

Dear Shareholder

St George's Fields Limited – Annual General Meeting 2018

I am very pleased to invite you to this year's Annual General Meeting (AGM) of St George's Fields Limited which will be held at 7.00 pm on Wednesday, June 13th at The Victory Services Club. You will have received the papers for the meeting along with this letter. In a bid to reduce the not inconsiderable cost of sending hard copies of the papers to all shareholders this year there is the option of only receiving them electronically. However, hard copies will be provided when requested.

St George's Fields is fortunate to be served by our Head of Services, Gareth Targett and his team. The Board reviews the performance of the management team on a regular basis and is very happy with its effectiveness, a view confirmed in surveys of shareholders' opinions and by their many positive messages. There have been changes in personnel over the past year. Niki Clark has made an excellent start in her role as Sales and Lettings manager in succession to Valentina Zucca. Carlton Smith retired in May as our decorator and has been succeeded by Carmine Santaniello who has also taken on a range of additional duties that include maintenance, minor repairs, light checks and replacing lamps.

The Board is very conscious of its remit to maintain and improve the estate whilst keeping service charges as low as possible. An essential tool in the Board's decision making is the Arup report which is updated every three years. The Board has an outline plan for expenditure on major works for the next five years. In 2017 we installed two new faster lifts at West Rise and carried out concrete repairs. In addition, there have been extensive improvements to the gardens by the main entrance. The Arup report states that the estate's electrical infrastructure is nearing the end of its life and will need to be replaced. At the time of writing the Board had commissioned a report on the likely cost of this task. We anticipate that it will be a significant sum and our initial thoughts are to carry out the work in a phased way over a number of years, in the same way that the lifts have been replaced.

On the subject of lifts, the company that maintains the lifts and had provided very good and prompt service to any breakdowns was taken over by a larger organisation. The new lift contractor provided a very poor service with unacceptably lengthy delays for repairs. The Board has given the required three-month notice to terminate this contract and decided not to invite the new company to tender for the proposed new lift installation for South Rise.

In 2017 a survey of shareholders was carried out on behalf of design company Cayford regarding improvements to the estate. There was an excellent response to the survey which confirmed overwhelmingly the need for such improvements in the context of an overall cohesive plan. These improvements will not come cheaply, and their implementation is likely to take a number of years. We have identified two initial projects which are upgrading the tunnel areas and producing an overall colour palette. Progress in finalising the projects has been somewhat slow but also thorough and we anticipate consultation with shareholders on the two projects in the near future. The colour palette project is

important in deciding on the range of colours that will maintain the important need for overall cohesion for all future projects. The Board is excited by the ideas coming from Cayford.

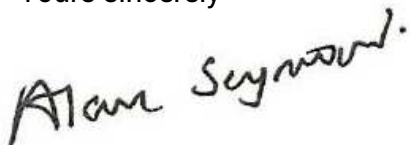
There are currently two committees working in conjunction with the Board. The Garden Committee has been led by Ann Jackson (to be succeeded by Kate Roskell) and will next consider proposals for the area to the rear of Archery Steps. Stephen Mayer leads the Social and Community Committee which has organised a range of activities including trips to the opera, carol singing and regular coffee mornings. We are very grateful to those shareholders who are members of the committees.

You have received the accounts for St George's Fields Limited, St George's Fields No.2 Limited and the service charge statement. There will be a detailed financial presentation at the AGM. The headline information is that our overall finances are very healthy. We have continued the policy of putting some £200,000 each year into reserves which stand at £1,163,025. St George's Fields No.2, the Sales and Lettings business, continues to contribute to the running costs of St George's Fields and also paid a dividend to St George's Fields Limited of £25,000 in 2017.

You will see on the agenda for the AGM that the Board has elected not to recommend any increase in directors' fees for this year. Ann Jackson is stepping down after six years as a director and I wish to put on record her excellent service over those years. She has chaired the security, garden and aesthetics committees with commitment and skill, and has made valuable contributions in the Cayford project. Her tremendous contribution will be sorely missed.

I look forward to meeting you at the AGM on 13th June. If you are unable to attend please let me have your views and votes by completing and returning the enclosed proxy form. Please also continue to send your views and comments to the board at chairman@sgfestateoffice.co.uk. We set aside time at each board meeting to review these to make sure we continue to meet your expectations.

Yours sincerely



Alan Seymour
Chair of the Board