

SHAREHOLDER ADVISORY #1

Re: Sygnus Real Estate Finance Limited (SRF) Annual Report and Annual General Meeting

Dear Valued Shareholder:

We are pleased to invite you to the Annual General Meeting (AGM or the Meeting) for Sygnus Real Estate Finance Limited (SRF or the Company). The AGM will be held by way of a hybrid meeting on **Wednesday, May 3, 2023, at 11:00 a.m. St. Lucia time (10:00 a.m. Jamaica time)**. The physical location for the Meeting will be at the Jamaica Pegasus Hotel, Montego Bay Suite, 81 Knutsford Boulevard, Kingston 5.

Attendance at Annual General Meeting & Voting

Shareholders can elect to attend the AGM in person or online at the following link: www.sygnusgroup.com/investor-relations/investor-relations-srf/

All Shareholders attending the Meeting will be required to register their attendance via the online platform (“E-Platform”). Additional information on how to register and vote electronically via the E-Platform will be sent via email and published on our website at www.sygnusgroup.com/investor-relations/investor-relations-srf/ and the website of the Jamaica Stock Exchange at www.jamstockex.com.

Shareholders will need their Taxpayer Registration Number (TRN) or the unique identification number that was used when the brokerage account was being opened in order to register on the E-Platform.

Shareholders electing to attend the Meeting virtually will participate and vote online via the E-Platform. Online voting will be opened at the commencement of the Meeting on Wednesday, May 3, 2023, until the Chairman announces the closure of voting.

Shareholders electing to attend the Meeting in person will vote via a show of hands during the Meeting.

Voting by Proxy

A Shareholder can appoint a proxy to attend the Meeting in person and vote on their behalf using the enclosed Proxy Form.

To be valid, the appointment of a proxy must be received by the Company no later than 5 p.m. on Monday, May 1, 2023. Any Proxy Form received after that time will not be valid for the scheduled meeting.

Distribution of Documents for the Annual General Meeting

The Notice of the Annual General Meeting, the Annual Report and the Proxy Form (“AGM Documents”) will be accessible on our website at www.sygnusgroup.com/investor-relations/investor-relations-srf/ and on the website of the Jamaica Stock Exchange at www.jamstockex.com.

Copies of the Notice of the Meeting and the Proxy Form are also enclosed with this advisory.

We will also be emailing a copy of the AGM documents to all Shareholders who have provided us with an email address.

In addition, Shareholders can scan the QR code below for quick access to the Annual Report.

Throughout the period leading up to the annual general meeting we invite you to visit our website at www.sygnusgroup.com/investor-relations/investor-relations-srf/ and the website of the Jamaica Stock Exchange at www.jamstockex.com for any updated information.

Should you require a hard copy of the Annual Report or need any additional information about the AGM, please send an email to srf@sygnusgroup.com.

We value you as a Shareholder and look forward to your attendance and participation at the AGM.

Sincerely,

Sygnus Real Estate Finance Limited

Dated the 10th day of March 2023

