**THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

**If you are in any doubt as to what action you should take, you are recommended to seek your own financial advice from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000 immediately.**

If you have sold or transferred all your ordinary shares in Artisan (UK) plc, please send this document and the accompanying form of proxy at once to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for onward transmission to the purchaser or transferee.

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# ARTISAN (UK) PLC

*(Registered in England and Wales, Company number 3630998)*

| *Directors:* | *Registered Office:* |
|---|---|
| Geoffrey Hugh Melamet, *Non-executive Chairman* | 2b, Vantage Park |
| David Nigel Jeremy Sheinman | Washingley Road |
| Michael John Eyres | Huntingdon |
| Ian David Dyke | Cambs |
| Geoffrey James Lawler | PE29 6SR |

14 April 2022

*To the holders of Ordinary Shares*

Dear Shareholder

With this letter is notice of the Annual General Meeting of Artisan (UK) plc ("**the Company**") which will be held at the Company's offices at Unit 2b, Vantage Park, Washingley Road, Huntingdon PE29 6SR on Thursday, 12 May 2022 at 11.00 a.m.

Resolution 5 on the Notice of Meeting is not part of the ordinary business of the Annual General Meeting. The purpose of this letter is to explain to you the background to and reasons for the proposal made in Resolution 5, and to give you the independent directors' unanimous recommendation to shareholders in relation to the proposal

The proposal is that Rippon Homes Old Dalby Limited, a subsidiary of the Company, sell one of the houses which it is building at Marquis Gardens, Old Dalby, known as Plot 1 Marquis Gardens ("**the Property**"), to Ian David Dyke. As Mr Dyke is a director of the Company, the sale of the Property to him by Rippon Homes Old Dalby Limited will require shareholder approval in accordance with s.190 of the Companies Act 2006. Resolution 5 to be proposed at the Annual General Meeting would, if passed, give such approval

***Background to and reasons for the proposal***

Rippon Homes Old Dalby Limited is currently developing the site known as Marquis Gardens, Old Dalby, Melton Mowbray by the construction of 39 dwellings. The Property is the showhome on the site. Mr Dyke wishes to purchase the Property as his home, when it is no longer required as a showhome for the development.

***The proposal***

For the purposes of this proposal, the "Independent Directors" comprise Geoffrey Melamet, David Sheinman, Michael Eyres and Geoffrey Lawler. Having declared his interest in the proposal, Ian Dyke has taken no part in decisions taken by the Board in relation to the proposal.

The Independent Directors propose that, subject to shareholders' approval, Rippon Homes Old Dalby Limited will sell Plot 1 Marquis Gardens, Old Dalby to Mr Dyke for a price of £365,000 which the Independent Directors are satisfied represents a fair current market price for the Property. The sale would be completed when all the homes have been built and Rippon Homes Old Dalby Limited no longer requires the use of the Property as a showhome.

***Annual General Meeting***

As I have explained, the sale of the Property requires approval by the Company's shareholders. A resolution to approve the sale – Resolution 5 on the Notice of Meeting - will, accordingly, be proposed at the Annual General Meeting.

***Action to be taken***

Shareholders are requested to complete and return the enclosed form of proxy for use at the Annual General Meeting, in accordance with the instructions printed on the form, so as to arrive at the Company's Registrars, Link Group, PXS1, Central Square, 29 Wellington Street, Leeds LS1 4DL as soon as possible, and in any event no later than 11.00 a.m. on Tuesday, 10 May 2022. Completion and return of the form of proxy will not prevent you from attending the Annual General Meeting and voting in person, if you wish to do so.

***Directors' recommendations***

**The Independent Directors are of the opinion that the proposal set out in the Notice of Annual General Meeting which accompanies this letter is in the best interests of the Company and its shareholders as a whole. Accordingly, the Independent Directors unanimously recommend that shareholders vote in favour of Resolution 5 set out in the Notice of Annual General Meeting ("the Resolution") as they intend to do so in respect of the shares in which they are beneficially interested, totalling 1,200 ordinary shares, representing approximately 0.009% of the issued ordinary share capital of the Company.**

Yours faithfully

**GEOFFREY MELAMET**
*Chairman*

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