

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

If you have sold or otherwise transferred all of your Ordinary Shares and/or Preference Shares in Hawtin PLC, please send this document together with the Form of Proxy 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. If you have sold only part of your holding of Ordinary Shares and/or Preference Shares, please contact your stockbroker, bank or other agent through whom the sale or transfer was effected immediately.

Hawtin PLC

(Incorporated and registered in England and Wales with registered number 7317)

Notice of Extraordinary General Meeting

A letter from the Chairman of Hawtin PLC is set out in this document.

A notice of an Extraordinary General Meeting of Hawtin PLC to be held at the offices of Eversheds LLP, 1 Callaghan Square, Cardiff, CF10 5BT, at 2.00 p.m. on 7 October 2009 is set out at the end of this document. A Form of Proxy for use at the meeting is enclosed with this document and should be completed, signed and returned in accordance with the instructions thereon, as soon as possible but, in any event, so as to be received by the Company's registrars, Computershare Investor Services plc, PO Box 82, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY PLC by no later than 2.00 p.m. on 5 October 2009 (or 48 hours before any adjournment of the Extraordinary General Meeting).

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Expected timetable of events

Latest time and date for receipt of Forms of Proxy	2.00 p.m. on 5 October 2009
Extraordinary General Meeting	2.00 p.m. on 7 October 2009

Definitions

"Act"	the Companies Act 1985 (as amended) and the Companies Act 2006 (to the extent to which it is force);
"AIM"	AIM, a market operated by the London Stock Exchange PLC;
"Board" or "Directors"	the board of directors of Hawtin;
"Extraordinary General Meeting" or "EGM"	the Extraordinary General Meeting of the Company to be held at 2.00 p.m. on 7 October 2009, notice of which is set out at the end of this document;
"Form of Proxy"	the form of proxy accompanying this document for use in connection with the EGM;
"Ordinary Shares"	ordinary shares of 5p each in the capital of the Company;
"Preference Shares"	cumulative preference shares of £1.00 each in the capital of the Company;
"Resolution"	the resolution to be proposed at the EGM, details of which are set out on page 5 of this document;
"Shareholders"	holders of Ordinary Shares and Preference Shares;
"Hawtin" or the "Company"	Hawtin PLC;

Letter from the Chairman

Hawtin PLC

(Incorporated and registered in England and Wales with registered number 7317)

Directors

Bob Carlton-Porter(Chairman)
Richard Hayward (Chief Executive Officer)
Anton Woodhouse (Executive Director)
Martin Warner (Non-Executive Director)

Registered Office

The Old Baptist Chapel
Newport Road
Castleton
Cardiff
CF3 2UR

14 September 2009

To Shareholders only.

Dear Shareholder,

1. Introduction

Your Board has been reviewing the Company's financial position and has concluded that it would be prudent to have the flexibility to raise additional funds by the issue of further shares. In order to have the ability to take advantage of appropriate market conditions

without the need to seek further shareholder consent at such time, your Board is therefore seeking the consent of shareholders now for the Resolution to be proposed at an Extraordinary General Meeting of the Company which has been convened for 2.00 p.m. on 7 October 2009 at the offices of Eversheds LLP, 1 Callaghan Square, Cardiff, CF10 5BT.

The purpose of this document is to inform Shareholders of the nature and purpose of the Resolution to be proposed at the EGM and to recommend that you vote in favour of the Resolution, which is necessary to give the Company the ability to raise further shareholder funds.

The Company released its interim results for the period ended 30 June 2009 on 2 September 2009.

2. Requirement for Shareholders approval

Your Board anticipates that any fundraising made pursuant to the proposed authorities will take the form of a placing of new Ordinary Shares with institutional investors together with further investment from existing shareholders. The expectation is that any such placing will occur in the near future. As a placing would involve the issue of new Ordinary Shares this necessitates an extension of the Directors' current authority to allot shares on a non pre-emptive basis. Accordingly, the Directors have convened an Extraordinary General Meeting to be held at 2.00 p.m. on 7 October 2009. The Shareholders are advised that as the Preference Shares are currently in arrears the holders of Preference Shares are also entitled to vote on the resolution being proposed.

3. Reasons for a placing

Having reviewed the Company's business plan with the Company's advisers, the Board decided that it would be prudent to have the flexibility to increase the cash reserves of the Company to meet the necessary future development expenditure required to implement the business plan. This will enable the executive team to be fully focused on delivering the strategies outlined in the Company's business plan knowing that the Company has the ability to access the necessary cash reserves to meet the future investments required under the business plan.

