

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting (“AGM”) of Global Capital Property Fund Limited (“Company”) will be held as a virtual meeting on Friday 24 November 2023, at 2:00pm AEDT.

With the enactment of the Corporations Amendment (Meetings and Documents) Act 2022 (amending Act), permanent amendments have been made to Australia's Corporations Act 2001 (Cth) to allow companies (and registered schemes) to sign and provide general meeting related documents electronically, and to use virtual meeting technology to hold general meetings, i.e., to hold "hybrid general meetings" and wholly virtual general meetings.

Having regard to social distancing requirements, the varied locations of shareholders and in the interests of the health and safety of our shareholders, directors and staff, GCPF has decided that its AGM will be held as a virtual event in line with the amendments made to Australia's Corporations Act 2001 (Cth).

The Notice of Meeting and Virtual Meeting Online Guide include detailed information about how shareholders can participate in the AGM including how to register, view proceedings, and ask questions.

The Notice of Meeting and Virtual Meeting Guide follow this announcement and are also available on Global Capital Property Fund's website: <https://gcpfund.com.au>

MEETING DETAILS

Date: Friday 24 November 2023

Time: 2:00pm (AEDST)

Venue: Online via Microsoft Teams - <https://msteams.link/ONYS>

BUSINESS

1. Financial Statements

To receive and consider the Financial Report, Directors' Report and Auditor's Report of the Company for the year ended 30 June 2023.

2. Questions and Comments

Shareholders will be given a reasonable opportunity to ask questions about or comment on the Company's activities and the audit of the Company. While shareholders will have the opportunity to submit questions online at the meeting, it would be desirable if the Company were able to receive them in advance.

Shareholders are therefore asked to send any questions they may have for the Company, its directors or the Auditor ahead of the AGM to: info@gcpfund.com.au

We will attempt to respond to as many of the more frequently asked questions as possible in the addresses by the Chair and the MD at the AGM. The Chair will also permit the Auditor to answer any written questions submitted to the Auditor.

To ensure that as many Shareholders as possible have the opportunity to speak, Shareholders are requested to observe the following:

- All Shareholder questions should be stated clearly and should be relevant to the business of the Meeting, including matters arising from the Financial Report, Directors' Report (including the Remuneration Report) and Auditor's Report, and general questions about the performance, business or management of the Company;
- If a Shareholder has more than one question on an item, all questions should be asked at the one time; and
- Shareholders should not ask questions at the Meeting regarding personal matters or those that are commercial in confidence.

BY ORDER OF THE BOARD



Brett Dickinson
Managing Director