

KCR RESIDENTIAL REIT PLC

(Incorporated in England and Wales with Registered Number 9080097)

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you are recommended to seek your own financial advice immediately from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000.

7 October 2020

Dear Shareholder,

KCR Residential REIT plc (the 'Company') – 2020 Annual General Meeting

The Company's Notice of its 2020 Annual General Meeting, together with its financial statements and reports for the year ended 30 June 2020, have been published and are available for download from the Investors section of its website at <https://www.kcrreit.com/content/investors/stock-information/shareholder>. To access the document, you will need to have access to the internet, web browser software (such as Microsoft Internet Explorer) and Adobe Acrobat Reader or an alternative pdf file reader.

The Annual General Meeting of the Company will be held at Scott House, Waterloo, London SE1 7LY on 3 November 2020 at 10.00 a.m. but, in light of the ongoing COVID-19 pandemic and the UK Government's current compulsory measures restricting public gatherings, all shareholders are encouraged to submit their vote by proxy in lieu of attending the AGM and it is currently envisaged that anyone seeking to attend the meeting will be refused entry.

You may submit your proxy vote electronically using the Share Portal Service at the following website and the notes at the end of the Notice of Annual General Meeting provide relevant instructions:

www.shareregistrars.uk.com

Alternatively, you may request a hard copy proxy form directly from the Company's registrars, Share Registrars Limited, The Courtyard, 17 West Street, Farnham, Surrey GU9 7DR, telephone number: 01252 821390. 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. Share Registrars Limited is open between 9.00 a.m. to 5.30 p.m., Monday to Friday excluding public holidays in England and Wales. Shareholders may return completed proxies via email (scanned copies) to voting@shareregistrars.uk.com.

Thank you for having consented/deemed to have consented to receiving documents and information via the Company's website rather than in hard copy form, which will deliver costs savings to the Company and provide environmental benefits. You may also receive future communications by email and, if you would like to use this facility, please sign and complete the instruction attached and send it to Share Registrars Limited, The Courtyard, 17 West Street, Farnham, Surrey GU9 7DR or scan and email the reply slip to enquiries@shareregistrars.uk.com, inserting "KCR – Ecomms" as the subject matter in the email.

Yours sincerely,

Michael Davies
Chairman

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