

BRIGHTBAY REAL ESTATE PARTNERS LIMITED

(the "Issuer")

ANNUAL REPORT AND ACCOUNTS

Please find attached the Issuer's audited annual report and accounts for the year ended 31 December 2022.

All enquiries in relation to this announcement should be addressed to:

CAREY OLSEN CORPORATE FINANCE LIMITED

Listing Agent

Tel: +44 (0)1534 888 900