The proceeds of any placing will be used to provide additional funds to further develop the Company's business and in particular to provide working capital to enable the Company to take advantage of the current economic climate and deflated real estate values. The Company has identified a number of opportunities offering excellent yields and capital value which the Board believes would grow the existing portfolio for the benefit of shareholders. It is clear that whilst we enjoy the support of our bankers they would welcome additional equity investment by shareholders by way of such a placing which will place the Company in a position to maintain its current Loan to Value ratio.

4. Extraordinary General Meeting

You will find set out at the end of this document a notice convening the EGM to be held at the offices of Eversheds LLP, 1 Callaghan Square, Cardiff, CF10 5BT at 2.00 p.m. on 7 October 2009. At the meeting, a resolution will be proposed to empower the Directors pursuant to section 95 of the Act (without prejudice to all subsisting authorities) to allot up to 500,000,000 Ordinary Shares for cash pursuant to the s80 authority given at the last AGM of the Company held on 26 June 2009 as if section 89(1) of the Act (which relates to the pre-emption rights of existing Shareholders) did not apply to the allotment, such dis-application being limited to the allotment of Ordinary Shares pursuant to a placing as described herein.

5. Action to be taken

Shareholders will find enclosed a Form of Proxy for use at the Extraordinary General Meeting. **Whether or not you intend to be present at the meeting you are requested to complete, sign and return the Form of Proxy in accordance with the instructions printed thereon to the Company's registrars, Computershare Investor Services plc, PO Box 82, The Pavilions, Bridgewater Road, Bristol, BS99 6ZY PLC as soon as possible and in any event so as to arrive not later than 2.00 p.m. on 5 October 2009. Completion and return of a Form of Proxy will not prevent Shareholders from attending and voting at the EGM, should they so wish.**

6. Recommendation

The Directors consider that the ability of the Company to raise funds through the implementation of a placing of new Ordinary Shares is in the best interests of Shareholders as a whole. Accordingly, the Directors unanimously recommend that you vote in favour of the Resolution as they have undertaken to do so in respect of their own beneficial holdings amounting in aggregate to 42,345,000 Ordinary Shares representing approximately 42.2 per cent. of the Company's current issued share capital.

Yours faithfully

Bob Carlton-Porter
Chairman

Notice of Extraordinary General Meeting

Hawtin PLC

Notice is hereby given that an Extraordinary General Meeting of the Company will be held at 2.00 p.m. on 7 October 2009 at the offices of Eversheds LLP, 1 Callaghan Square, Cardiff, CF10 5BT for the purpose of considering and, if thought fit, passing the following resolution as a special resolution:

Special resolution

That without prejudice to all subsisting authorities, the Directors be and are hereby empowered pursuant to section 95 of the Companies Act 1985 (the "Act") for the period commencing on and with effect from the date of adoption of this Resolution and expiring on the conclusion of the next annual general meeting of the Company or 15 months after the passing of this resolution, whichever is the earlier, to allot equity securities (as defined in section 94(2) of the Act) for cash, for the purposes only of a placing or placings of new Ordinary Shares to investors, pursuant to the authority conferred as if section 89(1) of the Act did not apply to such allotment, providing that the maximum nominal amount of relevant securities that may be allotted pursuant to such authority shall be £25,000,000 and the Directors shall be entitled to make at any time prior to the expiry of the power hereby conferred any offer or agreement which would or might require equity securities to be allotted after the expiry of such power.

By Order of the Board
Bob Carlton-Porter
Chairman

Registered Office
The Old Baptist Church
Newport Road
Castleton
Cardiff CF3 2UR

Dated 14 September 2009

Notes

1. A member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and, on a poll, vote in his place. A proxy need not also be a member of the Company.
2. Completing and returning a form of proxy will not preclude a member from attending and voting in person.
3. To be valid, a form of proxy and any power or other authority under which it is executed (or a duly certified copy of any such power or other authority) must be lodged at the Company's registrars, Computershare Investor Services plc, PO Box 82, The Pavilions, Bridgwater Road, Bristol, BS99 6ZY PLC at least 48 hours before the meeting or adjourned meeting or, in the case of a poll taken otherwise than at or on the same day as the meeting or adjourned meeting, at least 24 hours before the taking of the poll at which it is to be used.
4. Pursuant to Regulation 41 of the Uncertificated Securities Regulations 2001, the Company specifies that only those Shareholders registered in the registers of members of the Company as at 2.00 p.m. on 5 October 2009, and if the meeting is adjourned, in such register 48 hours before the time fixed for the adjourned meeting, shall be entitled to attend and/or vote at the aforesaid meeting in respect of the number of Shares registered in their name at that time. Changes to entries on the registers of members after that time will be disregarded in determining the rights of any person to attend and/or vote at the meeting.