board is seeking authority in accordance with the Company's Articles of Association to offer shareholders scrip dividends in the form of fully paid Ordinary Shares in the Company as an alternative to receiving dividends in cash. Although no decision has been taken to offer shareholders a scrip dividend scheme, the Board would like to have the flexibility to do so, should this be in the Company's best interests. If this authority were to be granted, then the earliest time any such scrip dividend scheme would be introduced would be in relation to the Company's interim dividend that may be paid later in 2011. If a scrip dividend scheme were to be introduced, then the Board would write to all shareholders in advance setting out further details of the scrip dividend scheme and its implications.

General Notes

- 1 As permitted by section 360B(3) of the Act and Regulation 41 of the Uncertificated Securities Regulations 2001, shareholders must be entered on the Company's share register at 6.00 p.m. on 1 March 2011 in order to be entitled to attend and vote at the Meeting (or, if the Meeting is adjourned on the Company's share register at 6.00 p.m. on the day two days before the time fixed for the adjourned Meeting). Such shareholders may only cast votes in respect of shares held at such time. Changes to entries on the relevant register after that time shall be disregarded in determining the rights of any person to attend or vote at the Meeting.
- 2 Any member entitled to attend and vote at the Meeting is entitled to appoint one or more proxies (who need not be a member of the Company) to attend and to vote instead of the member. Completion and return of a form of proxy will not preclude a member from attending and voting at the meeting in person, should he subsequently decide to do so. A form to be used for appointing a proxy or proxies for this meeting to vote on your behalf accompanies this Notice.
- 3 A body corporate which is a member of the Company may appoint one or more corporate representatives to exercise all the powers of a shareholder on its behalf, provided that representatives of the same corporation do not exercise their powers differently in relation to the same shares.
- 4 In order to be valid, any form of proxy and power of attorney or other authority under which it is signed, or a notarially certified or office copy of such power or authority, must reach the Company's registrars, Equiniti Limited, Aspect House, Spencer Road, Lancing BN99 6ZL, not less than 48 hours before the time of the Meeting or of any adjournment of the Meeting.
- 5 CREST members who wish to appoint a proxy or proxies by utilising the CREST electronic proxy appointment service may do so by utilising the procedures described in the CREST Manual on the Euroclear website (www.euroclear.com/CREST). 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. 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 & Ireland Limited's ("EUI") 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 the issuer's agent (ID RA19) by the latest time(s) for receipt of proxy appointments specified in the notice of Meeting. 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. 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.

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 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.

- 6 Persons with information rights under section 146 of the Act do not have the right to appoint a proxy. Any purported exercise by such persons (whether by completion and return of a form of proxy, or otherwise) will be ineffective. Such persons may, however, have specific rights to instruct the member who granted the information rights as to how such member exercises their right to appoint a proxy.
- 7 Any member attending the Meeting is entitled, pursuant to section 319A of the Act, to ask any question relating to the business being dealt with at the Meeting. The Company will answer any such questions unless: (i) to do so would interfere unduly with the preparation for the Meeting or involve the disclosure of confidential information; or (ii) the answer has already been given on a website in the form of an answer to a question; or (iii) it is undesirable in the interests of the Company or the good order of the Meeting that the question be answered.
- 8 The total number of Ordinary Shares in issue as at 14 December 2010, the last practicable day before printing this document, was 91,669,870 Ordinary Shares and the total level of voting rights was 91,669,870, of which 9,164,017 were attached to shares held in treasury by the Company.
- 9 Pursuant to sections 527 to 531 and sections 338 and 338A of the Act: (i) a member or members having a right to vote at the meeting and holding at least 5% of total voting rights of the Company; or (ii) at least 100 members having a right to vote at the meeting where each holds, on average, at least £100 of paid up share capital may request the Company to:
 - (a) publish on its website, a statement setting out any matter that such member or members propose to raise at the Meeting relating to the audit of the Company's accounts (including the Auditors' report and the conduct of the audit) that are to be laid before the Meeting; and/or
 - (b) give notice of a resolution which may properly be moved and which such members intend to move at the Meeting; and/or
 - (c) include in the business of the Meeting any matter (other than a proposed resolution) which may properly be included in the business.

A request that the Company publish a statement on its website, as described in sub-paragraph (a) above, must either set out the statement in full or, if supporting a statement sent by another member, clearly identify the statement which is being supported, and be received by the Company at least one week before the Meeting. The Company must forward such a statement to the Company's Auditors no later than the time the statement is made available on the Company's website, and the statement may be dealt with as part of the business of the Meeting.

A request to give notice of a resolution which members intend to move at the Meeting, as described in sub-paragraph (b) above, must (i) identify the resolution of which notice is to be given; (ii) be authenticated by the person or persons making it; and (iii) be received by the Company not later than six weeks before the Meeting.

A request for the inclusion of an item in the business of the Meeting, as described in sub-paragraph (c) above, must (i) identify the matter for inclusion; (ii) be accompanied by a statement setting out the grounds for the request; (iii) be authenticated by the person or persons making it; and (iv) be received by the Company not later than six weeks before the Meeting.

A member or members wishing to make requests as described in this note 9 must send the request, together with their name and address and share certificate number(s), to the Company using one of the following methods:

- in hard copy form to the Company Secretary, The Local Shopping REIT plc, 6th Floor, Palladium House, 1-4 Argyll Street, London W1F 7TA;
- by email to the Company Secretary at bill.heaney@lsreit.co.uk; or
- by fax to 020 7292 0330, marked for the attention of the Company Secretary.

- 10 Copies of the service contracts and letters of appointment of each of the directors are available for inspection at the registered office of the Company during usual business hours on any weekday (Saturdays, Sundays and public holidays excluded) and at the place of the Meeting from at least 15 minutes prior to and until the conclusion of the Meeting.
- 11 A copy of this Notice together with other information required under the Act may be accessed on the Company's website www.localshoppingreit.co.uk.

Any shareholders' statements, shareholders' resolutions and shareholders' matters of business received by the Company after the date of the Notice will be added to the information already available on the website as soon as reasonably practicable.

- 12 The results of the voting at the Meeting will be announced through the London Stock Exchange regulatory news service and will also appear on the Company's website.