

St Modwen Properties plc

Annual General Meeting to be held on Friday 27 April 2007 at 12 noon

Summary of Forms of Proxy received by Wednesday 25 April 2007 at 12 noon,
being 48 hours before the meeting and conforming to regulation 41 of the Uncertificated Securities Regulations 2001,
at Lloyds TSB Registrars.

Res	For *				Against				Vote Withheld			
	No. of Cards	No. of Votes	% of Vote	% of Cap	No. of Cards	No. of Votes	% of Vote	% of Cap	No. of Cards	No. of Votes	% of Vote	% of Cap
1	660	79,315,622	99.91%	65.67%	5	69,931	0.09%	0.06%	2	119,192	0.15%	0.10%
2	664	79,383,553	100.00%	65.73%	1	2,000	0.00%	0.00%	2	119,192	0.15%	0.10%
3 (i)	656	79,096,245	99.68%	65.49%	7	250,969	0.32%	0.21%	7	157,531	0.20%	0.13%
3 (ii)	660	79,387,355	99.99%	65.74%	3	4,566	0.01%	0.00%	4	112,824	0.14%	0.09%
3 (iii)	655	79,183,016	99.92%	65.57%	6	60,516	0.08%	0.04%	8	261,213	0.33%	0.22%
3 (iv)	634	70,065,571	90.02%	58.02%	37	7,770,849	9.98%	6.43%	9	1,668,325	2.10%	1.38%
3 (v)	659	79,271,347	99.85%	65.64%	7	120,374	0.15%	0.10%	5	113,024	0.14%	0.09%
4	656	79,326,714	99.92%	65.68%	5	62,630	0.08%	0.05%	6	115,401	0.15%	0.10%
5	620	78,127,622	99.70%	64.69%	18	236,047	0.30%	0.20%	33	1,141,076	1.44%	0.94%
6	609	72,614,729	99.75%	60.13%	24	184,001	0.25%	0.15%	39	6,706,015	8.45%	5.55%
7	617	73,496,511	99.62%	60.86%	20	283,544	0.38%	0.23%	33	5,724,690	7.21%	4.74%
8	635	79,330,721	99.98%	65.69%	9	13,157	0.02%	0.01%	23	160,867	0.20%	0.13%
9	631	79,308,592	99.97%	65.67%	9	24,023	0.03%	0.02%	27	172,130	0.22%	0.14%
10	634	79,309,073	99.94%	65.67%	10	44,992	0.06%	0.04%	23	150,680	0.19%	0.12%

* The FOR Vote includes those votes that were cast as Discretion

Each Percentage figure is rounded to two decimal places

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