

CANADIAN NET REAL ESTATE INVESTMENT TRUST

NOTICE OF ANNUAL MEETING OF UNITHOLDERS TO BE HELD ON MAY 26, 2026

NOTICE IS HEREBY GIVEN that the annual meeting of unitholders (“**Unitholders**”) of Canadian Net Real Estate Investment Trust (the “**Trust**”) will be held in person at the Escad Hotel Quartier DIX30, Room 3, 1020 Lux Street, Brossard, Québec J4Y 0L2, on May 26, 2026, at 11:00 a.m. (Montreal time) (the “**Meeting**”), for the following purposes:

1. to receive the management report and consolidated financial statements of the Trust for the fiscal year ended December 31, 2025, and the report of the independent auditors thereon;
2. to elect the trustees of the Trust for the ensuing year;
3. to appoint MNP LLP as auditors of the Trust and to authorize the trustees of the Trust to fix their remuneration; and
4. to consider any other business that may properly be brought before the Meeting or any adjournment thereof.

For additional information regarding the items above, please refer to the management information circular (the “**Circular**”) enclosed. The information included in the Circular is up to date as at April 10, 2026.

The board of trustees of the Trust has set the time of the close of business on April 6, 2026 as the record date to determine the Unitholders entitled to receive this Notice of Meeting and to vote at the Meeting.

Unitholders who cannot attend the Meeting are invited to sign the enclosed proxy form and return it with the envelope provided or by e-mail at proxyvote@tmx.com. To be valid, the proxy forms must be deposited at the office of the transfer agent and registrar of the Trust, TSX Trust Company, at 100 Adelaide Street West, Suite 301, Toronto, Ontario M5H 4H1, or by e-mail at proxyvote@tmx.com, or at the head office of the Trust, at 106 Gun Avenue, Pointe-Claire, Québec H9R 3X3, no later than 11:00 a.m. (Montreal time) on May 22, 2026, or, if the Meeting is adjourned or postponed, no later than 48 hours (excluding Saturdays, Sundays and holidays) before the time of the adjourned or postponed meeting.

NOTICE-AND-ACCESS

As permitted by Canadian securities regulators, you are receiving this notification as the Trust has decided to use the “notice-and-access” mechanism for delivery to Unitholders of this Notice of Meeting, the Circular and other proxy-related materials (together, the “**Meeting Materials**”), as well as the financial statements and related management’s discussion and analysis (together, the “**Financial Materials**”). The Trust has adopted notice-and-access for both registered and non-registered Unitholders. Notice-and-access is a set of rules that allows issuers to post electronic versions of proxy-related materials online, via SEDAR+ (www.sedarplus.ca) and one other website, rather than mailing paper copies of such materials to Unitholders. Under notice-and-access, Unitholders still receive a proxy form or voting instruction form enabling them to vote at the Meeting. However, instead of paper copies of the Meeting Materials and of the Financial Materials, Unitholders receive this notice which contains information on how they may access the Meeting Materials and the Financial Materials online and how to request paper copies of such documents. The use of notice-and-access will directly benefit the Trust by substantially reducing its printing and mailing costs and is more environmentally friendly as it reduces paper use.

You can access the Meeting Materials and the Financial Materials electronically by visiting the Trust’s website at www.cnetreit.com and under the Trust’s profile on SEDAR+ at www.sedarplus.ca. Unitholders are reminded to review the Circular and other proxy-related materials prior to voting.

The Trust will provide a paper copy of the Meeting Materials or the Financial Materials to any Unitholder, free of charge, for a period of one year from the date the Circular is filed on SEDAR+. You may request a paper copy at any time before the Meeting by contacting the Trust’s Secretary at bgazith@cnetreit.com, in

which case your request will be processed within three business days and the requested documents will be sent by first-class mail, courier or equivalent. To ensure receipt of the paper copies in advance of the voting deadline and Meeting date, we estimate that your request must be received by no later than 11:00 a.m. (Eastern time) on May 22, 2026. Please note that you will not receive another form of proxy or voting instruction form, so please keep the one you received with this notice. After the Meeting, requests may be made by contacting the Trust's Secretary at bgazith@cnetreit.com, and each request will be processed within ten calendar days..

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If you have any questions regarding this Notice of Meeting, the notice-and-access mechanism or the Meeting, whether you are a registered or non-registered Unitholder, please contact the Trust's Secretary at bgazith@cnetreit.com.

Made this April **10**, 2026.
By order of the board of trustees

(s) Charles Benjamin Gazith
Charles Benjamin Gazith
Secretary